



Application for Amendment to Land Use Bylaw

Foothills County

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

www.foothillscountyab.ca

Email: planning@foothillscountyab.ca

Note: An Application Fee of \$ _____ shall accompany this application.

Date Received: _____ Receipt No. _____

THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, Robin and Michael Grouette

Name of Registered Owner (please print)

hereby certify that I am the registered owner of the land described above and authorize

Jeff Badke and/or Badke Consulting Ltd.

to act as agent in the matter.

Name of Agent (please print)

PLEASE ACCEPT THIS APPLICATION REGARDING LEGAL LAND DESCRIPTION

All part of the NE 1/4 sec. 28 twp. 21 range 3 west of 5 meridian.

Being all parts of lot _____ block 7 Reg. Plan No. 731 679 C.O.T. No. 091 370 527

TO: (Choose One)

Redesignate from _____ to _____

Amend the Land use Bylaw by allowing for the future subdivision of 2 additional lots

Size of existing parcel(s) 10.097-ha (24.95-ac) Size of proposed parcel(s) Lot 1: 1.21-ha (3.00-ac) | Lot 2: 2.02-ha (5.00-ac)
Remainder: 6.86-ha (16.95-ac)

The reasons for the (redesignation) (amendment) are as follows:

As per Land Use Bylaw 12.1.6.1 and 12.1.6.2 (a) (ii), the land use bylaw must be amended to allow for the future subdivision of 2 additional lots. Additional details provided in attached report.

I certify that the information given on this form and attachment hereto are full and complete and is to the best of my knowledge a true statement of the facts concerning this application and I am the registered owner and/or the duly authorized agent.

Date January 29, 2026

Signed 

Landowner Information

Phone No. [REDACTED]

Address: [REDACTED]

I consent to receive documents by email: Yes ___ No

Email Address: robinanne.grouette@gmail.com

Agent Information

Phone No. [REDACTED]

Address: [REDACTED]

I consent to receive documents by email: Yes ___ No


Email Address: info@badkeconsulting.com

Right of Entry

I, being the owner or person in possession of the above described land and any buildings thereon consent to an authorized person designated by Foothills County to enter upon the land for the purpose of inspection during the processing of this application.

January 29, 2026

Date

Signature of Agent 

Is there an access or safety concern with respect to a site inspection: ___ Yes No

If yes, please clarify:

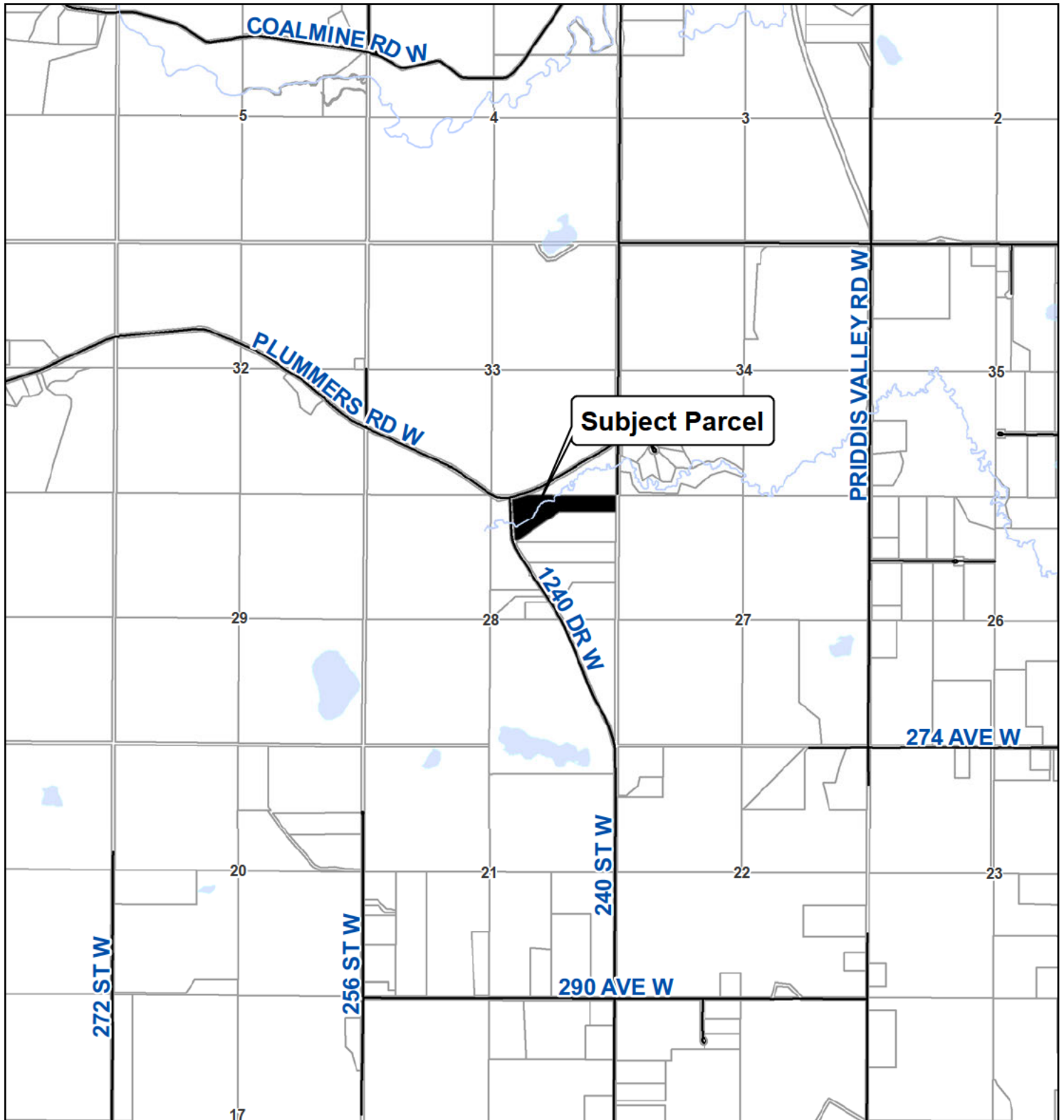
***Important Note: Applications must be received with original signed signature. Photocopies, faxes and emails will not be accepted.**

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 Municipal Planner at 403-652-2341.



Location Map

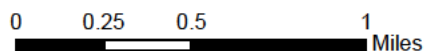
NE 28-21-03 W5M; Plan 731679, Blk 7



Legend

-  Roads
-  Parcels
-  Subject Parcel

Date: 2026-02-25



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Data Sources Include Municipal Records and AltaLIS.
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Grouette

Land Use Bylaw Amendment

within NE¼ 28 – 21 – 3 – W5M

Prepared By:



Civil Engineering · Planning · Surveying

Prepared For:

Robin and Michael Grouette

January 2026

Civil Engineering · Planning · Surveying

January 29, 2026

Foothills County
Planning Department
P.O. Box 5605,
High River, Alberta
T1V 1M7
Attention: Samantha Payne, Manager of Planning Applications

Re: **Land Use Bylaw Amendment**
PTN NE28 – 21 – 3 – W5M
Plan 731 679, Block 7

The attached application is being made on behalf of **Robin and Michael Grouette**, registered owners of Plan 731 679, Block 7 which is 10.097-hectares (24.95-acres) in area.

The purpose of this application is to amend the Foothills County Land Use Bylaw to allow for the creation of 2 new Country Residential (CR), and 1 remainder CR parcel surrounding the existing building site. The new parcels range from 1.21-hectare (3.00-acres) to 6.86-hectares (16.95-acres) more or less.

In support of this application, we are enclosing the following:

- Land Use Amendment Application form and \$3100 fee (\$1500 per new lot, plus \$100 filing fee),
- Report supporting application,
- Context Plan, Orthophoto, Contour and Site plans showing proposed and balance parcels,
- Copy of current Certificate of Title,
- Letter of Authorization,
- Abandoned Wellsite form and map,
- Supporting Preliminary Engineering Assessment Report.

This application has been developed in conjunction with a separate application for Land Use Bylaw Amendment on the adjacent property to the south, owned by Megan Hurley. While the applications are separate from each other, certain aspects of each overlap, including access. We respectfully suggest that these applications are heard by Council at separate Public Hearings during the same Council meeting to facilitate discussion of these overlapping considerations.

Yours truly,

Badke Consulting Ltd.



Jeff Badke, Principal Consultant

cc. **Robin and Michael Grouette, Landowners**

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Introduction

Location

The Subject Lands on which the Grouette subdivision is proposed, is located in north-east ¼ Section 28, Township 21, Range 3, West of the 5th Meridian in the north central region of Division 3 of Foothills County, Alberta. Located approximately 7 kilometres north of Millarville and 28 kilometres north-west of the town of Okotoks, the subject lands are bounded by Plummers Road to the north, and 1240 Drive W (240 ST W) to the west. Figure 1 shows an oblique view of the subject lands.



Figure 1 – Northeast oblique view of subject lands

Area Context

The proposed subdivision is situated in the central portion of Division 3, positioned just south of the northern boundary of this division, in Foothills County. The parcel is bounded by a country residential lot and Plummers Road West to the north and 1240 Drive West to the west.

Access to the area is facilitated by several arterial highways. To the east, Highway 22 connects the subdivision to major transportation routes, while to the west, Highway 762 provides additional connectivity. These highways enable convenient travel to major thoroughfares such as Stoney Trail East, as well as to nearby communities including Bragg Creek, Millarville, Priddis, Diamond Valley, and Okotoks. Figure 2 below and the included Context Plan, Dwg. 1, identify the property in regional context.

The regional topography is defined by rolling, hummocky foothills with areas of moderate to high relief, creating a visually striking rural landscape. This terrain supports a mosaic of land uses, including agricultural fields, pastureland, and clusters of country residential acreages. Forested zones intermingle with open meadows, grasslands, cultivated or hayed land. To the south and west, the land transitions into more varied and dissected topography, featuring patches of woodland and natural drainage features. The overall setting reflects a rural, low-density pattern of development, with dispersed

acreages, farmsteads, and naturalized areas harmoniously integrated into the rolling landscape, enhancing both its scenic appeal and agricultural viability.

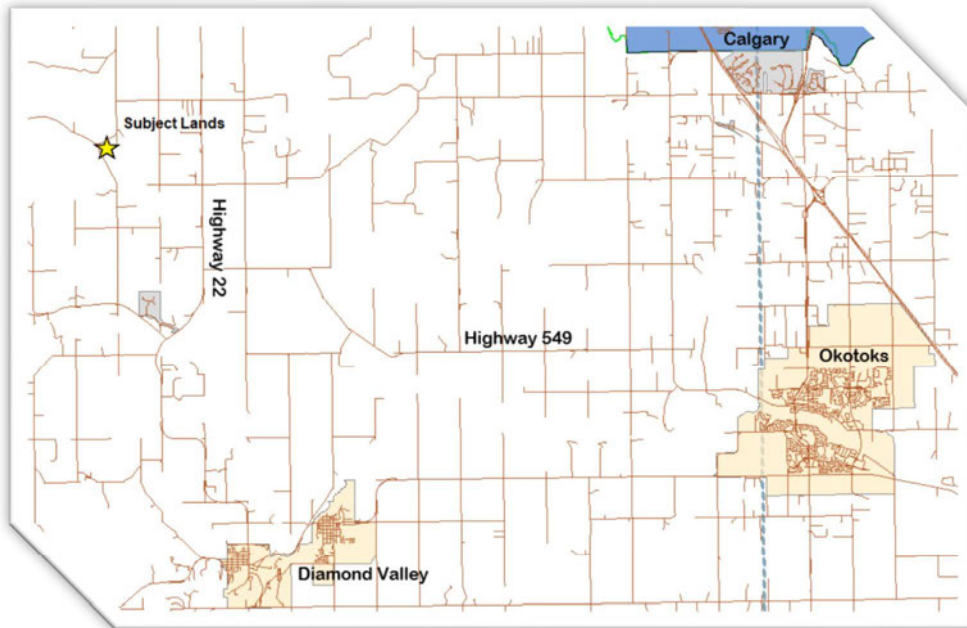


Figure 2: Subject Lands in Municipal Context

Subject Lands

Legal

The subject lands are legally described as follows:

LEGAL DESCRIPTION
 PLAN 731679
 BLOCK 7
 CONTAINING 10.162 HECTARES (25.11 ACRES) MORE OR LESS
 EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES) MORE OR LESS
ROAD	9711823	0.065	0.16

 EXCEPTING THEREOUT ALL MINES AND MINERALS
 ATS REFERENCE: 5;3;21;28;NE

These lands, containing 10.097-hectares (24.95-acres), are outlined in red on the attached plans and stand in the name of **Michael and Robin Grouette**, referred to forthwith as the **Grouette** lands. The Certificate of Title, number 091 370 527, for these lands is attached.

