

FOOTHILLS COUNTY

COUNCIL MINUTES

January 14, 2026, 9:00 a.m.

Present: Reeve Siewert, Deputy Reeve Oel, Councillor Alger, Councillor
McHugh, Councillor Callister, Councillor Kendall, Councillor Estes
Administration: CAO R. Payne, Director of Planning H. Hemingway, Manager of
Legislative Services S. Barrett, and Recording Secretary S. Florendo

GENERAL MATTERS

Call Meeting to Order

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

Emergent Item - F.3 - Letter to Minister of Affordability and Utilities - Regulatory

Oversight of Wastewater Fees

That Council add the Letter to the Minister of Affordability and Utilities - Regulatory Oversight of Wastewater Fees to the agenda for the Council meeting of January 14, 2026.

CARRIED UNANIMOUSLY

Approval of the Agenda

That Council approve the agenda for the Council meeting of January 14, 2026.

CARRIED

PUBLIC WORKS / ENGINEERING / PARKS & RECREATION

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

MISCELLANEOUS PLANNING ITEMS

Gray - SW 01-22-02 W5M - Bylaw 55/2025 (2nd & 3rd Reading)

Bylaw 55/2025

Bylaw 55/2025 was reintroduced into the meeting to authorize the redesignation of a 3.57 +/- acre portion of Plan 2211504, Block 1, Lot 1; Ptn. SW 01-22-02 W5M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 3.57 +/- acre Country Residential lot with an approximate 26.53 +/- acre Agricultural District balance parcel.

That Bylaw 55/2025 be given second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

That Bylaw 55/2025 be given third reading.

THE BYLAW WAS PASSED

SUBDIVISION APPROVING AUTHORITY ITEMS

That Council recess to sit as the Subdivision Approving Authority.

CARRIED

Gray - SW 01-22-02 W5M - Request for Subdivision

That the subdivision one new 3.57 +/- acre Country Residential District Parcel, leaving a 26.53 +/- acre Agricultural District balance 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 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. It is the applicant's responsibility to provide a Real Property Report or an 'as built' drawing signed and sealed by an Alberta Land Surveyor, certifying the locations of the adjacent municipal road(s), water well(s) within the boundaries of the appropriate parcels and that the site plan is surveyed according to municipal setback requirements;
3. Completion of all pre-release conditions as noted in the executed Municipal Development Agreement to the satisfaction of the Municipality and where applicable the appropriate external agencies. These conditions include:
 - a. Payment of the \$11,300.00 per new lot Community Sustainability Fee;

4. Public Reserve: to be provided by cash-in-lieu of land based on \$29,924.00 per acre on account of 10% of the 3.57 +/- acre parcel and is to be deferred by way of caveat for the 26.53 +/- acre balance parcel;
5. Septic Disposal Evaluation to be provided for the new 3.57 +/- acre lot, to the satisfaction of the Public Works Department;
6. Site plan to be provided which identifies building envelopes for the proposed 3.57 +/- acre lot, that meets the requirements as outlined in Policy 9 under the Residential section of the MDP2010, to the satisfaction of the Public Works Department;
7. The existing field access is to be removed, and all accesses are 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;
8. Landowner is to provide all utility easements and agreements to the satisfaction of the County and the utility companies;
9. Landowners are to pay all arrears of taxes on the existing parcel prior to finalization of the subdivision; and
10. Submission of subdivision endorsement.

CARRIED

Adjourn

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

CARRIED

MISCELLANEOUS MUNICIPAL ITEMS

Rowan House Society - Request to Meet with Council

That Council postpone consideration of the request from the Rowan's House Society to meet with Council after the February 3, 2026 Family and Community Support Services Committee (FCSS) meeting.

CARRIED

MISCELLANEOUS PLANNING ITEMS

Foothills County/Diamond Valley - Draft Terms of Reference and Development of New Intermunicipal Development Plan

That Council adopt the Terms of Reference for the review of the existing Intermunicipal Development Plan and development of a new Intermunicipal Development Plan between Foothills County and the Town of Diamond Valley, subject to minor administrative or formatting amendments to the satisfaction of Administration and authorize Administration to proceed with the IDP review and new plan development.

CARRIED

MISCELLANEOUS MUNICIPAL ITEMS

City of Calgary - Intermunicipal Committee - Appointment of Co-Chair

That Councillor Alger be appointed as Co-Chair to the City of Calgary / Foothills County Intermunicipal Committee

CARRIED

Letter to the Minister of Affordability and Utilities - Regulatory Oversight of Wastewater Fees

Moved by: Councillor

That Council authorize a letter to be sent to the Honourable Nathan Neudorf, Minister of Affordability and Utilities, requesting regulatory oversight by the Alberta Utilities Commission (AUC) for fees, charges and rates associated with wastewater usage.

CARRIED

SCHEDULED MEETINGS & PUBLIC HEARINGS

10:00 a.m. - Dequire - NE 14-18-29 W4M - Redesignation (A to CR with Airport Protection Overlay)

Dequire was in attendance for the public hearing in connection to the proposed redesignation of Plan 2411996, Block 2, Lot 2, Ptn.: NE 14-18-29-W4M from Agricultural District with Airport Protection Overlay to Country Residential District with Airport Protection Overlay, to allow the future subdivision of one 7.22 +/- acre and one 7.61 +/- acre Country Residential District lot with an approximate 16.90 +/- Country Residential District balance parcel, all with Airport Protection Overlay and 2.77 acres of Road Plan. Also in attendance were P. Doerksen and T. McKenzie.

Five written submissions of opposition were received from D. McKenzie, D. and G. Noble, G. Monteith, P. Doerksen and W. Penner, and T. Lauzon.

