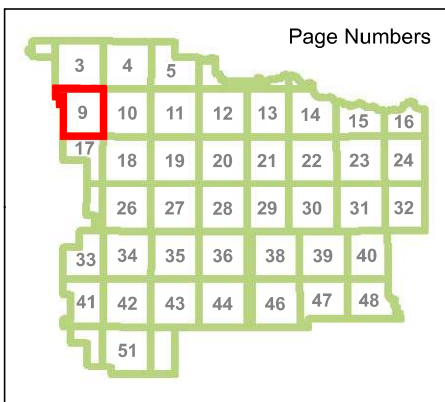
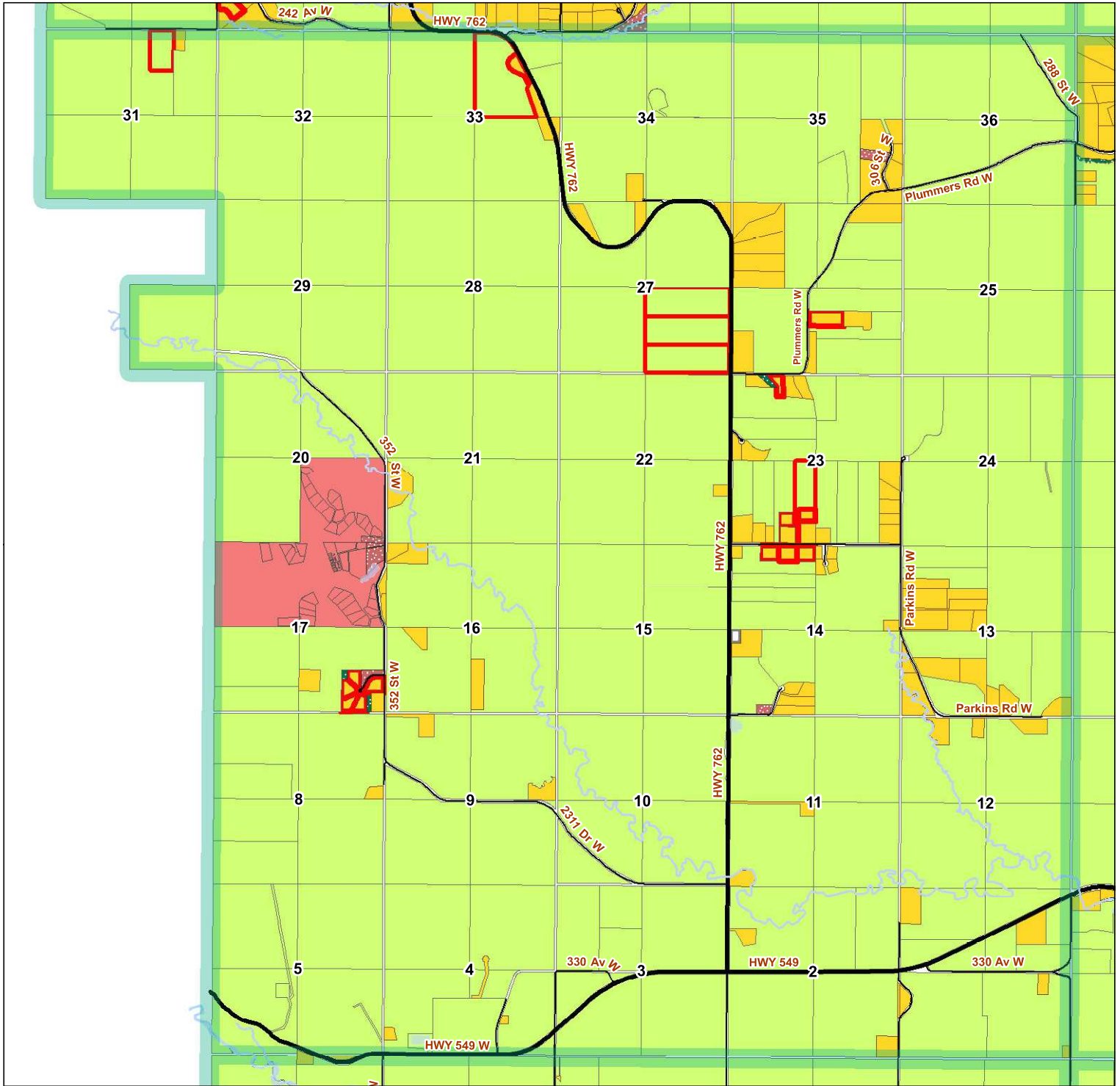




Legend

- County Roads
- Highways
- A- Agricultural
- AA- Agricultural Sub A
- CR- Country Residential
- CRA- Country Residential Sub A
- ER- Environmental Reserve
- MR- Municipal Reserve
- REC- Recreation
- SD- Service District

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Data Sources Include Municipal Records and AltaLIS.
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FOOTHILLS COUNTY
BOX 5605, 309 MACLEOD TRAIL
HIGH RIVER AB T1V 1M7
TELEPHONE (403) 652-2341
planning@foothillscountyab.ca

MEMORANDUM OF TRANSMITTAL

TO: Absolute Surveys Inc.
Attn: Don Holstead



OUR FILE: F2104-13NW/NE
DATE: October 1, 2025
APPEAL TIME UP: October 22, 2025

COPY ADDRESSES

Assessment Department- Devyn Murray
Landowner- Charles Anderson
File Copy

Attached you will find an extract of the Foothills County Subdivision Authority's decision of **September 17, 2025** at which time your subdivision application was conditionally **APPROVED**. The conditions of approval are outlined in the attached extract.

Prior to the submission of any final documents we advise that it is the **APPLICANT'S** responsibility to ensure that all conditions of approval have been met within one year of the approval date, and that the Council has received documented evidence to this effect. Should you have any questions regarding your conditions of approval, please call the Planning Department at (403) 652-2341. Please note that final subdivision fees as per the County's current fee bylaw are due when you finalize this subdivision. Staff is authorized to ask for a Certified Cheque, Cash, VISA, Interac or money order for final subdivision fees, taxes and public reserve monies for those applicants who wish to receive their plan for registration at Land Titles Office.

Should there be an agent as applicant, the agent is expected to ensure that his client is fully advised as to the effect of the notification.

In accordance with the Municipal Government Act, an appeal from this decision or conditions attached thereto may be commenced by:

- (a) the applicant;
- (b) a Government department if the application is required by the subdivision and development regulations to be referred to that department;
- (c) the School Divisions with respect to reserve

by filing written notice of the appeal with the **Subdivision and Development Appeal Board** within 14 days of receipt of the written decision of the subdivision approving authority. The date of receipt of the decision is deemed to be 7 days from the date the decision is mailed.

A Notice of Appeal form has been attached to this Memorandum of Transmittal to assist you with such an appeal should you choose to make one.

If you would like to inspect the minutes, have any questions on the decision or appeal process please contact our Planning and Development Department.

E.1 Anderson - NW/NE 13-21-04 W5M - Request for Subdivision

Resolution 745

Moved by: Councillor Castell

That Council table the decision for Item E.1 Anderson - NW/NE 13-21-04-W5M – Request for Subdivision to this afternoon.

CARRIED

E.1 Anderson - NW/NE 13-21-04 W5M - Request for Subdivision

Resolution 755

Moved by: Councillor Castell

That the boundary adjustment whereby 32.14 +/- acres from Ptn. NW 13-21-04 W5M is consolidated into Ptn. NE 13-21-04 W5M, creating a 192.14 +/- acre Agricultural District parcel (Ptn. NE 13-21-04 W5M) and a 7.6 +/- acre Country Residential District parcel (NW 13-21-04 W5M) has been evaluated in terms of Section 654 of the Municipal Government Act and Section 9 of the Matters Related to Subdivision and Development Regulation; and that the application be approved as per the tentative plan for the following reasons:

1. The application is consistent with Section 9 of the Matters Related to Subdivision and Development Regulation; and
2. The subject lands have the appropriate land use designation.

In consideration of the criteria noted within the Residential Policy of the MDP2010, the Subdivision Authority is of the opinion that the lands are suitable for the intended use and further that the application falls within the density provisions and lot size restrictions within the County's Land Use Bylaw.

Further, in accordance with Sections 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 Register 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), and approach locations, within the boundaries of the appropriate parcels and that the site plan is surveyed according to municipal setback requirements;
3. 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;
4. Public Reserve: to be provided by way of cash-in-lieu of land based on \$15,135.00 per acre on the account of 10% of the 7.6 acre lot. ;
5. Landowners are to provide all utility easements and agreements, to the satisfaction of the County and the utility companies;
6. Landowners are to pay all arrears of taxes on the existing parcel prior to finalization of the subdivision;
7. The Applicant is to execute and complete the registration of a request to discharge the easement agreement registered as encumbrance 931170455 on Ptn. NE 13-21-04 W5M; and
8. Submission of subdivision endorsement fees.

CARRIED

NW: 2104135030
NE: 2104137500



Boundary Adjustment - Subdivision Application

Foothills County

309 Macleod Trail, Box 5605, High River, AB T1V 1M7 • Tel: 403-652-2341 Fax: 403-652-7880

www.foothillscountyab.ca

This form is to be completed in full wherever applicable by the registered owner(s) of the land that is the subject of the application or by a person authorized to act on the registered owner's behalf.