Zoning

The Grouette lands are currently zoned Country Residential (CR). The application proposes to amend the Foothills County Land Use Bylaw to allow for the creation of two new CR lots and a CR remainder surrounding the existing building site.

Description of the Subject Lands

The Grouette lands are located directly south of Plummers Road, bounded by 1240 Drive W to the west, and an undeveloped portion of 240th Street W to the east, with CR parcels to the south. The included orthophoto plan, Dwg. 2, shows the lands as they were in June 2024, which is generally representative of the lands as they are at current.

The subject lands encompass a diverse and visually varied landscape situated on the base and lower mid-slope of a rolling hillside. The parcel exhibits a strong natural character, with a combination of open grassed areas, treed slopes, and Pothole Creek running through the property's north-western extents. The building site on the Grouette Lands includes a principal residence and several accessory structures, such as a shop, barn, shed, horse shelter, and storage container. An outdoor riding arena is located in the northwest corner of the Grouette Lands, accessed via two footbridges crossing over Pothole Creek.

The lower portions of the property adjacent to Pothole Creek, contain a licensed man-made pond area to the west, which was constructed by a previous landowner. The pond's license 26616-00-00 was issued by the Province of Alberta on July 6, 1992, pursuant to the Alberta Water Act. To the east, naturalized vegetation and depressional areas contribute to local Pothole Creek drainage functions. These waterbody and riparian features form a defining element of the site and visually anchor the lower half portion of the parcel.

Moving southeast and upslope from the lower portions, the property transitions into areas of denser tree cover, with deciduous forest following natural contours and coulee edges. These treed areas provide both visual screening and ecological value, supporting wildlife movement through the broader landscape. The benched landform, on which the existing building site is located, runs easterly through the property, providing excellent opportunity for building sites on the proposed new parcels. This bench formation is located well above the low-lying lands adjacent to Pothole Creek.

A review of the Agricultural Region of Alberta Soil Inventory Database (AGRASID) for the subject lands provides an Land Suitability Rating System for Agriculture (LSRS) classification of 4HT(8)–5W(2) indicating that the majority of the subject lands fall within Class 4, where severe limitations to agricultural capability arise from combined heat and moisture as well as slope constraints (HT). A smaller portion of the property is rated Class 5W, reflecting very severe limitations associated with excess soil moisture. These ratings, along with existing parcel size, topography and tree cover, restrict significant productive agricultural potential.

The soils on the subject lands are classified as Orthic Black Chernozems and are well drained, which is supported by the natural sloped topography and underlying bedrock formation.

Overall, the parcel forms part of a landscape where natural features—slopes, vegetation, and waterbodies—interact closely with established rural development, providing a setting that supports low-impact subdivision while maintaining the visual and environmental qualities of the region.

Proposed Subdivision

This application proposes that the Grouette lands be split into three parcels; with the farthest easterly Lot 1 at 1.21-hectares (3.00-acres), centrally Lot 2 with 2.02-hectares (5.00-acres) and the westerly

remainder parcel at 6.85-hectares (16.93-acres) surrounding the existing building site. The proposed parcels are identified on the included drawings, including proposed sizes and dimensions.

Preliminary Engineering Analysis

On behalf of the landowner and the owners of the neighbouring parcel to the south, a Preliminary Engineering Analysis was conducted to confirm relevant development and access considerations, as well as the availability of suitable building sites in support of this application. In addition to the Overland Drainage and Slope Consideration excerpts below, a copy of this report is included in the application package; please refer to it for additional details.

Overland Drainage Considerations

Within the proposed Grouette Lots 1 and 2, analysis indicates that there are no significant development constraints due to existing overland drainage characteristics. Likely building sites situated on the natural bench formation within proposed parcels are well above the drainage path of Pothole Creek.

An existing 2600mm diameter culvert conveys Pothole Creek flows downstream to the east underneath 240th Street West, with its west invert at approximately 1212.58m ASL. The lowest portion of the 240th Street West embankment, as it crosses Pothole Creek is approximately 1214.81m ASL.

By contrast, the natural bench formation running through Lot 1 is at approximately 1222.5m ASL, just under 10m (32.8-ft) higher than the flow path through the 240 Street West culvert and 7.69m (25.2-ft) above the 240th Street embankment low point. The same bench formation on Lot 2 is at approximately 1220.8m ASL, 8.2m (26.9-ft) higher than the flow path through the 240 Street West culvert and 6.0m (19.7-ft) above the 240th Street embankment low point. This difference in elevation provides ample separation between the low-lying lands adjacent to Pothole Creek and suitable building sites on the proposed parcels.

Slope Considerations

Terrain analysis identified several areas across the Subject Lands with gradients greater than 15%, situated predominantly within the proposed remainder parcel north and west of the existing building site. Taking into account this constraint, the proposed Lots 1 and 2 support various building sites, that are highly suitable for country residential development.

Access

Access to the lands, including the prospective westerly remainder parcel, is presently provided via a shared approach and driveway from 1240 Dr W, with easements in place to ensure equitable entry for both owners of Block 6 and Block 7 of Plan 731 679. No modifications to this access are proposed.

The eastern boundary of the subject lands is bordered by an undeveloped portion of 240th Street W. At this time, 240th Street West extends south from Plummers Road for approximately 350 meters, terminating just north of the northern boundary of the parent quarter section. Consequently, extending 240th Street West is necessary to ensure access to the proposed Lots 1 and 2. With this application, an extension of 240th Street West is proposed, along with the construction of a 9m wide common approach.

In conjunction with a separate Land Use Amendment application on the lands to the south, approximately 135-meters of municipal-standard gravel road extension, terminating in a hammer-head

cul-de-sac, is proposed to facilitate access requirements. The previously noted Preliminary Engineering Analysis indicates that it is feasible to extend 240th Street West.

To provide access to the proposed Grouette Lots 1 and 2, an extension of approximately 35m is required to a point just south of the proposed 9m wide common approach. This portion of the extension is achievable while maintaining centerline road grades between 2.3% and 5.2%.

Within the proposed Lots 1 and 2, analysis has confirmed that there is sufficient buildable area to allow for the construction of residential driveways that meet safety and accessibility standards.

Water and Sewage

The Land Use Bylaw requirements under the CR zoning stipulate utilizing “Individual wells and individual wastewater disposal systems; Communal water and communal wastewater disposal systems; or a combination of a. and b. as determined by Bylaw amending this section”.

The existing residence on proposed remainder parcel utilizes an existing well water and private sewage treatment system, which will remain as-is. For the proposed Lots 1 and 2, new water wells are proposed for future residential water service. Recent nearby well reports show production rates of 6 to 25 imperial gallons per minute, suggesting strong potential to meet Alberta Water Act requirements.

Private sewage disposal for the new Lots 1 and 2 proposed by way of onsite Private Sewage Treatment Systems (PSTS). Based on our experience in the surrounding region, supported by review of AGRASID data, soils and near surface groundwater conditions area expected to support residential use PSTS.

Environmental Reserve Easement

The lower portions of the property noted previously contain a naturally sensitive area characterized by the presence of mature tree stands, sloped terrain, Pothole Creek and its associated riparian areas, and a pond feature that forms part of the local drainage system. This area provides ecological value through its role in surface-water attenuation, wildlife movement, and vegetative diversity, and it contributes significantly to the natural character of the property.

In recognition of these environmental functions, this proposal includes a dedication of Environmental Reserve Easement (ERE) area taking into account the man-made pond, existing landowner use and low-lying areas adjacent to Pothole Creek, and their significance in drainage and biophysical characteristics. As there are existing man-made improvements located north of the pond and Pothole Creek, an ERE agreement is proposed to protect the sensitive area, while allowing for the continued use and maintenance of existing improvements including the licensed pond, existing footbridges crossing Pothole Creek and fencing.

A proposed ERE area is identified on the included plans, encompassing 3.41-hectares (8.43-acres) in area. With existing improvements within the Grouette building site, such as the driveway, the south boundary of the ERE area has been set at the top of slopes exceeding 15%. North of the man-made pond area, a 15m setback from top of pond bank allows for the continued use of the riding arena and existing landscaped area adjacent to the pond. Along the westerly limit of the ERE area, east of the riding arena, a typical 30m riparian setback has been utilized.

Planning Guidance

MDP 2010

The proposed subdivision has been reviewed according to the Residential section of the Foothills County Municipal Development Plan 2010 (MDP). Land use in this region is primarily a mix of Agricultural and Country Residential uses, and the planned Country Residential development in the application aligns well with existing contextual uses. In order to determine whether the proposed lots contain a suitable building site, we used the criteria contained in Policy 9 of the Residential Section of MDP 2010, which reads:

9.0 All Residential parcels shall have a developable area of land which:

9.1 Is not subject to the development restrictions such as those created by sour gas or other natural resource extraction, flooding, hazardous lands, landfills, transfer stations, sewage lagoons, or other restrictions as indicated by the MGA and the Provincial Planning Regulation.

9.2 Contains a water table and soils suitable for the construction of a residence and the wastewater disposal system to be utilized.

9.3 Does not exceed 15% in slope unless a report has been submitted to the satisfaction of the MD, prepared by a qualified Professional which indicates that the developable area is suitable for residential construction.

9.4 Meets the setback requirements of the appropriate district in the Land Use Bylaw.

9.5 Is considered developable by the Subdivision Authority.

Based on review of the proposed development area, we make the following observations and conclusions relating to the MDP Residential Policy 9:

- The proposed parcels are not subject to the development restrictions created by sour gas or other natural resource extraction, flooding, hazardous lands, landfills, transfer stations, sewage lagoons;
- The proposed parcels appear well drained and, based on preliminary field investigations, contain soils suitable for onsite private sewage disposal. High water table was not encountered in preliminary testing and not likely present within the Subject Lands;
- Adequate building sites are available set back 30 meters or greater from the top of slopes exceeding 15%;
- The allowable building envelopes meeting appropriate setback requirements per the Land Use Bylaw are shown on the attached drawings as the orange dashed line;
- No significant constraints or concerns have been identified on the subject lands that negatively impact developability.

Growth Management Strategy

According to the Foothills Growth Management Strategy (GMS) the subject lands are located within the Northwest District, an area of the MD that exhibits a pattern of country residential development, with existing acreage parcels integrated into the natural topography and surrounding treed landscape. The proposal to create an addition parcel aligns with the Growth Management Strategy’s direction for the

Northwest District, which anticipates “*minimal to moderate growth*” in locations where fragmentation and development have already occurred. The subdivision maintains large parcel sizes, ensuring that the land is not divided more extensively than necessary.

The abundant vegetation, rolling terrain, and existing country residential character of the surrounding area support the GMS guidance that moderate development can be visually absorbed within the landscape, particularly when naturally treed areas help to camouflage built form. By retaining substantial treed areas and concentrating development within suitable building sites that respect slope and drainage constraints, the subdivision minimizes potential impacts on the region’s ecological systems, including wildlife habitat and watershed functions—both of which are specifically identified as priorities in growth management for this district.

Furthermore, the proposed lot configuration maintains the rural character of the region, reflecting the GMS emphasis on measured growth that balances development demand with the preservation of key environmental and scenic values. The proposed subdivision responds responsibly to ongoing development pressures without introducing an inappropriate level of intensity, and it ensures that future residential use remains compatible with immediately adjacent pattern of large-lot country residential development.

Overall, the subdivision represents a low-impact, context-sensitive form of growth that is consistent with the intent and ideology of the Growth Management Strategy, supporting both responsible land stewardship and the long-term vision for the Northwest District.