The public hearing was closed.

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 10:44 a.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 12:01 p.m.

CARRIED

OTHER MATTERS

Lunch

That Council adjourn for lunch.

CARRIED

SCHEDULED MEETINGS & PUBLIC HEARINGS

1:30 p.m. - Hastie - NW 25-19-27 W4M - Redesignation (A to DC#27)

Hastie was in attendance for the public hearing in connection to the proposed redesignation of a 40 +/- acre portion of the subject property being NW 25-19-27 W4M from Agricultural District to Direct Control District #27 to allow for the future operation of the equine retreat center as a Home-Based Business Type III.

Also in attendance were J. Thompson and C. Sebastian.

The public hearing was closed.

Hastie - NW 25-19-27 W4M - Decision

Bylaw 01/2026

Bylaw 01/2026 was introduced into the meeting to authorize the redesignation of a 40 +/- acre portion of the subject property being NW 25-19-27 W4M from Agricultural District to Direct Control District #27 to allow for the future operation of the equine retreat center as a Home-Based Business Type III.

In their consideration of the criteria within the MDP2010, LUB 60/2014, and GMS; Council is of the opinion that the proposed redesignation of a 40 +/- acre portion of the subject property would not be detrimental to the nature of the area and will not unduly interfere with neighbouring land uses or materially interfere with or affect the use, enjoyment, or value of neighbouring properties.

Subsequent approval and issuance of a Development Permit for a Home-Based Business, Type III, will be required prior to the property being developed/used for the operation of a Home-Based Business, Type III.

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

1. Final redesignation application fees to be submitted; and
2. Submission of a development permit application for Home-Based Business Type III.

That Bylaw 01/2026 be given first reading.

THE BYLAW WAS PASSED FOR ONE READING

Dequire - NE 14-18-29 W4M - Decision

That the application for redesignation of Plan 2411996, Block 2, Lot 2, Ptn. NE 14-18-29-W4M from Agricultural District with Airport Protection Overlay to Country Residential District with Airport Protection Overlay, to allow the future subdivision of one 7.22 +/- acre and one 7.61 +/- acre Country Residential District lot with an approximate 16.90 +/- Country Residential District balance parcel and 2.77 acres of Road Plan be refused. In consideration of Policy 2 and 4 of the Agriculture section of the MDP2010, Council did not find sufficient merit in the proposal to consider removing the subject lands from the Agricultural District.

CARRIED

OTHER MATTERS

Minutes – January 7, 2026

That Council adopt the minutes, as circulated, of its January 7, 2026 Council meeting.

CARRIED

Accounts – January 14, 2026

That the following EFTs 031131- 031133, 031135- 031140, 031143- 031152, 031154- 031157, 031159-031161, 031163, 031165- 031171, 031173- 031187, 031189, 031192- 031193, 031196, 031198- 031201, 031203- 031204, 031206- 031207 and Pre-Authorized Payments dated December 22, 2025, December 24, 2025, December 29,

2025, December 31, 2025, January 2, 2026, January 5, 2026, January 6, 2025 and January 9, 2025 totalling \$86,650.70 be approved for payment.

<u>EFT No.</u>	<u>Vendor Name</u>	<u>Vendor Amt.</u>
EFT031134	AB Buildings Ltd.	\$26,421.49
EFT031141	Aplin & Martin Consultants Ltd.	\$17,302.27
EFT031142	Artesia Home Owners Association	\$8,568.00
EFT031153	Davis Inspection Services Ltd.	\$18,747.86
EFT031158	Gregg Distributors Ltd	\$8,099.33
EFT031162	High River Home Hardware Building Centre	\$7,814.57
EFT031164	IQWATER Inc.	\$27,520.50
EFT031172	Miller Supply Ltd.	\$17,389.15
EFT031188	RMA Insurance Ltd.	\$54,321.17
EFT031190	Scandic Metals Inc.	\$5,670.00
EFT031191	Sheep River Regional Utilities Corp.	\$3,840.00
EFT031194	Suntech Electric and Controls	\$17,010.00
EFT031195	SVEMY Construction Ltd	\$16,233.84
EFT031197	Town of Diamond Valley	\$57,360.24
EFT031202	Urban Systems Ltd	\$15,225.00
EFT031205	Volker Stevin Highways Ltd.	\$6,520.50
EFT031208	WSP E&I Canada Limited	\$50,727.02
<u>Pre-Authorized Payments</u>	<u>Vendor Name</u>	<u>Vendor Amt.</u>
December 29, 2025	TD Visa	\$18,276.69

CARRIED

CONFIDENTIAL CLOSED SESSION

Confidential Closed Session

That, in accordance with Section 197 of the *Municipal Government Act*, Council move into a Closed Meeting at 2:19 p.m. to discuss advice from officials as per Section 24 of the *Access to Information Act (ATIA)*. CAO R. Payne, 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 3:26 p.m.

CARRIED

OTHER MATTERS

Accounts – January 14, 2026

Committee Reports

Council provided the following information and updates on the Council Committees attended for the period of January 7, 2026 – January 13, 2026:

Reeve Siewert: Agricultural Service Board, Blackie Seed Cleaning Plant Board

Deputy Reeve Oel: No committees to report for this period.

Councillor Kendall: Agricultural Service Board, Blackie Seed Cleaning Plant Board, Family and Community Support Services, Town of Diamond Valley Library Board

Councillor Callister: Family and Community Support Services

Councillor Alger: Agricultural Service Board

Councillor Estes: No committees to report for this period.

Councillor McHugh: Agricultural Service Board, Blackie Seed Cleaning Plant Board

Next Meeting – January 21, 202

Adjourn

That Council adjourn at 3:26 p.m.

CARRIED