

PUBLIC HEARINGS AND MEETINGS
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
REDESIGNATION
November 12, 2025
To be heard at: 10:00 AM

APPLICATION INFORMATION		FILE NO. 25R 042
	LEGAL DESC.: SE 29-18-27 W4	
	LANDOWNERS: David R. A. Turner	
	AREA OF SUBJECT LANDS: 158.97 Acres	
	CURRENT LAND USE: Agricultural District	
	PROPOSED LAND USE: Country Residential District	
PROPOSAL: Redesignation of a +/- 7.5 acre portion of the 158.97 acre Agricultural District parcel to Country Residential District to allow for the future subdivision of a +/- 7.5 acre Country Residential District first parcel out. Further, a Site-Specific Amendment is requested to allow for relaxations to the number, cumulative size and setback distances to existing accessory buildings as a discretionary use on the proposed parcel.		
NUMBER & SIZE OF PROPOSED NEW PARCELS: 1 x 7.5 acre		
DIVISION NO: 1		COUNCILLOR: Rob Siewert
FILE MANAGER: Elliott Salmon		

EXECUTIVE SUMMARY

Location:

The subject parcel is located immediately northwest of the intersection of 232 St E and 562 Ave E, approximately 1.5 km east of Frank Lake and approximately 6.5 km southwest of the Hamlet of Blackie.

Policy Evaluation:

The application was reviewed within the terms of the:

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

Referral Considerations:

Referred to the required internal departments and external agencies.

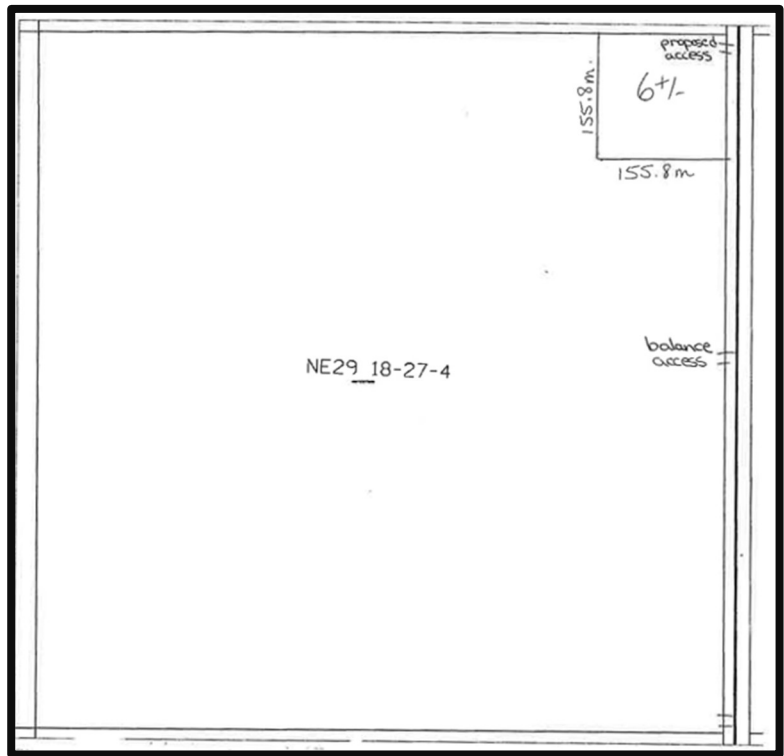
PURPOSE OF APPLICATION

Bylaw XX/2025 – Council has received an application to further amend the Land Use Bylaw by authorizing the redesignation of a 7.50 +/- acre portion on SE 29-18-27 W4M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 7.50 +/- acre Country Residential lot with an approximate 151.47 +/- acre Agricultural District balance parcel. Further, Council has received an application to further amend the Land Use Bylaw by authorizing a Site-Specific Amendment to the Country Residential District land use rules to allow for a relaxation to the number, cumulative size and setback distances to existing accessory buildings on the proposed parcel, being Ptn. SE 29-18-27 W4M.