Closure

Robin and Michael’s proposal sensitively situates the 2 new Country Residential parcels in a location that is very suitable for further residential development, while minimizing the impact on adjacent properties consistent with the pocket Country Residential subdivision in the immediate area. We trust that with the foregoing we have provided sufficient information and merit for Council’s approval of this application.

Please feel free to contact us if you require any additional information.

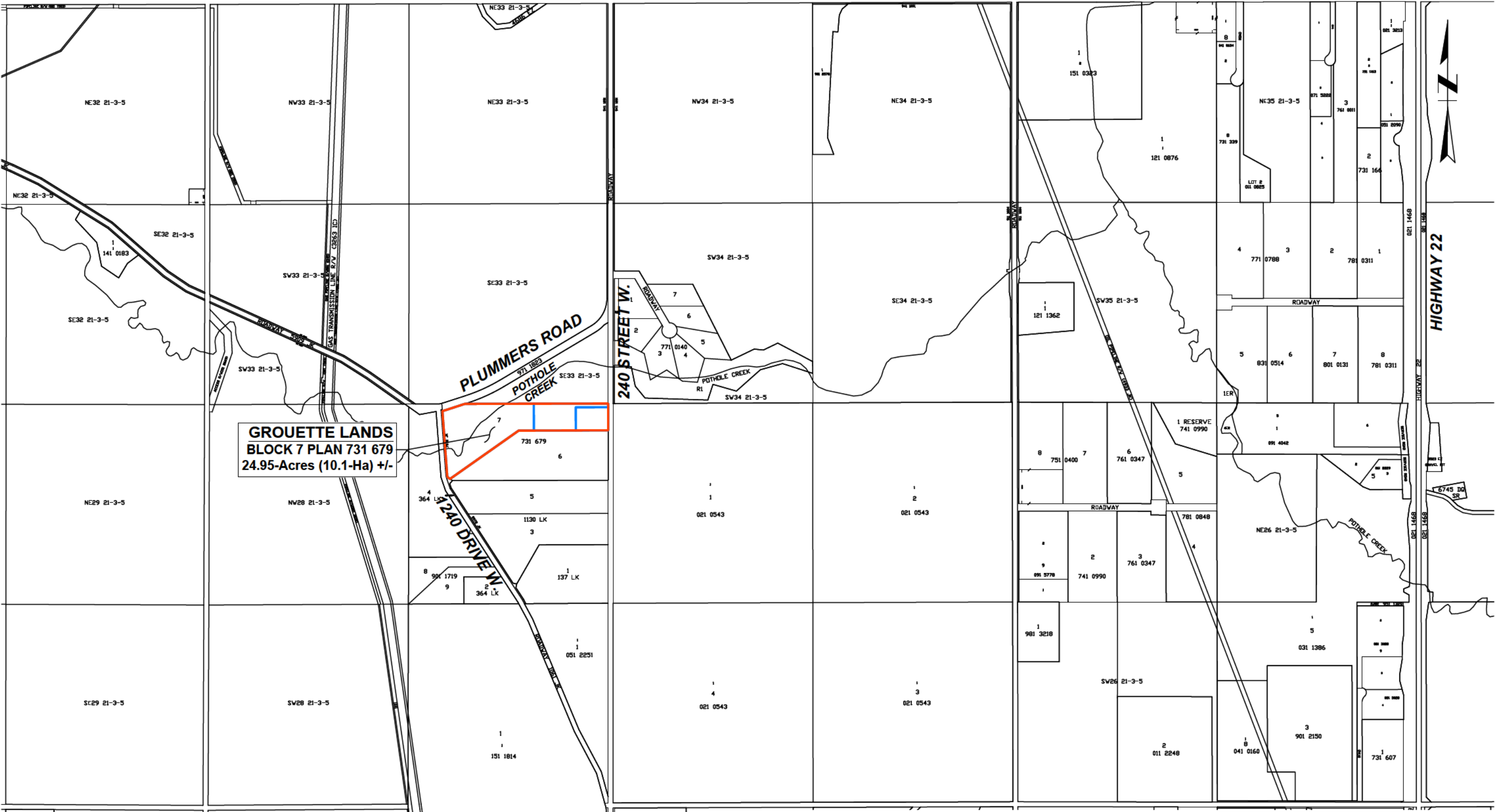
Sincerely,

Badke Consulting Ltd.



Jeff Badke, Principal Consultant

cc. Michael and Robin Grouette



GROUETTE LANDS
BLOCK 7 PLAN 731 679
24.95-Acres (10.1-Ha) +/-

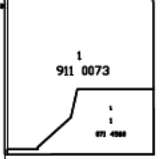


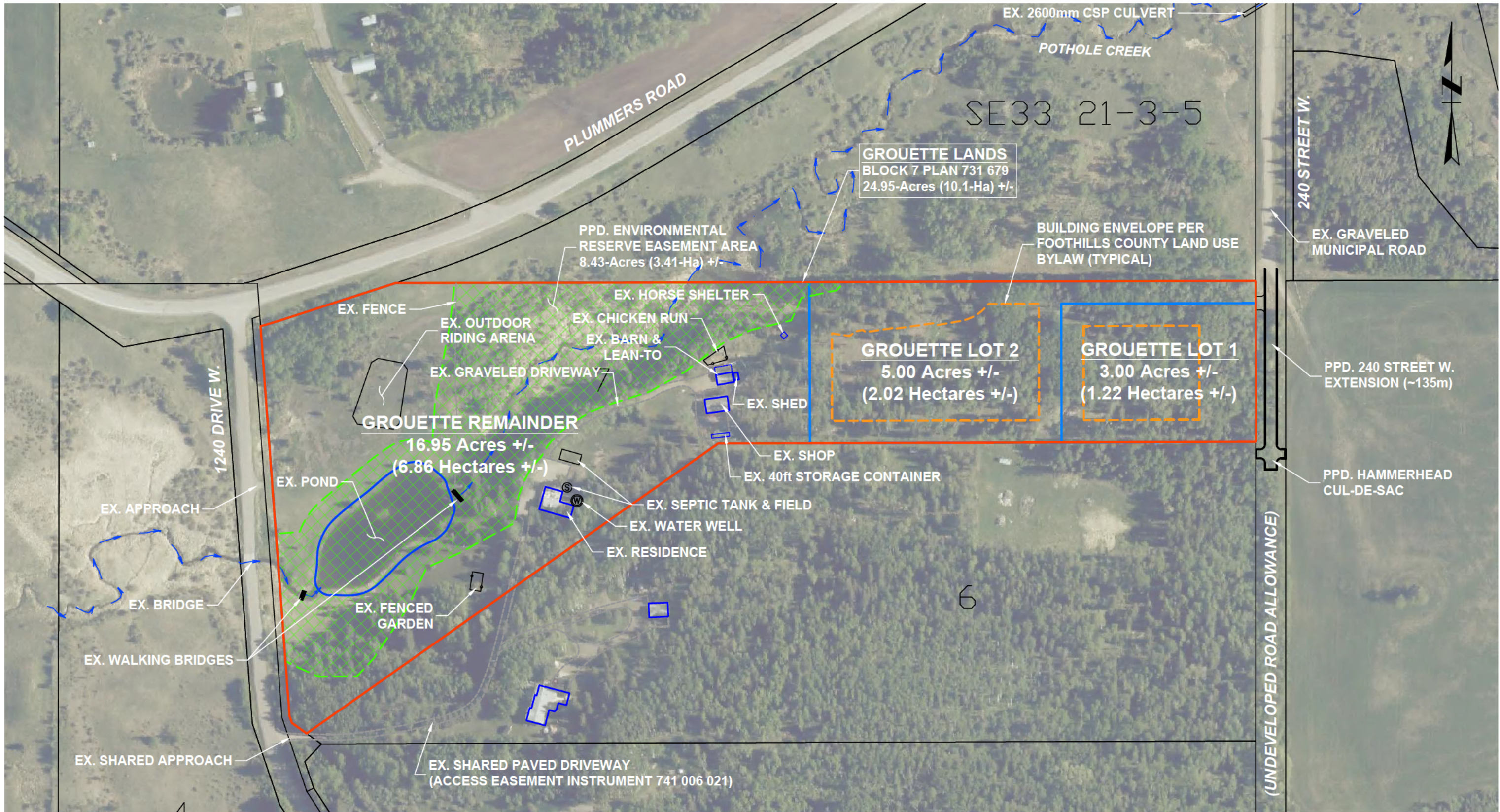
FOOTHILLS COUNTY

HORIZONTAL SCALE: 1:15,000

**GROUETTE LANDS
 PROPOSED SUBDIVISION**

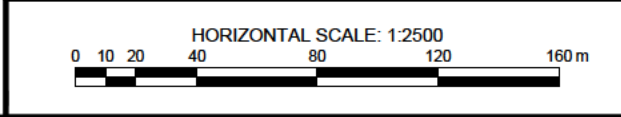
PTN NE 28 - 21 - 3 - W5M		AREA CONTEXT	
BADKE CONSULTING		DRAWN: BJB	DATE: DEC. 2025
		CHK'D: JDB	DWG. 1
		FILE #: 1755.25	REV. 2





