

FOOTHILLS COUNTY COUNCIL MINUTES

February 26, 2025, 9:00 a.m.

Present: Reeve Miller, Councillor Siewert, Councillor Castell, Councillor McHugh, Councillor Alger, Deputy Reeve Waldorf, Councillor Oel

Administration: CAO R. Payne, Municipal Manager H. Riva Cambrin, Director of Planning H. Hemingway, Manager of Legislative Services S. Barrett, and Recording Secretary K. Conrad

GENERAL MATTERS

Call Meeting to Order

The meeting was called to order at 9:00 a.m.

Emergent Item - F.6 - Capital Equipment Purchase - Squad/Command Vehicle Replacement

That Council add Capital Equipment Purchase - Squad/Command Vehicle Replacement to the agenda for the Council meeting of February 26, 2025.

CARRIED UNANIMOUSLY

Approval of the Agenda

That Council approve the agenda for the Council meeting of February 26, 2025 as amended.

CARRIED

PUBLIC WORKS / ENGINEERING / PARKS & RECREATION

Director of Public Works D. Taylor, Manager of Parks and Recreation J. Porter, Development and Roads Technologist W. Kruger, Manager of Agricultural Services K. Kornelsen, Director of Community and Emergency Services R. Saulnier, Deputy Director of Community and Emergency Services P. Stapley, and Fire Chief R. Friesen were in attendance for a discussion period with Council.

MISCELLANEOUS MUNICIPAL ITEMS

Capital Equipment Purchase - Squad/Command Vehicle Replacement

That Council authorize the purchase of an F150 XLT from High River Ford for a total cost of \$58,722.00 plus applicable taxes, as recommended by the Rural Fire Board.

CARRIED

Donation of Retired Emergency Management Drone Unit

That Council authorize the donation of the retired Emergency Management Sensefly Albris Drone and accessories to Southern Alberta Institute of Technology as per the recommendation by the Emergency Advisory Committee.

CARRIED

Foothills Enforcement Services - Traffic Safety Plan

That Council approve the 2025 - 2028 Foothills Enforcement Services Traffic Safety Plan.

CARRIED

McChesney Contracting / 2519089 Alberta Ltd. - SW 17-20-02 W5M - Request to Purchase Undeveloped Road Plan

That Council direct administration to proceed with a public hearing to consider the road closure of the undeveloped road plan between Plan 2411845, Block 3, Lot 6; Ptn. SW 17-20-02 W5M and Plan 2411845, Block 3, Lot 7; Ptn. SW 17-20-02 W5M containing 1.22 +/- acres for purchase and consolidation.

CARRIED

Waste Collection Agreement

That Council approve a three-year extension to the waste collection agreement with T&T Disposal Services with a term to end in March 2028.

CARRIED

PUBLIC HEARINGS & MEETINGS

10:00 a.m. - Farrell - SE 33-19-29 W4M - Amendment (CR)

S. Farrell was in attendance for the public hearing in connection to the proposed amendment to the Country Residential District land use rules to allow for the future subdivision of one 4.25 +/- acre Country Residential District parcel from Plan 791101, Block 12; Ptn. SE 33-19-29 W5M, leaving a 15.77 +/- acre Country Residential District balance parcel.

Also in attendance was G. Miese-Looy.

Two letters of opposition were received from S. & R. Bowling and M. Craig & G. Miese-Looy.

The public hearing was closed.

Farrell - SE 33-19-29 W4M - Decision

Bylaw 14/2025

Bylaw 14/2025 was introduced into the meeting to authorize the amendment to the Country Residential District land use rules to allow for the future subdivision of one 4.25 +/- acre Country Residential District parcel from Plan 791101, Block 12; Ptn. SE 33-19-29 W5M, leaving a 15.77 +/- acre Country Residential District balance parcel.

In consideration of the criteria noted within the Residential section of the MDP2010, Council is of the opinion that the lands are suitable for the intended use. Further, the application falls within the density provisions and lot size restrictions of the Country Residential District within the County's Land Use Bylaw.

