

**FOOTHILLS COUNTY
COUNCIL AGENDA**



Wednesday, April 15, 2026, 9:00 a.m.
Foothills County Administration Office
309 Macleod Trail South – High River

	Pages
A. GENERAL MATTERS	
A.1 Call Meeting to Order	
A.2 Approval of the Agenda	
B. MISCELLANEOUS MUNICIPAL ITEMS	
B.1 Mill Rate Bylaw & Budget Amendment	3
Presented by: Director of Corporate Services Reginald Hammond	
B.2 Municipal Reserve Review - SE 18-18-02 W5M	18
Presented by: Municipal Lands Administrator Donna Fowler	
C. SCHEDULED MEETINGS & PUBLIC HEARINGS	
C.1 10:00 a.m. Eldridge - NE 11-19-29 W4M - Redesignation (RB to CR and BP)	23
Presented by: Planning Officer Stacey Kotlar	
C.2 11:00 a.m. Nichols Applied Management Inc. - Technical Growth Study - CONFIDENTIAL CLOSED SESSION - ATIA s. 29	
Presented by: Deputy Director of Planning Drew Granson	
C.3 1:30 p.m. Hage - NW 32-21-29 W4M - Redesignation (CR to RC, RMF, MLR, ERE and PUL)	36
Presented by: Planning Officer Brittany Smith	
D. MISCELLANEOUS PLANNING ITEMS	
D.1 JC Construction Management Ltd. - SW 10-21-29 W4M - Revised Site Plan	72
D.2 Roberts - NE 11-20-01 W5M - Bylaw 65/2025 (2nd & 3rd reading)	80
Reeve Siewert, Deputy Reeve Oel, Councillor Alger and Councillor McHugh.	
D.3 R. Barua Holding Inc. - SW 06-22-29 W4M - Development Permit 26D 020	88
E. SUBDIVISION APPROVING AUTHORITY ITEMS	
E.1 McLean - SW 24-17-02 W5M - Request for Subdivision	102
E.2 Roberts - NE 11-20-01 W5M - Request for Subdivision	108

F. CONFIDENTIAL CLOSED SESSION

F.1 Advice from Officials - ATIA s. 29

G. MOTIONS ARISING FROM CONFIDENTIAL CLOSED SESSION

H. ACKNOWLEDGEMENTS AND INFORMATION ITEMS

I. OTHER MATTERS

I.1 Lunch


I.2 Accounts – April 15, 2026
Councillors Estes, McHugh and Callister

I.3 Minutes – April 8, 2026

I.4 Committee Reports

I.5 Next Meeting – April 22, 2026

I.6 Adjourn

DEPARTMENT: Corporate Services	
	TOPIC: MILL RATE BYLAW AND BUDGET AMENDMENT
REPORT PRESENTED BY: Director of Corporate Services, Reginald Hammond	

PURPOSE OF REQUEST

To authorize the rates of taxation for the year 2026 and to consider amendments to the 2026 budget.

BACKGROUND

The purpose of this report is to present the proposed amendments to the 2026 operating and capital budgets, along with the accompanying property tax bylaw required to support municipal operations and approved service levels. Following the original budget, Administration has made adjustments mainly due to provincial requisitions, and changes in contractual and operational costs. These amendments ensure that the budget remains aligned with Council’s strategic priorities while maintaining fiscal responsibility and service delivery standards. In accordance with the Municipal Government Act, the property tax bylaw reflects the revenue requirements resulting from the amended budget and establishes the tax rates necessary to fund municipal programs, services, and infrastructure for the 2026 fiscal year.

REQUEST OF COUNCIL

Proposed Motions:

- #1 – That Council authorize the 2026 budget amendments as presented.
- #2 – That Council grant first reading to a bylaw to authorize the rates of taxation for the year 2026.

APPENDICES

Appendix A: 2026 Budget Amendments, Mill Rate and Property Tax Bylaw Package

Foothills County

2026 Budget Amendments, Mill Rate and Property Tax Bylaw Package

2026 Budget Amendments

Revenues

Foothills County's assessment growth was 9.05% in 2025 (for the 2026 taxation year). This increase is attributed to new growth in the area (2.12%) and market value growth (6.93%).

Mill Rate

	2025	2026	Percentage change
Residential	6.163296	6.285498	1.98%
Farm	14.262065	14.622891	2.53%
Non-Residential	12.574689	13.591377	8.09%
Machinery & Equip.	10.385710	9.480415	-8.72%

Operating Expenses

Changes to the previously approved budget are as follows:

Expense Increases	Changes
School Requisition	\$ 4,486,817
Policing Requisition	600,610
Municipal Contingency	500,000
Shared Services Agreement (Fire)	168,000
Foothills Cemetery Requisition – Highlands Road Drainage	6,660
Seniors Foundation	3,886
Designated Industrial Property Requisition	-4,055
Increase to budgeted expenses	5,761,918

Capital Budget

Scott Seaman Arena & Park :

Move the purchase of a dehumidifier from 2026 to 2027	\$150,000
Move the Sound System Upgrade from 2027 to 2026	50,000

Foothills Cemetery :

Ribbon Row and Pad	FC Cemetery Reserves	100,000
Field of Honour Memorial Wall	FC Cemetery Reserves	15,000

Impact of 2026 Test Levy on 15,543 Rolls

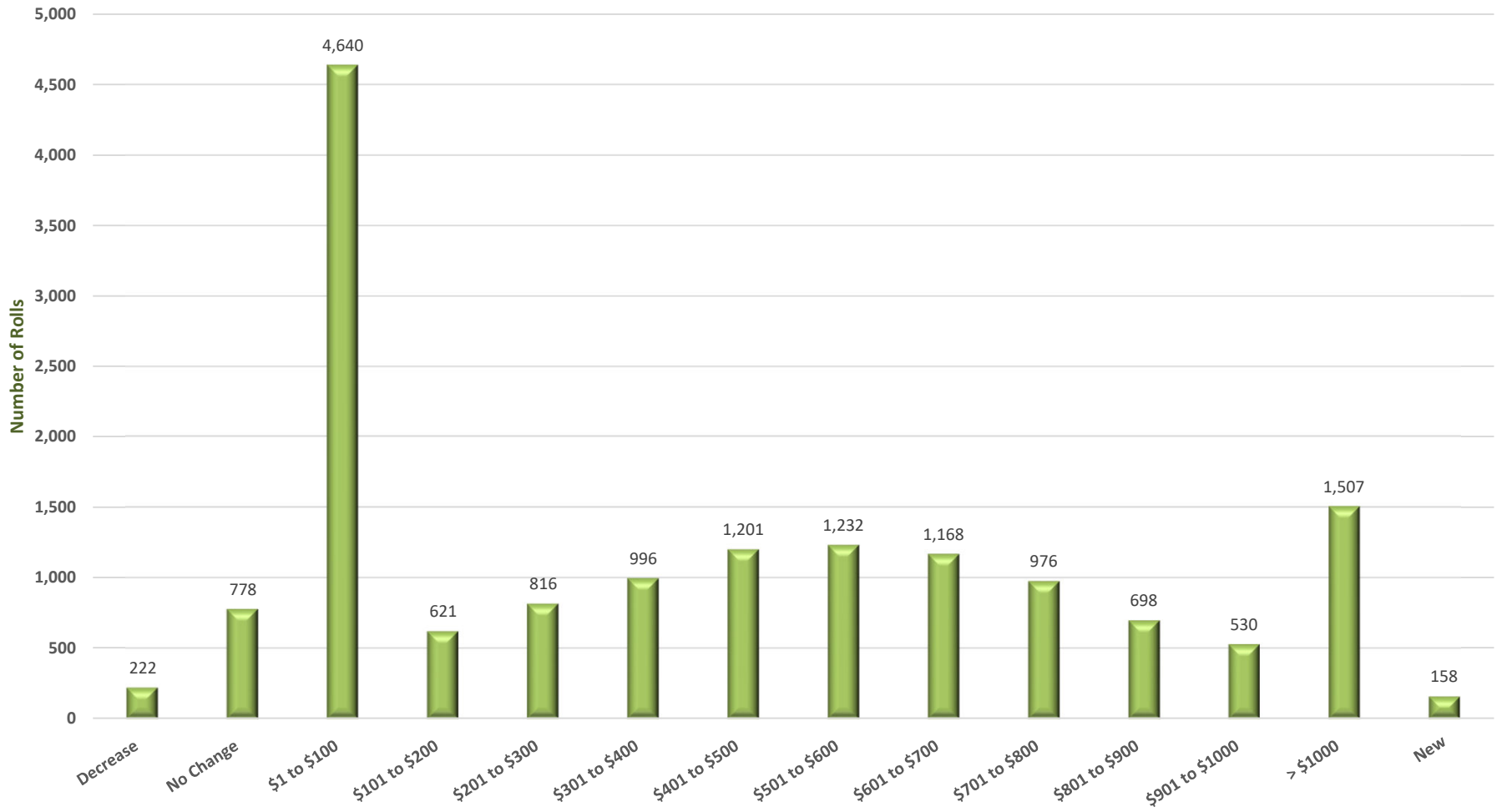


Chart does not include Linear, Oilfield, or Grant-in-Place-of-Taxes Rolls

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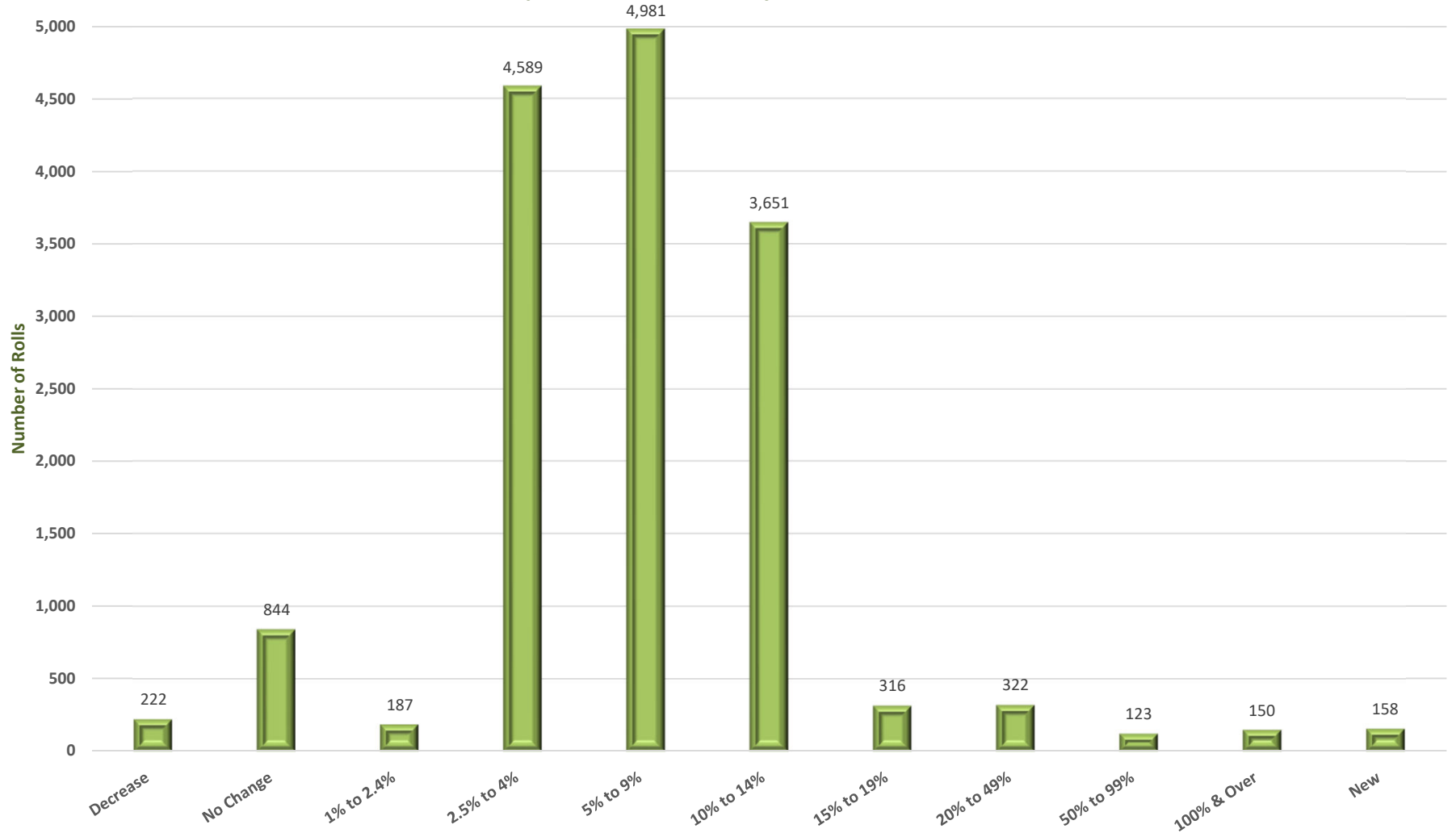


