

FOOTHILLS COUNTY

COUNCIL MINUTES

December 3, 2025, 9:00 a.m.

Present: Reeve Siewert, Deputy Reeve Oel, Councillor Alger, Councillor McHugh, Councillor Callister, Councillor Kendall, Councillor Estes

Administration: CAO R. Payne, Municipal Advisor H. Riva Cambrin, Director of Planning H. Hemingway, Manager of Legislative Services S. Barrett, Recording Secretary G. Stanley

GENERAL MATTERS

Call Meeting to Order

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

Emergent Item

That Council add Item B.3 - Blackie Community Association - Solar Lighting Request as an Emergent Item to its December 3, 2025 agenda.

CARRIED UNANIMOUSLY

Approval of the Agenda

That Council approve the agenda for the Council meeting of December 3, 2025.

CARRIED

PUBLIC WORKS / ENGINEERING / PARKS & RECREATION

Director of Public Works W. Kruger, Manager of Operations, Public Works B. Weberg and Manager of Parks and Recreation J. Porter were in attendance for a discussion period with Council.

Blackie Community Association - Solar Lighting Request

That Council approve the request to install solar light strands on trees and displays in Blackie Hill Park.

CARRIED

MISCELLANEOUS MUNICIPAL ITEMS

Request for Dog Park in Blackie

That Council direct administration to investigate options to create a dog park in Blackie and bring back the information to a future Council meeting for consideration.

CARRIED

Blackie Events Society - Blackie Community Hall - Potential Purchase

That Council direct administration to coordinate with the Blackie Event Society to attend a future meeting of Council to discuss the ongoing vision for the potential purchase of the Blackie Community Hall.

CARRIED

PUBLIC WORKS / ENGINEERING / PARKS & RECREATION

Speed Limit Change - 210 Avenue West at 256 Street West

Bylaw 75/2025

Bylaw 75/2025 was introduced into the meeting to implement a 40km/h speed limit and installation of associated 40km/h speed limit signage on 210 Avenue West.

That Bylaw 75/2025 be given first reading.

THE BYLAW WAS PASSED FOR ONE READING

Municipal Reserve Licensing

That Council postpone the decision for Item B.1 - Municipal Reserve Licensing to the December 10, 2025 Council meeting.

CARRIED

MISCELLANEOUS PLANNING ITEMS

Miklos - NW 10-21-02 W5M - Bylaw 31/2025 (2nd & 3rd Reading)

Bylaw 31/2025

Bylaw 31/2025 was reintroduced into the meeting to authorize the redesignation of a 9.0 +/- acre portion of NW 10-21-02 W5M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 9.0 +/- acre Country Residential District first parcel out, with an approximate 150.88 +/- acre Agricultural District balance parcel.

That Bylaw 31/2025 be given second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

That Bylaw 31/2025 be given third reading.

THE BYLAW WAS PASSED

MISCELLANEOUS MUNICIPAL ITEMS

Heritage Crossing Development - Request for Signage

That Council grants permission for the installation of one temporary entry sign, for a period of 36 months, to be located within the proposed Municipal Reserve Plan 1530LK, Block 1; Ptn. NW 32-21-29 W4M subject to the following terms:

1. Design and installation are subject to review and approval by County staff. The proposed sign must be located wholly within the boundaries of the Municipal Reserve and be a minimum of 8 metres south of the projected stop line;
2. All future maintenance of the signage shall be the responsibility of the applicant, and any future changes or upgrades shall first be approved in writing by Foothills County;
3. The applicant shall enter into a letter agreement with the County; and
4. A \$5,000.00 security deposit to be paid by the applicant, refundable upon signage removal at the end of the term.

CARRIED

Emissions Reduction Alberta (ERA) - Funding Agreement

That Council authorize CAO Ryan Payne to sign the Energy Assessment and Audits (EAA) Agreement with Emissions Reduction Alberta (ERA).