Prior to further consideration of the Bylaw, the following will be required:

1. The landowners are to provide a revised site plan illustrating removal of the northern panhandle, with access to the balance from the southern 15 metre panhandle only. In addition the revised site plan must illustrate a future road dedication over 15 metres of the south boundary of the east half of the balance and 30 metres of road dedication area from the south boundary to the north boundary from the west end of the east/west road dedication area which will be registered by caveat on the balance parcel;
2. The landowners are to fully execute and comply with all requirements as outlined within the Municipal Development Agreement for the purposes of payment of the community sustainability fee and any other necessary municipal and on-site improvements as required by Council and the Public Works department;
3. Proof of water in accordance with the Provincial Water Act to the satisfaction of the County;
4. Final amendment application fees to be submitted; and
5. Submission of an executed subdivision application and the necessary fees.

That Bylaw 14/2025 be given first reading.

THE BYLAW WAS PASSED FOR ONE READING

11:00 a.m. - Middleton - E 35-19-04 W5M - Request to License an Undeveloped Road Allowance

W. Middleton was in attendance for the public hearing in connection to the proposed closure and license of a portion of the undeveloped road allowance containing 7.0 +/- acres on E 35-19-04 W5M for the purpose of grazing.

One letter of support was received from M. Columbus.

The public hearing was closed.

Middleton - E 35-19-04 W5M - Decision

Bylaw 15/2025

Bylaw 15/2025 was introduced into the meeting to authorize the road closure and license of a portion of the undeveloped road allowance containing 7.0 +/- acres on Ptn. E 35-19-04 W5M for the purpose of grazing subject to approval of the Minister of Transportation and Economic Corridors.

That Bylaw 15/2025 be given first reading.

THE BYLAW WAS PASSED FOR ONE READING

U7U Water Co-op - Request for Funding

That Council acknowledge the letter from U7U Water Co-Op Board and deny the request to fund the drilling of additional wells for Ranchers Hill.

CARRIED

MISCELLANEOUS PLANNING ITEMS

187 Foothills Royal Canadian Air Cadet Squadron - SW 19-18-28 W4M - Bylaw 54/2024 (2nd & 3rd Reading)

Bylaw 54/2024

Bylaw 54/2024 was reintroduced into the meeting to authorize a Site-Specific Amendment to the Direct Control District #5 land use rules to allow for Community Buildings and Facilities to be added to the discretionary uses and for an exception to Section 18.5.6.2 and 18.5.6.3 to permit non-aviation related activities and storage of non-aviation related items on Plan 8011027, Lot P29; Ptn. SW 19-18-28 W4M.

In consideration of the criteria within the Land Use Bylaw 60/2014 and High River Regional Airport Area Structure Plan 2018, Council is of the opinion that the proposed Site Specific Amendment to allow for Community Buildings and Facilities as a discretionary use on the subject lot only, as proposed, and exceptions to Policy Section 18.5.6 would not be detrimental or unduly interfere with the airport operations or

materially interfere with the use of neighbouring airside lots at the airport. In addition, Council is of the opinion that the proposed uses generally align with the purpose and intent of the DC5 District and are complementary to airside uses under this district. That Bylaw 54/2024 be given second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

That Bylaw 54/2024 be given third reading.

THE BYLAW WAS PASSED

Foothills Crossing Area Structure Plan - Bylaws 05/2025, 06/2025, 07/2025 (2nd & 3rd Readings)

Bylaw 05/2025

Bylaw 05/2025

Bylaw 05/2025 was reintroduced into the meeting to authorize amendments to the Foothills Crossing Area Structure Plan to text, maps and policy within the Foothills Crossing Area Structure Plan with respect to the land use concept, transportation concept and phasing strategy to allow for the development of a business park which may accommodate a Data Centre Campus and related uses.

That Bylaw 05/2025 be given second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

That Bylaw 05/2025 be given third reading.