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IMPACT OF 2026 TEST LEVY ON 10,589 OWNERS

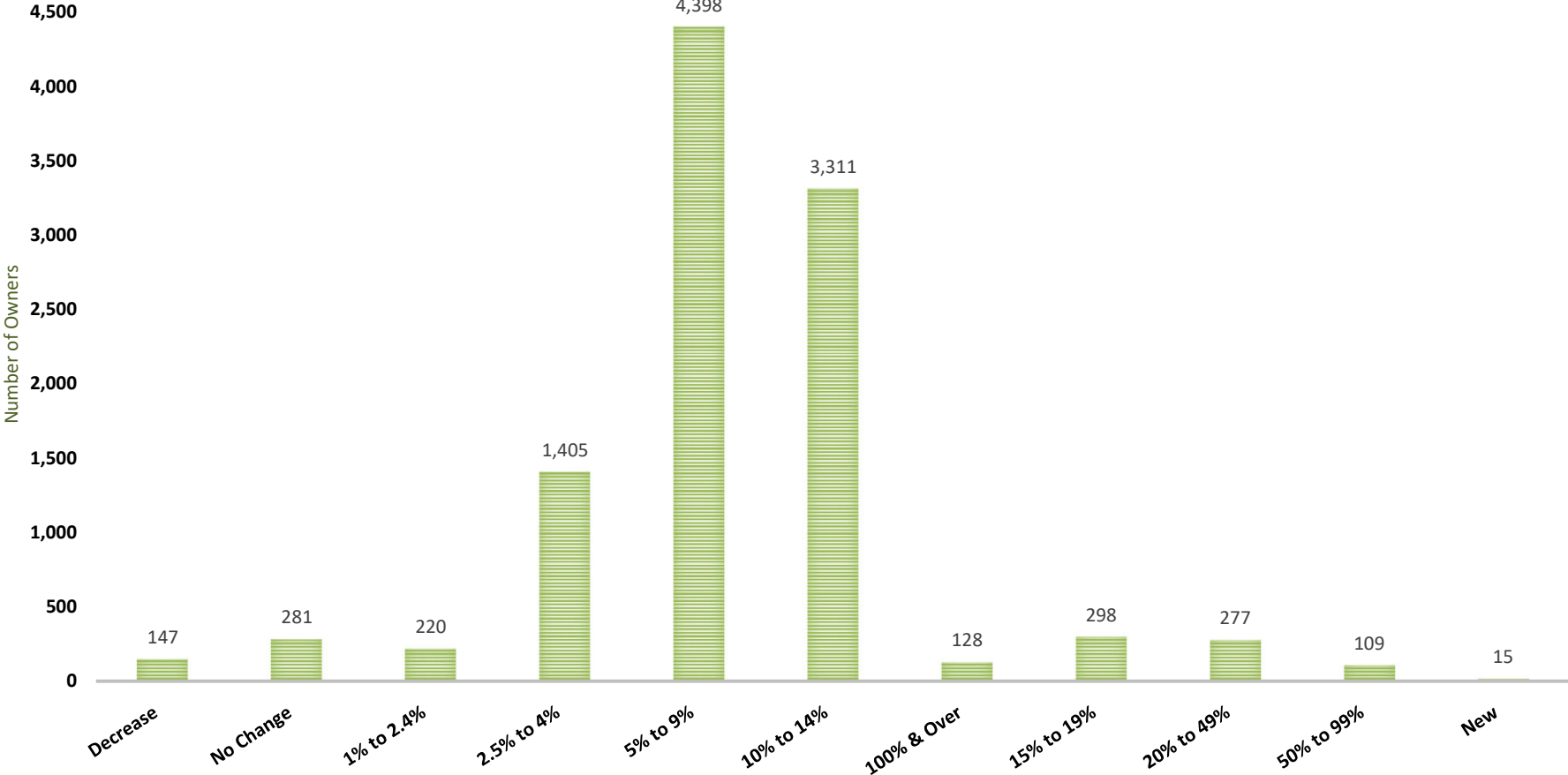


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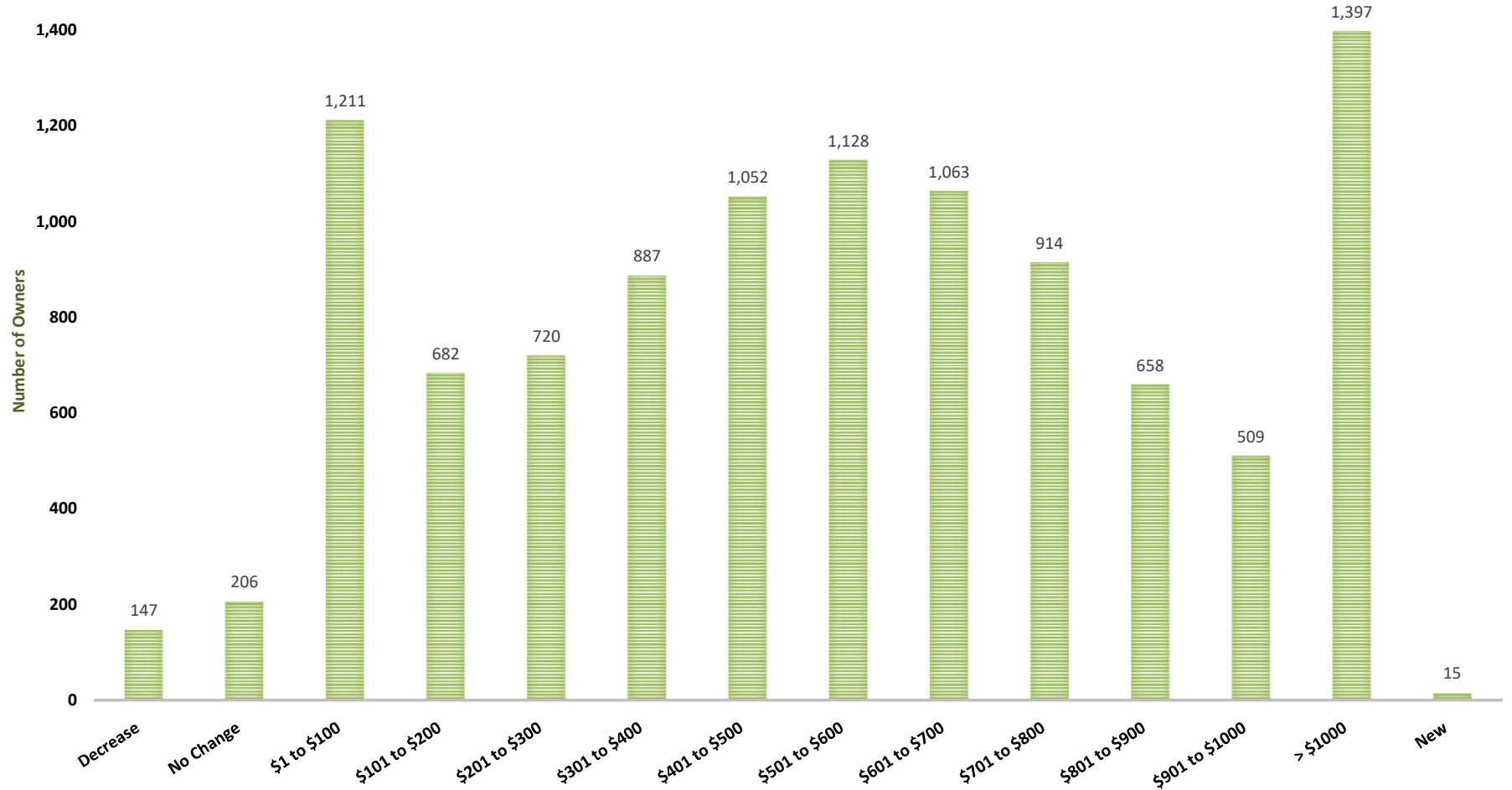
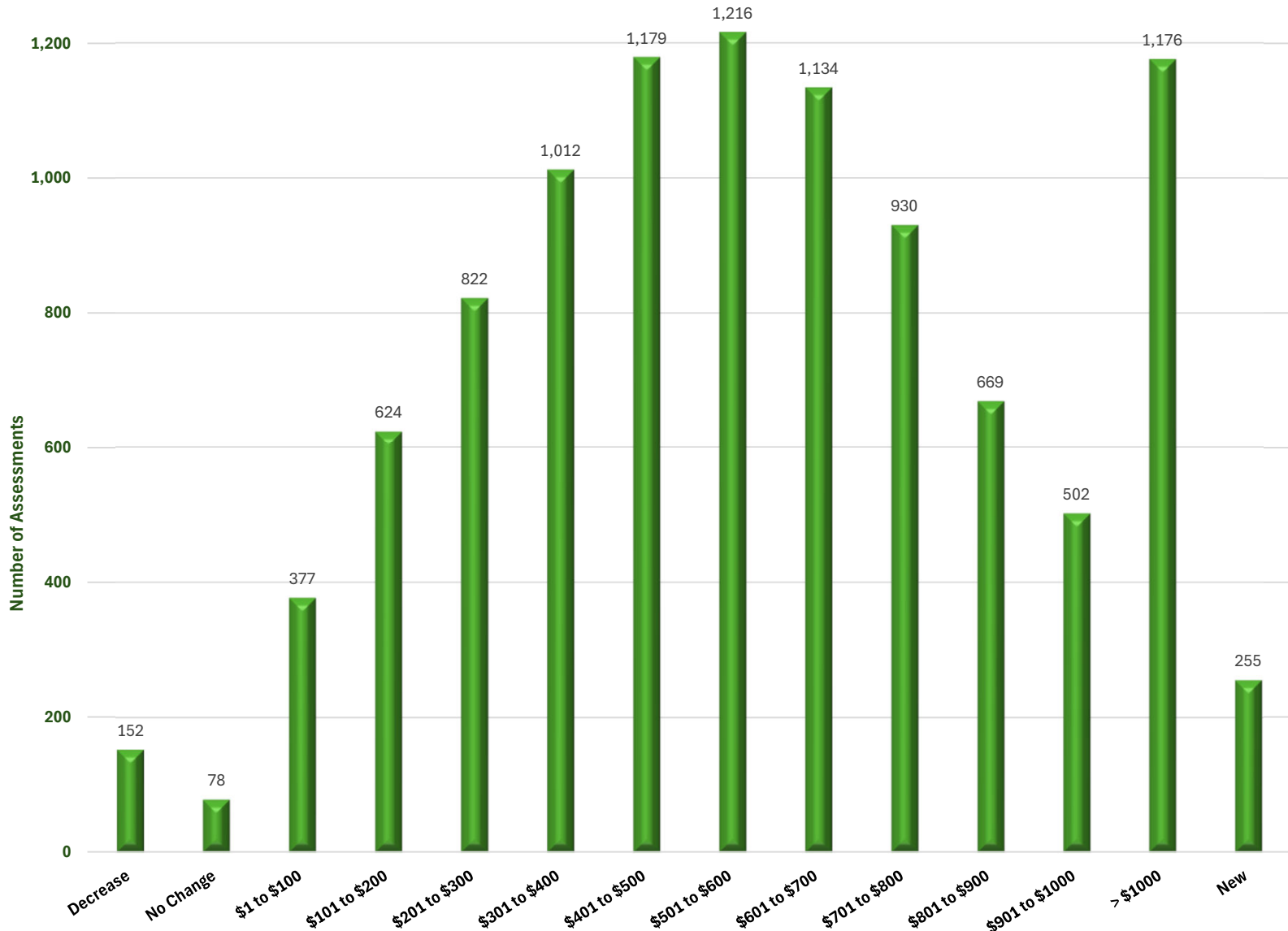


