


PUBLIC HEARINGS AND MEETINGS
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
REDESIGNATION
September 17, 2025
To be heard at: 10:00 am

APPLICATION INFORMATION		File No. 25R 040
	LEGAL DESCRIPTION: Ptn. NW 31-22-2 W5M; 9212638; Blk 1	
	LANDOWNER(S): Stephen and Patti Harris	
	AREA OF SUBJECT LANDS: 25.06 ACRES	
	CURRENT LAND USE: AGRICULTURAL DISTRICT	
	PROPOSED LAND USE: COUNTRY RESIDENTIAL DISTRICT	
NUMBER & SIZE OF PROPOSED NEW PARCELS: 1 x 10 +/- acre Country Residential Lot		
PROPOSAL: Application for the redesignation of the subject 25.06 acre parcel Agricultural District to Country Residential District in order to allow the future subdivision of one +/-10 acre Country Residential District parcel, leaving a +/-15 acre Country Residential District balance.		
DIVISION NO: 4	COUNCILLOR: Suzanne Oel	FILE MANAGER: Kari Furnell

EXECUTIVE SUMMARY:

Location:

The subject parcel is located:

- East of and adjacent to 192 St W
- 330 m south of the Municipal Boundary with the Tsuu T'ina Nation
- 2.3 km north of Highway 22X

Policy Evaluation:

Reviewed within the terms of the:

- Municipal Development Plan 2010 (MDP2010);
- Growth Management Strategy; and
- Land Use Bylaw 60/2014.

Referral Considerations:

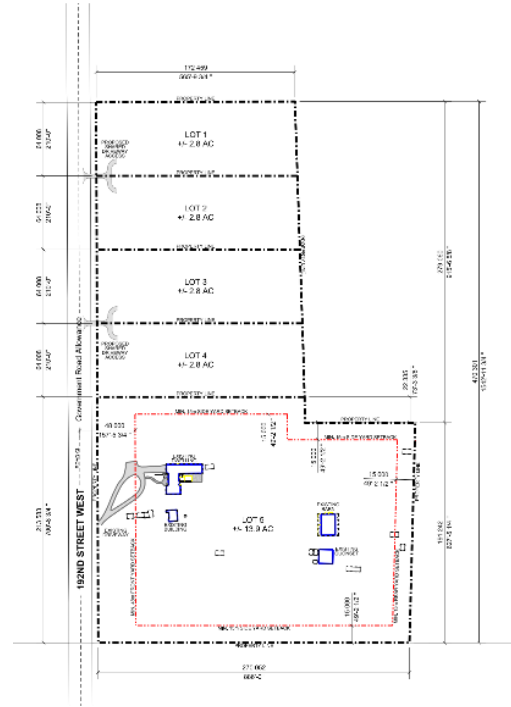
The application submission was referred to required internal departments and external agencies.

PURPOSE OF APPLICATION:

Bylaw XX/2025 – Application to further amend the Land Use Bylaw by authorizing the redesignation of NW 31-22-2 W5M; Plan 9212638, Blk 1 from Agricultural District to Country Residential District in order to allow the future subdivision of one 10 +/- acre Country Residential District parcels, leaving a 15 +/- acre Country Residential District balance.

HISTORY:

1. In 1992 a subdivision application was approved allowing the subdivision of one 25.06 acre parcel, being the subject parcel, as the first parcel out, leaving a 133.01 acre balance.
2. On November 20, 2024, Council refused an application proposing the redesignation of the subject parcel from Agricultural District to Country Residential District in order to allow the future subdivision of four 2.8 +/- acre Country Residential District parcels, leaving a 13.9 +/- acre Country Residential District balance.



SITE CONSIDERATIONS:

Access:

One existing approach, shown with a green arrow, currently provides access to the subject property 192nd Street W. This approach would provide access to the proposed +/- 15 acre balance parcel.

