

FOOTHILLS COUNTY

COUNCIL MINUTES

June 11, 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 Advisor H. Riva Cambrin, Director of Planning H. Hemingway, Manager of Legislative Services S. Barrett, Recording Secretary K. Conrad

Call Meeting to Order

The meeting was called to order at 9:01 a.m.

Emergent Item - F.4 - Town of High River Water Rates

That Council add Town of High River Water Rates to the agenda for the Council meeting of June 11, 2025.

CARRIED UNANIMOUSLY

Approval of the Agenda

That Council approve the agenda for the Council meeting of June 11, 2025 as amended.

CARRIED

PUBLIC WORKS / ENGINEERING / PARKS & RECREATION

Manager of Operations, Public Works B. Weberg, Manager of Parks and Recreation J. Porter, Manager of Agricultural Services K. Kornelsen, Deputy Director of Community and Emergency Services P. Stapley, and Director of Community and Emergency Services R. Saulnier were in attendance for a discussion period with Council.

MISCELLANEOUS MUNICIPAL ITEMS

Macklin - NE 32-18-29 W4M & N 33-18-29 W4M & SE 03-19-29 W4M - Request to Renew Municipal Parcel Licence

That Council direct administration to proceed with advertising to accept bids to license the Municipal Reserve parcels being legally described as Ptn. N 33-18-29 W4M containing 13.1 +/- acres and Ptn. SE 03-19-29 W4M containing 105 +/- acres, for cultivation and stewardship with the following considerations that bid submissions are to also include:

Proposed Term

Purpose: Cultivation and Stewardship only.

Proposed Management Plan

Access will be denied.

CARRIED

MISCELLANEOUS PLANNING ITEMS

Foothills County Land Use Statistics

That Council acknowledge the land use statistics as presented and direct administration to share the information on Foothills County social media channels.

CARRIED

Foothills Regional Airport - SW 19-18-28 W4M - Request for Sea Can

That Development Permit 25D 083, to allow for the placement of a 164.15 +/- sq. ft. Sea Can to house the upgraded electrical equipment responsible for powering and controlling the new lighting systems at the Foothills Regional Airport on a portion of Plan 8011027; Ptn. SW 19-18-28 W4M be approved.

APPROVAL DESCRIPTION:

This approval allows for the placement of 164.15 +/- sq. ft. Sea Can to house the upgraded electrical equipment responsible for powering and controlling the new lighting systems at the Foothills Regional Airport on a portion of Plan 8011027; Ptn. SW 19-18-28 W4M, in accordance with the application for Development Permit and the plans as accepted by the Development Authority to be appropriate, subject to the following conditions:

CONDITIONS OF APPROVAL:

The following requirements must be completed within the twenty-four (24) month completion period for this Development Permit unless a time extension is issued under agreement between the Development Authority and the Applicant(s). Failure to complete the conditions of approval will see the Development Permit deemed null and void.

1. The development shall be executed in accordance with all conditions of approval and plans that have been acknowledged by the County to be appropriate;

2. All necessary building permits, safety code permits and inspections shall be obtained from Foothills County;
3. The Sea Can shall be painted and maintained in accordance with the plans as submitted to and acknowledged or approved by Council;
4. The applicant shall contact the County's Fire Inspector and obtain all necessary approvals and inspections; and
5. The applicant shall provide written notification to the File Manager upon completion of the development as approved herein.

ADVISORY CONDITIONS:

The following requirements are provided by Foothills County to inform the applicant(s) and landowner(s) of their necessity and do not form part of the approval description or conditions of approval. It is the sole responsibility and liability of the applicant(s)/landowner(s) to ensure adherence with these requirements.

1. The development shall be maintained in accordance with all conditions of approval and plans as submitted to and acknowledged or approved by Council;
2. Development shall comply with the requirements of the applicable Building, Safety, and Fire Codes at all times;
3. The issuance of a development permit by Foothills County does not relieve the applicants of the responsibility of complying with all other applicable municipal bylaws and requirements, the requirements of all applicable Federal and/or Provincial acts regulations and/or guidelines;
4. The applicant indemnifies and hold harmless the County against the cost of any claims or actions, or awards for loss or damage to the Owner(s) arising from the development of and use of the subject property; and
5. The applicant shall be responsible for payment of any professional costs including legal fees that may be incurred by the County with respect to this permit.