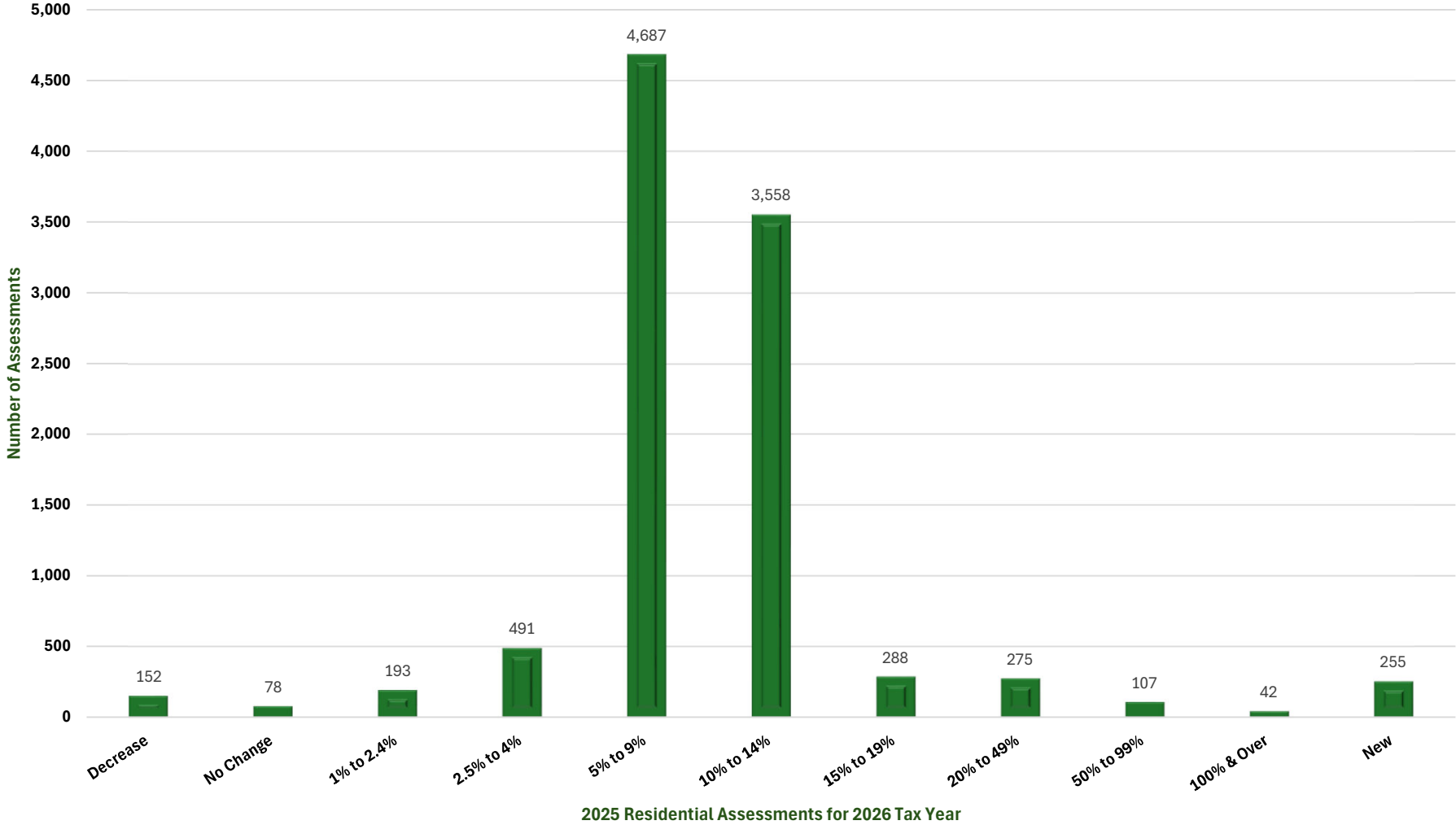
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Impact of Mill Rate on 10,126 Residential Assessments

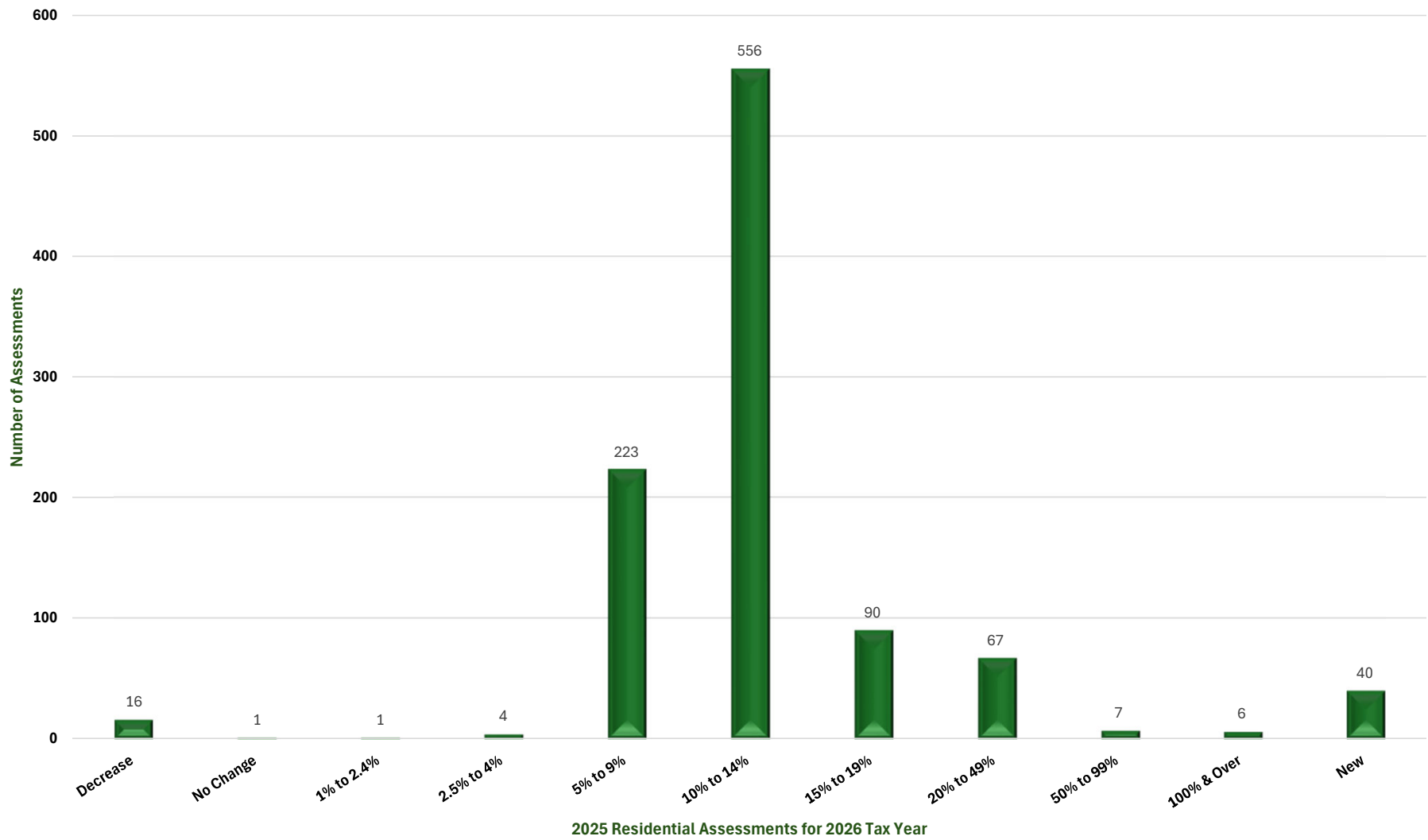


2025 Residential Assessments for 2026 Tax Year

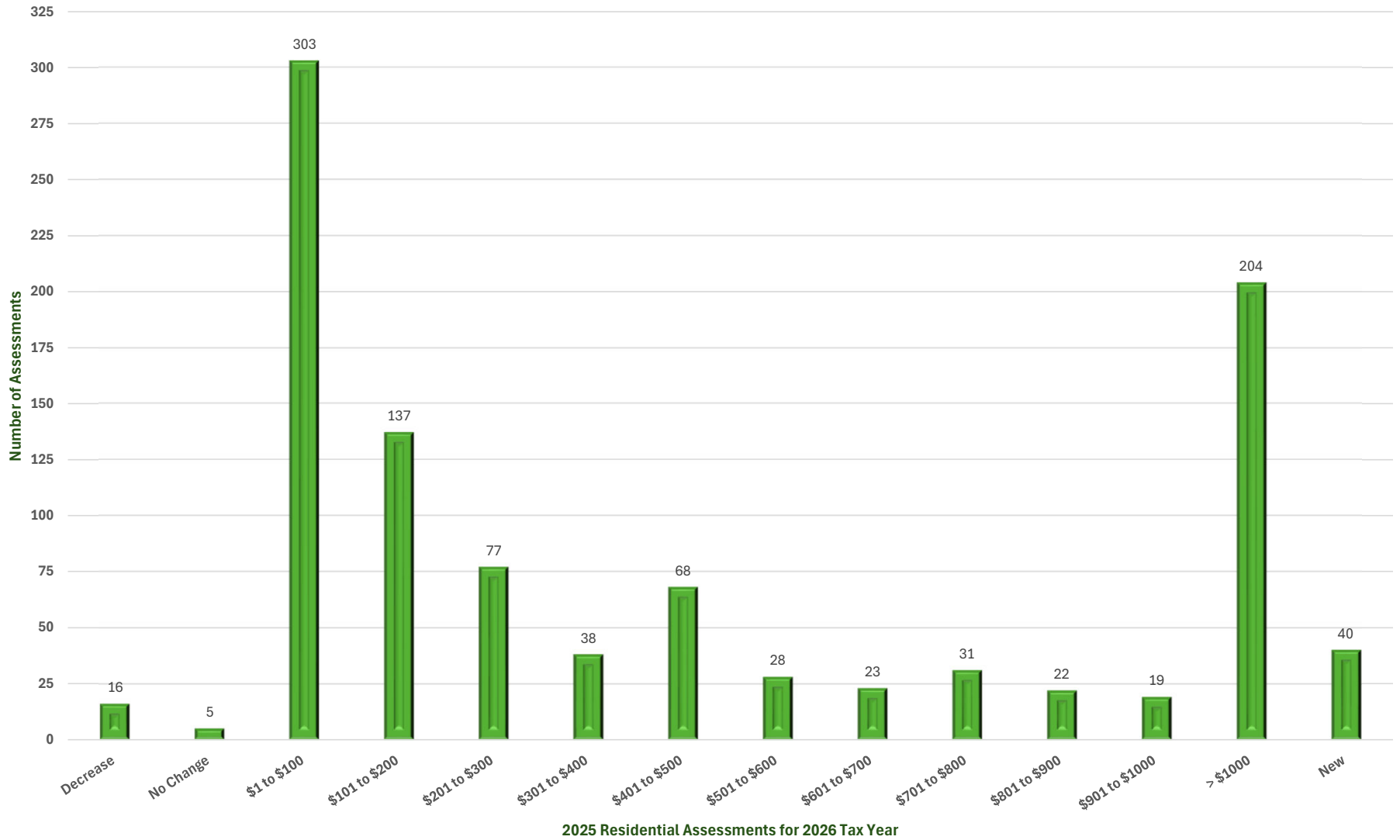
Impact of Mill Rate on 10,126 Residential Assessments