A new approach to be located north of the existing approach, as; shown with the red arrow is proposed to provide access to the +/- 10 acre parcels.

Water: The existing water well is located on the proposed parcel and will service the new parcel, while the landowners are proposing to drill a new well for the balance parcel, connect to this new well and disconnect from the current well.

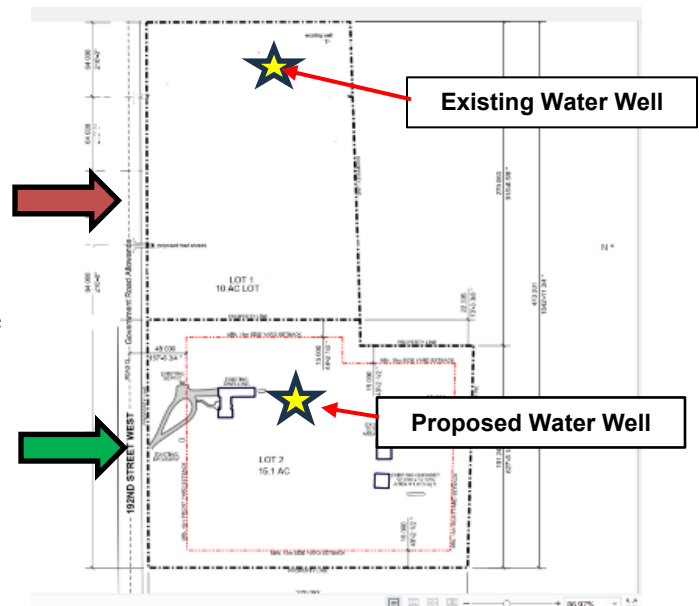
Physiography:

The subject property is generally flat with a gentle slope from the southeast to the north. The area of the proposed parcel is currently being used as pasture

Existing Development:

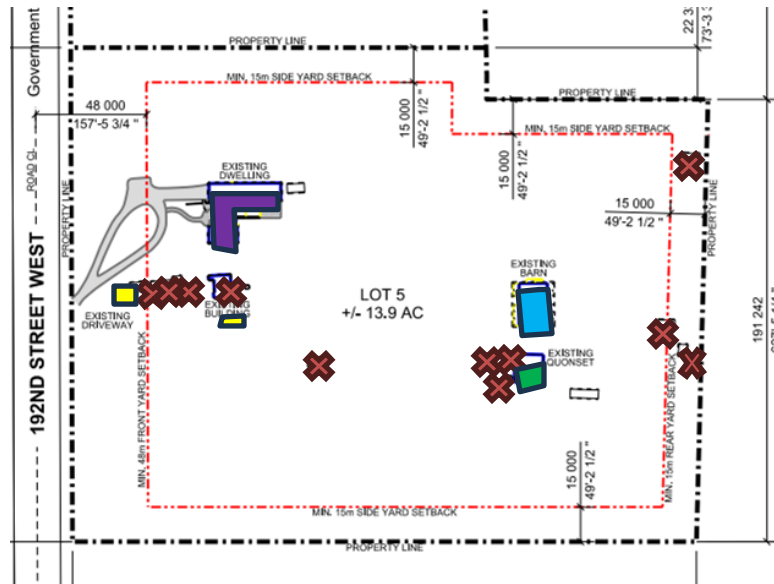
All existing development currently on the subject parcel would be located within the proposed balance parcel and includes;

- Dwelling and Attached Garage- (shown below in purple)
- Barn (2402 sq ft) (shown below in blue)



- The application proposes to remove 11 of the sheds/shelters to bring the number of accessory buildings into compliance.