CARRIED

SCHEDULED MEETINGS & PUBLIC HEARINGS

10:00 a.m. - Stumpf - SE 26-21-02 W5M - Redesignation (A to CR)

S. Stumpf, G. Stumpf and B. Stumpf were in attendance for the public hearing in connection to the proposed amendment to the Agricultural District land rules in order to allow the future subdivision of one 9.9 +/- acre Country Residential District parcel, leaving a 104.63 +/- acre Agricultural District balance from a portion of SE 26-21-2 W5M.

Also in attendance were B. Robson, T. Szulc, S. Wright, R. S. Wright and B. and J. Scott.

Two letters of concern were received from T. and B. Robson, J and B. Scott and six letters of support were received from J. Shore, B. Arnold, T. Adams, R. Janzen, M. Knudsen and B. Dubeau.

The public hearing was closed.

Stumpf - SE 26-21-02 W5M – Decision

Bylaw 76/2025

Bylaw 76/2025 was introduced into the meeting to authorize an amendment to the Agricultural District land rules in order to allow the future subdivision of one 9.9 +/- acre Country Residential District parcel, leaving a 104.63 +/- acre Agricultural District balance from a portion of SE 26-21-2 W5M.

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.

The 9.9 +/- acre lot be designated as Country Residential Sub-District 'A' to ensure that the recommendations and restrictions as outlined in the Geotechnical Report for Slope Stability, Septic Disposal Evaluation (PSTS), and Building Envelopes (all conditions of subdivision) and Lot Grading/Overland Drainage Plan (as a condition of Development Permit) are complied with, to the satisfaction of the Public Works Department. A completion certificate by a Professional Engineer verifying that all aspects of the noted reports have been met, and a \$5,000.00 deposit as a pre-release condition to ensure compliance with all conditions of the development permit will be required.

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 9.9 +/- acre parcels, in accordance with the Provincial Water Act, to the satisfaction of the County;
3. Final amendment application fees to be submitted; and
4. Submission of an executed subdivision application and the necessary fees.

That Bylaw 76/2025 be given first reading.

THE MOTION WAS LOST

Bylaw 77/2025

Bylaw 77/2025 was introduced into the meeting to authorize an amendment to the Agricultural District land rules in order to allow the future subdivision of one Country Residential District parcel of not more than 9.9+/- acres, leaving a Agricultural District balance from a portion of SE 26-21-2 W5M.

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.

The new lot is to be designated as Country Residential Sub-District 'A' to ensure that the recommendations and restrictions as outlined in the Geotechnical Report for Slope Stability, Septic Disposal Evaluation (PSTS), and Building Envelopes (all conditions of subdivision) and Lot Grading/Overland Drainage Plan (as a condition of Development Permit) are complied with, to the satisfaction of the Public Works Department. A completion certificate by a Professional Engineer verifying that all aspects of the noted reports have been met, and a \$5,000.00 deposit as a pre-release condition to ensure compliance with all conditions of the development permit will be required.

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 new parcel, in accordance with the Provincial Water Act, to the satisfaction of the County;
3. The Applicant is to provide a revised site plan illustrating a new parcel no greater than 9.9+/- acres to located adjacent to the south side of 266th Avenue West;
4. Final amendment application fees to be submitted; and
5. Submission of an executed subdivision application and the necessary fees.

That Bylaw 77/2025 be given first reading.

THE BYLAW WAS PASSED FOR ONE READING

SUBDIVISION APPROVING AUTHORITY ITEMS

That Council recess to sit as the Subdivision Approving Authority.

CARRIED

Miklos - NW 10-21-02 W5M - Request for Subdivision

That the subdivision of one 9.0 +/- acre Country Residential District first parcel, leaving a 150.88 +/- acre Agricultural District balance parcel on Ptn. NW 10-21-02 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. The application is approved as per the tentative plan for the following reasons:

- The application is consistent with Section 9 of the Regulation; and
- The subject lands have the appropriate land use designation.

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 Registrar of the South Alberta Land Titles District;
2. The landowners shall provide consent for the registration of a survey of the constructed portion of the cul-de-sac in the southwest corner of the subject parcel, to be completed at the cost of the County. The survey is to include the minimal amount of land necessary for the constructed cul-de-sac;
3. 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;
4. 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.