FOOTHILLS COUNTY

GROUETTE LANDS
PROPOSED SUBDIVISION

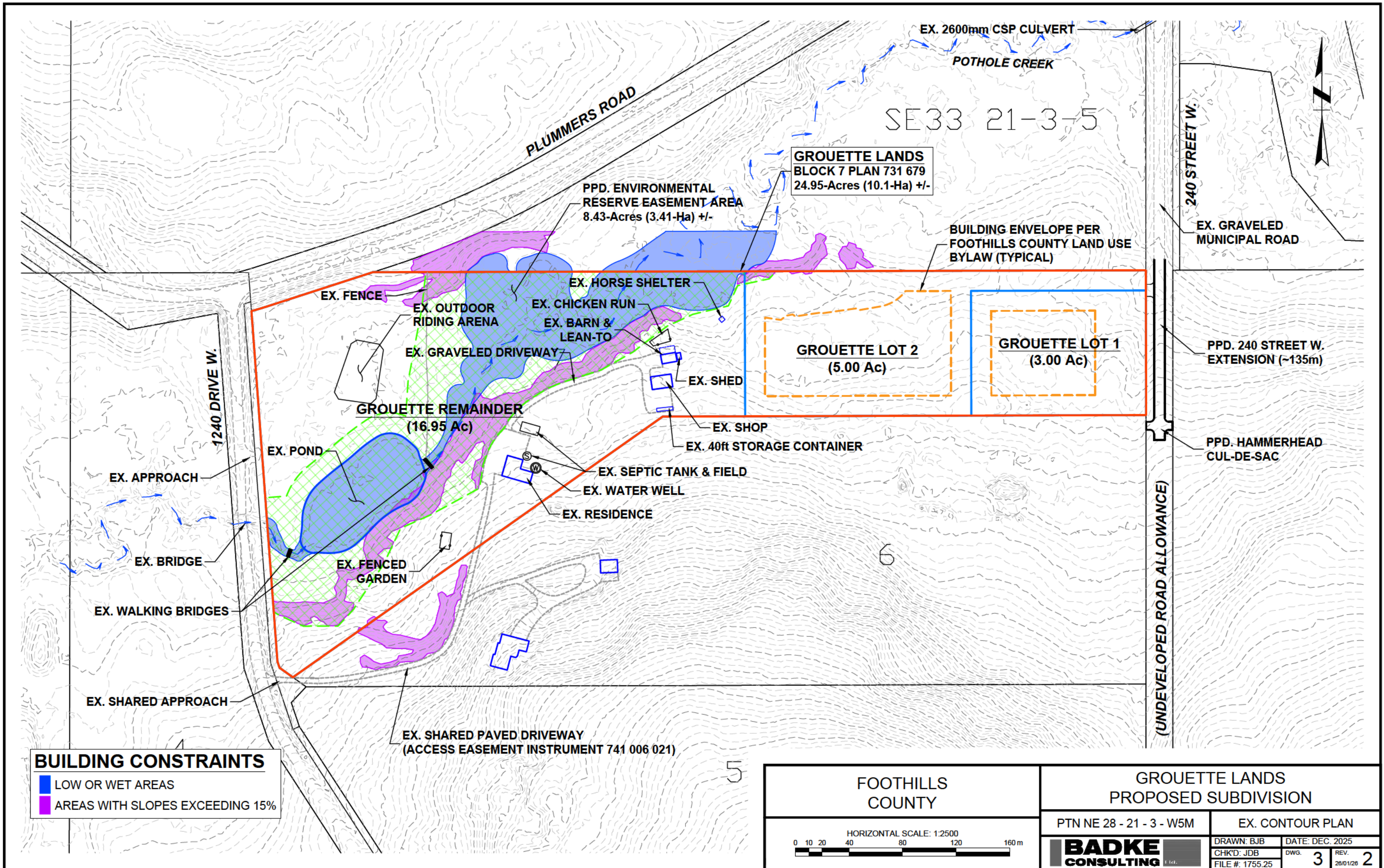


PTN NE 28 - 21 - 3 - W5M

ORTHOPHOTO PLAN

BADKE CONSULTING

DRAWN: BJB	DATE: DEC. 2025
CHK'D: JDB	DWG. 2
FILE #: 1755.25	REV. 2



BUILDING CONSTRAINTS

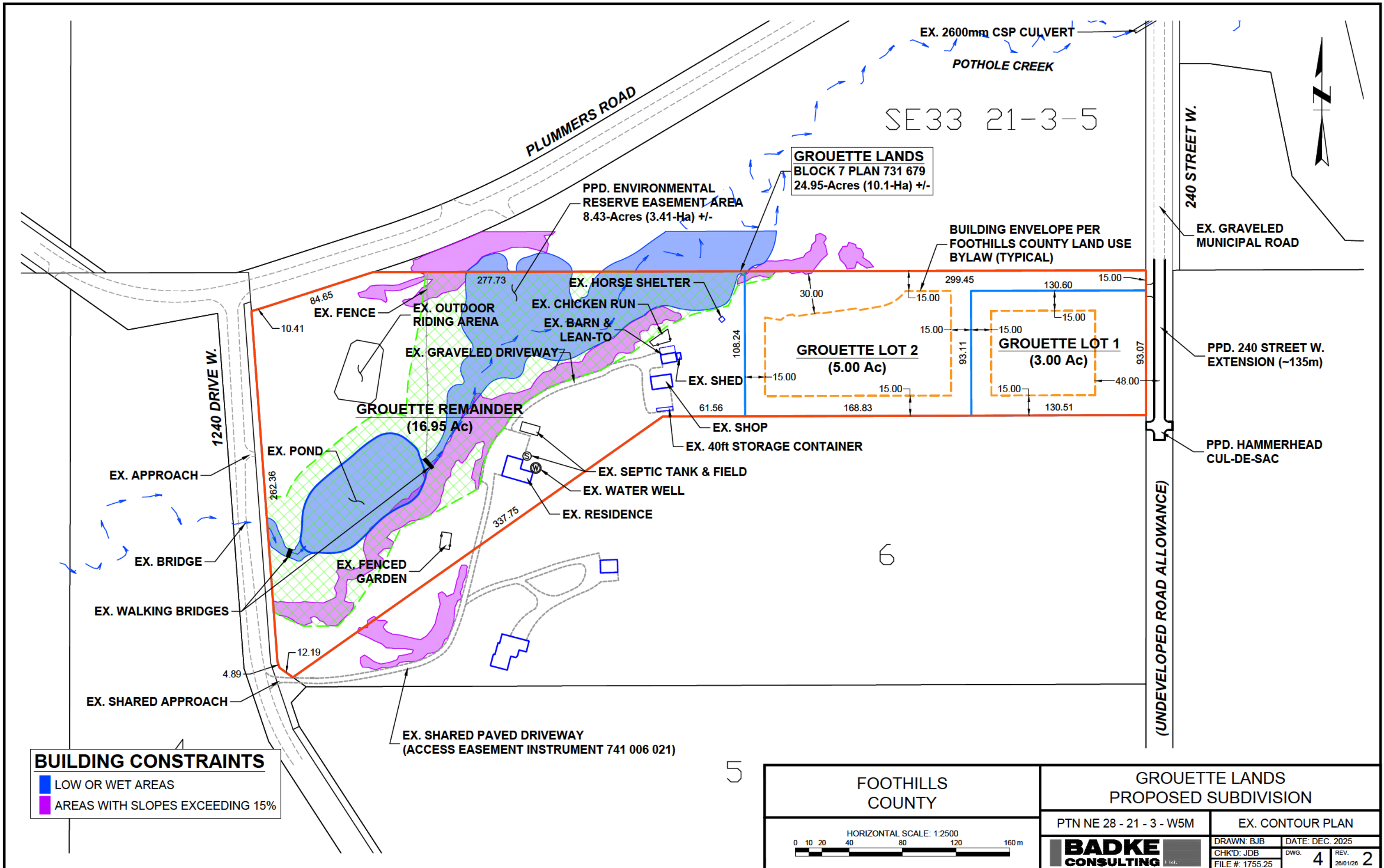
- LOW OR WET AREAS
- AREAS WITH SLOPES EXCEEDING 15%

FOOTHILLS COUNTY

HORIZONTAL SCALE: 1:2500

0 10 20 40 80 120 160 m

GROUETTE LANDS PROPOSED SUBDIVISION	
PTN NE 28 - 21 - 3 - W5M	EX. CONTOUR PLAN
BADKE CONSULTING	DRAWN: BJB DATE: DEC. 2025 CHK'D: JDB DWG. 3 REV. 2 FILE #: 1755.25 26/01/26



SE33 21-3-5

GROUETTE LANDS
 BLOCK 7 PLAN 731 679
 24.95-Acres (10.1-Ha) +/-

PPD. ENVIRONMENTAL
 RESERVE EASEMENT AREA
 8.43-Acres (3.41-Ha) +/-

BUILDING ENVELOPE PER
 FOOTHILLS COUNTY LAND USE
 BYLAW (TYPICAL)

240 STREET W.

EX. GRAVELED
 MUNICIPAL ROAD

PPD. 240 STREET W.
 EXTENSION (~135m)

PPD. HAMMERHEAD
 CUL-DE-SAC

1240 DRIVE W.

GROUETTE REMAINDER
 (16.95 Ac)

GROUETTE LOT 2
 (5.00 Ac)

GROUETTE LOT 1
 (3.00 Ac)

(UNDEVELOPED ROAD ALLOWANCE)

BUILDING CONSTRAINTS
 ■ LOW OR WET AREAS
 ■ AREAS WITH SLOPES EXCEEDING 15%

FOOTHILLS COUNTY

HORIZONTAL SCALE: 1:2500

0 10 20 40 80 120 160 m

GROUETTE LANDS
 PROPOSED SUBDIVISION

PTN NE 28 - 21 - 3 - W5M

EX. CONTOUR PLAN

BADKE CONSULTING

DRAWN: BJB DATE: DEC. 2025
 CHK'D: JDB DWG. 4 REV. 2
 FILE #: 1755.25 26/01/26

5

6

EX. SHARED PAVED DRIVEWAY
 (ACCESS EASEMENT INSTRUMENT 741 006 021)

EX. POND

EX. OUTDOOR
 RIDING ARENA

EX. CHICKEN RUN
 EX. BARN &
 LEAN-TO

EX. HORSE SHELTER

EX. FENCE

EX. GRAVELED DRIVEWAY

EX. SHED

EX. SHOP

EX. 40ft STORAGE CONTAINER

EX. SEPTIC TANK & FIELD

EX. WATER WELL

EX. RESIDENCE

EX. FENCED
 GARDEN

EX. APPROACH

EX. BRIDGE

EX. WALKING BRIDGES

EX. SHARED APPROACH

Preliminary Engineering Assessment

Proposed Subdivision

Within Block 6 & 7, Plan 731 679 (within NE 28-21-3-W5M)

Prepared By:



Prepared For:

Megan Hurley & Robin Grouette

January 2026

January 27, 2026

Megan Hurley

[REDACTED]

Robin Grouette

[REDACTED]

Delivered by email: Megan Hurley [REDACTED]
Robin Grouette [REDACTED]

Re: **Preliminary Engineering Assessment for Proposed Subdivision**
Block 6 & 7, Plan 731 679
Within NE 28-21-3-W5M

Dear Mesdames,

At your request, we have reviewed pertinent development considerations as they relate to the proposed subdivisions of your respective lands, Block 6, Plan 731 679 (Hurley) and Block 7, Plan 731 679 (Grouette) both within PTN NE ¼ Sec. 28, Twp. 21, Rge. 03, W5M. Specifically, we have reviewed the following aspects:

- Development Constraints, including steep slopes and areas subject to overland drainage impacts.
- Building Envelopes, to determine if suitable building sites meeting Foothills County's requirements are present within the proposed new parcels.
- Access Considerations, including a review of the proposed extension of 240th Street West required to service the proposed parcels, as well as internal driveway construction constraints.

The following letter report contains our findings and recommendations.

Subject Lands

The Subject Lands on which the Hurley and Grouette subdivisions are proposed, are located in North-East ¼ Section 28, Township 21, Range 3, West of the 5th Meridian within the north central region of Division 3 of Foothills County, Alberta. Located approximately 7 kilometres north of Millarville and 28 kilometres north-west of the town of Okotoks, the subject lands are bounded by Plummers Road to the north, 1240 Drive West to the west, 240 Street West to the east and Country Residential lands to the south.

Legal Description

The subject lands are legally described as follows:

PLAN 731679
BLOCK 6

Preliminary Engineering Assessment – Hurley and Grouette Lands

Block 6 & 7, Plan 731 679 (within NE 28-21-3-W5M)

January 2026

EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 10 HECTARES (24.71 ACRES) MORE OR LESS

These lands stand in the name of **Megan Patricia Hurley**, referred to forthwith as the **Hurley Lands**.

-and-

PLAN 731679
BLOCK 7
CONTAINING 10.162 HECTARES (25.11 ACRES) MORE OR LESS
EXCEPTING THEREOUT:
PLAN NUMBER HECTARES (ACRES) MORE OR LESS
ROAD 9711823 0.065 0.16
EXCEPTING THEREOUT ALL MINES AND MINERALS

These lands, containing 10.097-hectares (24.95-acres), stand in the name of **Michael and Robin Grouette**, referred to forthwith as the **Grouette Lands**.

Separate subdivisions, adjacent to each other, are proposed on the Hurley and Grouette lands. The Subject Lands and proposed subdivisions are identified on the attached Dwg. 1.

Site Description

The Subject Lands are situated south of Plummers Road, bordered by 1240 Drive W to the west and an undeveloped segment of 240th Street W to the east, with CR parcels positioned to the north and south. Pothole Creek traverses the northwestern section of the Grouette Lands, flowing eastward along the southern side of Plummers Road.

Within the Hurley Lands, the existing building site comprises of a principal residence, detached garage, and a small chicken coop, as is located near the southwestern boundary of the property. The building site on the Grouette Lands includes a principal residence and several accessory structures, such as a shop, barn, shed, horse shelter, and storage container. An outdoor riding arena is located in the northwest corner of the Grouette Lands.

The regional topography is characterized by hummocky foothills with areas exhibiting moderate to high relief. These features are present on the Subject Lands, where the terrain rises in elevation toward the south from low-lying areas adjacent to Pothole Creek. The Hurley and Grouette building sites are both positioned on elevated bench formations along the northern slope of the landform.

Vegetation throughout the Subject Lands is predominantly deciduous forest interspersed with meadow areas. In the lower portions of the Grouette Lands, open field grasses and low shrubs are found adjacent to Pothole Creek. Additionally, a man-made pond is located near the western edge of the Grouette Lands, through which Pothole Creek flows. The pond is registered pursuant to the Alberta Water Act under authorization number 26616-00-00. 2 foot-bridges are present at the east and west sides of the pond, allowing access to the Grouette's outdoor riding arena.

The existing site conditions are shown on the attached drawings. An Orthophoto (Dwg. A), acquired in 2024, of the property is included and is representative of the Subject Lands as they are today. In

In addition, an existing ground contour plan (Dwg. B) includes spot elevations at various pertinent locations throughout the Subject and adjacent lands. A hillshade view (Dwg. C) of the lands identifies the topography of the Subject and immediately adjacent lands.