THE BYLAW WAS PASSED

Bylaw 06/2025

Bylaw 06/2025

Bylaw 06/2025 was reintroduced into the meeting to authorize the addition of the following definition for Data Centre Campus to Section 2.5 Definitions of the Land Use Bylaw 60/2014:

DATA CENTRE CAMPUS: A large-scale facility designed to house extensive computer systems and associated components, for supporting artificial intelligence, cloud computing, data security, data storage, management and processing digital media, information and applications. This facility encompasses ancillary structures that support its primary function, including but not limited to administrative offices, educational and training facilities, maintenance facilities, power generation facilities, substations, and security buildings.

That Bylaw 06/2025 be given second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

That Bylaw 06/2025 be given third reading.

THE BYLAW WAS PASSED

Bylaw 07/2025

Bylaw 07/2025

Bylaw 07/2025 was reintroduced into the meeting to authorize the redesignation of Ptn. NE 09-19-28 W4M containing 129.51 +/- acres and Ptn. SE 09-19-28 W4M containing 149.99 +/- acres (the "subject lands") from Agricultural District to Business Park District, and Site-Specific Amendments to allow for the development of a Data Centre Campus on the subject lands as a Discretionary Use and to outline requirements related to maximum site coverage, maximum height of structures, parking and what must be included in a complete development permit application for a Data Centre Campus. The Site-Specific Amendments are as follows:

- a. Under Section 14.1.8 Exceptions in the Business Park District, Data Centre Campus to be added as a Discretionary Use for the Subject Lands;
- b. Under Section 14.1.8 Exceptions in the Business Park District the maximum site coverage to be as follows for the Subject Lands: The maximum site coverage, including all buildings and impermeable surfaces, is 60% of the total lot area or as supported by a stormwater management plan prepared by an accredited professional;
- c. Under Section 14.1.8 Exceptions in the Business Park District the maximum height of structures to be 18 metres for the Subject Lands;
- d. Under Section 14.1.8 Exceptions in the Business Park District the parking requirements to be as follows for the Subject Lands: Parking must be provided at a rate of 1.5 parking stalls or units per permanent employee. This excludes Handicap Parking which shall be determined by the Development Authority; and
- e. Under Section 14.1.8 Exceptions in the Business Park District a complete development permit application for a data centre campus must include a noise mitigation and monitoring plan for those areas not subject to the AUC Rule 12, a fire

prevention program and dynamic emergency response plan to the satisfaction of Foothills County.
The Bylaw 07/2025 be given second reading.
THE BYLAW WAS PASSED FOR TWO READINGS
That Bylaw 07/2025 be given third reading.
THE BYLAW WAS PASSED
Ball - NW 18-22-04 W5M - Request to Amend Development Agreement
That Council postpone its decision on the request to amend the Development Agreement registered on Plan 2210150, Block 1, Lot 1; Ptn. NW 18-22-04 W5M and direct administration to further investigate the agreement and determine whether legal counsel is required.

CARRIED
OTHER MATTERS

Lunch
That Council adjourn for lunch.

CARRIED
MISCELLANEOUS PLANNING ITEMS

Timber Star Inc. - SE 27-20-29 W4M - Bylaw 41/2023 (2nd & 3rd Reading)
Bylaw 41/2023

Bylaw 41/2023 was reintroduced into the meeting to authorize an amendment to Bylaw 36/2006, being a bylaw to adopt the Green Haven Estates Area Structure Plan, that is to include Plan 2310060, Block 8, Lot 22 and Plan 9912114, Lot 1, both within SE 27-20-29 W4M, as Phase 4 and Phase 5 of the Green Haven development, according to Schedule A of Bylaw 36/2006.
That Bylaw 41/2023 be given second reading.

THE BYLAW WAS PASSED FOR TWO READINGS
That Bylaw 41/2023 be given third reading.
THE BYLAW WAS PASSED

OTHER MATTERS

Minutes – February 19, 2025
That Council adopt the minutes, as circulated, of its February 19, 2025 Council meeting.