CARRIED

Foothills Regional Landfill & Resource Recovery Centre - SE 32-19-29 W4M - Request for New Maintenance Services Facility

That Development Permit 25D 111 to allow for the construction of a 16,963 +/- sq. ft. building to be used as the new Maintenance Services Facility for the Foothills Regional Landfill & Resource Recovery Centre on a portion of SE 32-19-29 W4M be approved.

APPROVAL DESCRIPTION:

This approval allows for the construction of a 16,963 +/- sq. ft. building to be used as the new Maintenance Services Facility for the Foothills Regional Landfill & Resource Recovery Centre, on a portion of SE 32-19-29 W4, in accordance with the application for Development Permit and the plans as accepted by the Development Authority to be appropriate, subject to the following conditions:

CONDITIONS OF APPROVAL:

The following requirements must be completed within the twenty-four (24) month completion period for this Development Permit unless a time extension is issued under agreement between the Development Authority and the Applicant(s). Failure to complete the conditions of approval will see the Development Permit deemed null and void.

1. The development shall be executed in accordance with all conditions of approval and plans that have been acknowledged by the County to be appropriate;
2. All necessary building permits, safety code permits and inspections shall be obtained from Foothills County;
3. The applicant shall contact the County's Fire Inspector and obtain all necessary approvals and inspections prior to occupancy; and
4. The applicant shall provide written notification to the File Manager upon completion of the development as approved herein.

ADVISORY CONDITIONS:

The following requirements are provided by Foothills County to inform the applicant(s) and landowner(s) of their necessity and do not form part of the approval description or conditions of approval. It is the sole responsibility and liability of the applicant(s)/landowner(s) to ensure adherence with these requirements.

1. The development shall be maintained in accordance with all conditions of approval and plans as submitted to and acknowledged or approved by Council;
2. Development shall comply with the requirements of the applicable Building, Safety, and Fire Codes at all times;

3. The issuance of a development permit by Foothills County does not relieve the applicants of the responsibility of complying with all other applicable municipal bylaws and requirements, the requirements of all applicable Federal and/or Provincial acts regulations and/or guidelines;
4. Development shall comply with the requirements as outlined in Roadside Development Permit Number 2024-0042634, to the satisfaction of Alberta Transportation and Economic Corridors;
5. The applicant indemnifies and hold harmless the County against the cost of any claims or actions, or awards for loss or damage to the Owner(s) arising from the development of and use of the subject property; and
6. The applicant shall be responsible for payment of any professional costs including legal fees that may be incurred by the County with respect to this permit.

Further, Council authorizes the delegation of authority to the Development Officer to review and accept completion of conditions for this permit.

CARRIED

PUBLIC HEARINGS & MEETINGS

10:00 a.m. - Cole - SW 11-21-01 W5M - Redesignation (A to CR)

T. and B. Cole and Agent J. Badke were in attendance for the public hearing in connection to the redesignation of a 5.12 +/- acre portion on SW 11-21-01 W5M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 5.12 +/- acre Country Residential District first parcel out with an approximate 152.85 +/- acre Agricultural District balance parcel.

The public hearing was closed.

Cole - SW 11-21-01 W5M - Decision

Bylaw 44/2025

Bylaw 44/2025 was introduced into the meeting to authorize the redesignation of a 5.12 +/- acre portion on SW 11-21-01 W5M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 5.12 +/- acre Country Residential District first parcel out with an approximate 152.85 +/- acre Agricultural District balance parcel.

In consideration of the criteria noted in Agriculture section and Residential section of the MDP2010, Council is of the opinion that allowing the first parcel out the subject lands would not be detrimental to the agricultural nature of the area. Further the application falls within the density provisions and lot size restrictions of the County's Land Use Bylaw.

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

1. 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;
2. Proof of adequate water supply to be provided for the proposed 5.12 +/- acre parcel in accordance with the Municipal Water Policy, to the satisfaction of the County;
3. Submission of a Septic Disposal Evaluation (PSTS) for the proposed 5.12 +/- acre parcel, to the satisfaction of the Public Works department, as a condition of redesignation;
4. Final redesignation application fees to be submitted; and
5. Submission of an executed subdivision application accompanied by a site plan that illustrates the surveying of a portion of the panhandle as per ATEC requirements, and the necessary fees.

That Bylaw 44/2025 be given first reading.