HISTORY

May 18, 2006 – Council refused an application to redesignate an undeveloped portion of NE 29-18-27 W4M (the quarter section immediately north of the subject parcel) from Agricultural District to Country Residential District to permit the future subdivision of one 6-acre parcel for the following reasons:

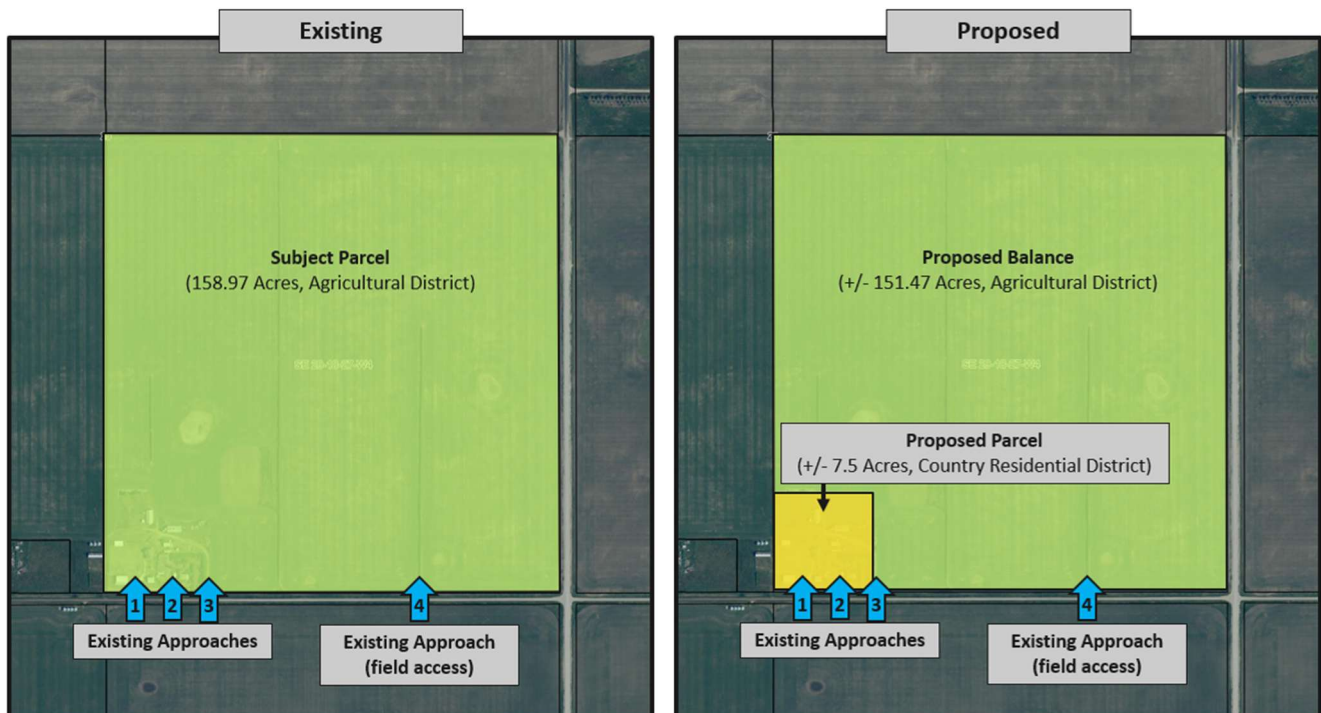
When considering Section 4.3.2 of the Municipal Development Plan and Section 6 of the Provincial Land Use Policies, Council was of the opinion that the Municipality should be encouraged to limit the fragmentation of agricultural lands and their premature conversion to other uses, especially within agricultural areas.



SITE CONSIDERATIONS

Access:

Access to the subject parcel is currently provided from four existing approaches off 562 Ave E, located on the south side of the subject parcel. As shown on the site plans below, approaches #1 and #2 would provide legal physical access to the proposed +/- 7.5 acre Country Residential District parcel, and approaches #3 and #4 would provide legal physical access to the proposed balance Agricultural District parcel; approach #4 is a field access.



Physiography:

The subject parcel is currently used for agricultural purposes and contains interspersed low-lying uncultivated areas.