Proposed Building for Removal



CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works	<p>Recommends that a Septic Disposal Evaluation be provided for the proposed +/- 10 acre parcel as a condition of land use.</p> <p>There are no topographical features on the proposed lot that would reduce the building area further than setbacks required by the Land Use Bylaw.</p> <p>Existing water well is located within the proposed parcel, with a new well being proposed on the balance. Disconnection from existing and/tie in-to the new water well will need to occur as a condition of subdivision.</p>
GIS Mapping	No Concerns
PUBLIC	
Western Wheel	September 3 rd and September 10 th , 2025.
Landowners (half mile)	No letters were received prior to the submission of the staff report for the council

Municipal Development Plan (MDP2010):

The application meets the intent of Policy 5 of the Agriculture section of the MDP2010, which supports the subdivision of one parcel out of an un-subdivided quarter section. Further, the application generally

does not meet the intent of Policy 2 of the Agriculture section of the MDP2010, which supports maintaining the integrity of the agricultural land base and discourages the fragmentation of agricultural lands.

Land Use Bylaw 60/2014:

The application meets the density requirements and lot size restrictions as set out in Section 13.1.6.2 of the Country Residential District within the County's Land Use Bylaw.

Growth Management Strategy:

The subject parcel is located within the North West District. The vision for the North West District is supportive of minimal to moderate growth with careful consideration of the potential impacts on wildlife habitat and water shed areas.

SUMMARY

Bylaw XX/2025 – Application to further amend the Land Use Bylaw by authorizing the redesignation of NW 31-22-2 W5M; Plan 9212638, Blk 1 from Agricultural District to Country Residential District in order to allow the future subdivision of one 10 +/- acre Country Residential District parcels, leaving a 15 +/- acre Country Residential District balance.

OPTIONS FOR COUNCIL CONSIDERATION:

OPTION #1 – FIRST READING APPROVAL

Recommended Conditions for Option #1:

Council may choose to grant 1st reading to the application for the redesignation of a portion of NW 31-22-02 W5M; Plan 9212638, Block 1 to allow for the future subdivision of one 10+/- acre Country Residential District parcels, leaving a 15+/- acre Country Residential District balance for the following reasons:

In their consideration of the criteria noted in Residential Policy 3 of the MDP2010, Council is of the opinion that additional densification of the subject lands would be compatible with the surrounding area and existing uses and that the lands are suitable for the intended use. Further, the application falls within the density provisions and lot size restrictions of the County's Land Use Bylaw with respect to Country Residential development

Recommended Conditions for Option #1:

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. Septic Disposal Evaluation (PSTS) to be provided for the 10+/- acre parcel, to the satisfaction of the Public Works department;
3. Proof of adequate water supply to be provided for both the proposed 10+/- acre parcel and +/- 15 acre balance parcel, in accordance with the Municipal Water Policy to the satisfaction of the County.
4. The existing dwelling is to be disconnected from the existing water well that would be located within the proposed lot and connected to the new water well drilled within the proposed balance parcel, to the satisfaction of the Public Works Department, as a condition of subdivision;

5. 11 of the existing accessory buildings to be removed from the subject property to bring the balance parcel into compliance with the Land Use Bylaw, as a condition of subdivision.
6. Final redesignation application fees to be submitted;
7. Submission of an executed subdivision application and the necessary fees.

OPTION #2 REFUSAL

Council may choose to refuse the application for the redesignation of NW 31-22-02 W5M; Plan 9212638, Block 1 from Agricultural District to Country Residential District in order to allow the future subdivision of one 10+/- acre Country Residential District parcel, leaving a 15+/- acre Country Residential District balance from the following reasons:

In consideration of the criteria noted within the Agricultural section of the MDP2010, Council did not find sufficient merit in the proposal to consider removing the subject lands from the Agricultural District.