FOR OFFICIAL USE ONLY

Date of Receipt: June 20 2025 Date Deemed Complete: June 20 2025 Roll #: 2104135030/2104137500
Fees Submitted: 4,600 Receipt No.: 439209 File No.: F2104-13NW/NE

1. NAME OF REGISTERED OWNER(S) OF LAND TO BE SUBDIVIDED Charles Anderson

Address 290006 & 290142 Perkins Road Postal Code T0L 1K0

Home Phone 403-931-2653 Business Phone _____

I consent to receive documents by email: ☒ Yes ☐ No Email Address: char1957ie@gmail.com

NAME OF REGISTERED OWNER(S) OF LAND TO BE SUBDIVIDED same owner for both properties

Address _____ Postal Code _____

Home Phone _____ Business Phone _____

I consent to receive documents by email: ☐ Yes ☐ No Email Address: _____

2. NAME OF AUTHORIZED PERSON ACTING ON BEHALF OF REGISTERED OWNER(S) (IF ANY)

Don Holstead of Absolute Surveys Inc.

Address 29 A Elizabeth Street West, Okotoks Postal Code T1S 1B1

Home Phone _____ Business Phone 587-757-0634

I consent to receive documents by email: ☒ Yes ☐ No Email Address: don@absolutesurveys.ca

I (We) Charles Anderson hereby authorize Don Holstead of Absolute Surveys Inc.
to act on my (our) behalf on matters pertaining to this application for subdivision.

Signature of Landowner(s) _____

Date 29/1/2025

Signature of Landowner(s) _____

Date _____

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:

1. All part of the NW 1/4 Sec. 13 Twp. 21 Range 4 West of 5 Meridian.

Being all/parts of Lot _____ Block _____ Reg. Plan No. _____ C.O.T. No. 231 285 196

Total area of the above parcel of land to be subdivided 16.1 hectares (40 acres).

Municipal Address (if applicable) 290006 Perkins Road

2. All part of the NE 1/4 Sec. 13 Twp. 21 Range 4 West of 5 Meridian.

Being all/parts of Lot _____ Block _____ Reg. Plan No. _____ C.O.T. No. _____

Total area of the above parcel of land to be subdivided 64.7 hectares (160 acres).

Municipal Address (if applicable) 290142 Perkins Road

4. LOCATION OF LAND TO BE SUBDIVIDED:

a. The land is situated in Foothills County.

b. Is the land situated immediately adjacent to the municipal boundary? Yes _____ No x _____

If Yes, the adjoining municipality is _____

c. Is the land situated within 1.6 kilometres (1 mile) of the centre line of a Highway right of way?

Yes x _____ No _____ If Yes, the Highway is No. Secondary Hwy 762

d. Does the proposed parcel contain or is adjacent to a river, stream, lake or other body of water, or by a drainage ditch or canal? Yes x _____ No _____ If Yes, state its name Dugout (pond)

e. Is the land within 1.5 kilometres (0.93 miles) of a sour gas facility? Yes _____ No x _____

f. Are there any oil or gas wells or pipelines on or within 100 metres of the land? Yes _____ No x _____

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED:

- a. Describe existing use of the land as classified under a land use bylaw Agricultural
- b. Describe proposed use of the land as classified under a land use bylaw Country Residential - Lot 1
Lot 2 to remain Agricultural (see concurrent Land Use Bylaw designation)
- c. Size of parcels being created 3.1 Ha (7.6 Acres)
- d. Description of Boundary Adjustment 7.6 Acres in the north westerly corner of C of T 231 285 196 to contain numerous buildings as shown on the Tentative Plan. The remainder of C of T 231 285 196 to be consolidated with the NE Section 13-21-4-W5 as shown on the Tentative plan.

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED:

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) Rolling
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.) Mix of tree and bareland areas. There is a manmade dugout that would be located within the 7.6 Acre parcel. See tentative plan for clarity.
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) sandy - loam

7. EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED:

Describe any building, historical or otherwise and any structures on the land and whether they are to be demolished or moved:
Dwelling, two detached garages, a greenhouse and an accessory building within the 7.6 Acre proposed lot. The NE 1/4 Section contains a dwelling, a carriage house, two accessory buildings and a greenhouse.

8. WATER AND SEWER SERVICES

If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal: Well and septic (unchanged)

9. REGISTERED OWNER(S) OR PERSON ACTING ON HIS /HER BEHALF:

I/We, Don Holstead of Absolute Surveys Inc. hereby certify that

☐ I/We are the registered owner(s), or

☒ I/We are authorized to act on behalf of the registered owner(s)

and that the information given on this form is full and complete and is, to the best of my/our knowledge, a true statement of the facts relating to this application for subdivision.

Address 29 A Elizabeth Street West, Okotoks

Signed [Signature]

Phone No. 587-757-0634 Date June 18, 2025

RIGHT OF ENTRY

I/We, Charles Anderson

hereby authorize Foothills County to enter my/our land for the purpose of conducting a site inspection in connection with my/our application for subdivision. This right is granted pursuant to Section 653(2) of the Municipal Government Act.

[Signature]

Signature of Registered Owner(s)

THIS SECTION FOR OFFICIAL USE

Decision Approved

The reasons for refusal or conditions of approval are attached.

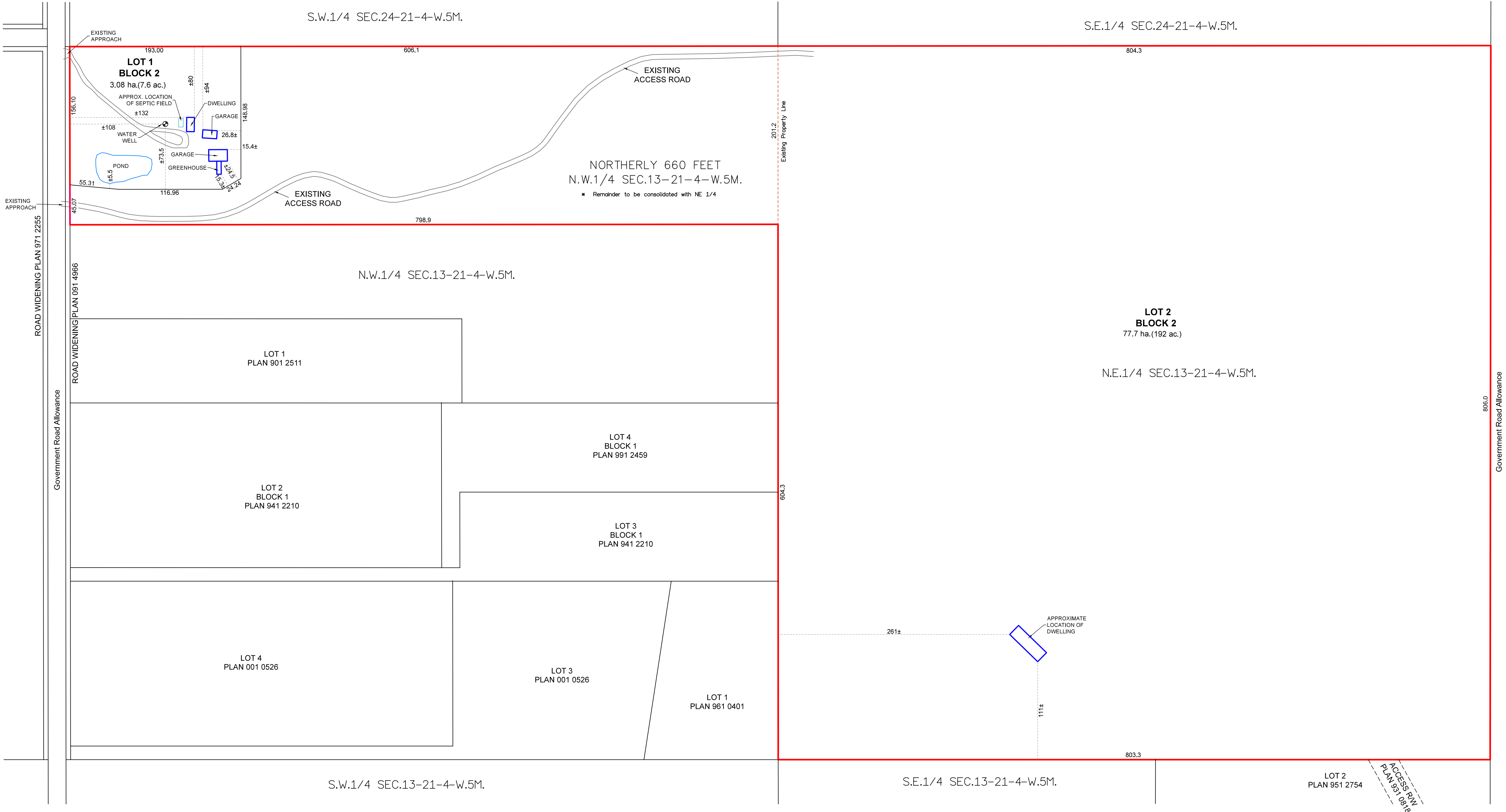
Date October 1, 2025

Signed [Signature]
(Authorized Officer of Approving Authority)

FOOTHILLS COUNTY
TENTATIVE APPROVAL ONLY
CONDITIONS: SEE SCHEDULE A

VALID Sept 17/25 EXPIRES Sept 17/26

DISCLAIMER: Please note that the personal information collected on this form is authorized under the Municipal Government Act and is required for the purpose of the County's Planning and Development processes. This information may also be shared with appropriate government agencies and may also be kept on file by those agencies. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection and use of this information, please contact the FOIP Coordinator at 403-652-2341.



FOOTHILLS COUNTY
PLAN SHOWING
TENTATIVE SUBDIVISION
AFFECTING
**THE NORTHERLY 660 FEET IN
PERPENDICULAR WITH OF THE
N.W.1/4 SEC.13, TWP.21, RGE.4, W.5M. &
N.E.1/4 SEC.13, TWP.21, RGE.4, W.5M.
WITHIN THE
N.1/2 SEC.13, TWP.21, RGE.4, W.5M.**

NOTES
1. AREA AFFECTED BY THIS PLAN OUTLINED THUS: — AND CONTAINS 80.8 ha.
2. DISTANCES ARE IN METRES AND DECIMALS THEREOF.
3. BUILDINGS ARE APPROXIMATE, DERIVED FROM BING AERIAL IMAGERY.