THE BYLAW WAS PASSED FOR ONE READING

MISCELLANEOUS PLANNING ITEMS

Foothills County - SW 18-20-28 W4M - Municipal Reserve Disposition, Redesignation & Site-Specific Amendment

That Council refuse the disposition of a 1.88 +/- acre portion of the Municipal Reserve parcel on Plan 9812597, Lot 26MR; Ptn. SW 18-20-28W4M as illustrated in the site plan.

In consideration of the matter, Council did not find sufficient merit in the application to consider removing the Municipal Reserve suffix on a portion of the subject lands at this time.

CARRIED

That Council refuse the application for redesignation of a 1.88 +/- acre portion of Plan

9812597, Lot 26 MR; Ptn. SW 18-20-28-W4 (14.28 acres) from Municipal Reserve to Country Residential "A" District to allow for the future subdivision of two 0.94+/- acre parcels, leaving a 12.41+/- acre Municipal Reserve parcel remaining and site specific amendment to allow for an exception to the minimum 2-acre parcel size under the Country Residential District land use rules and setback exceptions on the proposed two new lots consistent with the other parcels within the Silvertip development Condominium Plan 0010395 having an area of less than 1.99 acres in size. In consideration of the matter, Council did not find sufficient merit in the application to support the land use rezoning of a portion of the subject lands from the Municipal Reserve to County Residential "A" District land use at this time.

CARRIED

Dancer / Mulrooney - SW 36-21-01 W5M - Bylaw 59/2024 (2nd & 3rd Reading)

Bylaw 59/2024

Bylaw 59/2024 was reintroduced into the meeting to authorize the redesignation of the 0.81 +/- acre parcel on Plan 1153P, Block 3, Lots 1 through 6; Ptn. SW 36-21-01 W5M from Community Commercial District to Residential Community District with a site-specific amendment to the water and wastewater requirements to allow for individual services on this parcel.

In consideration of the criteria noted within Policy 3 of the Residential Section of the MDP2010, Council is of the opinion that the lands are suitable for the intended land use, and redesignation would not be detrimental to the overall nature of the area. Further, the application falls within the lot size and density restrictions of the Residential Community District within the County's Land Use Bylaw.

That Bylaw 59/2024 be given second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

That Bylaw 59/2024 be given third reading.

THE BYLAW WAS PASSED

Griffith/Grenwich - NE 13-22-03 W5M - Bylaw 64/2024 (2nd & 3rd Reading)

Bylaw 64/2024

Bylaw 64/2024 was reintroduced into the meeting to authorize the redesignation of the subject parcel being Ptn. NE 13-22-03 W5M from Agricultural District to Country Residential District to allow for the future subdivision of one 3.1 +/- acre Country Residential District parcel, leaving a 19.23 +/- acre Country Residential District balance. 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.

That Bylaw 64/2024 be given second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

That Bylaw 64/2024 be given third reading.

THE BYLAW WAS PASSED

SUBDIVISION APPROVING AUTHORITY ITEMS

That Council recess to sit as the Subdivision Approving Authority.

CARRIED

Griffith/Grenwich - NE 13-22-03 W5M - Request for Subdivision

That the subdivision of one new 3.1 +/- acre Country Residential District parcel, leaving a 19.23 +/- acre Country Residential District balance parcel on Ptn. NE 13-22-03 W5M has been evaluated in terms of Section 654 of the Municipal Government Act and Sections 9 and 20 of the Matters Related to Subdivision and Development Regulation and the application is approved as per the tentative plan and a variance is granted to Section 18 of the Regulation for the follow reasons:

- The application is consistent with Section 9 of the Regulation;
- The subject lands have the appropriate land use designation; and
- Pursuant to Section 20 of the Regulation, written approval was received by the Minister of Transportation allowing the Subdivision Authority to grant a variance to Section 18 of the Regulation.