**Existing Development:**

All existing development on the subject parcel is entirely within the boundaries of the proposed +/- 7.5 acre Country Residential District parcel. Existing development includes a dwelling, Quonset, machine shed, shop, sea-can, greenhouse, garden shed, well house, two garages and two hog barns (i.e. one dwelling and eleven accessory buildings with a cumulative area of approximately 1,198 sq. m.). As of the site visit completed on October 31, 2025, two of the four structures slated for demolition on the site plan have been removed from the property.

The total number and cumulative size of the existing accessory buildings on the property does not meet the requirements as set out in Section 4.2.1.7 of the County's Land Use Bylaw, which outlines that a maximum of four accessory buildings with a cumulative size not to exceed 325.2 sq. m. would be permitted on the proposed +/- 7.5 acre Country Residential District parcel without a Development Permit. Should the application be approved, the proposed +/- 7.5 acre Country Residential District parcel would contain eleven accessory buildings with a cumulative total area of approximately 1,198 sq. m.

Further, six of the structures on the property do not meet the minimum setback requirements set out in the County's Land Use Bylaw.



REFERRAL CIRCULATION

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works	- Current standards only allow for one approach for properties less than 10 acres. - Public Works recommends that one of the approaches to the proposed parcel is removed; however, Council may choose to allow access to remain as-is. - Approach upgrades may be required to meet current standards.

CIRCULATION REFERRALS	
	• There are no topographical features on the proposed lot that would reduce the building area further than the setbacks required by the Land Use Bylaw. • The proposed does not adhere to current code regarding setbacks to an open discharge and requires revision to conform. Notably, the distance to the proposed north and east property lines is inadequate as the regulations require a setback of at least 90 metres. • Public Works recommends an assessment of the current system by a qualified professional, confirming its adherence with code requirements and/or making recommendations to bring it into compliance.
EXTERNAL	
Sunshine Gas Co-op Ltd.	No concerns.
PUBLIC	
Western Wheel	October 29, 2025 and November 5, 2025
Landowners (adjacent)	No submissions received prior to the submission of this staff report.

POLICY EVALUATION

Municipal Development Plan (MDP2010):

Policies 2 and 4 of the Agriculture section of the MDP2010 support maintaining the integrity of the agricultural land base and discourages the subdivision of agricultural lands without consideration of the impact the proposed use will have on the existing agricultural users and the surrounding uses.

Land Use Bylaw 60/2014:

The application meets the density requirements and lot size restrictions as set out in Sections 12.1.6.2 of the Agricultural District and 13.1.6.2 of the Country Residential District within the County's Land Use Bylaw.

The total number, cumulative size and setback distances to existing accessory buildings does not meet the requirements of the County's Land Use Bylaw.

Growth Management Strategy:

The subject property is located within the East District of the Growth Management Strategy. Outside the Blackie ASP plan area, little growth is anticipated for this district and Agriculture will continue to be the dominant land use.

SUMMARY

Bylaw XX/2025 – Council has received an application to further amend the Land Use Bylaw by authorizing the redesignation of a 7.50 +/- acre portion on SE 29-18-27 W4M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 7.50 +/- acre Country Residential lot with an approximate 151.47 +/- acre Agricultural District balance parcel. Further, Council has received an application to further amend the Land Use Bylaw by authorizing a Site-Specific Amendment to the Country Residential District land use rules to allow for a relaxation to the number, cumulative size and setback distances to existing accessory buildings on the proposed parcel, being Ptn. SE 29-18-27 W4M.

OPTIONS FOR COUNCIL CONSIDERATION

OPTION #1 – FIRST READING APPROVAL

Council may choose to grant 1st reading to the application to further amend the Land Use Bylaw by authorizing the redesignation of a 7.50 +/- acre portion on SE 29-18-27 W4M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 7.50 +/- acre Country Residential lot with an approximate 151.47 +/- acre Agricultural District balance parcel, and to allow for a relaxation to the number, cumulative size and setback distances to existing accessory buildings on the proposed parcel for the following reasons:

In their consideration of the criteria noted in the Agriculture and Residential sections of the MDP2010, Council is of the opinion that the lands are suitable for the intended use and 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.

Recommended Conditions for Option #1:

1. Landowners are to fully execute and comply with all requirements as outlined in 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. Landowners are to obtain any necessary building and safety codes permits and inspections for the septic system to the discretion of the Safety Codes Officer;
3. The applicant is to provide a revised site plan showing the septic system on the proposed parcel at least 90 metres from all property lines.
4. Final redesignation fees to be submitted;
5. Submission of an executed subdivision application and the necessary fees.