Proposed Subdivisions

The proposed Hurley subdivision consists of a new parcel, Lot 1, proposed at 2.35-hectares (5.80-acres), surrounding the existing Hurley building site on the west, and a remainder parcel of 7.65-hectares (18.91-acres) on the east.

On the Grouette Lands, Lot 1, a 1.21-hectare (3.00-acres) parcel is proposed to the east and a central 2.02-hectare (5.00-acres) parcel, Lot 2, is proposed. The westerly Remainder parcel encompasses the existing Grouette building site at 6.86-hectares (16.95-acres) in size.

The proposed parcels are identified on the attached plans, Dwg. D and F.

Development Constraints

To review the topography and surface drainage of the parcels in question, we have used bare earth LiDAR data, acquired in 2020, covering both the subject lands and their surroundings. With this information, we have created a 3D terrain model using Autodesk Civil 3D software. We then analyzed the existing terrain slopes on the 3D model to identify any potential issues related to slope, drainage, or building site suitability.

Slope Constraints

Current Foothills County and Provincial policies require either a 30-metre setback from the top of a 15% or greater slope, or a geotechnical slope study indicating developability. Where slopes exceed 15%, development is restricted unless a geotechnical assessment demonstrates that safe construction is feasible.

We have analyzed the topography of both properties and identified regions with slopes exceeding 15%. These steeper portions have been identified in purple hatch on the attached plans to guide land use decisions and ensure compliance with regulatory requirements.

A broad ridged landform, with its highest point on properties to the south of the Subject Lands, runs roughly northwards dropping in elevation to broad valley formations to the west, east and north. The landform drops more gradually in its northerly direction, running through both the Hurley and Grouette lands, towards the low-lying lands adjacent to Pothole Creek.

Hurley Lands

Analysis indicates that a region with slopes exceeding 15% is present within the Hurley Lands. These steeper portions are located along the property's southerly boundary and are identified on Dwg. D. As the landform continues to drop northwards, its slopes shallow out to approximately 10% at the property's westerly side, where the existing residence is located, and 5% at its easterly extents, where the proposed Hurley remainder parcel is located.

These flatter regions of the property are suitable for the construction of a residence and associated accessory buildings. As these flatter areas are at the base of the >15% region, no development setback is required. The landowner intends to construct a new residence on the remainder parcel, the approximate location of which is identified on Dwg. D, and is located in portion of the property well suited for construction.

Grouette Lands

Analysis indicates that regions with slopes exceeding 15% are also present within the Grouette Lands. These regions are located at the northerly extents of a flatter bench formation above Pothole Creek, primarily located on the proposed Grouette remainder parcel adjacent to the existing building site.

A small portion of steeper slope is located at the northwest corner of the proposed Grouette Lot 2 which is subject to the aforementioned 30-metre setback. Slopes within the rest of the proposed Grouette Lots 1 and Lot 2 range between flat to approximately 10%, providing ample suitable locations for residential construction. A likely building site location for each of the new Grouette parcels is identified on Dwg. D.

Lot Grading within Proposed Lots

As noted above, within the proposed Hurley Remainder and Grouette Lots 1 and 2, natural slopes range between flat (0.5%) and 10%. As such, no additional Lot Grading is necessary to create a suitable building site within any of the proposed Lots. Existing terrain affords several building sites that are suitable for the construction of residences and accessory buildings.

Any grading required at the time of building construction is expected to be minimal and fall under typical construction requirements. This is subject to house and landscaping design specific to future Building Permit applications.

Site Drainage

From the previously noted 3D model of the subject parcel, we have analyzed the overland drainage characteristics within the Subject Lands. Existing overland drainage patterns and associated slope labels are shown on the Dwg. B. As well, areas considered unsuitable for development due to surface water flows and ponding areas are identified with blue hatch on the attached Dwg. D.

Overland Drainage Best Practices

Any future building sites should be graded in such a manner as to direct surface water flows around and away from the building footprint. In addition, future driveway construction will require a culvert(s) to ensure overland drainage flows originating uphill are conveyed under the driveway to maintain flows to downstream receptors. Care and attention should be exercised so that adjacent properties are protected from changes in surface water flows resulting from development on the Subject Lands.

Hurley Lands

Based on our analysis, there are no significant development constraints due to existing overland drainage characteristics within the proposed Hurley remainder. Typical best practices should be employed with any planned development within the Hurley Lands.

Grouette Proposed Parcels

Within the proposed Grouette Lots 1 and 2, our analysis indicates that there are no significant development constraints due to existing overland drainage characteristics. Likely building sites situated

on the natural bench formation within proposed parcels are well above the drainage path of Pothole Creek.

An existing 2600mm diameter culvert structure conveys Pothole Creek flows downstream to the east underneath 240th Street West, with its west invert at approximately 1212.58m ASL. The lowest portion of the 240th Street West embankment, as it crosses Pothole Creek is approximately 1214.81m ASL.

By contrast, the natural bench formation running through Lot 1 is at approximately 1222.5m ASL, just under 10m (32.8-ft) higher than the flow path through the 240 Street West culvert and 7.69m (25.2-ft) above the 240th Street embankment low point. The same bench formation on Lot 2 is at approximately 1220.8m ASL, 8.2m (26.9-ft) higher than the flow path through the 240 Street West culvert and 6.0m (19.7-ft) above the 240th Street embankment low point.

Towards the easterly portion of Lot 1, as well as Lot 2's proposed panhandle, 3 shallow channels, ranging between 0.5 and 1.3m in depth, are present conveying localized drainage flows to the north-east, downslope towards Pothole Creek. The invert of these channels fall within the 48m setback requirement from the centre of 240th Street or within the Lot 2 panhandle and are not anticipated to affect building construction.

Drainage flows are to be maintained with any future driveway construction by utilizing appropriate culvert or pipes under the driveway surface. Typical best practices should be employed with any planned development within the proposed Grouette Parcels.

Grouette Remainder

Within the proposed Grouette remainder parcel, the identified man-made pond area, as well as low-lying areas immediately adjacent to Pothole Creek are considered undevelopable due to overland drainage characteristics. These low-lying portions of the property are situated below the existing Grouette building site, ranging in elevation difference between 3.5m adjacent to the existing barn and 6.6m adjacent to the existing residence.

As noted previously, the Grouette's existing pond is registered pursuant to the Alberta Water Act under authorization number 26616-00-00 and diversion licence 18157. These works were constructed by a previous landowner, with the Province of Alberta issuing the associated license on July 6, 1992. A copy of the provincial license document 26616-00-00 and associated works plan 00024928 - 1 are included in Appendix B.

Recommended Grouette Environmental Reserve Easement

Taking into account the man-made pond and low-lying areas adjacent to Pothole Creek, and their significance in drainage and biophysical characteristics a mechanism such as an Environmental Reserve Easement (ERE) is recommended. As there are existing man-made improvements located north of the pond and Pothole Creek, an ERE agreement protecting this area, while allowing for the continued use and maintenance of existing improvements would be suitably proposed with the subdivision application.

A proposed ERE area is identified on the included Dwg. D, encompassing 3.41-hectares (8.43-acres) in area. As there are existing improvements within the Grouette building site, such as the driveway, the south boundary of the ERE area has been set at the top of slopes exceeding 15%. North of the man-made pond area, a 15m setback from top of pond bank allows for the continued use of the riding arena

and existing landscaped area adjacent to the pond. Along the westerly limit of the ERE area, east of the riding arena, a typical 30m riparian setback has been utilized.

Building Envelopes

To assess the suitability of building sites on the proposed Hurley Remainder and Grouette Lots 1 and 2, we have applied the standards outlined in Policy 9 of the Residential Section of the Foothills County Municipal Development Plan 2010 (MDP 2010), which states:

9. *All residential parcels shall have a developable area of land which:*
 - 9.1. *Is not subject to the development restrictions such as those created by sour gas or other natural resource extraction, flooding, hazardous lands, landfills, transfer stations, sewage lagoons or other restrictions as indicated by the MGA and the Provincial Planning Regulation.*
 - 9.2. *Contains a water table and soils suitable for the construction of a residence and the wastewater disposal system to be utilized.*
 - 9.3. *Does not exceed 15% in slope unless a report has been submitted to the satisfaction of the MD, prepared by a qualified Professional which indicates that the developable area is suitable for residential construction.*
 - 9.4. *Meets the setback requirements of the Land Use Bylaw.*
 - 9.5. *Is considered developable by the Subdivision Authority.*

Based on our analysis and inspection of the proposed parcels, we make the following observations and conclusions:

- The proposed Hurley Remainder and Grouette Lots 1 and 2 are not subject to the development restrictions created by sour gas or other natural resource extraction, flooding, hazardous lands, landfills, transfer stations, sewage lagoons.
- A review of the Agricultural Region of Alberta Soil Inventory Database (AGRASID) and visual inspection indicates that the proposed Hurley Remainder and Grouette Lots 1 and 2 contain soils that are suitable for sewage disposal from a single-family residence, by way of a soil-based treatment mound system designed in accordance with the publication entitled “Alberta Private Sewage Systems Standard of Practice, 4th Ed. 2021”.
- AGRASID indicates well drained soils within the subject lands. No evidence of seepage, springs, or other indications of high water table were noted on visual inspection of the lands.
- While slopes in excess of 15% are located with the proposed Hurley Remainder and Grouette Lots 1 and 2, adequate development area is available taking into account applicable slope setbacks.
- Taking into account the results of our analysis, the allowable building envelopes for Country Residential parcels per the current Foothills County Land Use Bylaw have been defined. There is adequate area suitable for a building site within the allowable building envelope on the proposed Hurley Remainder and Grouette Lots 1 and 2.

The building envelopes for the proposed Hurley Remainder and Grouette Lots 1 and 2 are shown on the attached plan, Dwg. D, with an orange dashed line, identifying prescribed setbacks and identified building constraints.

Access Review

All residential parcels must have direct access to a public roadway. Within the proposed parcels themselves, excessive slopes and topographic constraints can be a barrier to safe all-season access for practical and emergency purposes. As such, we have conducted a review of applicable access considerations.

240th Street West Extension

Currently, the graveled municipal road 240th Street West concludes just north of the Grouette Lands' northern boundary. The proposed Hurley Remainder and Grouette Lots 1 and 2 are situated west of an undeveloped segment within the statutory road allowance of 240th Street West. Consequently, extending 240th Street West is necessary to ensure access to these planned subdivisions. Both the existing municipal roadway from its junction with Plummers Road and the area designated for extension are referenced on Dwg. E.

Our geometric analysis indicates that it is feasible to extend 240th Street West while maintaining centerline road grades between 2.3% and 8.8%. According to Foothills County's Steep Grade Policy (ADC-RDD-1), if a road cannot be constructed below a 7% grade, gravel roads may accommodate slopes up to 12%, subject to Council approval during the land use authorization process. While our analysis indicates that portions of the road extension will exceed 7%, grades in the 8.8% range are considered reasonable.

Additional details, including preliminary centerline road grades, are identified on Dwg. F.

Residential Driveway Construction

While not specifically documented in Foothills County policies or the National Building Code, best practices for private driveway grades indicate maximum centerline grades generally not exceeding 13%. Steeper grades may be suitable on a case-by-case basis.

Building on the previous noted analysis of slope and potential building sites on the proposed Hurley Remainder and Grouette Lots 1 and 2, we have reviewed the potential driveway locations. Example driveway alignments are shown on Dwg. F and include preliminary centerline driveway grades. These example alignments utilize straight and direct routes, with grades ranging from 2% to 10% at the maximum, keeping well under the best practice maximum of 13%. Alternate routes on all three proposed parcels are available and could be optimized to minimize these grades.

In the case of the proposed Grouette Lot 2's, analysis indicates that a residential driveway, complete with ditches on each side, is constructable within its 15m wide panhandle.

There is sufficient buildable area within each parcel to allow for the construction of residential driveways that meet safety and accessibility standards. Careful planning is recommended to ensure that driveway alignments minimize steep gradients and avoid topographic challenges, thereby facilitating reliable access for residents and emergency vehicles throughout the year.