CARRIED
Accounts – February 26, 2025

That the following EFTs 028037, 028040-028045, 028047-028049, 028051, 028053, 028055-028058, 028060-028061, 028063-028064, 028066-028070, 028072-028075, 028077-028078, 028083, 028085-028086, 028088-028089, 028091, 028093-028098, 028100-028105, 028107-028110, 028114-028119; and Pre-Authorized Payments from February 14, 2025, February 19, 2025, and February 20, 2025 totaling \$78,163.80 be approved for payment:

EFT No.	Vendor Name	Vendor Amt.
EFT028036	1009720 Alberta Ltd.	\$11,417.69
EFT028038	2263582 Alberta Ltd.	\$23,686.31
EFT028039	961945 Alberta Ltd o/a Service Master Restore	\$40,690.22
EFT028046	Associated Engineering Alberta Ltd.	\$34,609.80
EFT028050	Brownlee LLP	\$22,721.87
EFT028052	Canoe Procurement Group of Canada	\$227,928.56
EFT028054	Certified Tracking Solutions	\$5,010.29
EFT028059	Contain-A-Way Services	\$8,992.95
EFT028062	Deans, Joel & Cynthia	\$31,551.24
EFT028065	ESRI Canada Limited	\$39,280.50
EFT028071	Gregg Distributors Ltd	\$6,681.68
EFT028076	High River Ag Society	\$6,614.21
EFT028079	Infinite Cables Inc.	\$13,238.36
EFT028080	Iron Clad Mechanical Services	\$45,950.81
EFT028081	John Deere Financial	\$5,137.20
EFT028082	K2 Engineering Ltd.	\$18,711.00
EFT028084	King Engineering	\$15,750.00
EFT028087	Marigold Library System	\$259,364.82
EFT028090	MPE a division of Englobe	\$80,942.06
EFT028092	NORS Construction Equipment Canada ST,LP	\$386,767.50
EFT028099	Receiver General for Canada	\$17,767.76
EFT028100	Recordxpress/Best	\$370.99

EFT028101	Red Dragon Hydraulics Ltd	\$684.92
EFT028102	RJames Management Group Ltd.	\$1,265.16
EFT028103	Safety Codes Council	\$1,769.43
EFT028106	Shawne Excavating & Trucking	\$12,339.61
EFT028111	Timberwolf Const. & Insulation	\$9,975.00
EFT028112	Town of Diamond Valley	\$61,240.23
EFT028113	Town of High River	\$412,747.82
EFT028114	Universal Ford Lincoln Limited Partnership	\$296.88
EFT028115	Volker Stevin Highways Ltd.	\$377.24
EFT028116	Wearpro Equipment & Supply Ltd.	\$3,033.04
EFT028117	Whiteline Shelters & Tarps	\$814.12
EFT028118	WFR Wholesale Fire & Rescue Ltd	\$3,689.41
EFT028119	Wolseley Canada Inc	\$1,542.41
Pre-Authorized Payments	Vendor Name	Vendor Amt.
February 5, 2025	Canada Life	\$8,775.58
February 18, 2025	Canad Life -Group Insurance	\$125,114.66
February 18, 2025	Canada Life	\$22,668.92

CARRIED

PUBLIC HEARINGS & MEETINGS

1:30 p.m. - Graham - SW 20-19-02 W5M - Redesignation (A to CR)

That the public hearing in connection to the proposed redesignation of a portion of SW 20-19-02 W5M from Agricultural District to Country Residential District to allow for the future subdivision of one 12.0 +/- acre Country Residential District parcel, leaving a 66.67 +/- acre Agricultural District balance parcel be postponed to April 2, 2025.

CARRIED

MISCELLANEOUS PLANNING ITEMS

Timber Star Inc. - SE 27-20-29 W4M - Bylaw 42/2023 (2nd & 3rd Reading)

Bylaw 42/2023

Bylaw 42/2023 was reintroduced into the meeting to authorize the redesignation of a 10.36 +/- acre portion of Plan 9912114, Lot 1; Ptn. SE 27-20-29 W4M from Country Residential District to Country Estates Residential District and a 0.08 +/- acre portion of Plan 9912114, Lot 1; Ptn. SE 27-20-29 W4M from Country Residential District to Public Utility Lot to allow for the future subdivision of nine 1.13 to 1.15 +/- acre Country Estate Residential District lots and one 0.08 +/- acre Public Utility Lot and a Site-Specific Amendment to Country Estates Residential District to allow for a front yard setback of 8m (26.25 ft) from the property line to for those lots fronting 48th Street E; and a front yard setback of 4m (13.12 ft) from the property line for those lots fronting an internal subdivision road both for properties registered in Phase 4.