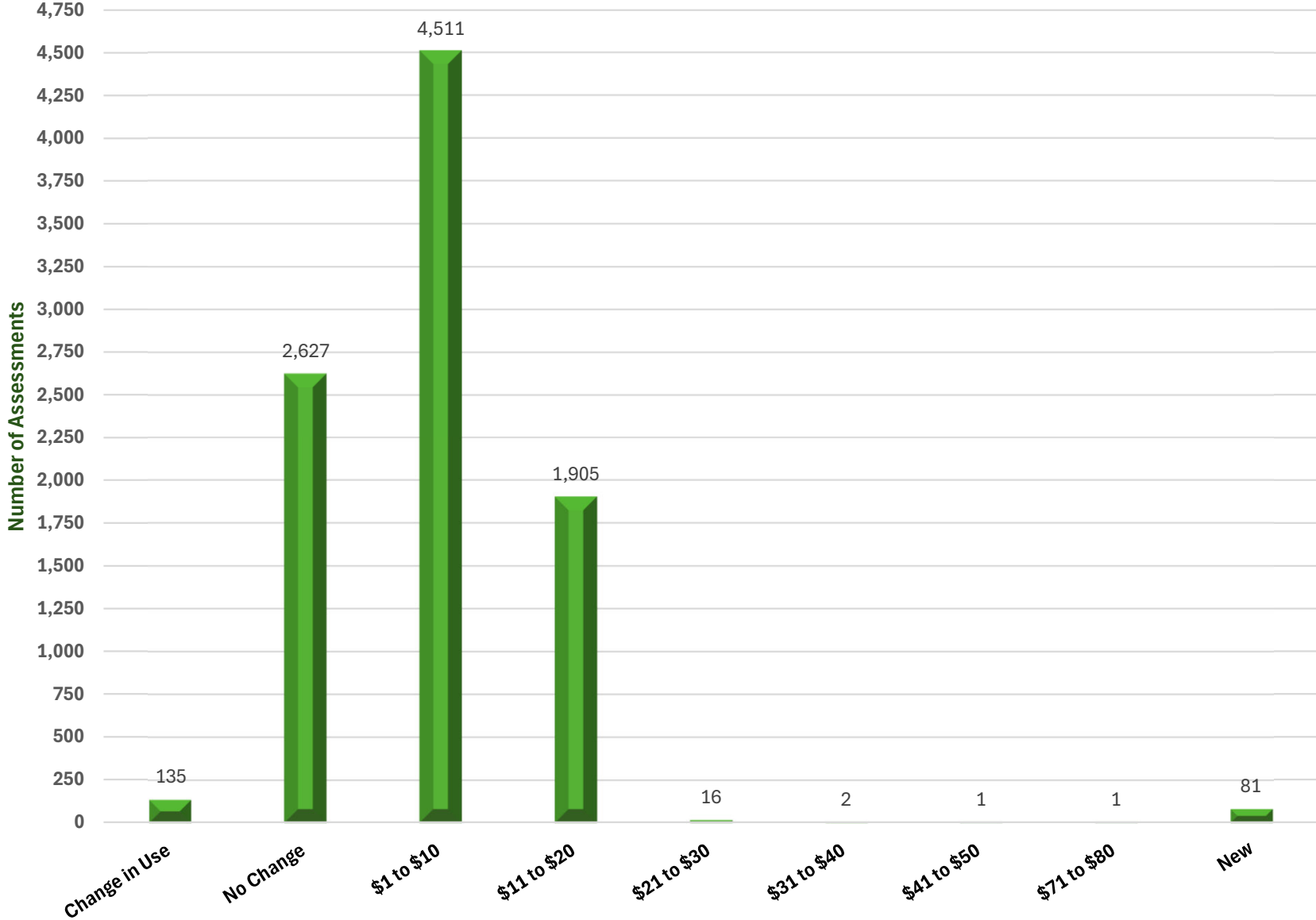
Impact of Mill Rate on 1,011 Commercial-Industrial Assessments



Impact of Mill Rate on 1,011 Commercial-Industrial Assessments



Impact of Mill Rate on 9,279 Farmland Assessments



2025 Residential Assessments for 2026 Tax Year

BYLAW NO.XX/2026

**A BYLAW OF THE FOOTHILLS COUNTY
TO AUTHORIZE THE RATES OF TAXATION FOR THE YEAR 2026**

WHEREAS the Foothills County has prepared and adopted detailed estimates of the municipal revenue and expenditures as required; and

WHEREAS the estimated municipal expenditures and transfers set out in the budget for the Foothills County for the calendar year **2026** total one hundred and six million, seven hundred and seventy-six thousand, eight hundred and fifty-five dollars (\$106,776,855); and

WHEREAS the estimated municipal revenues and transfers from all sources other than taxation is estimated at seventeen million eight hundred and ninety-nine thousand two hundred and thirty-five dollars (\$17,899,235), and the balance of eighty-eight million eight hundred and seventy-seven thousand six hundred and twenty dollars (\$88,877,620) is to be raised by general municipal taxation; and

WHEREAS the requisitions are:

Alberta School Foundations Fund (ASFF)		
	Residential and Farmland	\$25,960,439
	Non-residential	\$4,850,984
	Machinery and equipment	\$0
Christ the Redeemer Separate School Division		
	Residential and Farmland	\$2,835,132
	Non-residential	\$126,065
	Machinery and equipment	\$0
Senior's Foundation		\$1,083,886
Designated Industrial Property Tax Requisition		\$55,945

WHEREAS taxes to fund other expenditures and transfers are:

911 Call Center	\$247,500
Recreation	\$3,129,157
Fire Protection	\$7,279,159
RCMP	\$2,694,324
Library	\$892,000
General Municipal	\$39,687,689

WHEREAS the Council of the Foothills County is required each year to levy on the assessed value of all property tax rates sufficient to meet the estimated expenditures and the requisitions; and

WHEREAS, the Council is authorized to classify assessed property, and to establish different rates of taxation in respect to each class of property, subject to the Municipal Government Act, Chapter M26, Revised Statutes of Alberta, 2000, and amendments thereto; and

WHEREAS the assessed value of all property in the Foothills County as shown on the assessment roll is:

Residential	\$10,621,213,490
Non-residential	\$1,327,188,390
Farmland	\$137,041,400
Machinery and equipment	<u>\$256,138,790</u>
	<u>\$12,341,582,070</u>

NOW THEREFORE, under the authority of the Municipal Government Act, the Council of the Foothills County, in the Province of Alberta, duly assembled, enacts as follows:

1. That the Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all property as shown on the assessment roll of the Foothills County:

	Tax Levy	Assessment	Tax Rate Mills
General Municipal			
Residential	\$22,942,420	\$10,621,213,490	2.367056
Farmland	1,545,066	\$137,041,400	10.704447
Non-residential	12,885,029	\$1,327,188,390	8.238593
Machinery and equipment	2,315,174	\$256,138,790	8.238593
TOTAL General Municipal	<u>\$39,687,689</u>	<u>\$12,341,582,070</u>	
Other			
Senior's Foundation	\$1,083,886	\$12,341,511,430	0.087824
Ambulance and 911	\$247,500	\$12,341,582,070	0.020054
Recreation	\$3,129,157	\$12,341,582,070	0.253546
Fire Protection	\$7,279,159	\$12,341,582,070	0.589808
RCMP	\$2,694,324	\$12,341,511,430	0.218314
Library	\$892,000	\$12,341,582,070	0.072276
Designated Industrial Property	\$55,945	\$768,488,730	0.072799
TOTAL Other	<u>\$15,381,971</u>		
ASFF			
Residential and Farmland	\$25,960,439	\$9,698,963,127	2.676620
Non-residential	\$4,850,984	\$1,180,011,872	4.110962
Machinery and equipment	\$0	\$255,978,040	0
TOTAL ASFF	<u>\$30,811,423</u>	<u>\$1,134,953,039</u>	
Christ the Redeemer Separate School Division			
Residential and Farmland	\$2,835,132	\$1,059,221,123	2.676620
Non-residential	\$126,065	\$30,665,588	4.110962
Machinery and equipment	\$0	\$160,750	0
TOTAL Separate School	<u>\$2,961,197</u>	<u>\$1,090,047,461</u>	

2. Notwithstanding the foregoing, the minimum tax on any parcel will be Forty-Eight Dollars (\$48.00).
3. Administration has signed enrollment agreements with Assessed Persons who have opted to receive the Combined Assessment and Tax Notice electronically. The Notice(s) will be provided to the Assessed Person as a PDF attachment via the email address supplied by the Assessed Person. The electronic versions have the same value as paper versions and should be treated as such. It is the responsibility of the Assessed Person to provide the correct email address and to inform the County of any changes to their email address. Non-receipt is not justification for late payment and penalties will apply.
4. This Amended Bylaw shall have effect on the date of its third reading.

First Reading April 15, 2026

Reeve

Chief Administrative Officer

Second Reading: April 22, 2026

Reeve

Chief Administrative Officer

Third Reading: April 22, 2026

Reeve

Chief Administrative Officer

PASSED IN OPEN COUNCIL assembled at the Town of High River,
in the Province of Alberta this 22th day of April 2026



**MISCELLANEOUS MUNICIPAL ITEM
REPORT TO COUNCIL
MUNICIPAL RESERVE REVIEW – FOR INFORMATION**
April 15, 2025

SUBJECT: Municipal Reserve Potential Uses
LOCATION: Plan 9912520 Lot 5MR
DIVISION COUNCILLOR: Division 3 – Laura Kendall
FILE MANAGER: Donna Fowler, Municipal Lands Administrator

PURPOSE

Council received a request from an organization to purchase the subject MR and build a church at this location. To better review that request, administration is providing information regarding the potential uses for this MR and the associated processes involved.

LOCATION

This 5.29 acre municipal reserve is located just north of the town of Diamond Valley, adjacent to the Foothills Cemetery within SE 18-18-02 W5M, along 402 Avenue W.

HISTORY

1971

A 10 acre parcel was subdivided out of SE 18-18-2W5, the application was made by the Foothills Lions Club specifically for the creation of the Foothills Cemetery. The Lions Club did the preliminary organizing with the expectation that title would be jointly held by Turner Valley (1/2) and Black Diamond (1/2). Foothills County contributed by building the road (402 Ave W) up to the eastern entrance of the cemetery.

1982

Council considered an application to move a historic Anglican Church from the Town of Black Diamond onto the Cemetery Site, this was not successful.

1983

402 Ave W was extended to its current configuration.

1997

MGB 66/97 allowed for a 7-lot residential subdivision, including the creation of the subject 5.39 acre MR parcel.

POTENTIAL CEMETERY EXPANSION

2005-2008

Discussions were held between Turner Valley, Black Diamond, and the County regarding the utilization of the subject MR for potential cemetery expansion. The County was unwilling to rezone and transfer the land prior to expansion plans being finalized, although were open to the idea of the MR being utilized for this purpose, if necessary.

PIPELINE

There is a large pipeline running through N/S through SE 18. This pipeline is owned by Plains Midstream. A representative from Plains confirmed that the only requirement is a 30-metre setback from the pipeline right of way for any future development within the quarter section. This 30 m setback does not encroach into the MR parcel.

DISPOSITION AND REZONING

Should Council wish to consider the request to sell the MR for the purposes of a church site, this item should first be referred for review and discussion by the Foothills Cemetery Board, with a recommendation being made to the Foothills County/Diamond Valley Intermunicipal Committee for consideration.

In the event the County chooses to sell the MR to the church, the parcel would need to be disposed of and rezoned from Municipal Reserve to Service District.

Section 674(1) of the MGA stipulates that disposal of an MR requires a Public Hearing and associated notifications. Should this hearing be successful and the resolution is passed, the parcel could then be rezoned to Service District and sold. The sale proceeds would go into the Municipal Reserve Fund.