OPTION #2 – REFUSE APPLICATION

Council may choose to refuse the application to further amend the Land Use Bylaw by authorizing the redesignation of a 7.50 +/- acre portion on SE 29-18-27 W4M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 7.50 +/- acre Country Residential lot with an approximate 151.47 +/- acre Agricultural District balance parcel, and to allow for a relaxation to the number, cumulative size and setback distances to existing accessory buildings on the proposed parcel for the following reasons:

In consideration of the criteria noted in the Agriculture and Residential sections of the MDP2010, Council did not find sufficient merit in the proposal to consider removing the subject lands from the Agricultural District and allowing the fragmentation of the subject lands, as it is Council's intent to maintain the agricultural land base.

APPENDICES

APPENDIX A – MAP SET

LOCATION MAP

LAND USE – HALF MILE MAP

PARCEL SIZES – HALF MILE MAP

SITE PLAN – PROPOSED PARCEL

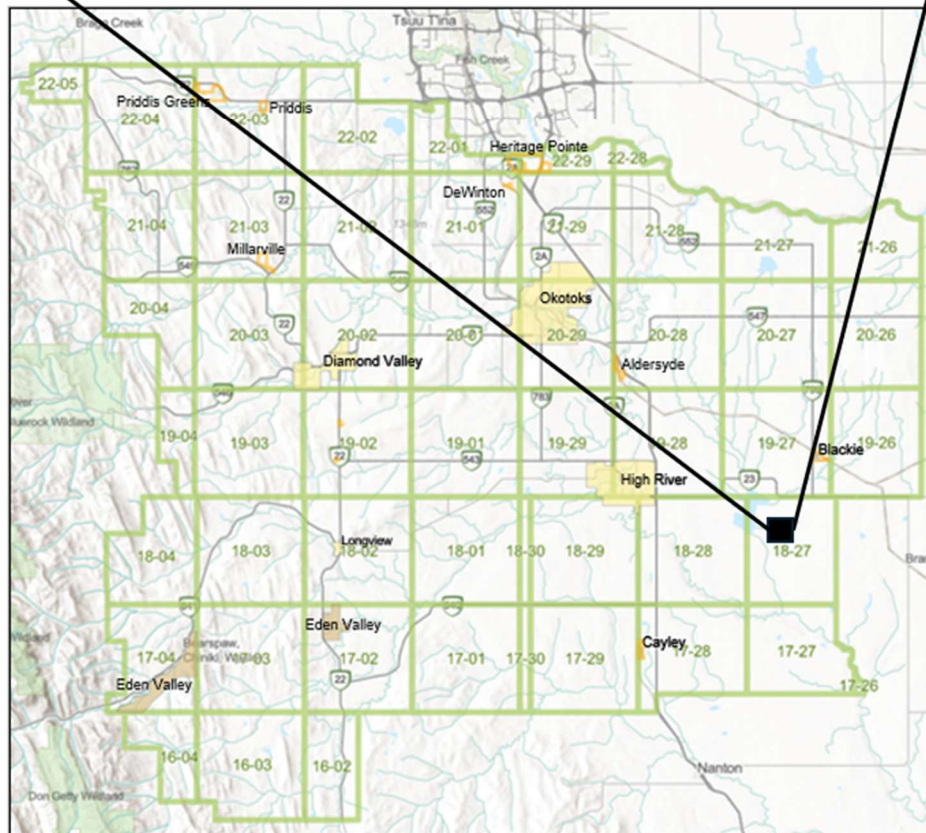
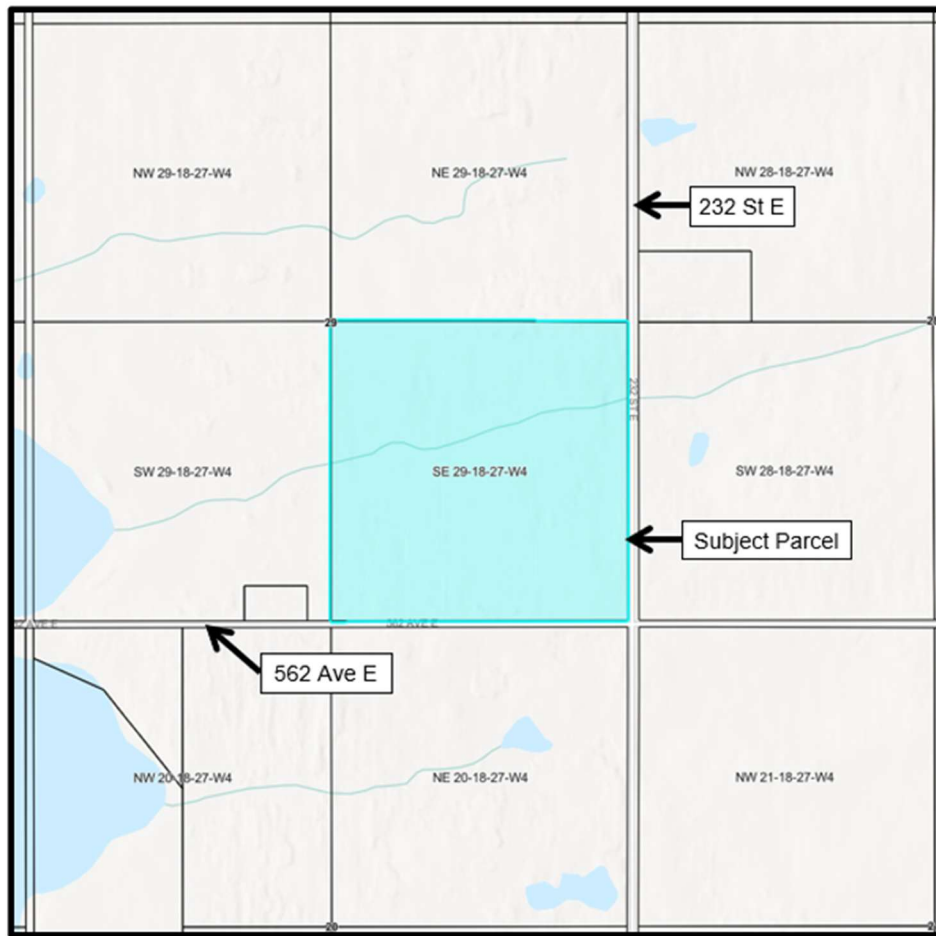
SITE PLAN – PROPOSED AND BALANCE PARCEL