LEGEND
SYMBOLS AND ABBREVIATIONS THAT MAY APPEAR ON THIS PLAN SHOWN BELOW.
ALBERTA SURVEY CONTROL MARKER.
FOUND STATUTORY IRON POST.
PLACED STATUTORY IRON POST.
CALCULATED POSITION.
GEO-REFERENCED POINT.

A	 Arc	Mon.	 Monument
ac	 Acre	Mp.	 Marker Post
A.G.	 Above Ground	MR	 Municipal Reserve
AR/W	 Access Right-of-Way	NAD	 North American Datum
ASCM	 Alberta Survey Control Marker	P.	 Brass Cap
B.G.	 Below Grade	PI	 Placed
Calc	 Calculated	Pos.	 Position
CSRS	 Canadian Spatial Reference System	Prop.	 Proportion
c.s.	 Countersunk	PPP	 Precise Point Positioning
Δ	 Central Angle of Curve	PUL	 Public Utility Lot
Est.	 Established	R	 Radius
FCP	 Fence Corner Post	(R)	 Radial
Fd.	 Found	Re-est.	 Re-established
FL	 Fence Line	Ref.	 Reference
G.L.	 Ground Level	Res.	 Restored
GNSS	 Global Navigation Satellite System	RGE.	 Range
ha	 Hectare	R/W	 Right-of-Way
I.	 Statutory Iron Post	RP	 Reference Point
I.Bar	 Iron Bar	SEC.	 Section
Int.	 Intersection	Spk.	 Spike
M.	 Meridian	TWP.	 Township
M.D.	 Municipal District	UR/W	 Utility Right-of-Way
Mk.	 Mark	UTM	 Universal Transverse Mercator
Mk'd	 Marked		

MUNICIPAL AUTHORITY
FOOTHILLS COUNTY

SURVEYOR
DON HOLSTEAD, A.L.S.



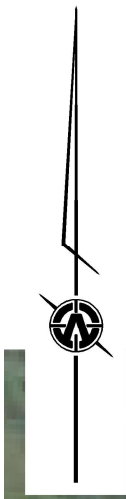
AREA SCHEDULE	
LOT 1	FROM NORTHERLY 660 FEET OF NW ¼ Sec. 13-21-4-W5 3.08 ha (7.6 ac.)
LOT 2	FROM NORTHERLY 660 FEET OF NW ¼ Sec. 13-21-4-W5 13.0 ha (32 ac.) FROM NE ¼ Sec. 13-21-4-W5 64.7 ha (160 ac.) TOTAL 77.7 ha (192 ac.)

1	Revised plan to two Lots and renumbered	June 4, 2025	DH
0	Issued	Jan. 30, 2025	
REV.	COMMENT	DATE	INITIALS

SCALE 1:2500
0 50 100 200

ABSOLUTE SURVEYS
69 Elma Street West
OKOTOKS, AB.
OFFICE: 587-757-0634

INITIALS: MS/MD-DH/DH
DATE: JUN. 4, 2025
JOB NO.: 24-0493TN-R01



FOOTHILLS COUNTY
PLAN SHOWING
TENTATIVE SUBDIVISION
AFFECTING
**THE NORTHERLY 660FEET IN
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N.W.1/4 SEC.13, TWP.21, RGE.4, W.5M. &
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WITHIN THE
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CALCULATED POSITION.
GEO-REFERENCED POINT. R.P.

A	 Arc	Mon.	 Monument
ac	 Acre	Mp.	 Marker Post
A.G.	 Above Ground	MR	 Municipal Reserve
AR/W	 Access Right-of-Way	NAD	 North American Datum
ASCM	 Alberta Survey Control Marker	P.	 Brass Cap
B.G.	 Below Grade	PI	 Placed
Calc	 Calculated	Pos.	 Position
CSRS	 Canadian Spatial Reference System	Prop.	 Proportion
c.s.	 Countersunk	PPP	 Precise Point Positioning
Δ	 Central Angle of Curve	PUL	 Public Utility Lot
Est.	 Established	R	 Radius
FCP	 Fence Corner Post	(R)	 Radial
Fd.	 Found	Re-est.	 Re-established
FL	 Fence Line	Ref.	 Reference
G.L.	 Ground Level	Res.	 Restored
GNSS	 Global Navigation Satellite System	RGE.	 Range
ha	 Hectare	R/W	 Right-of-Way
I.	 Statutory Iron Post	RP	 Reference Point
I.Bar	 Iron Bar	SEC.	 Section
Int.	 Intersection	Spk.	 Spike
M.	 Meridian	TWP.	 Township
M.D.	 Municipal District	UR/W	 Utility Right-of-Way
Mk.	 Mark	UTM	 Universal Transverse Mercator
Mkd	 Marked		

MUNICIPAL AUTHORITY
FOOTHILLS COUNTY

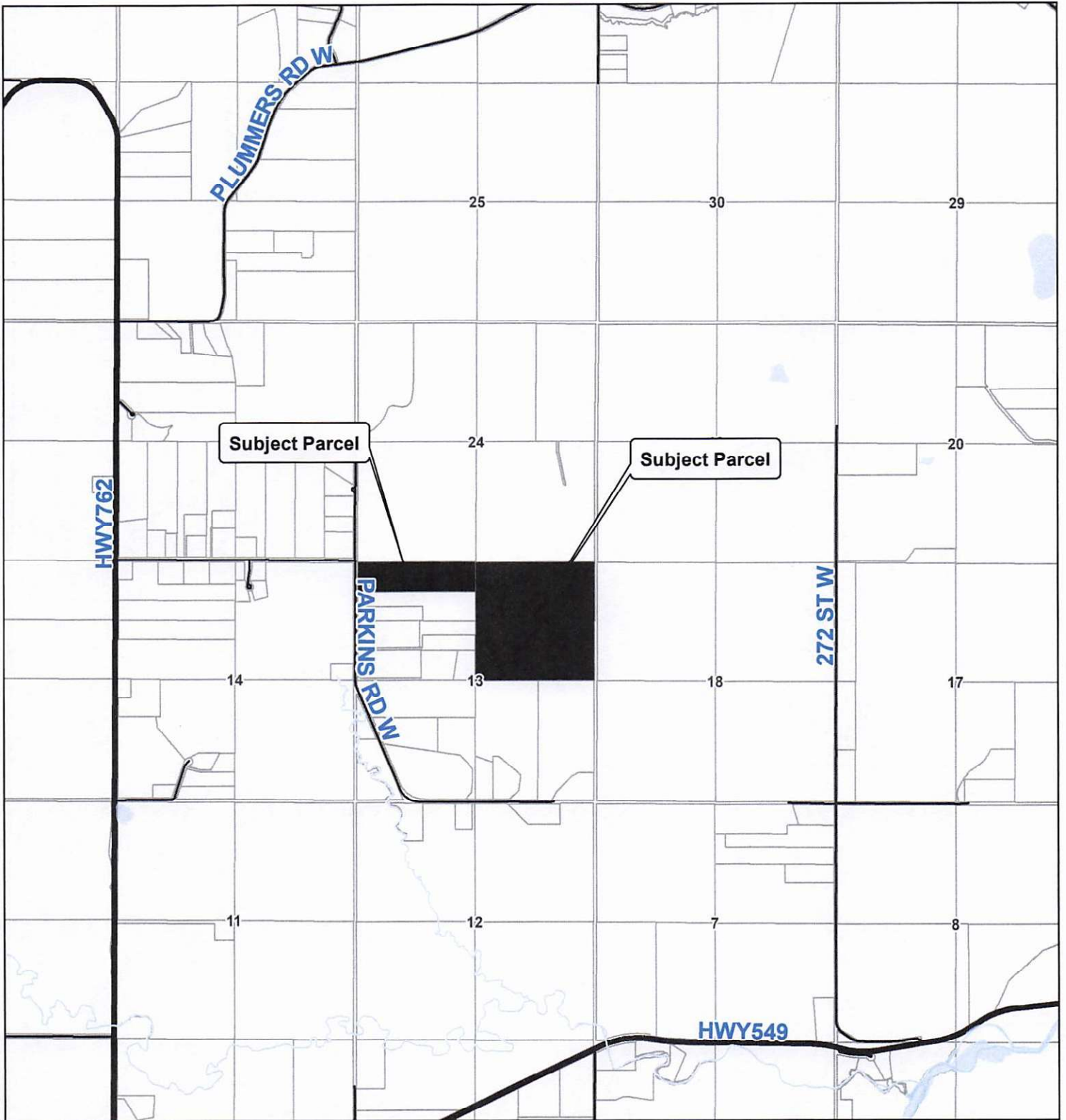
SURVEYOR
DON HOLSTEAD, A.L.S.