APPENDICES

APPENDIX A: MAP SET:

LOCATION MAP

LAND USE MAP - HALF MILE MAP

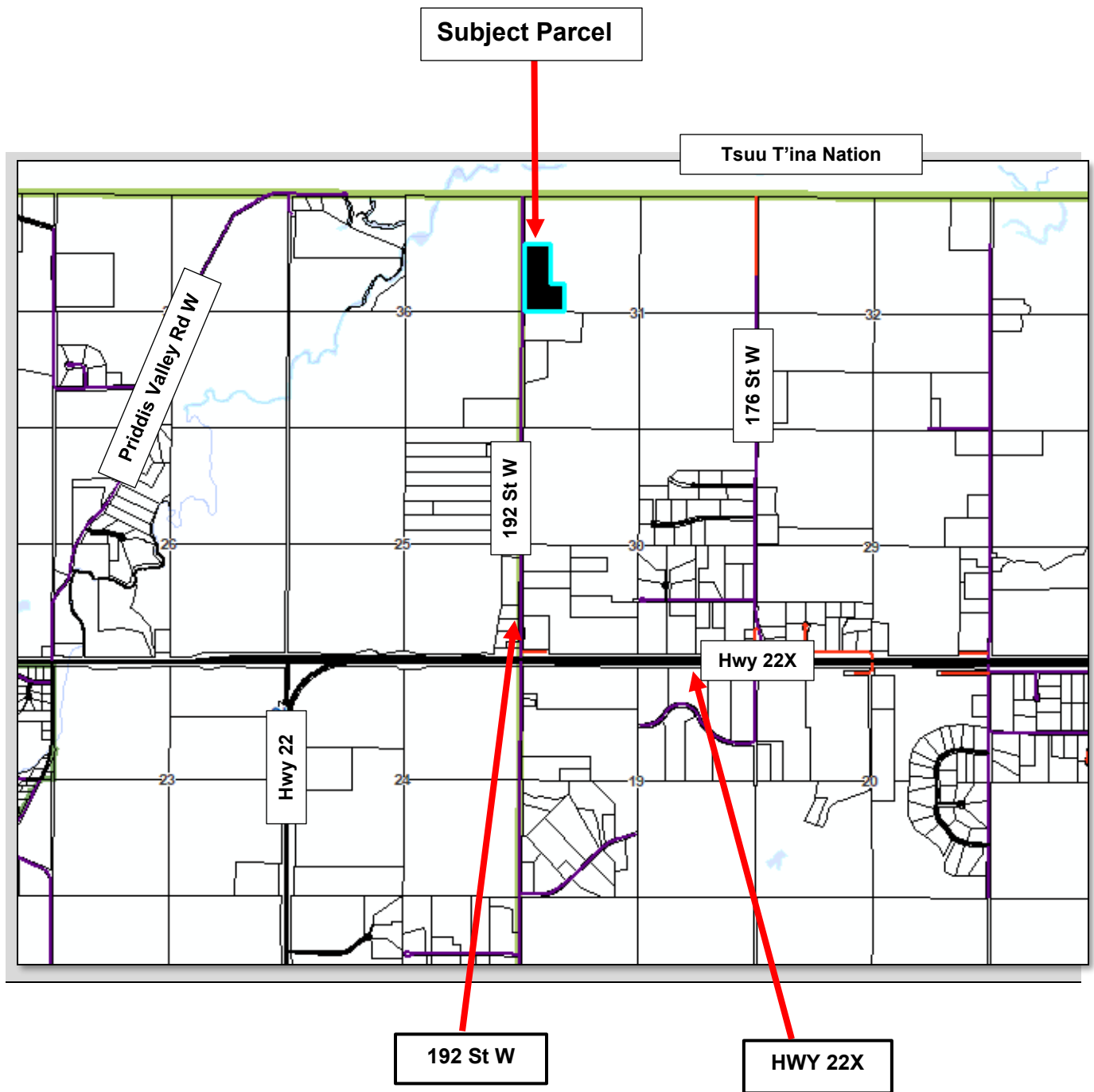