Closure

This report was prepared by Badke Consulting Ltd. ("Badke") for the sole use of Megan Hurley, Robin Grouette, and the approving development authority. Its content represents Badke's best judgement based on the information available at the time of its writing. Any use, reliance on, or decisions to made based on it by any third-party are the responsibility of such third-parties. Badke accepts no responsibility for damages, if any, suffered by any third-party as a result of actions or decisions based on this document. The duplication or distribution of this report without the prior consent of Badke is strictly forbidden.

Please contact the undersigned should you have any questions.

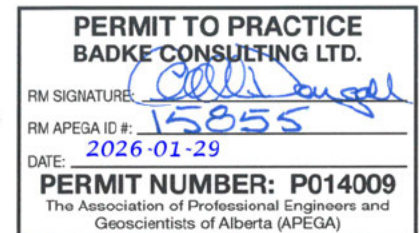
Yours truly,

Badke Consulting Ltd.

Reviewed by,

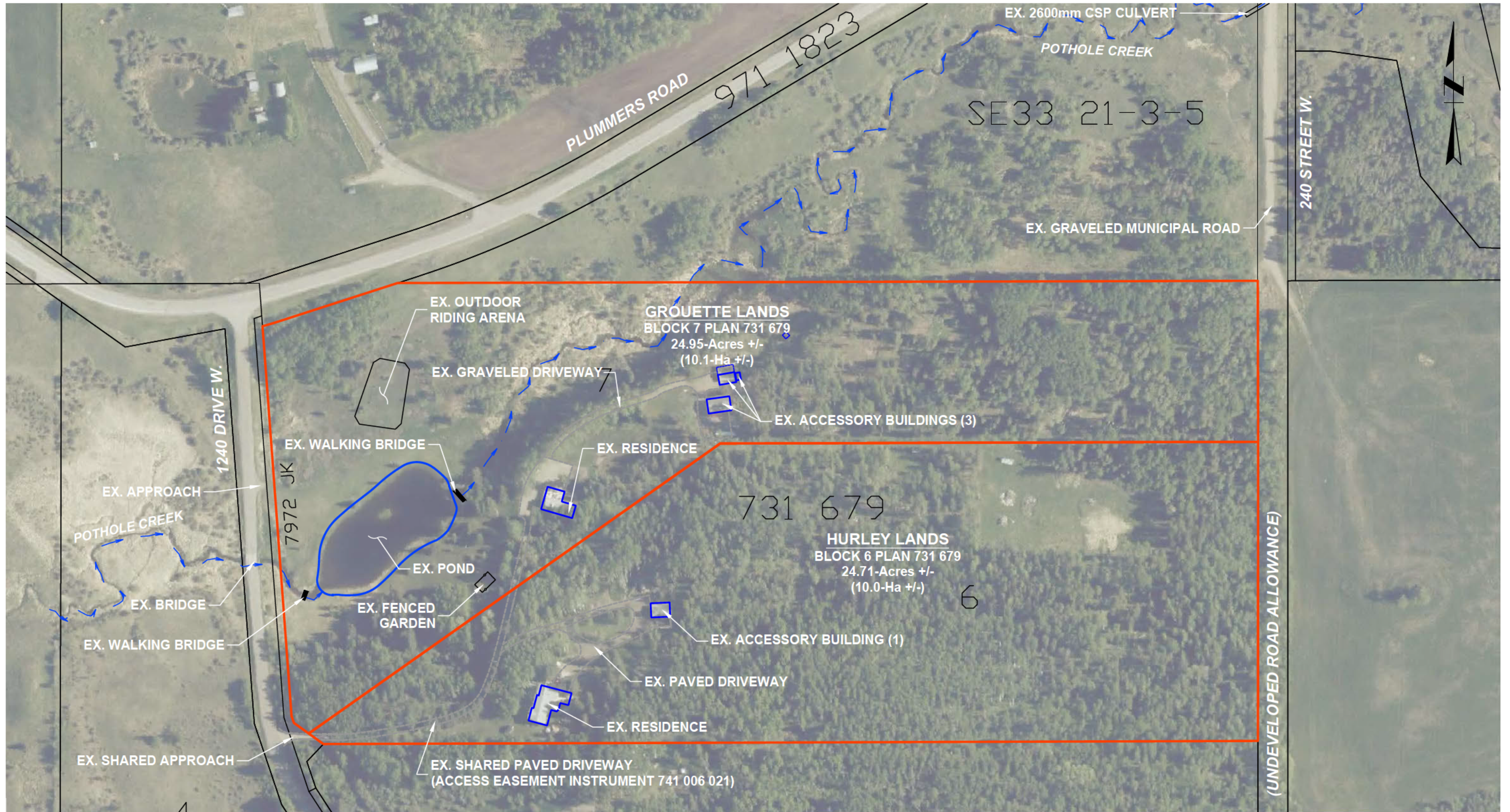


D.A. McDougall, P.Eng.



Jeff Badke, Principal

Appendix A: Drawings



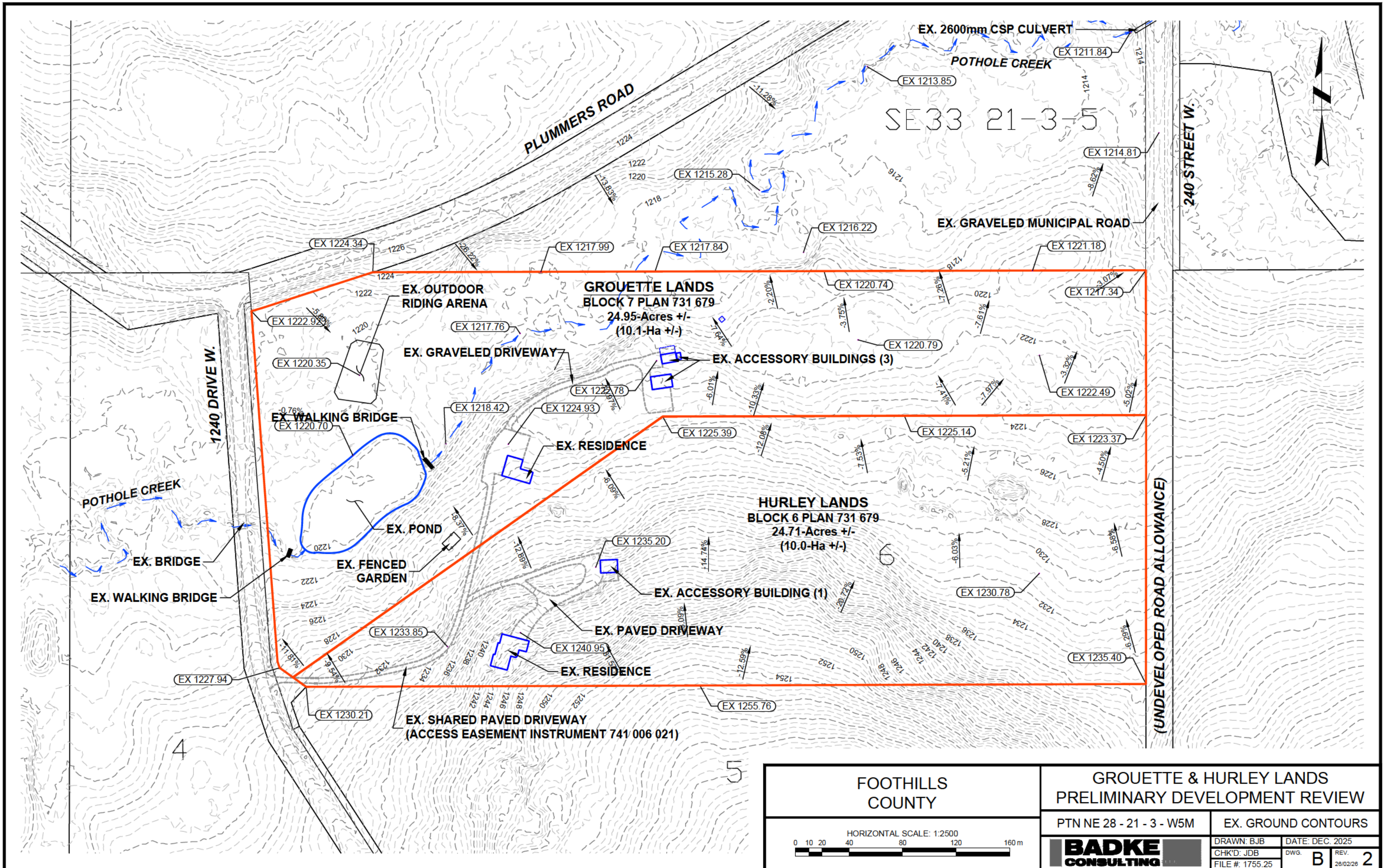
FOOTHILLS COUNTY

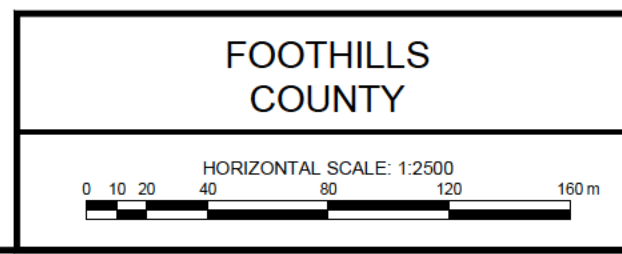
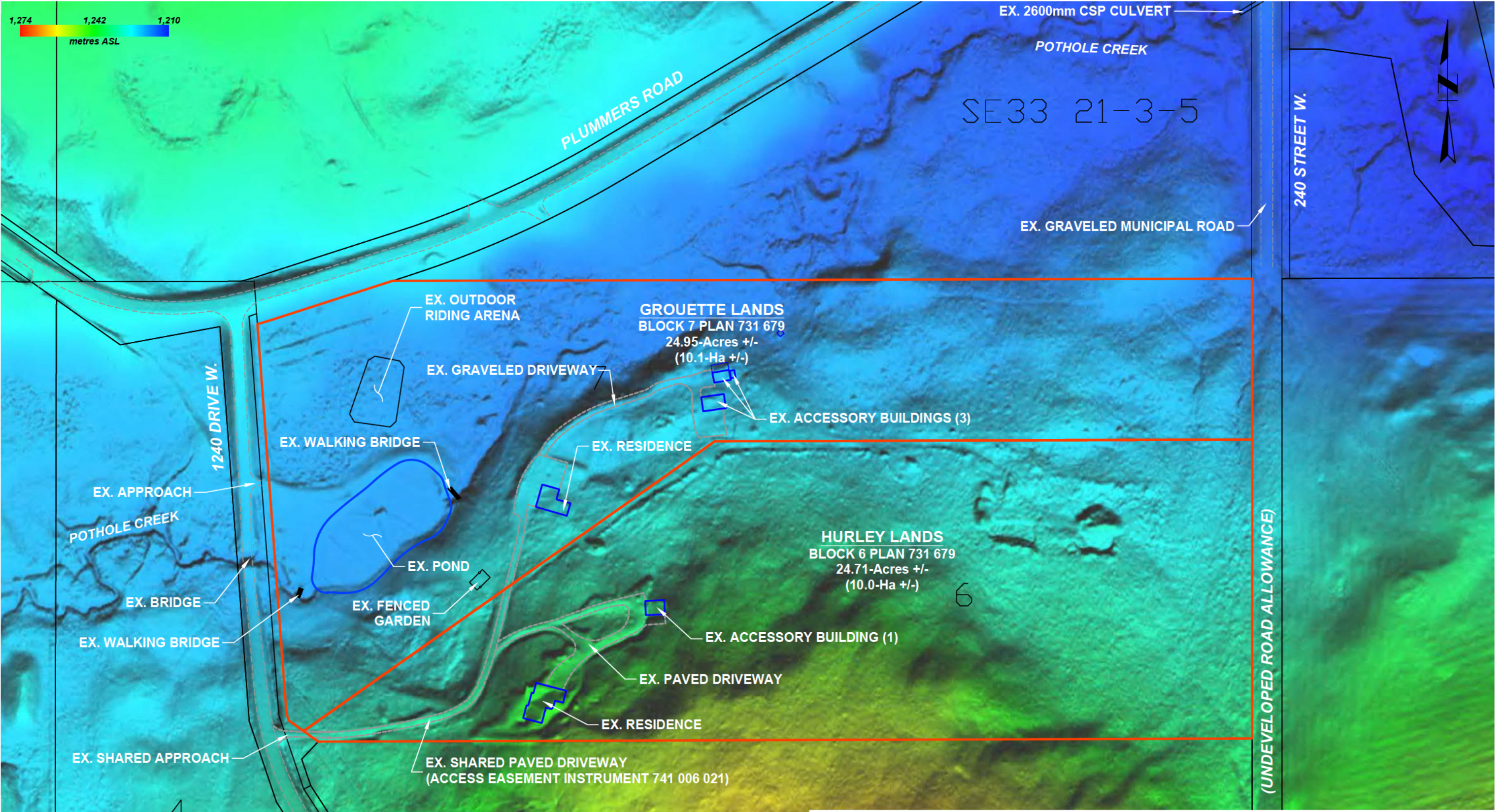
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0 10 20 40 80 120 160 m