1	Revised plan to two Lots and renumbered	June 4, 2025	DH
0	Issued	Jan. 30, 2025	
REV.	COMMENT	DATE	INITIALS
SCALE 1:2500			
ABSOLUTE SURVEYS		INITIALS: MS/MD-DH/DH	
69 Elma Street West OKOTOKS, AB. OFFICE: 587-757-0634		DATE: JUN. 4, 2025	
		JOB NO.: 24-0493TN-R01	



Location Map NW/NE 13-21-4 W5M



Legend

- Roads
- Highway
- Parcels
- Subject Parcel

Date: 2025-06-23

0 0.25 0.5 1 Miles

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Data Sources Include Municipal Records and AltaLIS.
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**SUBDIVISION APPROVING AUTHORITY ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
SUBDIVISION APPROVAL
September 17, 2025**

APPLICATION INFORMATION		FILE NO. F2104-13NW/NE
	LEGAL DESCRIPTION: Parcel #1: PTN. NW 13-21-4 W5M Parcel #2: NE 13-21-4 W5M	
	LANDOWNER: Charles Anderson	
	AGENT: Don Holstead – Absolute Surveys Inc.	
	AREA OF SUBJECT LANDS: Parcel #1: 39.74 acres Parcel #2: 160 acres	
	CURRENT LAND USE: Agricultural District	
	PROPOSED LAND USE: Country Residential District & Agricultural District	
PROPOSAL: Boundary Adjustment proposing to take +/- 32.14 acres from Ptn. NW 13-21-4 W5M and consolidate it with NE 13-21-4 W5M resulting in: Ptn. NW 13-21-4 W5M - +/- 7.6 acre Country Residential District parcel NE 13-21-4 W5M - +/- 192.14 acre Agricultural District parcel		
LOCATION: The subject parcel is located directly east of Parkins Road W & approximately 1.6km east of Hwy 762 and 6.8km northwest of the Hamlet of Millarville.		
DIVISION NO: 3		COUNCILLOR: Barb Castell
FILE MANAGER: Brittany Smith		

PURPOSE OF REQUEST:

Request of the Subdivision Approving Authority to approve the subdivision application which proposes the Boundary Adjustment to take +/- 32.14 acres from Ptn. NW 13-21-04 W5M and consolidating it with Ptn. NE 13-21-04 W5M, creating a +/- 192.14 acre Agricultural District parcel (NE 13-21-04) and a +/- 7.6 acre Country Residential District parcel (NW 13-21-04 W5M).

Images outlining the current land use and boundary lines, and the proposed land uses and boundary lines has been provided within Appendix B of this staff report.

BACKGROUND:

September 17, 2025: Council granted third and final reading to Bylaw 33/2025 authorizing the redesignation of a portion of NW 13-21-04 W5M from Agricultural District to Country Residential District, in order to allow for one 7.6 +/- acre Country Residential lot, with an approximate 32.14 +/- acre Agricultural District balance parcel that would be consolidated with the adjacent quarter section to the east being NE 13-21-4 W5 in a boundary adjustment.

SITE CONSIDERATIONS:

Access:

Parcel #1: Ptn. NW 13-21-04 W5M: There are currently two existing approaches to the subject parcel. The first approach is located just south of the intersection of Parkins Road and 304 Street W (indicated by the orange arrow on figure below), which it is proposed to remain providing access to the 7.6-acre CR lot.

A second approach and driveway exist providing access to the subject parcel located further south on Parkins Road (as indicated by the blue arrow) which continues into the adjacent parcel to the east (also owned by the landowner) to the existing dwelling on NE 13-21-4 W5M.

Parcel #2: NE 13-21-04 W5M

As mentioned above, the approach indicated by the blue arrow is to be utilized as primary access to the proposed +/- 192.14 acre Agricultural District parcel should Council approve the boundary adjustment request.

Another access to NE 13-21-4 W5M currently exists via easement through NW 13-21-4 W5M Plan 0010526, Lot 3 & Plan 9610401, Lot 1, (as indicated by the red arrow). The County is not a party to this easement agreement and the landowner wishes for this easement to remain in place as a secondary access.



MUNICIPAL RESERVE:

To date, no Reserves have been provided for either subject parcels.

As per the County's Municipal Reserve Policy, Council may wish to request cash in lieu for the 7.6 acre Country Residential lot.

A Deferred Reserve Caveat is registered on title for NW 13-21-04 W5M and Council may wish to further defer reserves to the balance to be consolidated into the NE 13-21-04 W5M new boundary adjusted parcel.

REFERRAL CIRCULATION:

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works	Public Works has provided no comments for this subdivision application.
GIS Department	GIS department has the following comments, as condition of subdivision approval: • Condition of approval to be added for landowners to update address for NE 13-21-04 W5M should the access by Easement on the south side of the quarter no longer be utilized.
EXTERNAL	
Telus	No Concerns
Fortis	No Easement is required.
PUBLIC	
Landowners (adjacent)	No Submissions

REQUEST OF THE SUBDIVISION APPROVING AUTHORITY:

Council, as the Subdivision Approving Authority is respectfully requested approve the Boundary Adjustment to take +/- 32.14 acres from Ptn. NW 13-21-04 W5M and consolidate it with Ptn. NE 13-21-04 W5M, creating a +/- 192.14 acre Agricultural District parcel (NE 13-21-04) and a +/- 7.6 acre Country Residential District parcel (NW 13-21-04 W5M).

Should Council choose to approve the proposed subdivision, the following motion has been provided for consideration:

The subdivision has been evaluated in terms of Section 654 of the Municipal Government Act and Section 9 of the Matters Related to Subdivision and Development Regulation; therefore, it is recommended that the application be approved as per the tentative plan for the following reasons:

- The application is consistent with Section 9 of the Matters Related to Subdivision and Development Regulation;
- The subject lands have the appropriate land use designation

In consideration of the criteria noted within the Residential Policy of the MDP2010, the Subdivision Authority is of the opinion that the lands are suitable for the intended use and further that the application falls within the density provisions and lot size restrictions within the County's Land Use Bylaw.

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

Recommended 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 Register 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), and approach locations, within the boundaries of the appropriate parcels and that the site plan is surveyed according to municipal setback requirements;

3. 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;
4. Public Reserve: to be provided by way of cash-in-lieu of land based on \$15,135.00 per acre on the account of 10% of the 7.6 acre lot and be further deferred by way of caveat on the +/- 192.14 acre balance parcel;
5. Landowners are to provide all utility easements and agreements, to the satisfaction of the County and the utility companies;
6. Landowners are to pay all arrears of taxes on the existing parcel prior to finalization of the subdivision;
7. Submission of subdivision endorsement fees.

APPENDICES:

APPENDIX A:

LOCATION MAP
SITE PLAN

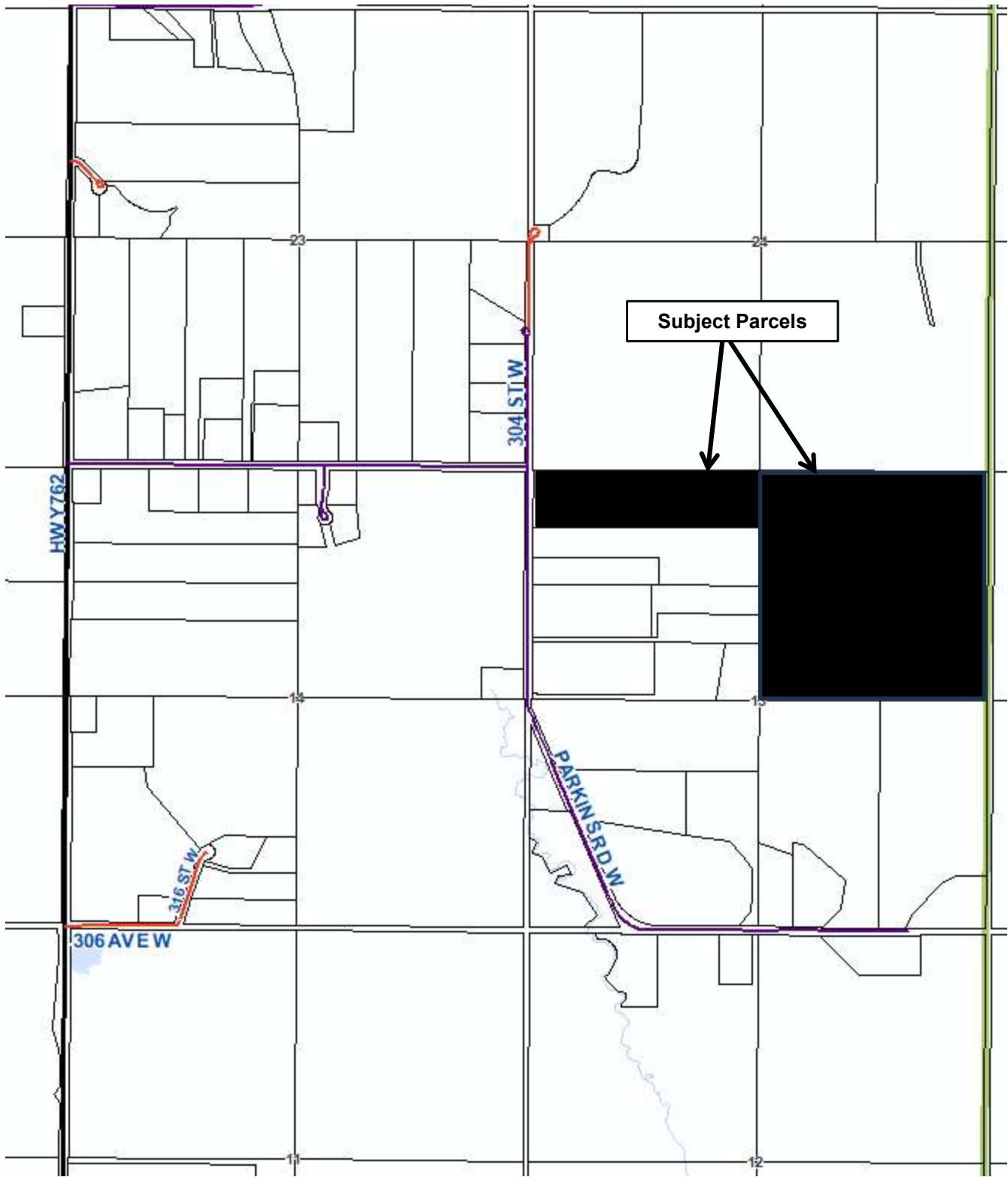
APPENDIX B:

CURRENT LAND USE AND PARCEL BOUNDARIES
PROPOSED LAND USE AND PARCEL BOUNDARIES

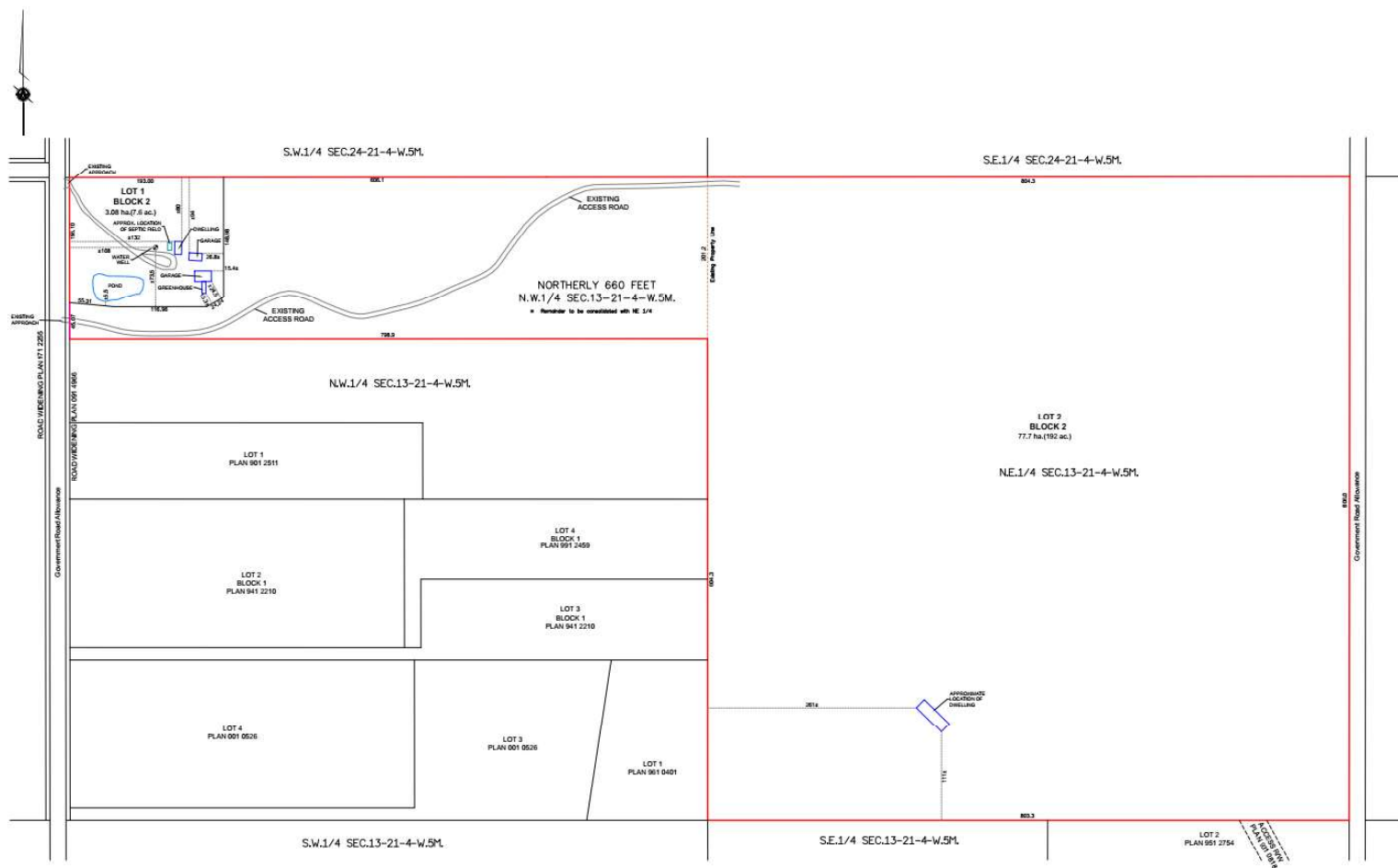
APPENDIX C:

ASSESSMENT SPREADSHEET – PUBLIC RESERVE AMOUNT FOR SUBDIVISION

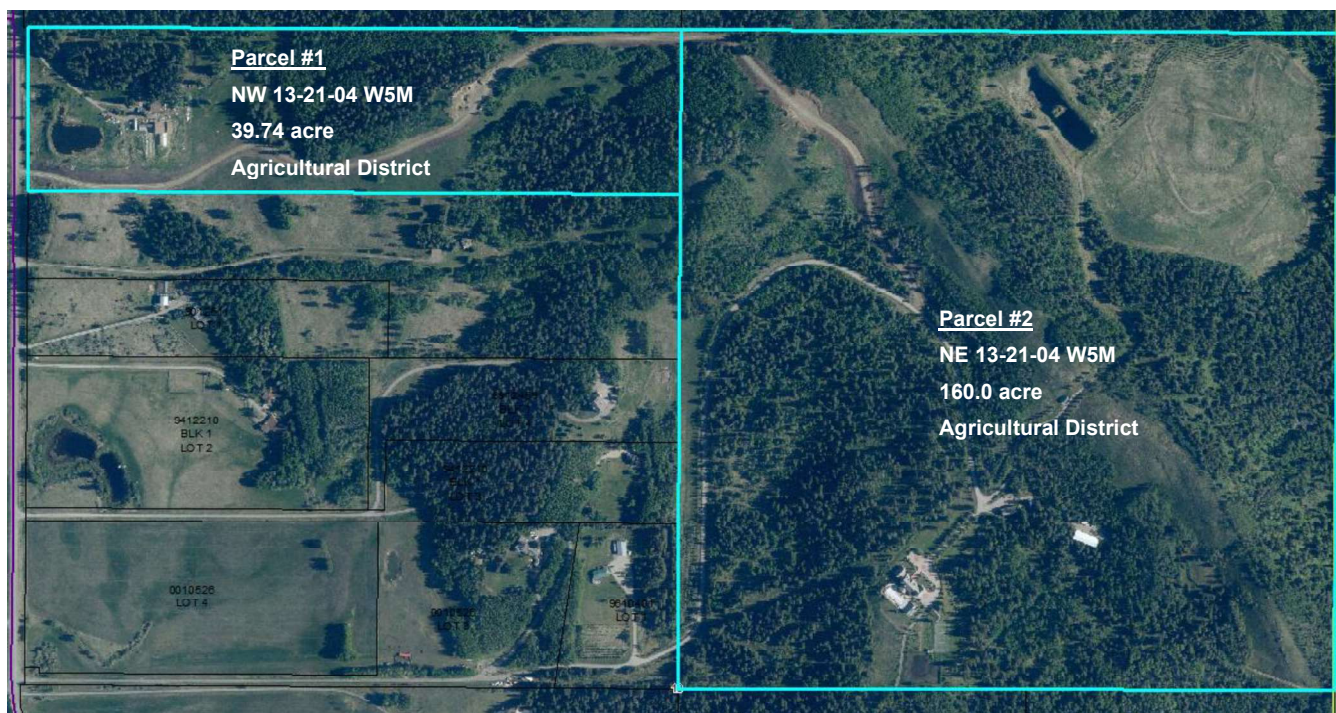
APPENDIX A: LOCATION MAP



APPENDIX A: SITE PLAN



APPENDIX B: CURRENT LAND USES AND PARCEL BOUNDARIES



APPENDIX B: PROPOSED LAND USES AND PARCEL BOUNDARIES AFTER BOUNDARY ADJUSTMENT



APPENDIX C: ASSESSMENT SPREADSHEET – PUBLIC RESERVE AMOUNT FOR SUBDIVISION

INTEROFFICE MEMORANDUM

DATE: July 23, 2025

TO: Planning Department

FROM: Teresa Lemon

Public Reserve Amount For Subdivision

File No: F2104-13NW/NE
 Legal: NW-13-21-4-5
 Subject: Anderson, Roll #2104135030
 Parcel Size: 39.74 acres
 Mkt Zone: 16
 Trees: Improved Lots of Mature Trees
 Views:
 River/Creek:

CONCLUSION

Based on the following sales, the fair market value for a 39.74 acre parcel in this area is : \$15,135 per acre.

Sale	Mz	Qr	Sec	Twp	Rge	M	Sale Date	Acres	Sale Price	Time Adj	Time Adj Sale Price	Loc Adj	Size Adj	Trees Adj	View Adj	River/ Creek Adj	Final Adjusted Sale Price	Indicated Price Per Acre For 39.74 Acs
1	22	SW	29	21	01	5	Aug-24	40.16	\$965,000	1.00	\$965,000	0.67	1.00	60000			\$706,550	\$17,779
2	13	SE	25	20	04	5	Oct-24	30.64	\$600,000	1.00	\$600,000	0.84	1.08	10000			\$554,320	\$13,949
3	22	NE	04	22	03	5	Nov-24	33.50	\$855,000	1.00	\$855,000	0.69	1.05	10000			\$629,448	\$15,839
4	11	NE	04	19	02	5	Jan-23	33.09	\$470,000	1.12	\$526,400	1.06	1.06	10000			\$601,463	\$15,135
5	22	NE	19	21	01	5	May-23	46.50	\$710,000	1.10	\$781,000	0.66	0.95	30000			\$519,687	\$13,077

COMMENTS:



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0034 109 967 5;4;21;13;NW 231 285 196

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 4 TOWNSHIP 21
SECTION 13

THE NORTHERLY 660 FEET IN PERPENDICULAR WIDTH THROUGHOUT OF THE
NORTH WEST QUARTER CONTAINING 16.2 HECTARES (40 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	(ACRES)	MORE OR LESS
ROAD	0914966	0.104	0.26	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 091 339 158 +11

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
231 285 196	20/09/2023	TRANSFER OF LAND	\$850,000	\$850,000

OWNERS

CHARLES ABERNETHY ANDERSON

REGISTRATION NUMBER	DATE (D/M/Y)	ENCUMBRANCES, LIENS & INTERESTS PARTICULARS
741 021 069	07/03/1974	CAVEAT CAVEATOR - THE CALGARY REGIONAL PLANNING COMMISSION.
751 079 114	28/07/1975	UTILITY RIGHT OF WAY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
231 285 196

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY
LIMITED.