PARCEL SIZES - HALF MILE MAP

SITE PLAN

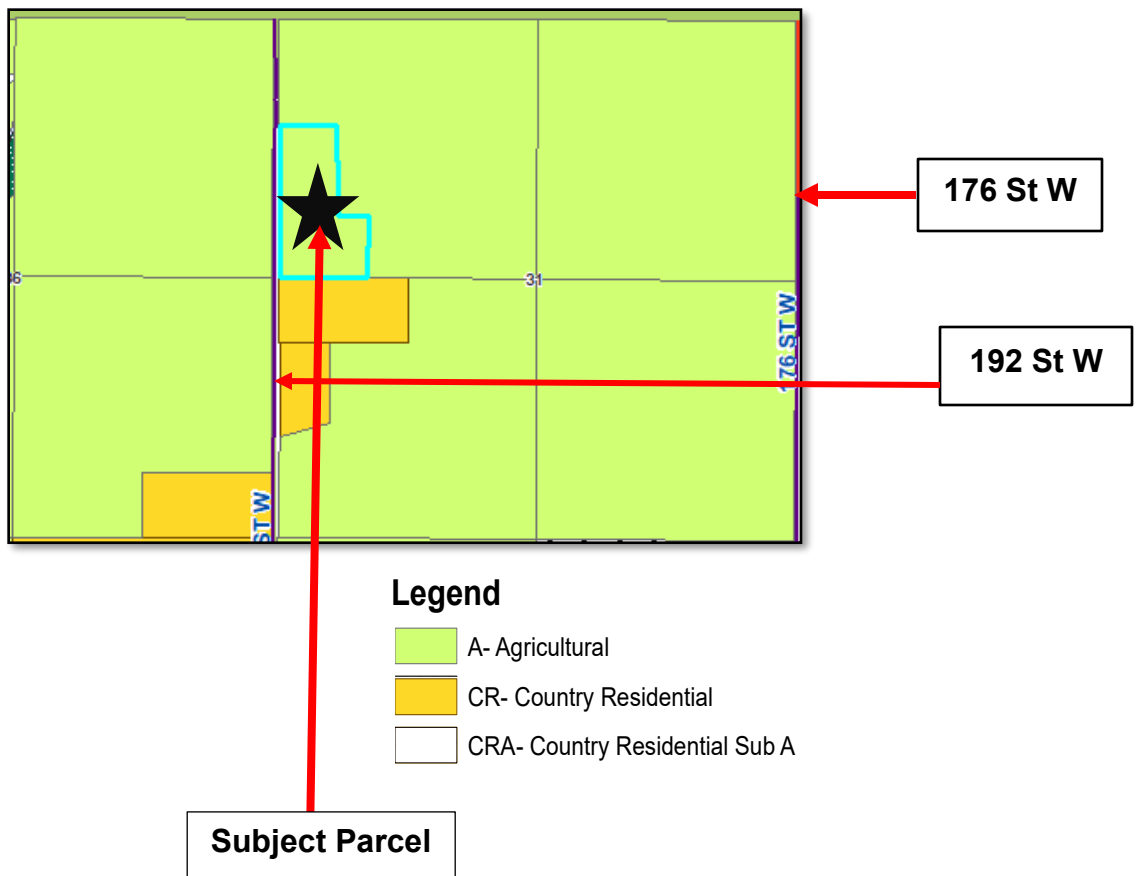