Further, in accordance with Section 654 and 655 of the Municipal Government Act, the application is approved subject to the following conditions:

1. Subdivision to be effected by Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such other means satisfactory to the Registrar of the South Alberta Land Titles District;

2. It is the applicant's responsibility to provide a Real Property Report or an 'as built' drawing signed and sealed by an Alberta Land Surveyor, certifying the locations of the adjacent municipal road(s), water well(s) within the boundaries of the appropriate parcels and that the site plan is surveyed according to municipal setback requirements;
3. Completion of all pre-release conditions as noted in the executed Municipal Development Agreement to the satisfaction of the Municipality and where applicable the appropriate external agencies. These conditions include:
 - a. Payment of the \$11,300.00 per new lot Community Sustainability Fee
4. Road Acquisition Agreement to be executed and registered by way of caveat, concurrently with the Plan of Survey, with respect to 5 meters of land along the south side of the subject parcel (north of 198 Ave W) for future road widening, to the satisfaction of the Public Works Department;
5. All accesses to be located and culverts and approaches to be installed to current Municipal subdivision road construction standards, to the satisfaction of the Public Works Department;
6. Public Reserve: to be provided by cash-in-lieu of land based on \$40,698 per acre on account of 10% of the 3.1+/- acre parcel and is to be deferred by way of caveat for the balance parcel;
7. Landowner is to provide all utility easements and agreements to the satisfaction of the County and the utility companies;
8. Landowners are to pay all arrears of taxes on the existing parcel prior to finalization of the subdivision; and
9. Submission of subdivision endorsement fees.

Advisory Conditions:

1. Should the landowners choose to utilize the existing driveway as shared access for the proposed and balance parcel, the landowners will be responsible for registering an access easement agreement by access right of way plan prior to the County assigning required addressing.

CARRIED

Adjourn

That the meeting of the Subdivision Approving Authority adjourn and that Council continue its regular agenda.

CARRIED

MISCELLANEOUS MUNICIPAL ITEMS

Town of Okotoks - Performing Arts Facility Proposal

That Council acknowledge the proposal from the Town of Okotoks and deny the request to partner on a new community theatre asset.

CARRIED

Highway 2A - Safety Concerns and Planning

That Council submit a letter to Alberta Transportation and Economic Corridors requesting a speed limit reduction and intersection improvements along Highway 2A between 498 Ave and Aldersyde.

CARRIED

Town of High River Water Rates

That Council direct administration to advise current utility customers of potential increases to water rates to occur in December 2025, due to an increase in fees charged by the Town of High River.

CARRIED

OTHER MATTERS

Accounts – June 11, 2025

That the following EFTs 029040, 029042-029043, 029045-029050, 029052, 029054-029055, 029057-029064, 029066-029070, 029072-029074, 029076-029093, 029096-029097, and Pre-Authorized Payments dated May 6, 2025, May 29, 2025, May 30, 2025, June 2, 2025, June 5, 2025, and June 6, 2025 totaling \$62,869.95 be approved for payment:

EFT No.	Vendor Name	Vendor Amt.
EFT029041	A. LeDuc Developments (1983) Ltd.	\$228,291.80
EFT029044	Alpine Waterworks Inc.	\$13,049.39
EFT029051	Casa Developments Corporation	\$10,074.75
EFT029053	CentralSquare Canada Software Inc.	\$71,527.77
EFT029056	Davis Inspection Services Ltd.	\$14,130.06

EFT029065	High River Ford Sales Inc.	\$61,148.85
EFT029071	KBL Projects Ltd.	\$65,375.00
EFT029075	McAsphalt Industries Limited	\$37,115.38
EFT029094	Town of High River	\$379,061.23
EFT029095	UFA Co-operative Limited	\$32,247.70
Pre-Authorized	Vendor Name	Vendor Amt.
Payments		
May 30, 2025	Government of AB -Corporate Searches	\$105.00
June 2, 2025	Direct Energy Business	\$9,691.03
June 2, 2025	WCB -FC Employees	\$66,023.35
June 4, 2025	TransAlta Energy Marketing	\$47,374.52

CARRIED

Minutes – June 4, 2025

That Council adopt the minutes, as circulated, of its June 4, 2025 Council meeting.

CARRIED

CONFIDENTIAL CLOSED SESSION

Advice from Officials - FOIP s. 24

That, in accordance with Section 197 of the *Municipal Government Act*, Council move into a Closed Meeting at 11:16 a.m. to discuss advice from officials as per Section 24 of the *Freedom of Information and Protection of Privacy Act (FOIP)*. CAO R. Payne, Municipal Advisor H. Riva Cambrin, Director of Planning H. Hemingway, 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 11:50 a.m.

CARRIED

OTHER MATTERS

Lunch

That Council adjourn for lunch.

CARRIED

Councillor Oel left the meeting at 12:01 p.m. for personal reasons.