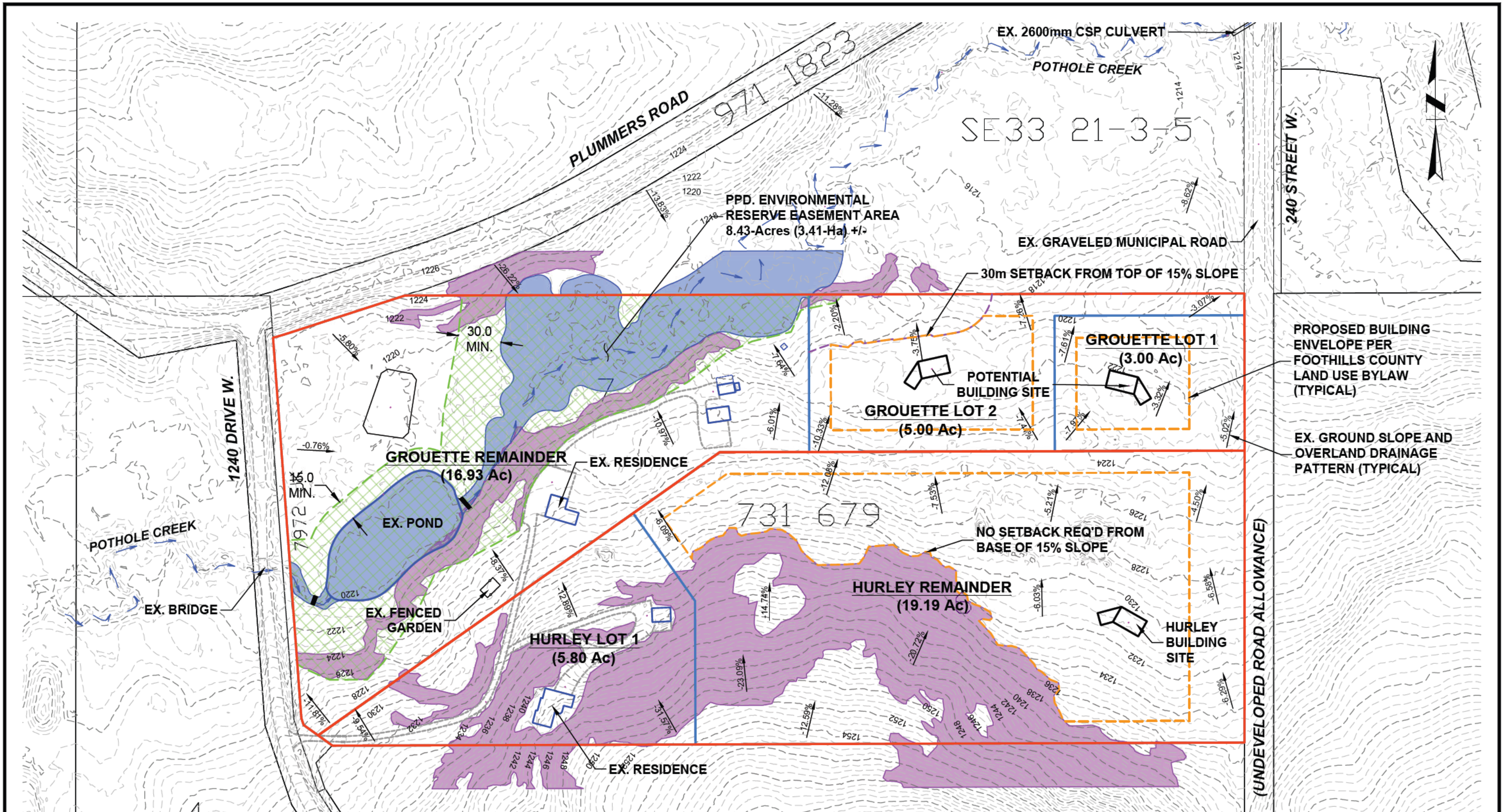
GROUETTE & HURLEY LANDS
PRELIMINARY DEVELOPMENT REVIEW

PTN NE 28 - 21 - 3 - W5M	EXISTING ORTHOPHOTO
BADKE CONSULTING	DRAWN: BJB DATE: DEC. 2025
CHK'D: JDB	DWG. A REV. 2
FILE #: 1755.25	26/02/26





GROUETTE & HURLEY LANDS PRELIMINARY DEVELOPMENT REVIEW	
PTN NE 28 - 21 - 3 - W5M	EXISTING HILLSHADE
BADKE CONSULTING	DRAWN: BJB DATE: DEC. 2025
CHK'D: JDB	DWG. C REV. 2
FILE #: 1755.25	26/02/26



BUILDING CONSTRAINTS

- LOW OR WET AREAS
- AREAS WITH SLOPES EXCEEDING 15%

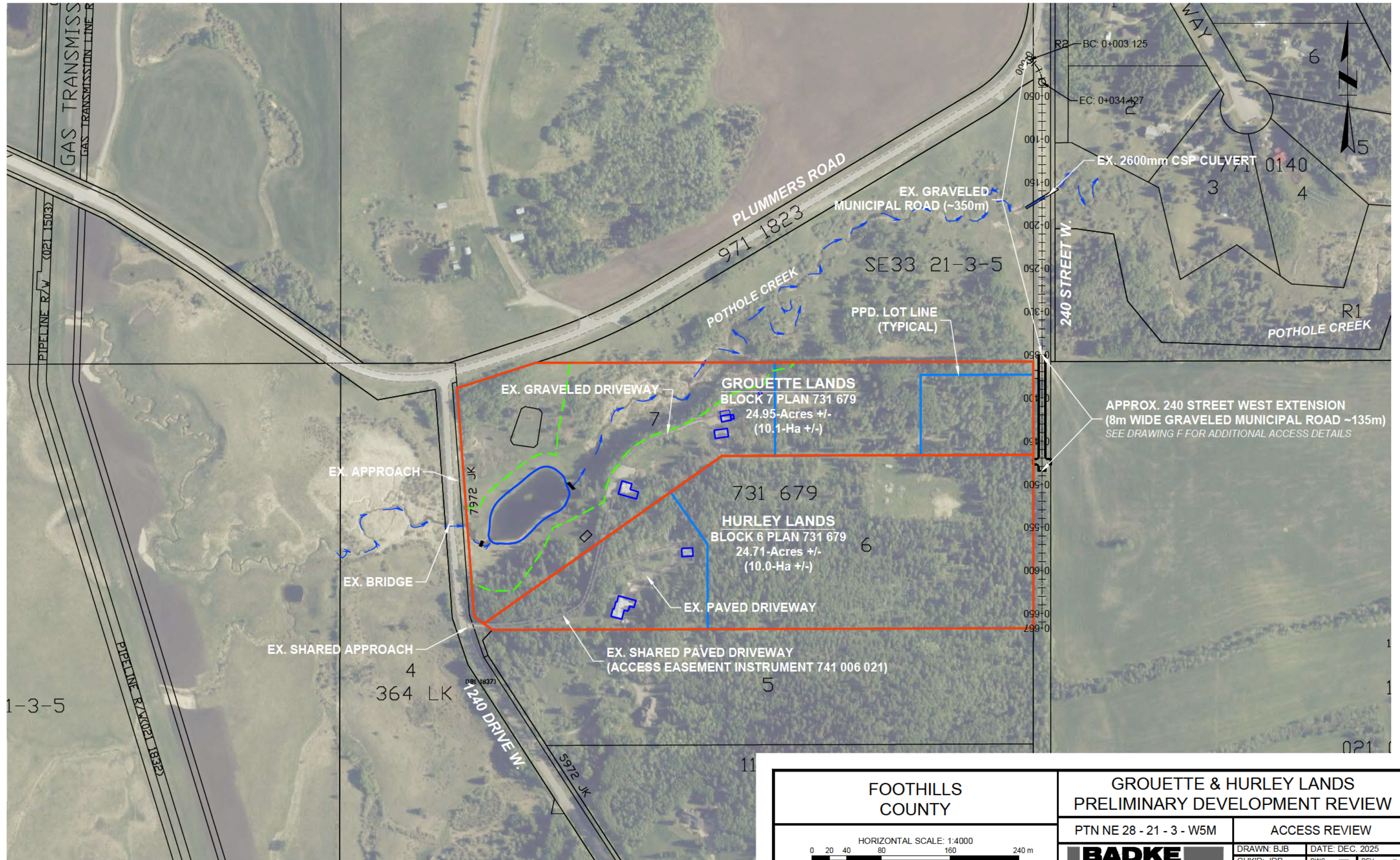
CONSTRAINTS SHOWN TO 30m OUTSIDE OF SUBJECT LANDS BOUNDARY

FOOTHILLS COUNTY

HORIZONTAL SCALE: 1:2500

**GROUETTE & HURLEY LANDS
PRELIMINARY DEVELOPMENT REVIEW**

PTN NE 28 - 21 - 3 - W5M	BUILDING ENVELOPES						
BADKE CONSULTING	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">DRAWN: BJB</td> <td style="font-size: 8px;">DATE: DEC. 2025</td> </tr> <tr> <td style="font-size: 8px;">CHK'D: JDB</td> <td style="font-size: 8px;">DWG. D</td> </tr> <tr> <td style="font-size: 8px;">FILE #: 1755.25</td> <td style="font-size: 8px;">REV. 2</td> </tr> </table>	DRAWN: BJB	DATE: DEC. 2025	CHK'D: JDB	DWG. D	FILE #: 1755.25	REV. 2
DRAWN: BJB	DATE: DEC. 2025						
CHK'D: JDB	DWG. D						
FILE #: 1755.25	REV. 2						