5. The landowners shall execute a Road Acquisition Agreement for the purposes of road widening in the amount of 5 metres along the full west boundary of the subject parcel (east of 144 Street W) to be registered by way of Caveat concurrently with the plan of subdivision;
6. 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;
7. The landowners are to provide all utility easements and agreements to the satisfaction of the County and the utility companies;
8. The 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.

CARRIED

Adjourn

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

CARRIED

MISCELLANEOUS MUNICIPAL ITEMS

MLA Boundaries

That Council authorize administration to send a joint letter to the Province on behalf of the Town of Okotoks, Town of Diamond Valley and Foothills Counting requesting boundary changes to the proposed electoral division of Calgary-Okotoks.

CARRIED

OTHER MATTERS

Minutes – November 26, 2025

That Council adopt the minutes, as circulated, of its November 26, 2025 Council meeting.

CARRIED

Accounts – December 3, 2025

That the following Cheques 0070720-0070723, 0070725- 0070729, 0070733-0070736, 0070738-0070739, EFTs 030779-030785, 030787-030796, 030799, 030801-030804, 030806, 030808-030812, 030814-030821, 030823-030826, 030828-030831, 030833-030835, 030840-030846 and Pre-authorized Payments from November 24, 2025, and November 28, 2025 totalling \$73,259.56 be approved for payment.

Cheque No.	Vendor Name	Vender Amt.
0070724	Day, Gerald & Sandra	\$25,000.00
0070730	Kastner Development Corporation	\$10,000.00
0070731	MOTOROLA SOLUTIONS CANADA INC.	\$21,546.00
0070732	Receiver General for Canada	\$189,295.94
0070737	Tosh, William & Joan	\$15,000.00
EFT No.	Vendor Name	Vendor Amt.
EFT030777	2194265 Alberta Ltd.	\$795,242.35
EFT030778	A. LeDuc Developments (1983) Ltd.	\$64,174.69
EFT030786	Brownlee LLP	\$6,107.55
EFT030797	Finning (Canada)	\$1,267,980.00
EFT030798	Foothills County	\$600,000.00
EFT030800	Fortis Alberta Inc.	\$13,959.59
EFT030805	Local Authorities Pension Plan	\$112,084.27
EFT030813	NSC Minerals Ltd.	\$14,907.94
EFT030822	RMA Insurance Ltd.	\$774,592.96
EFT030827	Serenity Land Corporation	\$182,551.50
EFT030832	Suntech Electric and Controls	\$148,682.40
EFT030836	Town of Diamond Valley	\$194,139.89
EFT030837	Town of High River	\$295,050.00
EFT030838	Town of Okotoks	\$13,243.27
EFT030839	UFA Co-operative Limited	\$11,853.87
Pre-Authorized Payments	Vendor Name	Vendor Amt.
November 27, 2025	ENMAX	\$13,964.87

CARRIED

Lunch

That Council adjourn for lunch.

CARRIED

SCHEDULED MEETINGS & PUBLIC HEARINGS

1:30 p.m. - 803969 Alberta Ltd. - SE 13-20-29 W4M - Adoption of Western Gateway Outline Plan and Redesignation (A to HC and BP)

A. Ryz and Agent K. Beunder were in attendance for the public hearing in connection to the proposed redesignation of the 82.17 acre parcel, legally described as Ptn. SE 13-20-29-W4M from Agricultural District to Highway Commercial District (HC) Business Park District (BP). Additional lands are to be dedicated as Municipal Reserve (MR), and Public Utility Lot (PUL).

Also in attendance was G. McCowan.

The public hearing was closed.

803969 Alberta Ltd. SE 13-20-29 W4M – Decision

That Council approve the Western Gateway Outline Plan to guide the future development of a business park including Business Park District and Highway Commercial District lots, Municipal Reserve lands, and a Public Utility Lot within an 82.17 acre portion of Ptn. SE 13-20-29 W4M.