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 23 DAY OF JUNE,
2025 AT 12:44 P.M.

ORDER NUMBER: 54096769

CUSTOMER FILE NUMBER: HD- Planning



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0014 061 220 5;4;21;13;NE 051 477 368

LEGAL DESCRIPTION
MERIDIAN 5 RANGE 4 TOWNSHIP 21
SECTION 13
QUARTER NORTH EAST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

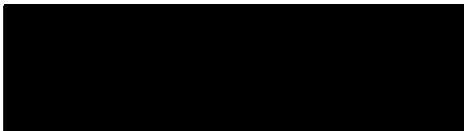
MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 921 139 336

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
051 477 368	14/12/2005	TRANSFER OF LAND	\$3,000,000	\$3,000,000

OWNERS

CHARLES ABERNATHY ANDERSON



ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
931 170 455	20/07/1993	EASEMENT OVER PTN OF NW 1/4 13-21-4-W5 FOR THE BENEFIT OF NE 1/4 13-21-4-W5
101 338 983	18/11/2010	MORTGAGE MORTGAGEE - THE BANK OF NOVA SCOTIA. UNIT 721 CORNERSTONE-201 SOUTHRIDGE DR OKOTOKS

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
051 477 368

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA T1S1B2

ORIGINAL PRINCIPAL AMOUNT: \$1,500,000

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 23 DAY OF JUNE,
2025 AT 12:44 P.M.

ORDER NUMBER: 54096769

CUSTOMER FILE NUMBER: HD- Planning



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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

931170455

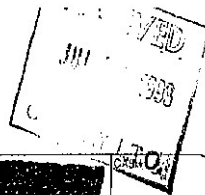
ORDER NUMBER: 55192872

ADVISORY

This electronic image is a reproduction of the original document registered at the Land Titles Office. Please compare the registration number on this coversheet with that on the attached document to ensure that you have received the correct document. Note that Land Titles Staff are not permitted to interpret the contents of this document.

Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

931170455 REGISTERED 1993 07 20
EASE -- BASEMENT
DOC 1 OF 1 DRRN: 2661184 ADR/SELLIOTT
LINC/S: 0017049210 0014061220



NAME: MACLEOD DIXON ADDRESS: [REDACTED]

CUSTOMER'S SPECIAL INSTRUCTIONS AND LEGAL DESCRIPTION: Register 3 copies of Easement. Return 2 copies for our files with CCT.

CLIENT'S FILE NO.: 065982/ACV

☐ D.C.T. ENCLOSED - PLEASE RETURN

JUL 19 1983

DOCUMENTS IN ORDER OF PRIORITY	EXTRA TITLES/REFS	REGISTRATION FEES	OTHER SERVICES DESCRIPTION	FEES	REGISTRATION NUMBER
1 General Easement CCT		\$ 15		\$ 8	
2					
3					
4					
5					
L.T.O. USE ONLY		SUB-TOTAL		SUB-TOTAL	TOTAL FEES
		\$		\$	\$

- ☐ D.C.T. Enclosed
☐ D.C.T. Not Enclosed

_____, 19____

A.D. Registrar

REASONS FOR REJECTION

PLEASE RE-SUBMIT DOCUMENTS WITH THIS FORM AND ☐ Duplicate Certificate of Title ☐ Registration Fee

- | | |
|--|--|
| <p>☐ 1. Require \$_____ for registration.</p> <p>☐ 2. Require duplicate certificate of title.</p> <p>☐ 3. Require foreign ownership of land declaration.</p> <p>☐ 4. Require address for _____</p> <p>☐ 5. Incorrect legal description.</p> <p>☐ 6. Require evidence re infants (section 120, Land Titles Act).</p> <p>☐ 7. Caveat must claim an interest in land.</p> <p>☐ 8. Caveat must state nature of interest claimed and grounds on which claim is founded (section 131, Land Titles Act).</p> <p>☐ 9. Title also subject to _____</p> <p>☐ 10. General Register search reveals attached registrations.</p> <p>☐ 11. Require discharge of tax requisition or consent of taxing authority.</p> <p>☐ 12. Sign, seal, swear, complete or correct _____</p> | <p>13. Comments and other reasons for rejection.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>A.D. Registrar</p> <p>Train # _____</p> <p>_____ , 19____</p> |
|--|--|

D.R.R. REJECTION NOTICE

S.A.L.R.D.

TO MACLEOD DIXON & COMPANY

BOX 7575
CALGARY, AB
T2P 2R4

VIA CALL BOX

CUSTOMER FILE NBR: 065982/AGV

RE: D.R.R. NUMBER: 2661184

CALL BOX: C154
ACCOUNT NUMBER: ~~REDACTED~~
REJECTION DATE: 1993/07/15

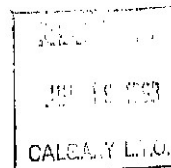
DOCUMENT TYPE

EASEMENT

AFFIDAVIT OF EXECUTION - CORRINE M. FIESEL STATES
THAT SHE SAW ALBERTA FRANCIS STROUD SIGN THE
EASEMENT. THERE IS A POWER OF ATTORNEY REGISTERED
REGISTERED FOR ALBERTA FRANCIS STROUD.

IF YOU HAVE ANY CONCERNS ON THIS REJECTION
PLEASE CONTACT SUSAN ELLIOTT AT 297-6580.

Rush
Could we please have back ~~from~~
on Thursday, July 22/93.



** PLEASE RE-SUBMIT DOCUMENT(S) WITH THIS FORM FOR FASTER PROCESSING. **

ADN/ELLIOTT

GENERAL EASEMENT

BETWEEN:

A. GAIL VICKERY and ALBERTA FRANCIS STROUD both having
a mailing address of Box 6, Site 2, RR #1, Millarville, in the Province
of Alberta, as Joint Tenants,

(hereinafter called the "Grantor")

OF THE FIRST PART

- and -

MATTI K. KAMILA having a mailing address of Box 57, Millarville,
Alberta, T0L 1K0,

(hereinafter called the "Grantee")

OF THE SECOND PART

WHEREAS the Grantor is registered as owner of all those certain lands and
premises situate in the Province of Alberta more particularly described as follows:

That portion of the North West Quarter of Section 13
Township 21
Range 4
West of the Fifth Meridian Lying to the South
of the Northerly 1,980.0 feet thereof, containing
16.2 hectares (40 acres) more or less
Excepting thereout all mines and minerals

(hereinafter called the "Servient Lands");

AND WHEREAS the Grantee is registered as owner of all those lands and
premises situate in the Province of Alberta more particularly described as follows:

Meridian 5, Range 4, Township 21
Section 13
Quarter North East
Excepting thereout all mines and minerals
and the right to work the same
Area: 64.7 hectares (160 acres) more or less

(hereinafter called the "Dominant Lands");

AND WHEREAS the Grantor and the Grantee have constructed and maintain on the Servient Lands a roadway for the common use and benefit of the Servient Lands and the Dominant Lands;

NOW THEREFORE IN CONSIDERATION of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration paid by the Grantee to the Grantor, the receipt and sufficiency whereof is hereby acknowledged, the Grantor doth hereby gift, grant, transfer and make over unto the Grantee the right, privilege and easement of a right of way in, through and over the Servient Lands for the purpose of ingress and egress to and from the Dominant Lands (and only the Dominant Lands) and for the purpose of continued maintenance, repair and operation of a private roadway together with the usual and ordinary appurtenances thereto now existing in, on, over and across the Servient Lands, the said right, privilege and easement being subject to the following terms and conditions which are hereby agreed to by and between the Grantee and the Grantor, namely:

1. The easement hereby granted shall be for such length of time as the private roadway is required by the Grantee for the purpose of providing access to the Dominant Lands and no more than two single family residences thereon; it being agreed that in the event the Grantee subdivides the Dominant Lands into more than two parcels of land or in the event that more than two single family residential buildings are constructed on the Dominant Lands, ingress and egress to and from any such additional parcels of land or residential buildings is not and shall not be permitted under this easement, nor by means of the private roadway constructed and maintained under this easement agreement.
2. The Grantee, its servants, agents and invitees shall have the full and free right and liberty in common with the Grantor to have ingress, egress and to pass and repass on the Servient Lands either on foot or by means of vehicles and necessary machines whatsoever and to remain on the Servient Lands for all purposes of repairing, replacing, maintaining, operating and using for the purpose intended the private roadway.
3. The Grantee, in carrying out any of the aforesaid operations, will do so in a good and workmanlike manner and will cause or do as little damage and inconvenience to the owner or occupier of the Servient Lands as is possible.
4. The Grantor covenants that it will not build, erect or maintain, nor permit or suffer to be built, erected or maintained on the Servient Lands, any building or structure, nor will the Grantor plant or maintain nor allow or suffer to be planted or maintained thereon any trees, shrubs or landscaping which would or could prevent or hinder the exercise by the Grantee of any of the rights hereinbefore granted.
5. The Grantee will indemnify and save harmless the Grantor from and against all claims, damages, debts, dues, suits, actions and causes of actions, costs or sums of money that the Grantor may suffer or be put to by reason of anything done by the Grantee in the exercise of any of the rights and privileges herein granted.

IN WITNESS WHEREOF the parties hereto have executed these presents at the City of Calgary, in the Province of Alberta, this 7th day of January, 1993.