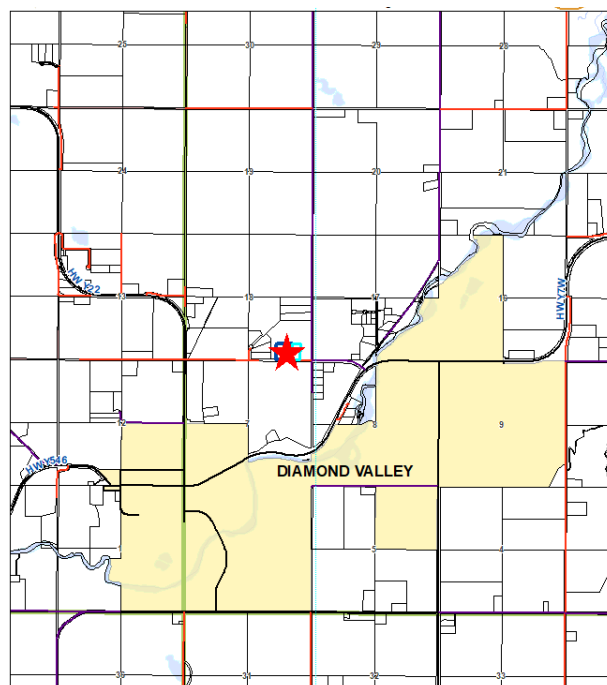
REQUEST OF COUNCIL

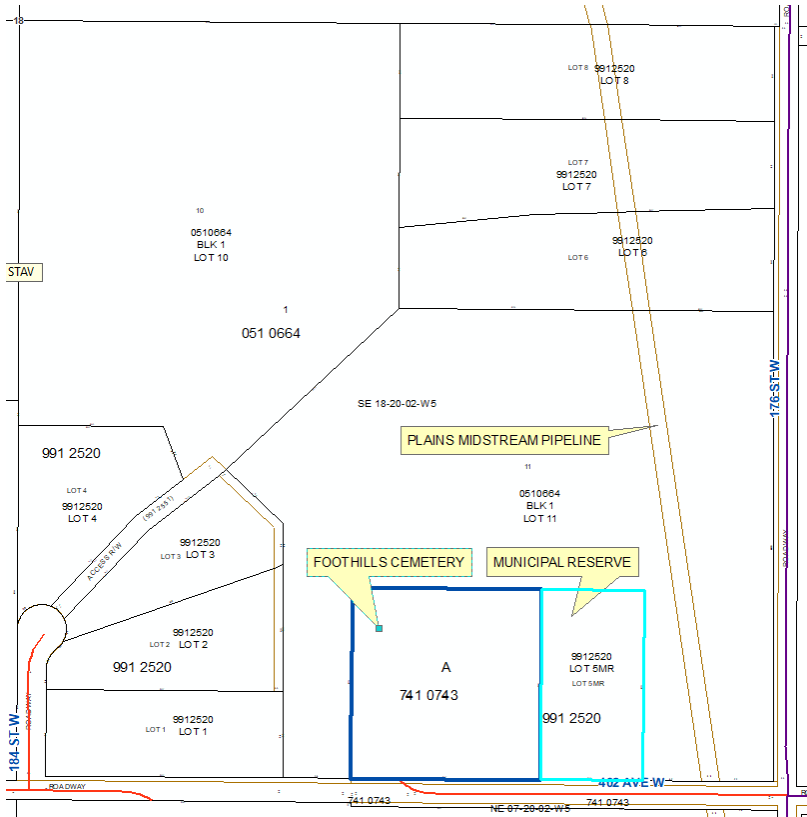
After reviewing the information provided, that Council provide direction regarding next steps for the municipal reserve parcel.

APPENDICES

APPENDIX A – Location Maps & Photos

APPENDIX A: LOCATION MAP





The full quarter section

SE 18-20-02W5

Quarter Section with ortho and 5 m contours





Subject Municipal Reserve Parcel




**Looking West down
402 Ave W
MR approach is on
the right as shown
by the arrow**



Looking North at the MR approach entrance

PUBLIC HEARINGS AND MEETINGS
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
REDESIGNATION
April 15, 2026
To be heard at: 10:00 am

APPLICATION INFORMATION		File No. 25R 073
	LEGAL DESCRIPTION: Ptn. NE 11-19-29 W4M; Plan 9510994, Block 2	
	LANDOWNER(S): Joseph & Debika Eldridge	
	AREA OF SUBJECT LANDS: 24.18 acres	
	CURRENT LAND USE: Rural Business District	
	PROPOSED LAND USES: Country Residential District (CR) and Business Park District (BP)	
NUMBER & SIZE OF PROPOSED NEW PARCELS: 1 x +/- 9 acres BP parcel and 1 x +/- 13 acre CR parcel.		
<p>PROPOSAL: Application for the redesignation of Ptn. NE 11-19-29 W4M; Plan 9510994, Block 2 from Rural Business District to Business Park District and Country Residential District to allow the future subdivision of one +/- 9 acres BP lot, leaving a +/- 13 acre Country Residential District balance lot.</p> <p>The proposal also includes a future boundary adjustment so that +/- 2.18 acres of proposed Business Park District lot is boundary adjusted into 2 of the Business Park District lots to the east.</p> <p>Additionally a Site Specific Amendment is requested to allow exception to the 14.1.1 Purpose and Intent of the Business Park District as there is no ASP or Outline Plan currently in place or opposed for this area. As well as Section 14.1.5.3, acknowledging the utility servicing for the proposed +/- 9.0 acre BP parcel to be private onsite individual water and wastewater.</p> <p><i>Please note: At the subdivision stage, the boundary adjustment as noted above would consist of taking +/- 2.18 acres from the subject parcel and consolidating +/- 0.62 acres into NE 11-19-29 W4M; Plan 0110003, Block 2, Lot 2 and consolidating +/- 1.88 acres into NE 11-19-29 W4M; Plan 0110003, Block 2, Lot 1.</i></p>		
DIVISION NO: 1	REEVE: Rob Siewert	FILE MANAGER: Stacey Kotlar

EXECUTIVE SUMMARY:

Location:

The subject parcel is located adjacent to and south of Hwy 543 E, directly northwest of the Town of High River, and 800 m east of 48 St E.

Policy Evaluation:

Reviewed within the terms of the:

- Municipal Development Plan 2010 (MDP2010);
- Town of High River and Foothills County Intermunicipal Development Plan (IDP)
- Growth Management Strategy; and
- Land Use Bylaw 60/2014.

Referral Considerations:

The application submission was referred to required internal departments and external agencies.

HISTORY:

1993 – Development Permit approval for Temporary RV Storage Operation as a Home Based Business (with renewals in 1995, and 1998)

1998 – Through appeals a Development Permit was granted for a self-storage operation in conjunction with the RV Storage operation for 24 months.

2000 – Council approved Redesignation to Industrial Rural District and the subdivision of two 2.5 acre and one 3.75 acre Industrial Rural District parcels, leaving a 24.18 acre balance parcel.

2002 – Site Specific Amendment for Gravel Extraction to expand the mine pit run located within the boundaries of the subject parcel and the 113 acre parcel to the west. The size of the area is approximately 35,00 sq ft with a depth of 6-7 ft.

2002 – Site Specific Amendment to allow for the existing RV storage to be permanent, to allow for an expansion to the RV storage, and to construct a storage building on site. The expansion allows for increased RV storage, storage building proposed for storage bay rentals such as truckers, rv's and possibly small contractors.

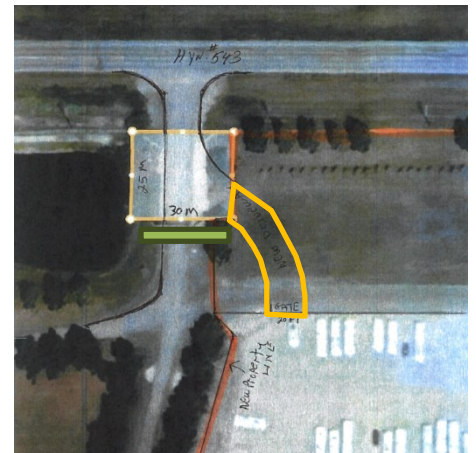
2004-2006 – Development Permit approvals for the construction of the Commercial Storage buildings, including a 9 bay, 11,440 sq ft storage building.

2006-2007 – Development Permit approval for businesses to use the existing buildings for storage, warehouse space, trucking, and a mechanical repair shop.

SITE CONSIDERATIONS:

Access:

Access to the subject parcel is currently obtained from Highway 543 and is proposed to remain. Alberta Transportation and Economic Corridors (ATEC) have been in conversation with the landowner and support the proposed plan for a dedicated 25m x 30m public road stub, by plan of survey, that would provide legal and physical access to the proposed Country Residential District balance parcel (residence) and proposed Business Park District lot (RV storage) while retaining the electric gate in its current location (identified with the green line). The Country Residential District balance parcel would retain the existing gate and driveway as access. The proposed Business Park District parcel would have a new access and gate built shown in orange.





Physiography:

The subject parcel is primarily flat with mature trees line the existing driveway and surrounding yard site.

Existing Development:

Proposed Business Park parcel: 190' x 55' Commercial building, 100' x 54' Commercial building, and RV Storage operation.

Country Residential Balance: Dwelling, Garage (+/- 2,500 sq ft), Shop (+/- 5,225 sq ft), Barn (+/- 2,500 sq ft), Hay Shed (+/- 1,000 sq ft), 2 Horse Shelter (+/- 160 sq ft), Shed (+/- 80 sq ft) and Greenhouse (+/- 80 sq ft). This is a total of personal accessory buildings of detached garage plus 7 personal use accessory buildings with a cumulative size of 11,705 sq ft.

Please note: On a property of this size, under the proposed Country Residential District land use, the current Land Use Bylaw 60/2014 allows for a maximum of five (5) personal use accessory buildings with a total cumulative size not to exceed 4,100 sq. ft. (380.9 sq. m.) and up to two garages (attached or detached) up to a maximum of 1,200 sq. ft (111.48 sq. m.) without a Development Permit. Council may wish to acknowledge these structures or require a Development Permit to bring the property into compliance.

Proposed Boundary Adjustment:

This application will be followed by a Boundary Adjustment to reconfigure the parcels to match their current uses. Below is the current layout of the parcels and the proposed Boundary Adjustment.



The Landowner is proposing to adjust +/- 1.88 acres, including the 190' x 55' Commercial Building from the subject parcel into the north parcel shown in purple; adjusting +/- 0.44 acres from the north (purple) lot into the south (red) lot and +/- 0.692 acres and the 100' x 54' Commercial Building from the subject parcel into the south (red) parcel.

Please note: Development Permits are in place for the operation of six businesses within the existing buildings, including trucking businesses for storage and minor servicing, maintenance and storage of farm equipment (such as combine, truck and tools), mechanical repair shop, and industrial warehouse and storage. Council may require that new Development Permit be obtained to accurately reflect the changes.

Servicing Considerations:

The balance Country Residential parcel currently has a well and septic system. This meets Section 13.1.6.4 Utility Servicing Criteria of the Country Residential Land Use District requiring an individual well and individual wastewater disposal system.

The proposed Business Park parcel will not have a well or septic system. This does not meet Section 14.1.5.3 Utility Servicing Criteria stating requirements of:

- a. Municipal or communal water and wastewater disposal systems.
- b. Municipal or communal water system, and an advanced package sewage treatment system; or
- c. On site water storage system and/or wastewater pump out tank if deemed appropriate by the Approving Authority in accordance with an approved area structure plan or outline plan.

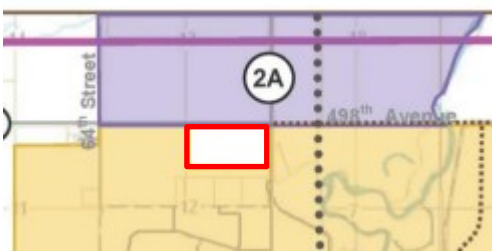
The Business Park Districts lots involved in the future boundary adjustment will each have an existing individual well and septic system.

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works	<ul style="list-style-type: none"> - The proposed road stub will provide access to the proposed Business Parcel District lot (RV storage) and Country Residential District balance lot (residence) - Council could consider the following 2 options in terms of the surveyed out road right of way that is being proposed and required by ATEC: <ol style="list-style-type: none"> 1. If NOT taking over stub as municipal road it can be constructed with no engineering, cost estimates or insurance required. 2. If it will be accepted as a municipal road, it will need to be constructed to current municipal standards complete with engineered road design, cost estimates, deposit and insurance - There is no Stormwater Management Plan (SWMP) on file for this property. Recommend that a SWMP and Lot Grading Plan be provided showing catchment, flow direction, and any improvements that may be required. This is to include all lots involved – boundary adjustment, BP and CR. Overland Drainage Right of Way may be required pending results. <p>The following are recommended as conditions of subdivision:</p> <ul style="list-style-type: none"> - Stormwater Management Plan - Lot Grading Plan Overland Drainage Easement may be required pending results
Building & Safety Codes	<ul style="list-style-type: none"> - RV storage lots do not require water servicing according to the Building Code
Municipal Fire	<ul style="list-style-type: none"> - RV storage lots do not require water for fire fighting as there are no buildings on site
EXTERNAL	
Alberta Transportation and Economic Corridors (ATEC)	<p>ATEC offers the following comments and observations with respect to the proposed land use amendment(s):</p> <ul style="list-style-type: none"> - Requirements of Section 18 would not be met and grants approval of the subdivision authority to vary these requirements. - Requirements of Section 19 would not be met, however, subject to dedication of a 25m x 30m service road stub, by plan of survey, as indicated on plans, to satisfy Section 19 of the Regulation and to ensure future access management requirements are met.
Town of High River	<p>Upon review of the application and information submitted by the applicant, it appears that the proposal would have little to no impact on the Town of High River, and as such the Town considers its interest to be unaffected by this application.</p>

CIRCULATION REFERRALS	
ATCO	No conflicts
Meota Gas	No issue
Telus	No concerns
PUBLIC	
Western Wheel	April 1 st & 8 th , 2026
Landowners (half mile)	No submissions received prior to submission of this staff report.