1. Applicant is to provide amendments to the text and figures of the Outline Plan document, to include changes as required to Council, the satisfaction of Council;
2. The Outline Plan is to contain figures and policy regarding the provision of Municipal Reserve surrounding the storm pond on the PUL. The developer will construct a pathway on this MR surrounding the storm pond that is capable of handling heavy vehicles such as firetrucks and is capable of providing emergency access to the Highway;
3. The Outline Plan is to contain figures and policy regarding the lands at the entrance to the development contemplated for landscaping and signage as not included in the Municipal Reserve provision;
4. The balance of the outstanding Municipal Reserve is to be calculated provide for each phase of subdivision as cash in lieu;
5. The Outline plan is to contain figures and policy regarding a revised phasing strategy as proposed by the applicant in the public hearing; and
6. The Outline plan is to contain figures and policy regarding the provision of a minimum three meter wide pathway right of way as road plan, located between the illustrated service road and the lots fronting the highway to the satisfaction of Public Works.

CARRIED

Bylaw 78/2025

Bylaw 78/2025 was introduced into the meeting authorize the redesignation of the 82.17 acre parcel, legally described as Ptn. SE 13-20-29 W4M, from Agricultural District to Highway Commercial District (HC) Business Park District (BP). Additional lands are to be dedicated as Municipal Reserve (MR), and Public Utility Lot (PUL).

In their consideration of the criteria within the Foothills County's Municipal Development Plan, the Highway 2a Area Structure Plan and the Land Use Bylaw, Council is of the opinion that the proposed Land Use Redesignation and intended subdivision of the subject lands as contemplated in the Western Gateway Outline Plan is compatible with the surrounding areas, and will not unduly interfere with neighbouring land uses or materially interfere with or affect the use, enjoyment, or value of neighbouring properties.

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

1. Applicant is to provide the anticipated potable water demands, wastewater generation and water capacity for firefighting purposes necessary to service the development to the satisfaction of Public Works Department;
2. Applicant is to provide an updated Traffic Impact Assessment to the satisfaction of Public Works and Alberta Transportation and Economic Corridors;
3. Final Land Use application fees are to be submitted; and
4. Submission of an executed subdivision application and the necessary fees.

That Bylaw 78/2025 be given first reading.

THE BYLAW WAS PASSED FOR ONE READING

CONFIDENTIAL CLOSED SESSION

Advice from Officials - ATIA s. 29

That, in accordance with Section 197 of the *Municipal Government Act*, Council move into a Closed Meeting at 4:47 p.m. to discuss advice from officials as per Section 24 of

the *Access to Information Act (ATIA)*. 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 5:41 p.m.

CARRIED

MOTIONS ARISING FROM CONFIDENTIAL CLOSED SESSION

That Council postpone Item G.2 - Confidential Closed Session - Strategic Plan Discussion to the December 17, 2025 Council meeting.

CARRIED

OTHER MATTERS

Committee Reports

Council provided the following information and updates on the Council Committees attended for the period of November 19, 2025 - December 2, 2025:

- Reeve Siewert: Foothills County / Town of Okotoks Intermunicipal Committee, Foothills / Okotoks Recreation Society, Agricultural Service Board Provincial Committee
- Councillor Estes: Foothills Regional Services Commission, Calgary Region Airshed Zone, Foothills County / Town of Okotoks Intermunicipal Committee
- Councillor Kendall: Agricultural Service Board, Rural Fire Board, County Cemeteries Committee, Leighton Art Centre Board, Historical Committee, Family and Community Support Services Committee, Foothills County / Town of Okotoks Intermunicipal Committee
- Deputy Reeve Oel: Rural Foothills Policing Committee, Cross Conservancy, Foothills Regional Emergency Services Commission Sub-Committee, Foothills County / Town of Okotoks Intermunicipal Committee
- Councillor Alger: County Cemeteries Committee, Historical Committee, Westwinds Communities, Foothills County / Town of Okotoks Intermunicipal Committee
- Councillor Callister: Joint Health and Safety Committee, Okotoks Public Library Board, Foothills / Okotoks Recreation Society, Foothills County / Town of Okotoks Intermunicipal Committee
- Councillor McHugh: Historical Committee, Joint Health & Safety Committee, Rural Foothills Policing Committee, Foothills County / Town of Okotoks Intermunicipal Committee

Adjourn

That Council adjourn at 5:42 p.m.

CARRIED