Witness

Grantor: A. GAIL VICKERY

Grantor: ALBERTA FRANCIS STROUD, by
her duly appointed attorney
Grantor: ALBERTA FRANCIS STROUD

Grantor: ALBERTA FRANCIS STROUD

Witness

Witness

Grantee: MATT K. KAMILA

AFFIDAVIT OF EXECUTION

CANADA)

PROVINCE OF ALBERTA)

TO WIT:)

I, CORRINE M. FIESEL
of the City of Calgary,
in the Province of Alberta,

MAKE OATH AND SAY:

1. That I was personally present and did see A. Gail Vickery, named in the annexed instrument, who is personally known to me to be the person named therein, duly sign and execute the same for the purpose named therein;

2. That the same was executed at the City of Calgary, in the Province of Alberta, and that I am the subscribing witness thereto;

3. That I know the said A. Gail Vickery and she is in my belief of the full age of eighteen years.

WJL
SWORN BEFORE ME at the City of
Calgary, in the Province of
Alberta, this 7th day of
January, A.D. 1993.
July

M. Nicholson
A Commissioner for Oaths in and
for the Province of Alberta

M. NICHOLSON
My Commission Expires
April 5th, 1994

AFFIDAVIT OF EXECUTION

CANADA
Province of Alberta
TO WIT:

) I, CORRINE M. FIESEL, of the
) City of Calgary, in the Province of
) Alberta,
)
) MAKE OATH AND SAY:

1. THAT I was personally present and did see A. GAIL VICKERY, Attorney for ALBERTA FRANCIS STROUD, named in the within instrument who is personally known to me to be the person named therein, duly sign and execute the same for the purpose named therein.

2. THAT the same was executed at the City of Calgary, in the Province Alberta, and that I am the subscribing witness thereto.

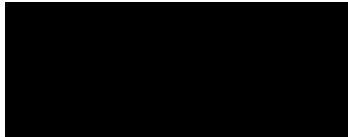
3. THAT I know the said A. GAIL VICKERY, Attorney for ALBERTA FRANCIS STROUD, and she is in my belief of the full age of 18 years.

SWORN BEFORE ME at the City of
Calgary, in the Province of
Alberta, this 7th day of
July, A.D. 1993.

V. A. Shrieves

A Commissioner for Oaths in and
for the Province of Alberta

VICTORIA ANN SHRIEVES
BY COMMISSIONER FOR OATHS 1993


CORRINE M. FIESEL

AFFIDAVIT OF EXECUTION

CANADA)

PROVINCE OF ALBERTA)

TO WIT:)

I, CORRINE M. FIESEL
of the City of Calgary,
in the Province of Alberta,

MAKE OATH AND SAY:

1. That I was personally present and did see Matti K. Kamila, named in the annexed instrument, who is personally known to me to be the person named therein, duly sign and execute the same for the purpose named therein;
2. That the same was executed at the City of Calgary, in the Province of Alberta, and that I am the subscribing witness thereto;
3. That I know the said Matti K. Kamila and he is in my belief of the full age of eighteen years.

SWORN BEFORE ME at the City of
Calgary, in the Province of
Alberta, this 7th day of
January, A.D. 1993.

M. Nicholson

A Commissioner for Oaths in and
for the Province of Alberta

M. NICHOLSON
My Commission Expires
April 6th, 1994

GENERAL EASEMENT

MACLEOD DIXON
Barristers and Solicitors
3700 - 400 - 3 Avenue S.W.
Calgary, Alberta
T2P 4H2

File No. 142116 RGR

Agriculture

Conserving the *agricultural land* base is very important to our economy, our environment and our way of life here in the MD of Foothills. Agricultural products are renewable resources which provide jobs and revenue. The long-term viability of agriculture depends on the land base. Due to the diversity of agricultural pursuits we can no longer define good farm land strictly by criteria such as the Canada Lands Inventory (CLI) soil capability system. We view all land as potential agricultural land and worth conserving. Agricultural lands comprise a significant portion of the natural capital in the MD, and the MD has a duty to protect this land for use by future generations.

Most of the land in the MD of Foothills is made up of working farms and ranches, many of which have been in families for generations. These families not only work as farmers, but they are also responsible for *land stewardship*. We still have intact watersheds, abundant wildlife and spectacular open vistas, all ‘public goods’, because of the families who have cared for their lands. The costs of supplying and maintaining these goods on private lands are left largely on the shoulders of our farmers and ranchers. The Provincial government’s new Land-Use Framework recognizes this and plans to develop new policy to support stewardship and conservation on both public and private lands. The MD supports this initiative.

GOAL

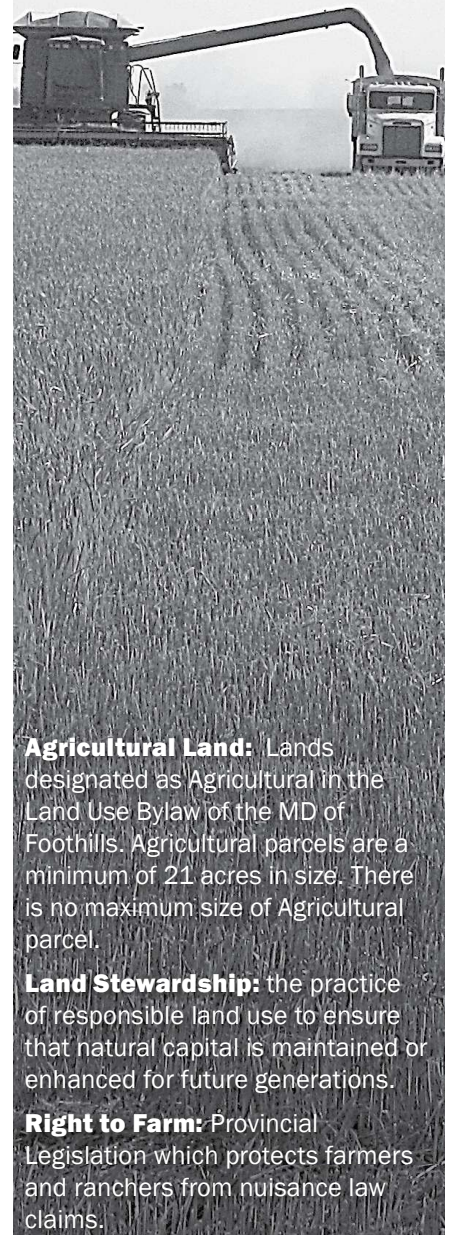
Conserve and protect the maximum amount of land in the MD as natural capital for use by the agricultural industry today and for future generations.

OBJECTIVES

1. Make the preservation of agricultural land a priority for the Municipal District of Foothills No. 31.
2. Minimize the loss of agricultural land by limiting the amount of land removed from agricultural use.
3. Foster growth, diversification and development of the agricultural industry.
4. Support existing agricultural operations and the “*right to farm*”.
5. Partner with and encourage the agricultural industry to protect lands that are environmentally significant by adopting practices that promote soil and water conservation.
6. Encourage the agricultural industry to use water responsibly.

“There is too little public recognition of how much we all depend upon farmers as stewards of our soil, water and wildlife resources.”

John F. Kennedy

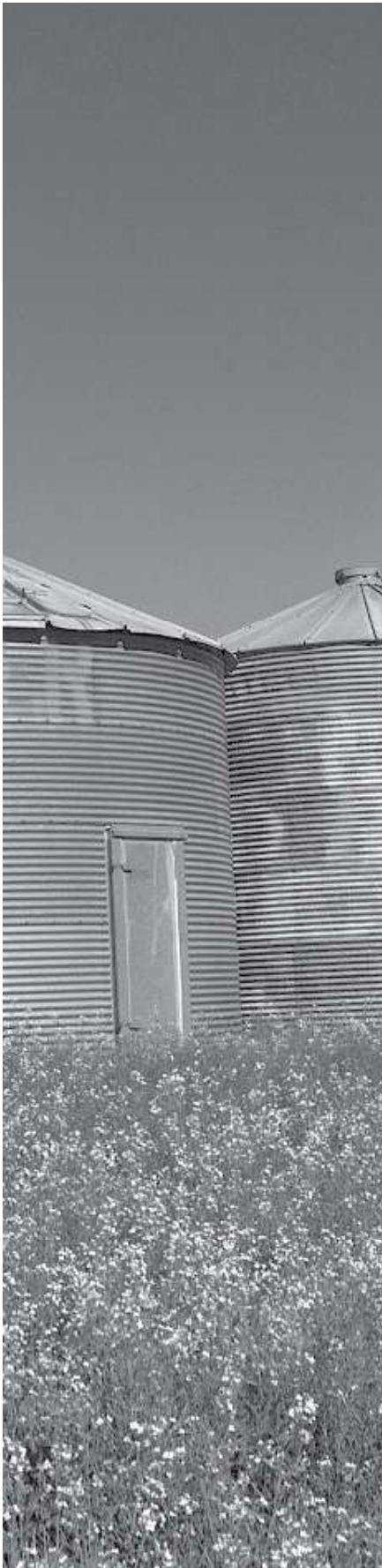


Agricultural Land: Lands designated as Agricultural in the Land Use Bylaw of the MD of Foothills. Agricultural parcels are a minimum of 21 acres in size. There is no maximum size of Agricultural parcel.

Land Stewardship: the practice of responsible land use to ensure that natural capital is maintained or enhanced for future generations.

Right to Farm: Provincial Legislation which protects farmers and ranchers from nuisance law claims.