POLICY EVALUATION:

Intermunicipal Development Plan between High River and Foothills County (IDP):



The subject parcel is directly adjacent to the purple highlighted area of the Highway 2A Industrial ASP area which is designated as an industrial corridor. The 2A corridor is the focus of the majority of industrial development in this area. Highway 543 west of Highway 2A has been extended in a joint venture.

Municipal Development Plan (MDP2010):

The County continues to encourage increased and diverse industrial activity for users within the Highway 2A corridor. Industrial uses include intensive business activity that usually involved the manufacturing, transforming, storing, transporting, and/or servicing the goods.

The application generally meets the intent of Policies 3 and 9 of the Residential section of the MDP2010, which provides that residential parcels should consider their compatibility with the surrounding area and their impact on the agricultural industry. The development must also consider the suitability of the lands for residential uses and the efficient use of land.

Land Use Bylaw 60/2014:

The application meets the density requirements and lot size restrictions as set out in Sections 14.1.5.2 of the Business Park District and 13.1.6.2 of the Country Residential District within the County’s Land Use Bylaw.

The property is currently zoned as Rural Business District, which does not list RV Storage as a permitted or discretionary use. However, RV storage is a listed use in the Business Park District, which is why the landowner is seeking redesignation.

This application all requires Council’s consideration of the following for the Business Park District: Exception to the Purpose and Intent section as there is no ASP or Outline Plan currently in place for this area. Nor does it meet Section 14.1.5.3 Utility Servicing for the proposed BP parcel to be private onsite individual water and wastewater.

Growth Management Strategy:

The subject parcel is located within the South Central District. The vision for the South Central District is supportive of moderate growth on the east side of the district close to the towns of High River and Okotoks with careful consideration to avoid land use conflicts with long established agriculture operations.

SUMMARY

Bylaw XX/2026 – Application for the redesignation of Ptn.NE 11-19-29 W4M; Plan 9510994, Block 2 from Rural Business District to Business Park District and Country Residential District to allow the future subdivision of one +/- 9 acres Business Park District lot, leaving a +/- 13 acre Country Residential District balance lot, along with a future boundary adjustment; exception to the Purpose and Intent Section, as there is no ASP or Outline Plan currently in place or proposed for this area; and Section 14.1.5.3, acknowledge the utility servicing for the proposed +/- 9.0 acre BP parcel to be private onsite individual water and wastewater;

OPTIONS FOR COUNCIL CONSIDERATION:

OPTION #1 – FIRST READING APPROVAL

Council may choose to grant 1st reading to the application for the redesignation of Ptn.NE 11-19-29 W4M; Plan 9510994, Block 2 from Rural Business District to Business Park District and Country Residential District to allow the future subdivision of one +/- 9 acres Business Park District lot, leaving a +/- 13 acre Country Residential District balance lot, along with a future boundary adjustment; exception to the Purpose and Intent Section, as there is no ASP or Outline Plan currently in place or proposed for this area; and Section 14.1.5.3, acknowledge the utility servicing for the proposed +/- 9.0 acre BP parcel to be private onsite individual water and wastewater for the following reasons:

In their consideration of the criteria within the MDP2010, LUB 60/2014, and GMS; Council is of the opinion that the proposed redesignation 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.

Recommended Conditions for Option #1:

For Councils Consideration:

1. Road stub to be accepted as a Municipal Road, to be constructed to current municipal standards complete with engineered road design, cost estimates, security deposit, and insurance to be completed as a condition of subdivision.
2. Landowners are to fully execute and comply with all requirements as outlined within the Municipal Development Agreement for the purposes of for the purposes of external road construction and payment of the community sustainability fee and any other necessary municipal and on-site improvements as required by Council and the Public Works department;

Or

1. Road stub will not be considered a Municipal Road and does not need to meet current municipal road standards;
2. 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;

3. Development Permit applications for the 3 Business Park District Lots to bring them into compliance with the Land Use Bylaw as a condition of Subdivision;

4. Final amendment application fees to be submitted;
5. Submission of an executed subdivision application and the necessary fees.

OPTION #2 REFUSE APPLICATION

Council may choose to refuse the application for the redesignation of Ptn.NE 11-19-29 W4M; Plan 9510994, Block 2 from Rural Business District to Business Park District and Country Residential District to allow the future subdivision of one +/- 9 acres Business Park District lot, leaving a +/- 13 acre Country Residential District balance lot, along with a future boundary adjustment; exception to the Purpose and Intent Section, as there is no ASP or Outline Plan currently in place or proposed for this area; and Section 14.1.5.3, acknowledge the utility servicing for the proposed +/- 9.0 acre BP parcel to be private onsite individual water and wastewater for the following reasons:

In their consideration of the criteria within the MDP2010, LUB 60/2014, and GMS; Council is of the opinion that the proposed redesignation of the subject property is incompatible with the surrounding area and existing land uses.

APPENDICES

APPENDIX A: MAP SET:

LOCATION MAP

LAND USE - HALF MILE MAP

INTERMUNICIPAL DEVELOPMENT PLAN AREA MAP (IDP)

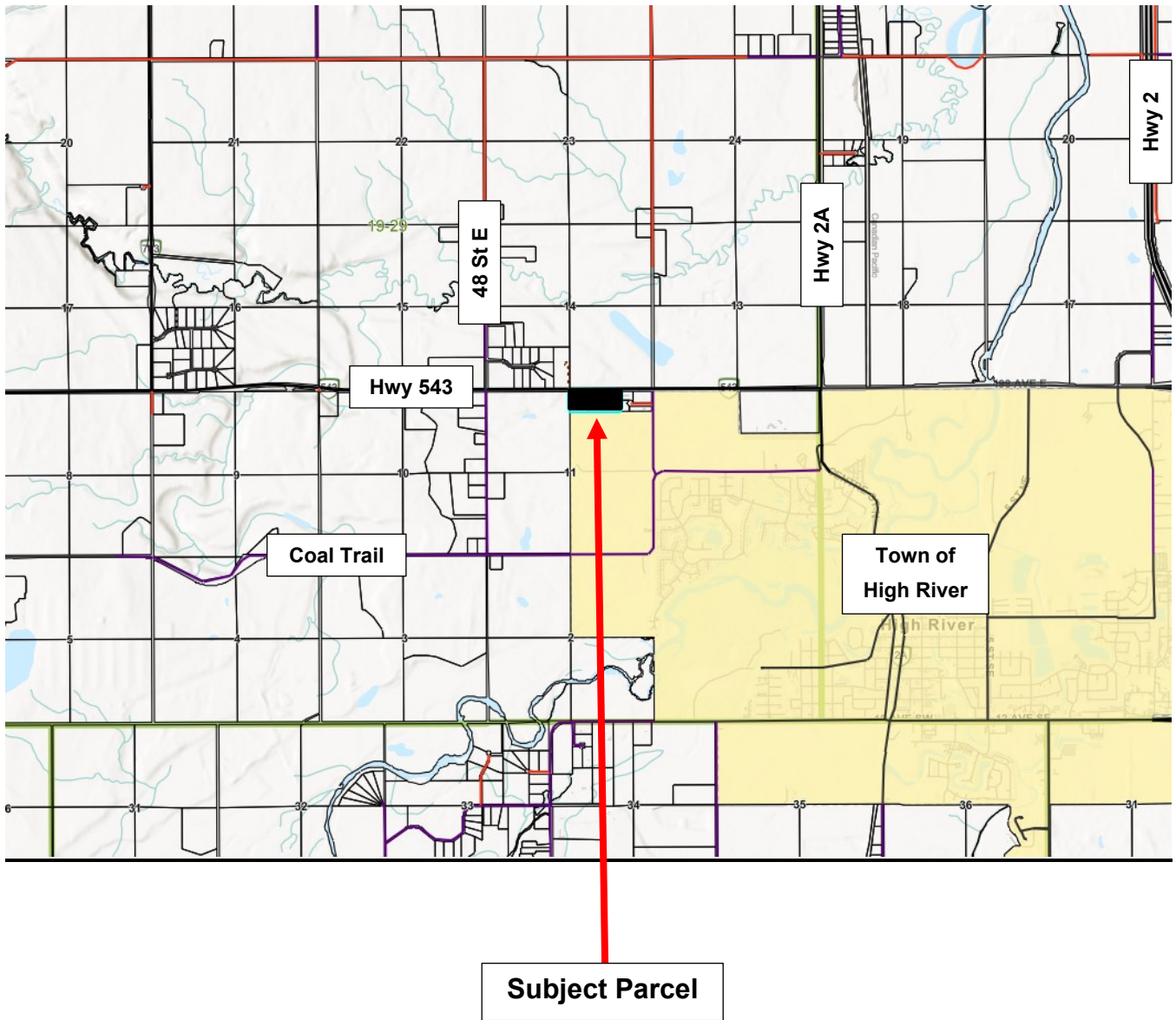
SITE PLAN

FUTURE BOUNDARY ADJUSTMENT PLAN

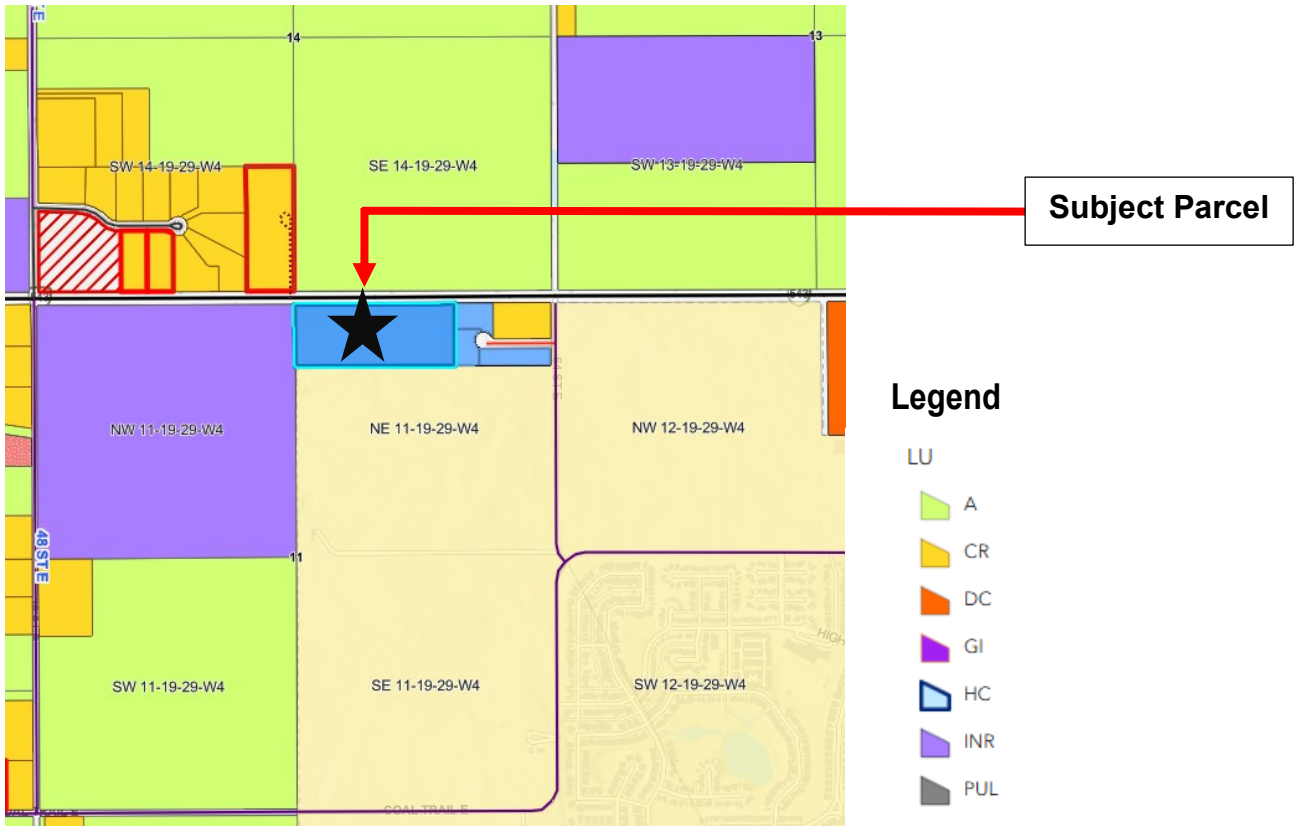
ORTHO PHOTO

APPENDIX B: PROPOSED BYLAW:

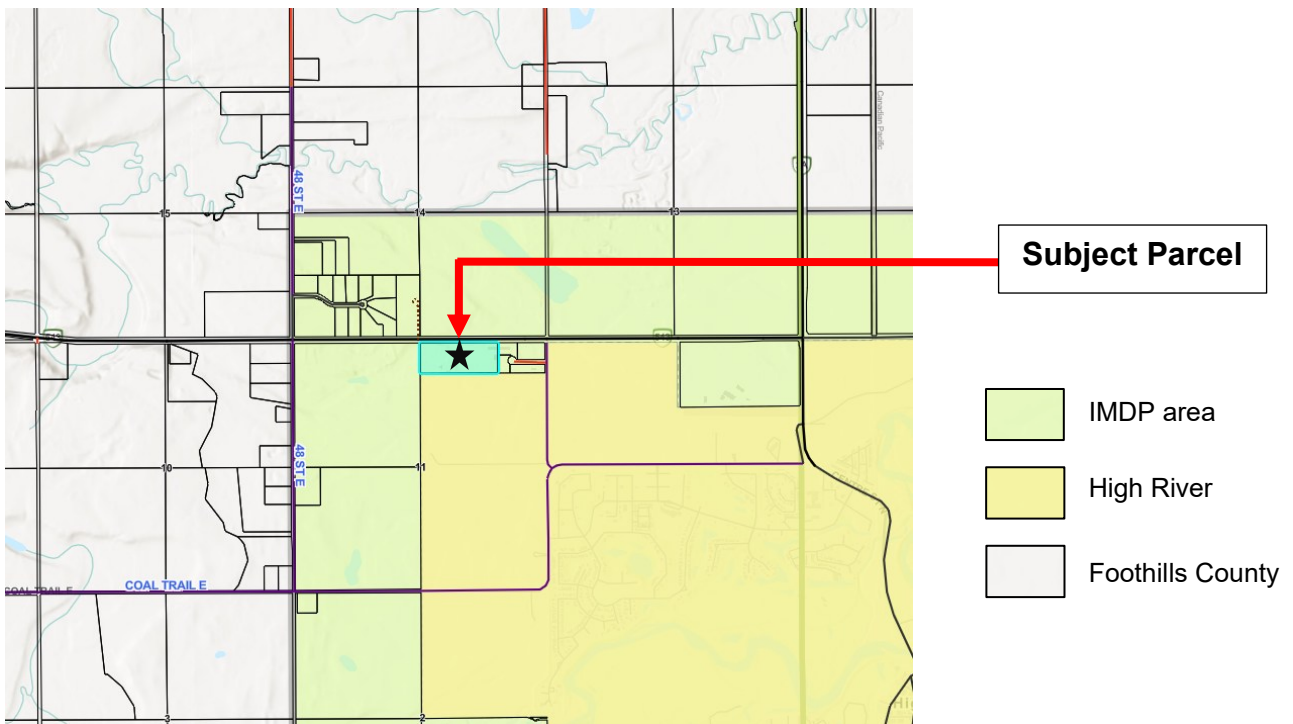
APPENDIX A: LOCATION MAP



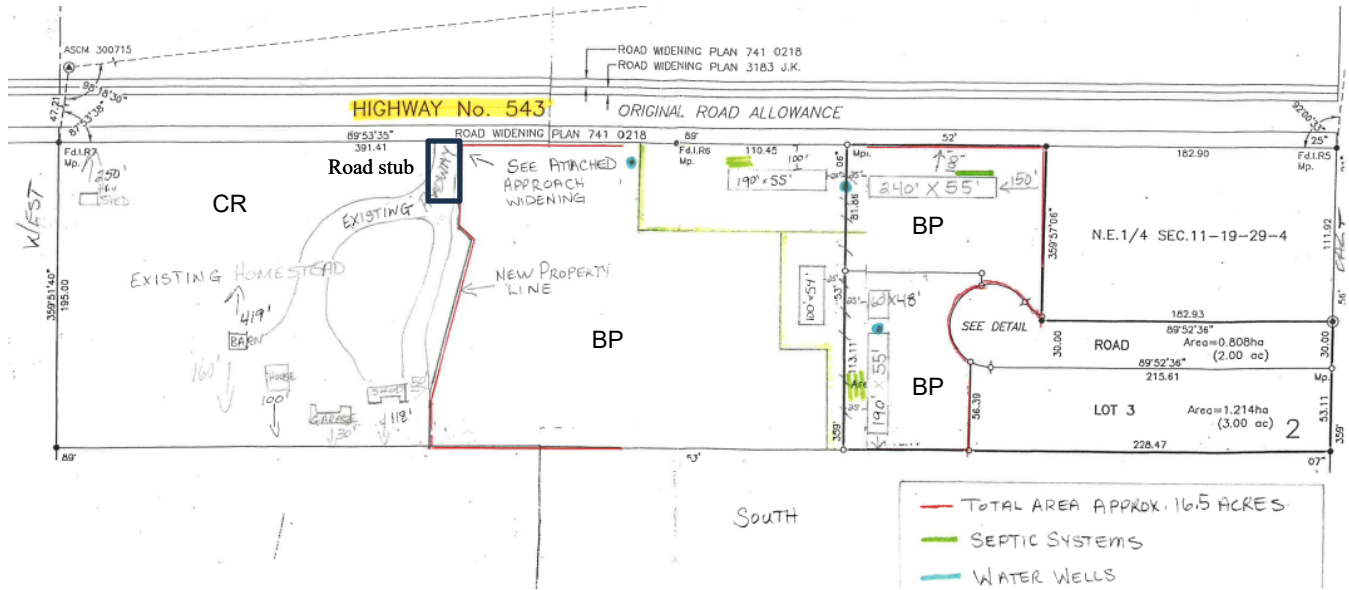
APPENDIX A: LAND USE



APPENDIX A: IMDP MAP



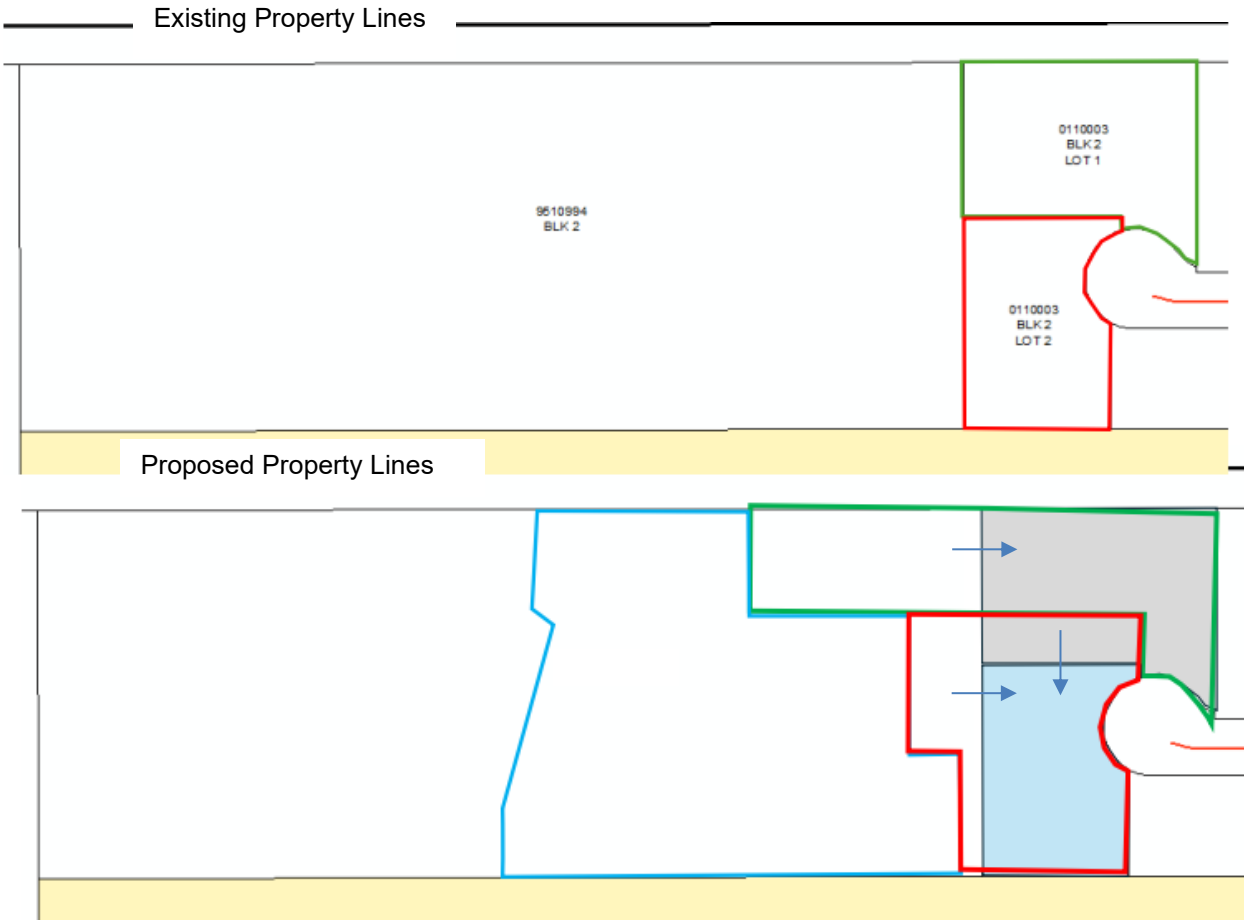
APPENDIX A: SITE PLAN



APPENDIX A: ORTHO



APPENDIX A: PROPOSED BOUNDARY ADJUSTMENT SITE PLAN



BYLAW XX/2026

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

WHEREAS pursuant to the provisions of the Municipal Government Act, Chapter M-26 Revised Statutes of Alberta 2000, and amendments thereto, the Council of Foothills County in the Province of Alberta, has adopted Land Use Bylaw No. 60/2014 and amendments thereto;

AND WHEREAS the Council has received an application to further amend the Land Use Bylaw by authorizing the redesignation of 24.18 +/- acre portion on Ptn. NE 11-29-29 W4M from Rural Business District to Country Residential District and Business Park District, to allow for the future subdivision of one 13.0 +/- acre Country Residential District lot around the home site and one 9.0 +/- acre Business Park District lot around the RV Storage Business, with a future Boundary Adjustment

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

1. Land Use Map No. 2929 is amended by redesignating a 24.18 +/- acre portion on Ptn. NE 11-29-29 W4M from Rural Business District to Country Residential District and Business Park District, to allow for the future subdivision of one 13.0 +/- acre Country Residential District lot around the home site and one 9.0 +/- acre Business Park District lot around the RV Storage Business, with a future Boundary Adjustment
2. This Bylaw shall have effect on the date of its third reading and upon being signed.

FIRST READING:

Reeve

CAO

SECOND READING:

Reeve

CAO


THIRD READING:

Reeve

CAO

PASSED IN OPEN COUNCIL assembled at the Town of High River in the Province of Alberta this day of , 20 .