SITE PLAN WITH ORTHO PHOTO

APPENDIX B: PROPOSED BYLAW

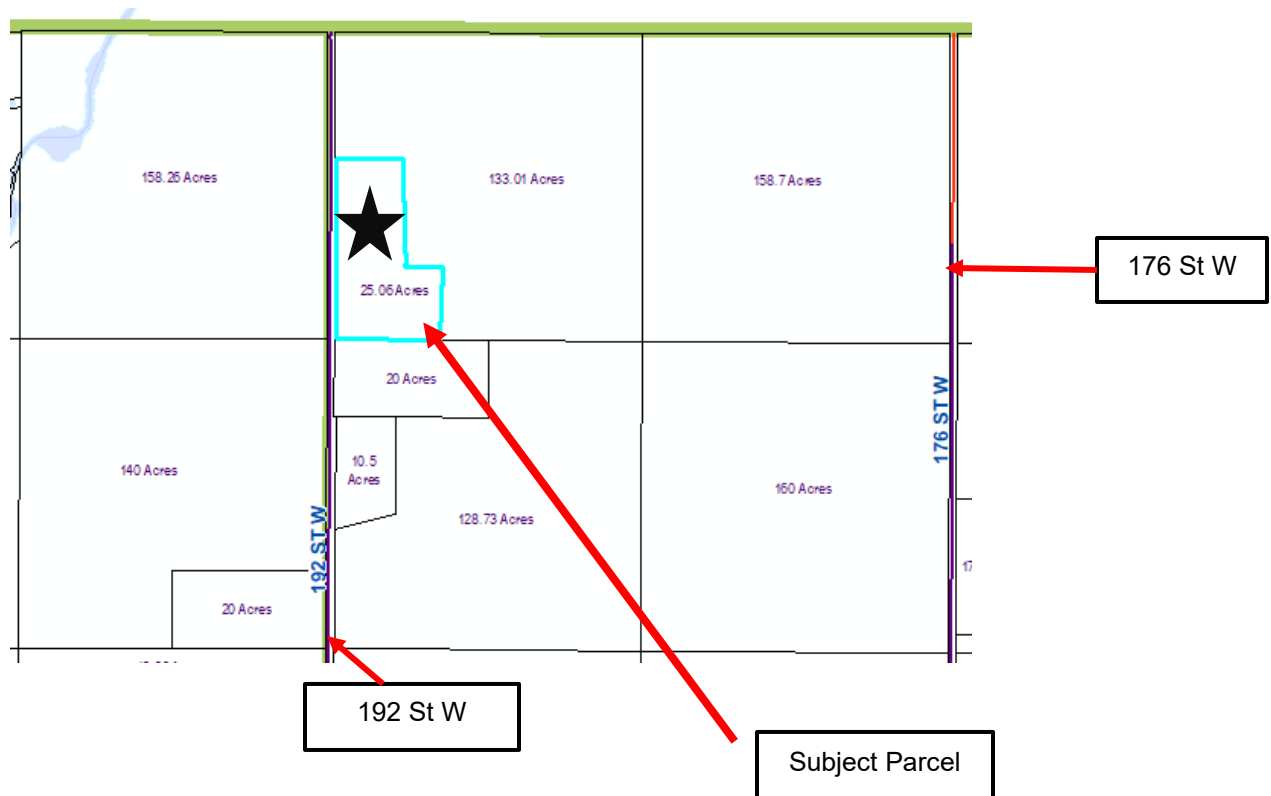