Agriculture



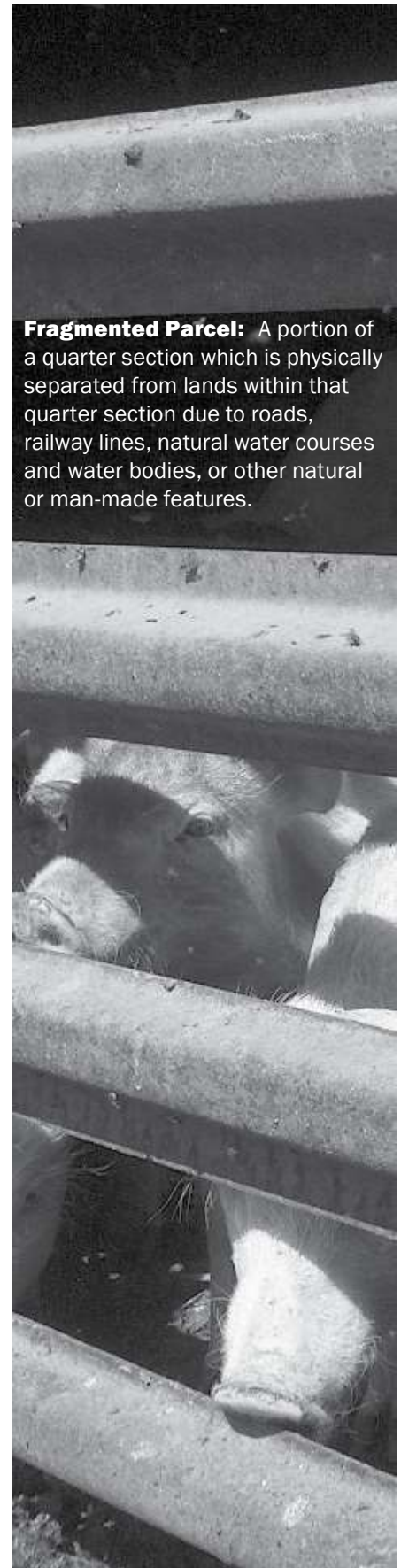
POLICY

1. All lands in the MD are deemed to be agricultural lands unless zoned for other uses.
2. The MD supports maintaining the integrity of the agricultural land base and discourages the fragmentation of agricultural land, including the subdivision of land into smaller agricultural parcels.
3. Agricultural uses and industries that support agriculture should be encouraged to locate in the Municipality. Non-agricultural uses should only be permitted on lands where the MD judges the proposal to have minimal negative impacts on the agricultural resource.
4. When considering the conversion of agricultural lands to other uses the Municipality shall consider the following:
 - 4.1. Guidance and policy contained within the Municipal Development Plan and other approved plans in the Planning Hierarchy found in Appendix A of this MDP.
 - 4.2. Present or proposed use of lands in the vicinity, including that of confined feeding operations.
 - 4.3. Impact the proposed use will have on the existing or potential agricultural use of the property and properties that may be affected.
 - 4.4. Information contained within the farmland assessment records maintained by the Municipality.
 - 4.5. Response to referrals sent to Provincial government departments.
5. The subdivision of one parcel from a previously un-subdivided quarter section may be supported if the following criteria are met to the satisfaction of the Municipal District:
 - 5.1. The parcel is as small as possible while encompassing the structures, shelterbelts, well and septic fields necessary to the use, but not less than 2 acres in size and where possible, not larger than 20.99 acres.
 - 5.2. Where possible, given the other criteria in this subsection, the subdivision will be designed in a manner that respects natural capital, including but not limited to soils, vegetation, water bodies and their associated riparian areas, and views.
 - 5.3. The parcel has year round physical and legal access to a developed MD roadway.

- 5.4. Subdivision of the parcel does not negatively impact adjacent agricultural uses.
- 5.5. All provisions of the Land Use Bylaw have been met.
- 5.6. The parcel has been zoned to allow for the subdivision.
- 6. The subdivision of a fragmented parcel from a previously *un-subdivided quarter section* may be supported if the following criteria are met to the satisfaction of the Municipal District:
 - 6.1. The parcel is the entire area of the fragment.
 - 6.2. A suitable building site exists.
 - 6.3. Available legal and year round physical access sufficient to meet the needs of the proposed use.
 - 6.4. Proposed use of the parcel does not negatively impact adjacent agricultural uses.
 - 6.5. Applicant demonstrates that the parcel can be serviced on-site as per Provincial and Municipal regulations.
 - 6.6. The parcel has been zoned to allow for the subdivision.
- 7. While it should be noted that Agriculture continues to be an important use through all districts in the municipality; the Growth Management Strategy for the MD of Foothills identifies that Agriculture is the predominant land use in the East District and the South West District, and that this should remain so. Conversion of agricultural land to other uses in these areas is discouraged.

Confined Feeding Operations

- 8. Ensure that each *confined feeding operation (CFO)* meets the *minimum distance separation (MDS)*.
- 9. Encourage each CFO to own the land included within the MDS.
- 10. Ensure that the CFO and the MDS does not fall within a minimum of:
 - 10.1. 3.2 km (2 miles) of any urban municipality or hamlet and does not encroach into any intermunicipal development plan boundaries.
 - 10.2. 0.8 km (1/2 mile) of a neighbouring dwelling.
- 11. CFOs should be located in an area where there will be minimal conflict with existing land uses and must take



Fragmented Parcel: A portion of a quarter section which is physically separated from lands within that quarter section due to roads, railway lines, natural water courses and water bodies, or other natural or man-made features.

Agriculture



into consideration future expansion areas when looking at surrounding land uses.

12. Other uses and subdivisions shall be discouraged within the MDS of an existing CFO.
13. Direct CFOs towards parcels of 160 acres or more.

PART 4 RULES GOVERNING ALL DISTRICTS

SECTION 9 GENERAL REGULATIONS

PREAMBLE

This section of the Land Use Bylaw contains general regulations that apply to land throughout the County regardless of what district the land is designated. While lands are subject to district specific regulation, this section must also be referenced for applicable regulations.

Note: The text contained within this box does not form a part of the Land Use Bylaw and is only provided as context for the reader.

9.1 ACCESS TO PROPERTY:

- 9.1.1 All newly created parcels must have a direct legal, physical access. The Director of Public Works and engineering, in consultation with the Approving Authority where applicable, may determine the most suitable access and egress point(s) onto a Municipal road with regard to any new accesses in the County.
- 9.1.2 Legal, physical access to a parcel of land, for any use other than agricultural use, must exist prior to a Development Permit and/or Building Permit being issued.
- 9.1.3 Section 4.2.1 of this bylaw outlines where no Development Permit is required for development of an access to property. It is the landowner's responsibility to ensure that they have obtained all necessary permits in all other instances.
- 9.1.4 Notwithstanding Section 9.1.3, A Development Permit or Building Permit cannot be obtained until the Director of Public Works has signed off on an approved legal, physical access. Sign off by the Director of Public Works may involve the landowners to fully executing and complying with all requirements of a Municipal Development Agreement for the purposes of development of legal access to the lands, including submission of appropriate engineered drawings, cost estimates, liability insurance and a letter of credit to the satisfaction of the Director of Public Works.
- 9.1.5 For purposes of this Bylaw, an easement agreement or easement does not constitute legal access unless a future road dedication or utility right of way has been registered over the easement area and the County has become a party to the easement to ensure that it cannot be removed without Council resolution.
- 9.1.6 All site access from roads shall be to the satisfaction of the Director of Public Works and Engineering with respect to location and design.

- 9.1.7 As a condition of development permit, redesignation or land use amendment, or subdivision approval, the Approving Authority may require the construction of new approaches, upgrading to existing approaches and/or the removal of approaches to achieve desired access management objectives.
- 9.1.8 All approaches shall be constructed or upgraded to the satisfaction of the Director of Public Works and Engineering in accordance with the “Rural Approach Standards Policy” which can be found in Appendix I. Where required, adjustments to approaches shall be at the cost of the applicant.
- 9.1.9 The Council may allow access by way of easement in special circumstances if deemed appropriate. In such case, the County will be party to the easement agreement and the agreement shall be registered on title. A road acquisition agreement and Caveat may be required over the easement area registered on title of the subject lands.
- 9.1.10 Upgrading and surfacing of private driveways within the Municipal right of way will require approval by the Director of Public Works and Engineering and shall be in accordance with the “Rural Approach Standards” included as Appendix I of this bylaw.

9.2 ACCESSORY BUILDINGS AND USES

- 9.2.1 In all residential districts, the principal building on each lot shall be a Dwelling, Unit. Notwithstanding anything contained in the land use rules applicable to such districts, accessory buildings shall be considered as permitted uses only in cases where a permitted permanent Dwelling, Unit is actually located on the Lot.
- 9.2.2 Notwithstanding section 9.2.1, an accessory building exceeding the maximum area allowed in accordance with Section 4.2.1.7, shall be considered as a discretionary use and required to have an approved Development Permit.
- 9.2.3 In accordance with Section 4.2.1.9, permanent dwellings with up to two private vehicle garages, attached to the permitted dwelling or detached, in addition to the accessory buildings allowed under Section 4.2.1.7, do not require a Development Permit, and shall not be included in the total accumulated area unless noted by a Development Permit Decision where:
 - a. the total cumulative area not to exceed 167.23 sq. m. (1,800 sq. ft.), on agricultural zoned parcel or
 - b. the total cumulative area of not exceeding 111.48 sq. m. (1,200 sq. ft.) in all other land use districts .
- 9.2.4 The sum total area allowed of all accessory buildings on site may be considered when looking at the maximum area allowed noted in the land use districts.
- 9.2.5 All accessory buildings shall be located at least 2.4m (7.8 ft.) from any principal building and shall meet all minimum setback requirements.
- 9.2.6 Where another building is attached to the principal building on a site by a roof, common wall, or foundation, it is considered to be part of the principal building and not an accessory building.
- 9.2.7 An accessory building shall not be used as a dwelling unless specifically approved for that purpose.