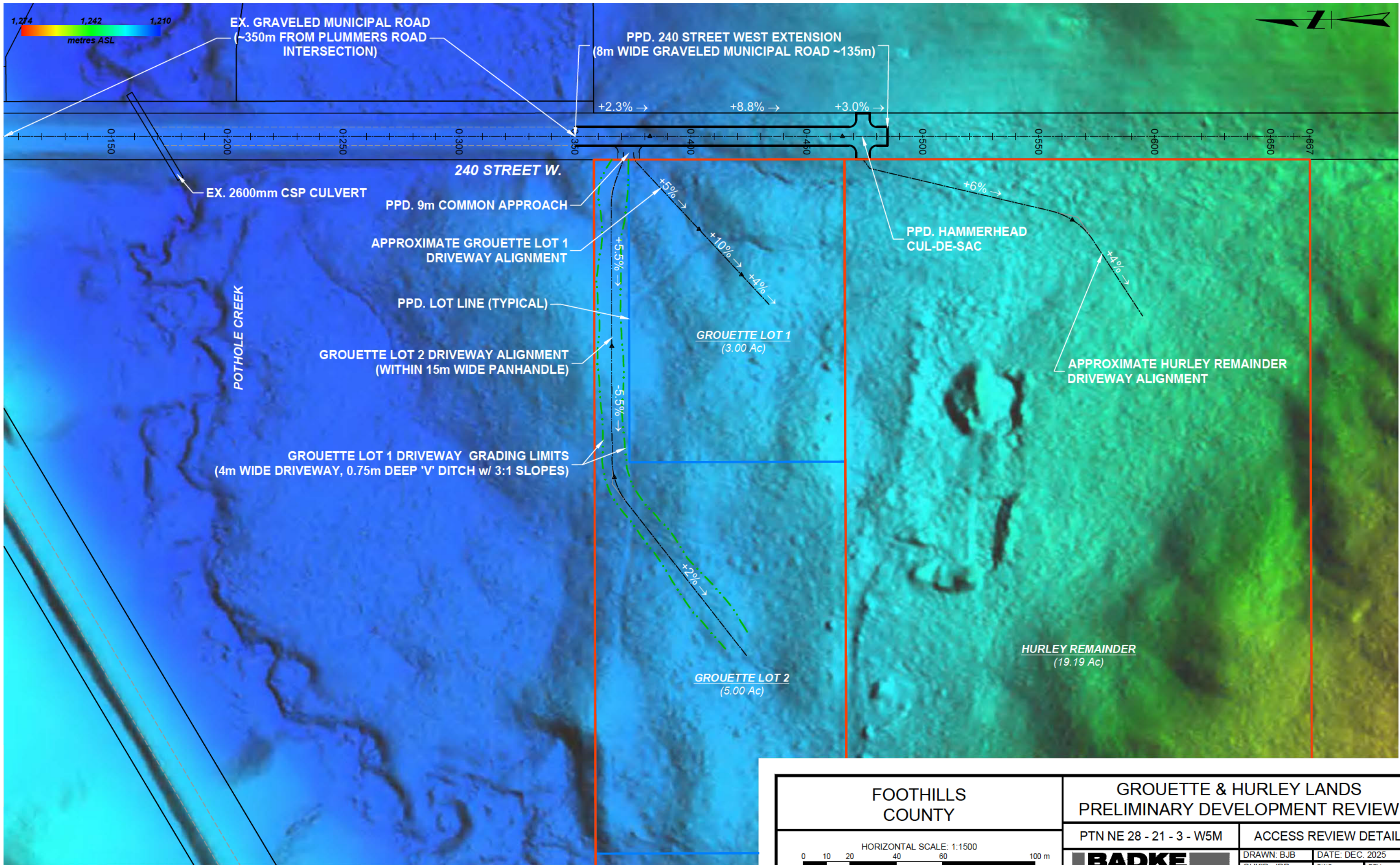


FOOTHILLS COUNTY

HORIZONTAL SCALE: 1:4000

**GROUETTE & HURLEY LANDS
PRELIMINARY DEVELOPMENT REVIEW**

PTN NE 28 - 21 - 3 - W5M	ACCESS REVIEW
BADKE CONSULTING	DRAWN: BJB DATE: DEC. 2025
CHK'D: JDB	DWG. E REV. 2
FILE #: 1755.25	26/02/26



FOOTHILLS COUNTY

GROUETTE & HURLEY LANDS
PRELIMINARY DEVELOPMENT REVIEW

HORIZONTAL SCALE: 1:1500
0 10 20 40 60 100 m

PTN NE 28 - 21 - 3 - W5M

ACCESS REVIEW DETAIL

BADKE CONSULTING

DRAWN: BJB	DATE: DEC. 2025
CHK'D: JDB	DWG. F REV. 2
FILE #: 1755_25	26/02/26

Appendix B: Grouette Pond Licence



ENVIRONMENT

LICENCE to DIVERT AND USE WATER

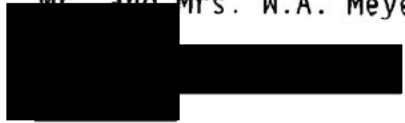
Pursuant to the
WATER RESOURCES ACT *

File No. 24928

Priority No. 1990-10-19-01

Purpose Storage
 Drainage Basin Bow River
 First Issued 1992 - 07 - 06

Mr. and Mrs. W.A. Meyer



HAVING COMPLIED with the applicable provisions of the Water Resources Act and the regulations thereunder and Interim Licence No. 18157 , a copy of which is attached hereto and incorporated herein,

IS HEREBY GRANTED LICENCE to divert and use the quantities of water prescribed in the interim licence in accordance with and subject to all other applicable provisions of the Act and the regulations thereunder, and the conditions attached hereto and incorporated herein, at locations described in the interim licence,

BY MEANS AND THROUGH works and undertakings described in the interim licence.

1992 - 07 - 06

Dated

* Issued pursuant to section 12
of the Water Resources Act



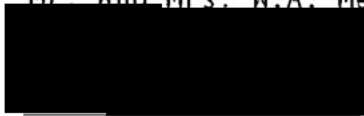
ENVIRONMENT

INTERIM LICENCE

Pursuant to the
WATER RESOURCES ACT

Nº 18157

Mr. and Mrs. W.A. Meyer



File No. 24928

Priority No. 1990-10-19-01

having complied with the applicable provisions of the Water Resources Act and the regulations thereunder is hereby authorized as soon as right-of-way is obtained:

A. To construct works as shown on plans and reports filed, approved and identified in departmental records as:

24928-1 General and Detail Plan

B. To divert and use water as hereinafter specified and described subject to the terms and conditions attached hereto and incorporated herein:

PURPOSE: Storage (recreation)

SOURCE OF SUPPLY: Pothole Creek

POINT OF DIVERSION: NE 28-21-3-5 (Blk 7)

GROSS DIVERSION: Up to 3.0 acre-feet annually consisting of:

1. Estimated Consumptive Use: NIL
2. Estimated Losses: 3.0 acre-feet
3. Estimated Return Flow: NIL

RESERVOIR CAPACITY: 5.5 acre-feet

The term within which construction is to be completed expires on (constructed)

1992 -07-06

Date Issued

* Issued pursuant to section 12
of the Water Resources Act

CONDITIONS - INTERIM LICENCE NO. 18157

This interim licence is issued pursuant to section 12(3) of the Water Resources Act, and this interim licence and any subsequent licence shall be subject to sections 11(4), (5), and (6) of the Water Resources Act being chapter W-5 R.S.A. 1980 as amended. [Ref. O.C. 615/91]

2. "The Controller of Water Resources ("the Controller") reserves the right to modify the conditions of this interim licence, and any licence issued subject to recommendations resulting from an Instream Flow Need (IFN) study. In particular, the Controller reserves the right to incorporate any instream flow value identified in the IFN study."
3. The licensee shall provide facilities for the release of water to riparians and prior licensees when requested to do so by the Controller
4. The licensee is responsible for the construction and operation and maintenance of the works and for any damages that may result.
5. The licensee shall submit an annual water use return when requested by the Controller.
6. This interim licence is based on knowledge available and the rights and privileges granted are subject to review and modification. The Controller reserves the right to establish, revise or require the following items in the interim licence and any licence issued:
 - (a) monitoring systems and water use return; and
 - (b) quantity of water allocated,any time the Controller has information indicating unreasonable interference due to the operation of the project on;
 - (a) the source of water supply;
 - (b) other water users;
 - (c) instream flow requirements; and,
 - (d) the environment;which cannot be satisfactorily remedied.
7. The rights and privileges granted can only be extended or modified with the approval of the Controller and are subject to cancellation or modification under the Water Resources Act.
8. Following completion of the works authorized this interim licence shall be attached to and become part of the licence to use water issued under the provisions of the Water Resources Act.

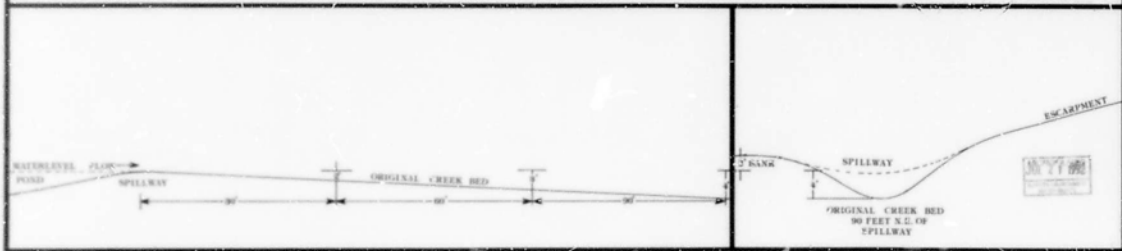
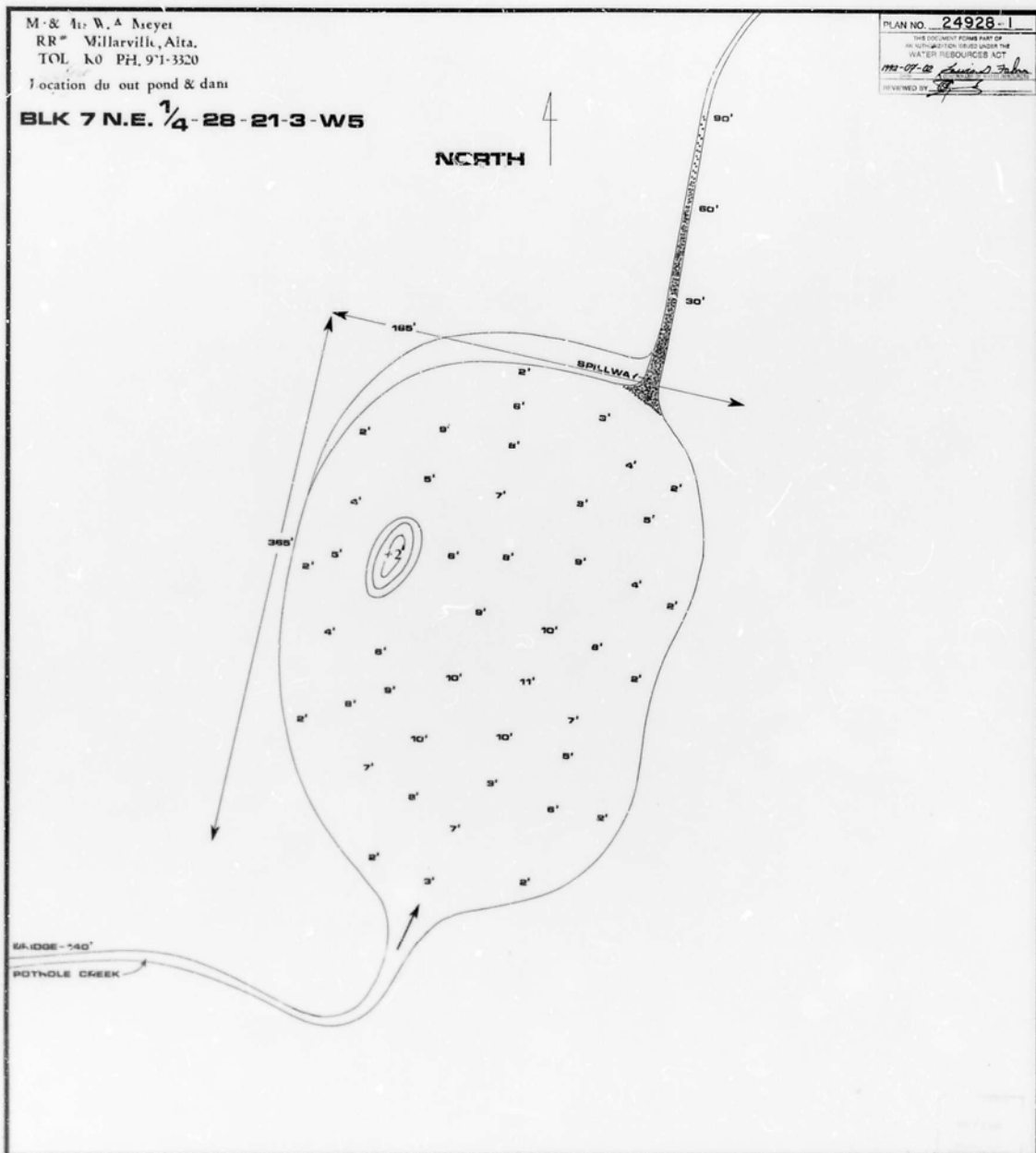
M. & A. W. A. Meyer
 RR# Millarville, Alta.
 TOL K0 PH. 91-3320

Location du out pond & dam

BLK 7 N.E. 1/4-28-21-3-W5

PLAN NO. 24928-1
 THE DOCUMENT FORMS PART OF
 AN INSTRUMENT RECORDED UNDER THE
 WATER RESOURCES ACT
 1992-07-08 *James S. John*
 REVIEWED BY *[Signature]*

NORTH



1 5 10