Additionally, to authorize the redesignation of a 22.16 +/- acre portion of Plan 2310060, Block 8, Lot 22; Ptn. SE 27-20-29 W4M from Agricultural District to Country Estates Residential District, a 6.23 +/- acre portion of Plan 1210671, Lot 1, Block 2; Ptn. SE 27-20-29 W4M from Agricultural District to Municipal Reserve and a 1.33 +/- acre portion of Plan 2310060, Block 8, Lot 22; Ptn. SE 27-20-29 W4M from Agricultural District to Environmental Reserve to allow for the future subdivision of fourteen 0.8 to 1.13 +/- acre Country Estate Residential District lots, two Municipal Reserve lots and one Environmental Reserve lot and a Site-Specific Amendment to the Country Estate Residential District to allow for a front yard setback of 4m (13.12 ft) from the property line for those lots fronting an internal subdivision road for properties registered in Phase 4 and 5.

The twenty-three new lots will be designated as Country Estates Residential Sub-District 'A' to ensure that considerations, recommendations, and restrictions within Stormwater Management Plan, Comprehensive Site Drainage Plan, Lot Grading Plans, Building Envelopes and requirements for installation of high efficiency tertiary wastewater treatment systems and adherence to the 100 meter setback requirement of a wastewater system to a production water well, are complied with to the satisfaction of the Public Works Department. A completion certificate by a Professional Engineer verifying that all aspects of the noted reports have been met, and a \$5,000.00 deposit as a pre-release condition to ensure compliance with all conditions of the development permit will be required.

Foothills Council is expecting that the developer and the homeowner's association (HOA) will continue to work together to solve challenges in the community. The County will also

participate in that work to support the community development. Throughout the Land Use and Subdivision process, administration will check in on the progress of cooperation between the developer and the HOA and to review what solutions have been identified and actioned.

That Bylaw 42/2023 be given second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

That Bylaw 42/2023 be given third reading.

THE BYLAW WAS PASSED

CONFIDENTIAL CLOSED SESSION

Confidential Closed Session

That, in accordance with Section 197 of the *Municipal Government Act*, Council move into a Closed Meeting at 1:39 p.m. to discuss Diamond Valley Peace Officer Shared Services Agreement as per Sections 21 & 24, and advice from officials as per Section 24 of the *Freedom of Information and Protection of Privacy Act (FOIP)*. Municipal Manager H. Riva Cambrin, CAO R. Payne, Director of Planning H. Hemingway, Deputy Director of Community and Emergency Services P. Stapley, and Manager of Legislative Services S. Barrett attended the closed session of Council for the purpose of providing information to Council.

CARRIED

Return to Open Session

That Council return to its open meeting of Council at 3:47 p.m.

CARRIED

MOTIONS ARISING FROM CONFIDENTIAL CLOSED SESSION

That Council acknowledge the proposed revision of the shared services for peace officers with the Town of Diamond Valley and uphold the existing Diamond Valley Peace Officer agreement.

CARRIED

OTHER MATTERS

Committee Reports

Council provided the following information and updates on the Council Committees attended for the period of February 19, 2025 to February 25, 2025:

- Reeve Miller: Foothills Regional Services Commission, Water Works Advisory Committee
- Deputy Reeve Waldorf: No committees to report for this period
- Councillor Siewert: No committees to report for this period
- Councillor Castell: Foothills Cemetery Board
- Councillor Oel: Foothills Regional Emergency Services Board, Calgary Region Airshed Zone, Bow River Basin Council
- Councillor Alger: Foothills Cemetery Board, Westwinds Communities
- Councillor McHugh: No committees to report for this period

Adjourn

That Council adjourn at 4:03 p.m.

CARRIED