APPENDIX A: LOCATION MAP



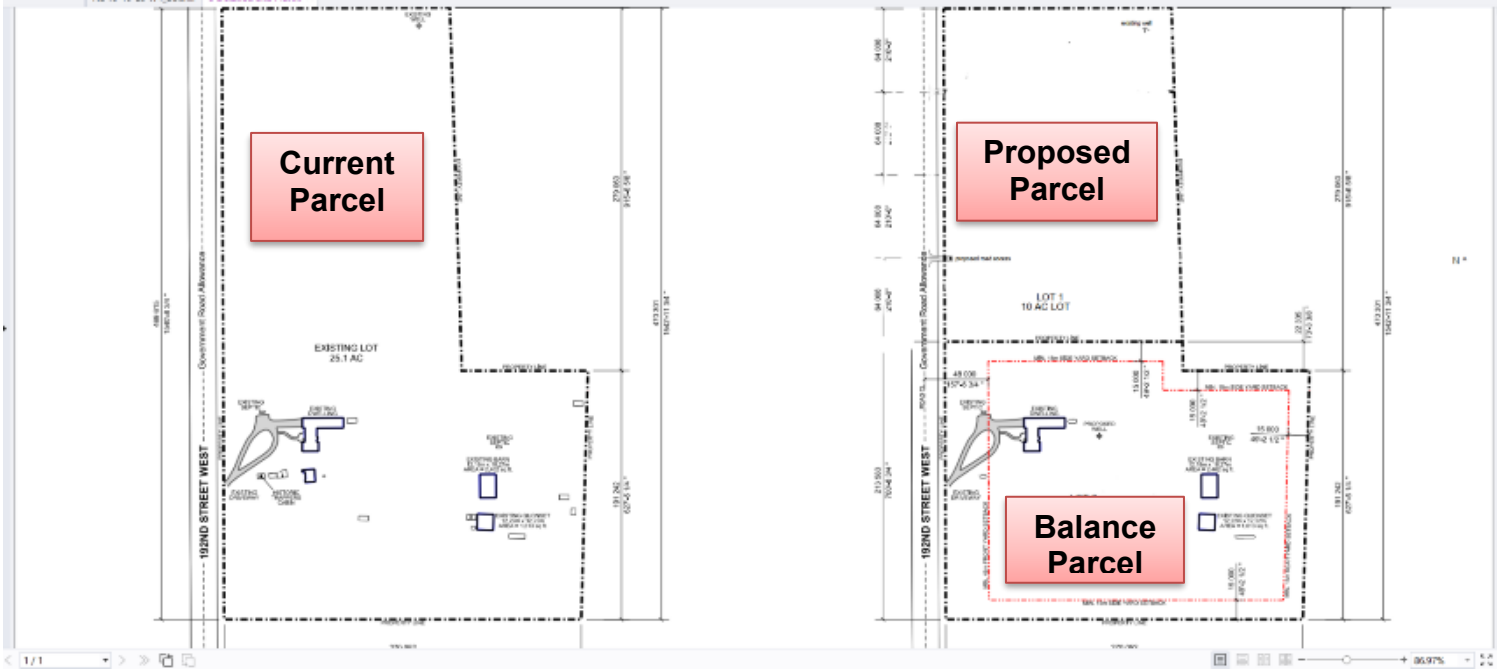
APPENDIX A: LAND USE MAP (half mile)