PUBLIC HEARINGS & MEETINGS

1:00 p.m. - Rimrock Cattle Company Ltd. - NW 05-19-29 W4M & N1/2 06-19-29 W4M - Land Use Bylaw Amendment & Site Specific Amendment (A)

G. Dawes and B. Anderson were in attendance for the public hearing in connection to proposed text amendments to the Land Use Bylaw 60/2014 as per Schedule A, and a proposed site specific amendment to the Agricultural District land use rules to allow for an Anaerobic Digester Facility and to allow for a maximum height of 16m (52.49 ft.) for flare stacks for the purpose of the Anaerobic Digester Facility on the subject lands, in accordance with Section 12.1.7.6.c., as a Permitted Uses on a 77.0 +/- acre portion of the quarter sections described as Plan 2510333, Block 1, Lot 1; NW 05-19-29-W4M and N ½ 6-19-29-W4M (subject lands), and to allow for consideration of the future subdivision of the 77.0 +/- acres.

Also in attendance were D. Boisvert, R. Powell, J. Gillespie, C. Halleran, R. Facey, R. Fothergill, A. Ho, M. Banner, K. Chow, J. Slagmolen, S. Egroff, R. Prock, B. and B. Prestie, N. and J. Denney, B. Estes, S. James, S. Cooke, B. Bews, D. and A. Dalton, F. Noble, S. Allan, C. Leuw, L. Mitchell, P. Howarth, A. Marcotte, E. Zhang, J. Allan, and A. McLaren.

One letter of support was received from D. Wright. Thirteen letters of opposition were received from C. Derish, J. Venton, A. Marcotte, A. Silverson, C. Leuw, D. and A. Dalton, K. Browning, K. Gustafson and R. Will, K. Marshall, L. Mitchell and A. Tuttle, R. Ball, S. Allan, and S. Cooke.

The public hearing was closed.

Rimrock Cattle Company Ltd. - NW 05-19-29 W4M & N1/2 06-19-29 W4M – Decision
Bylaw 45/2025

Bylaw 45/2025 was introduced into the meeting to authorize text amendments to Land Use Bylaw 60/2014 as per Schedule A.

Councillor Castell requested a recorded vote.

That Bylaw 45/2025 be given first reading.

In Favour: (6): Reeve Miller, Councillor Siewert, Councillor Castell, Councillor McHugh, Councillor Alger, and Deputy Reeve Waldorf

THE BYLAW WAS PASSED FOR ONE READING (6 to 0)

Bylaw 46/2025

Bylaw 46/2025 was introduced into the meeting to authorize a Site-Specific Amendment to the Agricultural District land use rules to allow for an Anaerobic Digester Facility and to allow for a maximum height of 16m (52.49 ft.) for a flare stack for the purpose of the Anaerobic Digester Facility on the subject lands, in accordance with Section 12.1.7.6.c., as permitted uses on a 77.0 +/- acre portion of the quarter sections described as Plan 2510333, Block 1, Lot 1; NW 05-19-29-W4M and N ½ 06-19-29 W4M (subject lands), and to allow for consideration of the future subdivision of the 77.0 +/- acres.

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

1. Submission of a completed Development Permit application including necessary fees;
2. Registration of a miscellaneous right of way plan at land titles to identify the area subject to the land use amendment;
3. 2nd and 3rd reading granted on Bylaw 45/2025 for amendments to the Land Use Bylaw 60/2014;
4. The development permit shall dictate that all manure for the anaerobic digester facility be sourced from the adjacent feedlot;
5. Execution of the Municipal Development Agreement for the payment of the Community Sustainability Fee which is to be paid at subdivision approval.

Councillor Castell requested a recorded vote.

That Bylaw 46/2025 be given first reading.

In Favour: (6): Reeve Miller, Councillor Siewert, Councillor Castell, Councillor Alger, and Deputy Reeve Waldorf

Opposed: Councillor McHugh

THE BYLAW WAS PASSED FOR ONE READING (5 to 1)

That Council acknowledge the existing berms as accessory to the use, as well as a component of the screening plan and necessary for the reclamation of the site.

CARRIED

OTHER MATTERS

Committee Reports

Council provided the following information and updates on the Council Committees attended for the period of June 4, 2025 – June 10, 2025:

- Reeve Miller: Mayors and Reeves of Southern Alberta
- 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: Calgary Region Airshed Zone
- Councillor Alger: Westwinds Communities
- Councillor McHugh: No committees to report for this period

Adjourn

That Council adjourn at 6:20 p.m.

CARRIED