PROPOSED LAND USES

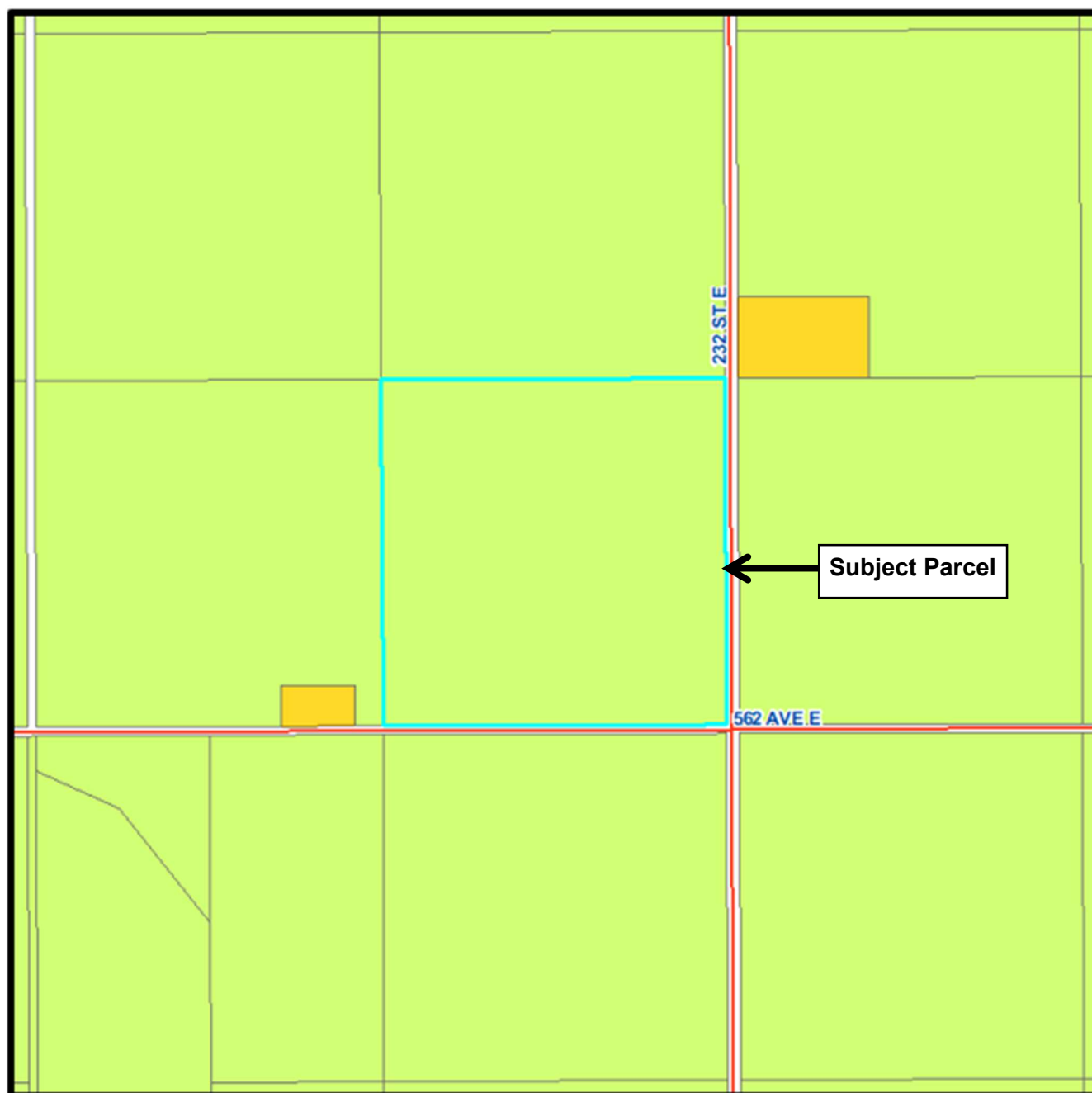
ORTHO PHOTO

APPENDIX B – DRAFT BYLAW

APPENDIX A: LOCATION MAP



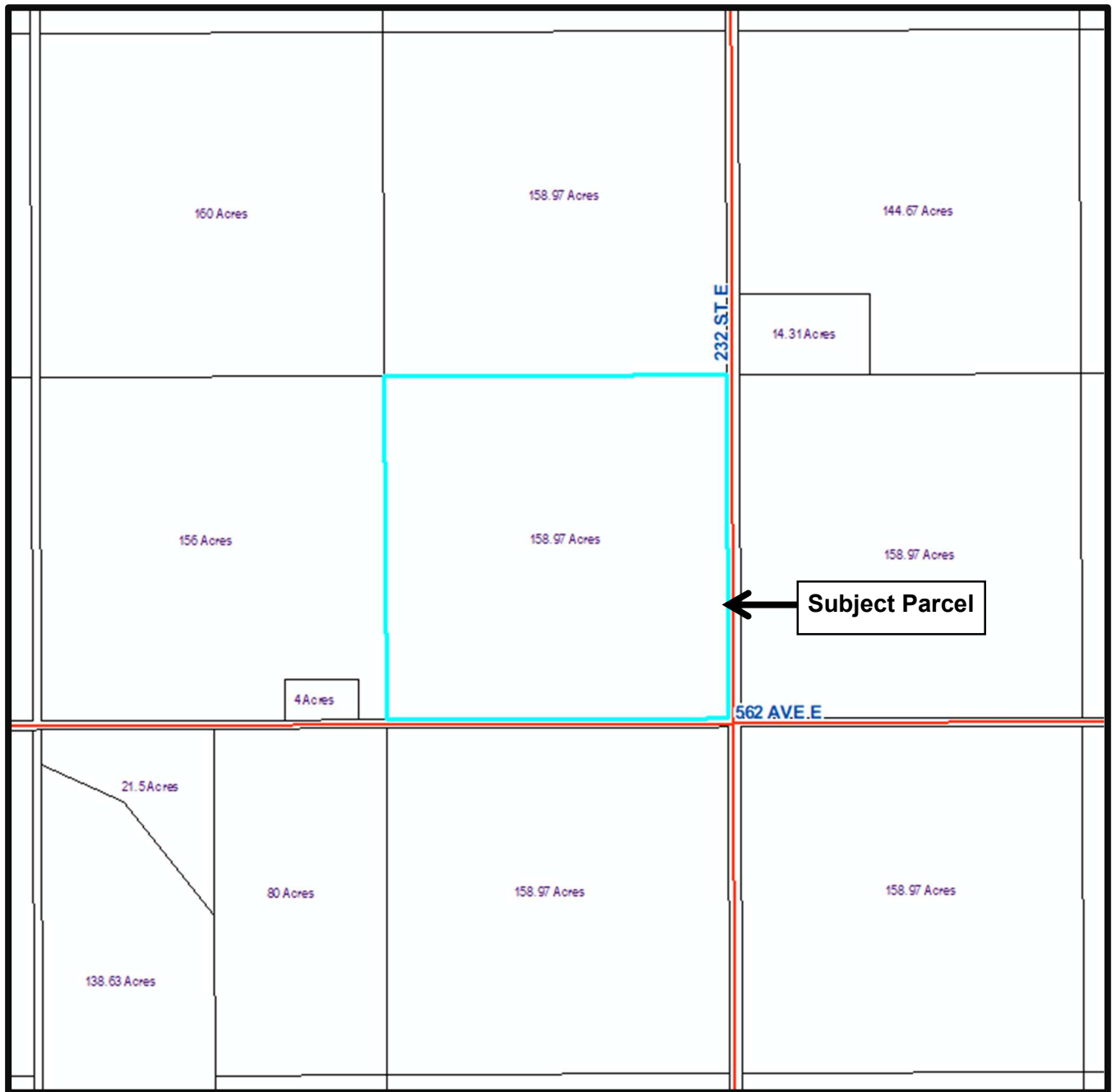
APPENDIX A: LAND USE – HALF MILE MAP



Legend

-  A- Agricultural
-  CR- Country Residential

APPENDIX A: PARCEL SIZES – HALF MILE MAP



APPENDIX A: SITE PLAN – PROPOSED PARCEL

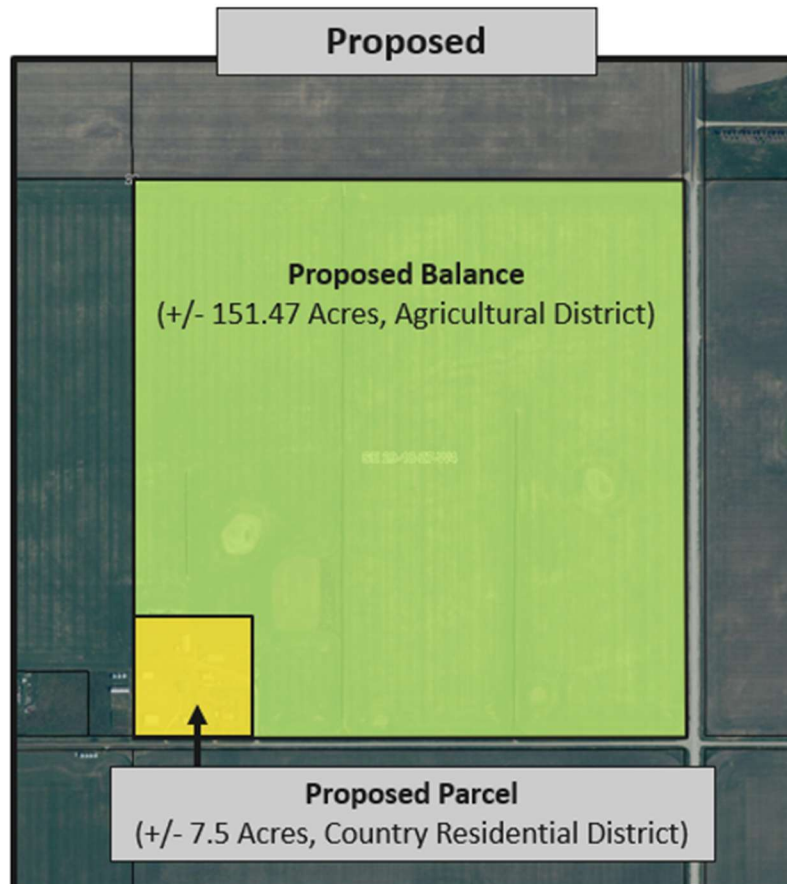
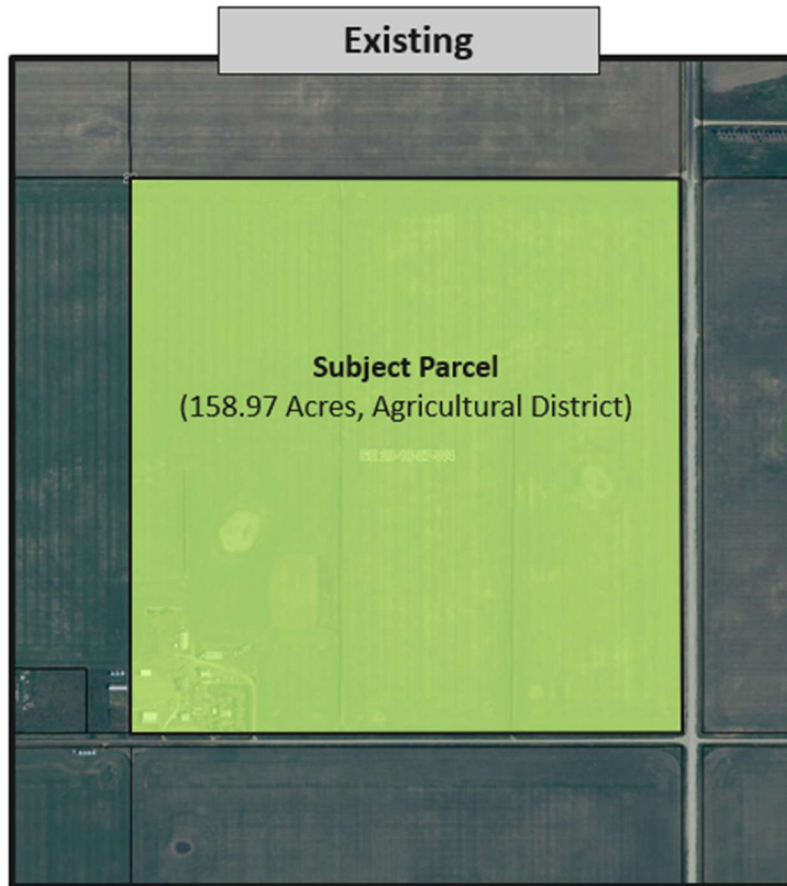


APPENDIX A: SITE PLAN – PROPOSED AND BALANCE PARCEL



7.5 acres.

APPENDIX A: PROPOSED LAND USES



APPENDIX A: ORTHO PHOTO



BYLAW XX/2025

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

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 the redesignation of a 7.50 +/- acre portion on SE 29-18-27 W4M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 7.50 +/- acre Country Residential lot with an approximate 151.47 +/- acre Agricultural District balance parcel.

AND WHEREAS the Council has received an application to further amend the Land Use Bylaw by authorizing a Site-Specific Amendment to the Country Residential District land use rules to allow for a relaxation to the number, cumulative size and setback distances to existing accessory buildings on the proposed parcel, being Ptn. SE 29-18-27 W4M.

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

1. Land Use Map No. 1827 is amended by redesignating a 7.50 +/- acre portion on SE 29-18-27 W4M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 7.50 +/- acre Country Residential lot with an approximate 151.47 +/- acre Agricultural District balance parcel.
2. Under SECTION 13.1 COUNTRY RESIDENTIAL DISTRICT, the following shall be added under Section 13.1.5 DISCRETIONARY USES only on *Ptn. 29-18-27 W4M*:

To allow for a relaxation to the number, cumulative size and setback distances to existing accessory buildings on the proposed parcel, being Ptn. SE 29-18-27 W4M.

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 .