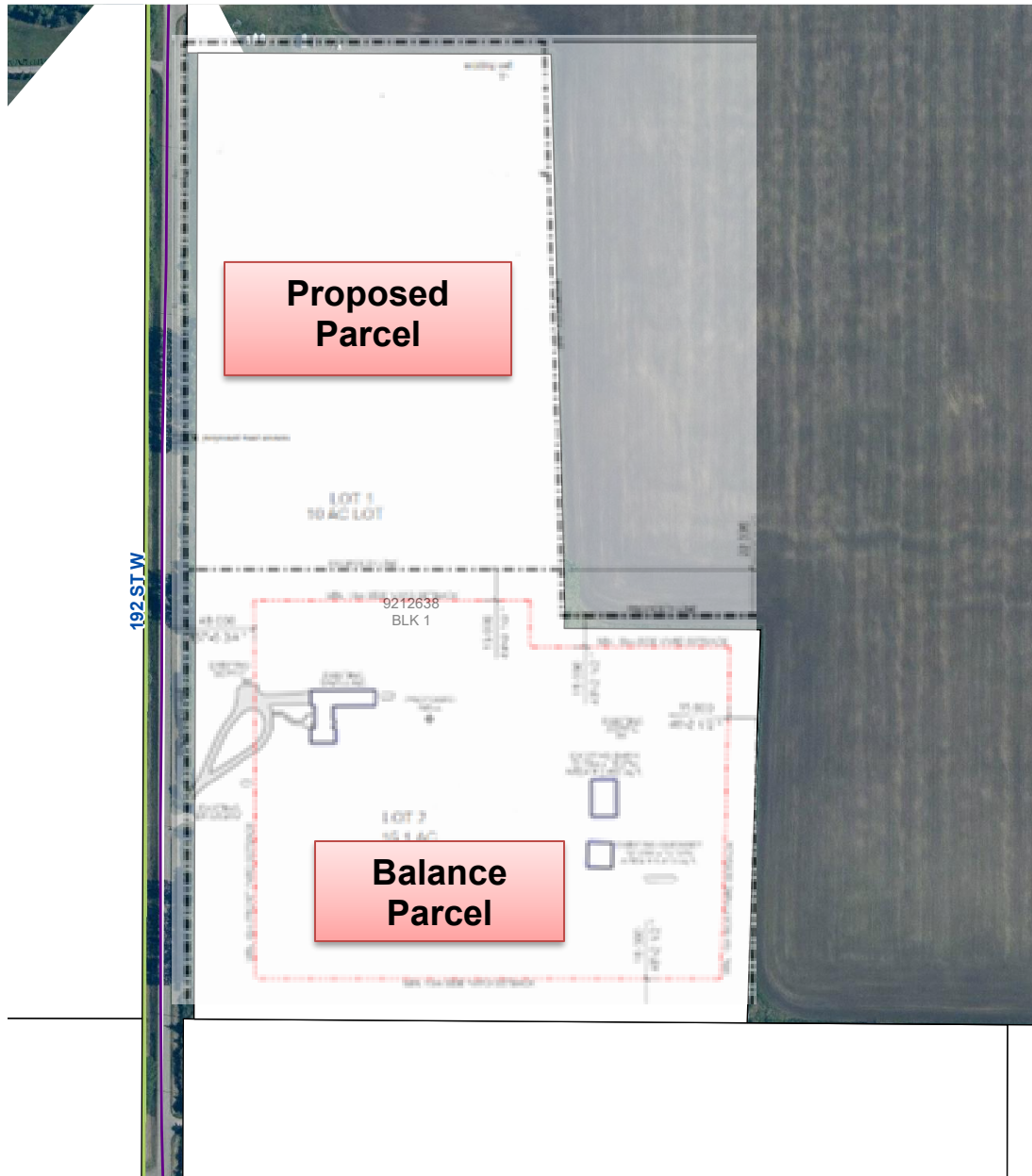
APPENDIX A: LOT SIZES (half mile)



APPENDIX A: SITE PLAN



APPENDIX B: ORTHO PHOTO



APPENDIX B: PROPOSED BYLAW

BYLAW XX2025

BEING A BYLAW OF FOOTHILLS COUNTY TO AUTHORIZE AN AMENDMENT TO THE LAND USE BYLAW NO. 60/2014; AS AMENDED.

AND WHEREAS pursuant to the provisions of the Municipal Government Act, Chapter M-26 Revised Statutes of Alberta 2000, and amendments thereto, the Council of Foothills County in the Province of Alberta, has adopted Land Use Bylaw No. 60/2014 and amendments thereto:

AND WHEREAS the Council has received an application to further amend the Land Use Bylaw by authorizing redesignation of 25.06 +/- acre portion of Plan 9212638, Block 1; NW 31-22-02 W5M from Agricultural District to Country Residential District in order to allow for the future subdivision of one +/- 10 acre Country Residential District parcel with an approximate +/-15 acre Country Residential Balance.

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

3. Land Use Map No. 1828 is amended by redesignating one 25.06+/- acre portion from NW 31-22-02 W5M as Country Residential District.
4. This Bylaw shall have effect on the date of its third reading and upon being signed.

FIRST READING:

Reeve

CAO

SECOND READING:

Reeve

CAO

THIRD READING:

Reeve

CAO

PASSED IN OPEN COUNCIL assembled at the Town of High River in the Province of Alberta
this day of , 20 .