**PUBLIC HEARINGS AND MEETINGS
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL
 LAND USE REDESIGNATION
 April 15, 2026
 To be heard at: 1:30 PM**

APPLICATION INFORMATION		File No. 26R 004
	LEGAL DESCRIPTION: Ptn. NW 32-21-29 W4M; Plan 1706LK, Block 3	
	LANDOWNER: Abe Hage	
	AGENT: Bela Syal – Planning Plus	
	AREA OF SUBJECT LANDS: 15.13 acres	
	CURRENT LAND USE: Country Residential District	
PROPOSAL: Application for the redesignation of the subject lands from Country Residential District to Residential Community District (RC), Residential Multi-Family District (RMF), Environmental Reserve (ER), Municipal Reserve (MLR) and Public Utility Lot (PUL).		
DIVISION NO: 6	COUNCILLOR: John Callister	FILE MANAGER: Brittany Smith

EXECUTIVE SUMMARY

Summary of Proposal:

The application for Land Use Redesignation in accordance with the Heritage Estates Area Structure Plan, of the subject +/- 15.13-acre parcel from Country Residential District to Residential Community District, Residential Multi-Family District, Environmental Reserve, Municipal Land Reserve, and Public Utility Lot, to allow the future subdivision of forty three (43) Residential Community District lots, approximately fifteen (15) Residential Multi-Family District lots, and one (1) Public Utility Lot equal to +/- 1.04 acres. Additional lands are to be dedicated as Municipal Land Reserves equal to +/- 3.48 acres and Environmental Reserve equal to +/- 0.12 acres.

Location:

The subject property is located south of Dunbow Road East, directly south of the Heritage Crossing Area Structure Plan and on the east side of 2nd Street East.

This is approximately 220 metres east of Highway 2A (Macleod Trail) at its closest point and 2.0 kilometers south of the City of Calgary boundary at its closest point. The subject lands are located within the Intermunicipal Development Plan area between the City of Calgary and Foothills County. A location map has been included within Appendix A, for reference.

Policy Evaluation

The application has been reviewed in terms of the South Saskatchewan Regional Plan, the *Our Shared Boundary*: Intermunicipal Development Plan between the City of Calgary and Foothills County, the Foothills County’s Municipal Development Plan, Land Use Bylaw 60/2014, Growth Management Strategy, and the Heritage Estates Area Structure Plan. The proposed application generally aligns with the policies and guiding principles within each respective document.

Referral Considerations

This application was subject to a 30-day circulation to referral agencies prior to this hearing: summaries of referral responses are included further in the staff report. The subject parcel is located within the referral notification area identified within the Our Shared Boundary: Intermunicipal Development Plan. The City of Calgary provided a response of no concerns.

Background

Heritage Estates ASP:

On August 27, 2025, Council granted third and final reading to Bylaw 50/2025 authorizing the adoption of the Heritage Estates Area Structure Plan (ASP) allowing for future development of 43 Residential Community lots, 18 Residential Multi-Family Lots, Public Utility Lot and additional lands dedicated as Municipal Reserve and Environmental Reserve Land. *A link to the Adopted Heritage Estates ASP can be found on the County's website here: [Heritage Estates Area Structure Plan \(ASP\) | Foothills County](#).*

Residential Community District, Residential Multi-Family District, a Public Utility Lot, Municipal and Environmental Reserve lands are to support a mix of single-family dwellings, semi-detached dwellings, stormwater management facilities, water and wastewater servicing, pathways, parks, and roads all contemplated within the developable lands.

Heritage Pointe Hamlet Boundary:

On October 15, 2025, Council passed a resolution to amend the Hamlet of Heritage Pointe Boundary to encompass the Heritage Crossing and Heritage Estates ASP lands. Portions of 2nd Street down to the south boundary and adjacent to the Heritage Estates lands are now also included within the Hamlet boundaries.

APPLICATION SUMMARY

Land Use, Density & Phasing

Existing Land Use:

Country Residential District – 15.13 acres

Proposed Land Uses:

The land use redesignation proposes the following land uses:

- Residential Community District – 8.61 acres
- Residential Multi-Family District – 1.88 acres
- Environmental Reserve – 0.12 acres
- Municipal Land Reserve – 3.48 acres
- Public Utility District (PUL) – 1.04 acres

Density:

The proposed residential uses are projected to yield a total of 61 units resulting in a density of 4.1 units per acre which falls within the maximum allowable density of 4.6 units per acre as outlined in the ASP policy.

Phasing:

Policy within the ASP outlines that the developer shall prepare a phasing strategy prior to subdivision which shall be informed by market demand and the availability of utility services. No phasing strategy was provided at time of land use.

Access and Transportation:

The subject lands are currently accessed through an existing standard approach off the east side of 2nd Street East, which then connects to Dunbow Road to the north. The main access to the plan area is proposed to be located at the far southwest portion of the plan area to allow for a shared access for future development to the south and to minimize the number of intersections along 2nd St E. Additional connections will be available from Heritage Crossing to the north and future development to the south. All accesses to the proposed residential parcels would be gained through the proposed internal road network which shall be constructed to a standard to the satisfaction of Foothills County and are to be owned and maintained by the County upon issuance of Final Acceptance Certificate.

Policy within the adopted ASP notes that the developer will contribute to improvements of Dunbow Road by way of the Community Sustainability Fee. Additionally, the developer shall be responsible for full widening, upgrading and construction of 2nd Street E along the full west boundary of the plan area. Additional policy was included that speaks to allow for consideration of endeavors to assist in collaboration with the County.

Water & Wastewater:

Water and sanitary services to Heritage Estates will be provided by Bluestem Utilities with piped connections to Heritage Crossing to the north.

Policy within Section 6 of the ASP states the developer shall provide a water diversion license from the Bow River Basin to the utility provider at their point of diversion to supply the proposed development at time of subdivision. On-site and off-site water and wastewater infrastructure required shall be to the sole cost of the developer and designed to Alberta Environment and Foothills County standards. Final alignment of watermains and wastewater required shall be determined at detailed design stage. The developer shall enter into a standard Servicing Development Agreement for construction of water and wastewater infrastructure. Oversized water and wastewater system infrastructure required to service future development beyond Heritage Estates may be subject to endeavors to assist.

Stormwater:

Stormwater will be managed through an on-site stormwater management facility (wet pond) that will discharge at a controlled rate either north into the Heritage Crossing piped system or to the existing ravine to the east which flows north through a culvert under Dunbow Road and to the Bow River.

Policy within Section 6 of the ASP states the Developer shall submit detailed Stormwater Management Plan at subdivision stage and should address operations, maintenance and include a conceptual design and landscaping plan. The stormwater management plan should demonstrate post development flows do not exceed redevelopment runoff discharge using a continuous simulation Water Balance Model approach to the satisfaction of the County. The exact size of the stormwater retention facility shall be determined at land use and subdivision stage. The Developer will be solely responsible for all costs necessary for on-site and off-site stormwater infrastructure, designed to Alberta Environment and County standards.

The County's Public Works department provided comments regarding transportation and servicing considerations for water, wastewater, and stormwater which have been included in the circulation referral section further in this staff report.

Shallow Utilities:

Electricity, gas, cable, telephone, and high-speed internet to be provided to municipal, provincial, and federal standards, and to be installed at the sole expense of the developer as per

Development Agreement. Locations and rights-of-ways to be determined to the satisfaction of utility providers and Foothills County.

Physiography & Geotechnical:

The subject lands consist of generally flat topography sloping from the southwest to the northeast with drainage towards the northeast direction in the north-south ravine located 200m east of the Plan Area. A shallow draw runs through the middle of the Plan Area. Environmental Reserves are proposed over existing drainage through the property and stormwater management facilities are proposed to generally integrate with these features.

Policy within Section 3 of the ASP advises that the Developer shall prepare a Geotechnical Assessment prior to subdivision approval, shall prepare relevant Environmental Reports as required by Foothills County prior to land use approval. A Historical Resources Act Clearance may be required prior to Land Use approval and the developer shall obtain Historical Resources Act Clearance as required.

The applicant is requesting that Environmental Reports and Historical Resources Act Clearance requirements be deferred and submitted at time of Subdivision approval. Public Works has confirmed no Environmental Reports are required for this proposed development.

Emergency Services:

The Heritage Estates lands are proposed to be serviced primarily by the existing Heritage Pointe Fire Hall which is located north of the subject lands, across Dunbow Road, and protective services provided from local RCMP detachments.

Open Space System:

Open spaces within the ASP are to include paved pathways and sidewalks, parks for active and passive recreation, and transitional open space buffers to adjacent lands.

Policy within Section 4 of the ASP identifies that a detailed breakdown will be provided at the subdivision stage to designate where and how the Municipal Land Reserve, Environmental Reserve, and Public Utility Lot(s) will be owned. Detailed maintenance plan(s), which will outline the maintenance responsibilities for all municipal reserve parcels shall be determined at the subdivision stage to the satisfaction of Foothills County.

Municipal Reserves: Proposed to be dedicated in full amount owing, which is approximately 3.48 acres pursuant to the Municipal Government Act. Dedicated Municipal Reserve lands are proposed to be zoned as Municipal Land Reserve District and consist of outdoor amenity spaces including active and passive recreational spaces, parks, landscaped spaces surrounding storm ponds, and an internal pathway network.

Environmental Reserves: Proposed to be dedicated over the north-south draw through the center of the Plan Area as a continuation of the environmental reserve from the adjacent lands to the north equal to 0.12 acres.

Public Utility District: Approximately 1.04 acres within Heritage Estates are proposed to be zoned as Public Utility District to allow for one (1) Public Utility Lot equal to +/- 1.04 acres for the purpose of encompassing proposed stormwater facilities.

AREA CHARACTER:

Current land use within one half mile of the subject lands is illustrated on the land use map within Appendix A.

Subject Parcel

- Plan 1706LK, Block 3 – Current Land Use - Country Residential District (15.13 acres)

Adjacent Lands

The subject property abuts six Country Residential parcels to the east, south, and west and the Heritage Crossing Area Structure Plan directly north containing Residential Community and Residential Multi-Family Sub-District “A” parcels.

The remaining surrounding land consists of primarily Country Residential District parcels to the south of Dunbow Road and one Agricultural District parcel between Highway 2 and Highway 2A, and lands within the Hamlet of Heritage Pointe which are primarily Residential Community District. Other nearby lands include the Direct Control #11 District properties which are the Heritage Pointe commercial area, a few Country Residential District parcels within and adjacent to the hamlet boundaries, and Recreation District properties which consist of the Heritage Pointe Golf Course and the Lake at Heritage Pointe.

POLICY EVALUATION

South Saskatchewan Regional Plan (SSRP)

The SSRP provides a high-level policy framework for all lands in the South Saskatchewan River Basin within Alberta, including all sub basins. The Heritage Estates Land Use Redesignation application generally aligns with the policy direction within the SSRP with consideration of policy sections related to: Economy, Water, Efficient Use of Land, Outdoor Recreation and Historic Resources, and Community Development.

Our Shared Boundary: Intermunicipal Development Plan

The subject property is identified within the boundaries of the Intermunicipal Development Plan (IDP) area between the City of Calgary and Foothills County but is located outside of the specific policy areas and the Calgary Growth Area. The application was circulated to the City as required within policy 4.1.1 of the IDP. The City of Calgary has provided a response of no concerns.

Municipal Development Plan (MDP 2010)

Residential development should be compatible with surrounding area and existing uses with consideration of density, design, traffic, and visual impact on adjacent lands, and should be designed to functionally link adjoining lands.

This application has been evaluated in the context of the County’s MDP 2010 and is generally consistent with the goals and objectives within that plan, specifically noting the proposed conservation of environmentally significant lands and open spaces which has been considered with respect to creating buffers, dedication of reserves, and development setbacks from drainage courses.

Land Use Bylaw 60/2014 (LUB)

Under the Municipal Government Act, every municipality in Alberta is required to approve a Land Use Bylaw. This bylaw assigns different land use districts (or zoning) to lands in the municipality, outlines the rules and requirements related to the development of land in each district and describes the processes for re-designation, subdivision, and development permit applications.

The proposal aligns with existing land use districts and policies within the LUB.

Growth Management Strategy (GMS)

The subject property is located within the Central District as noted within the GMS. Growth is expected to continue within this district with significant development and intensification expected.

Consideration of municipal neighbours and environmental impacts should be considered, and opportunities for joint initiatives to support effective, efficient, and affordable services in this area.

Heritage Estates Area Structure Plan (ASP)

The proposed application generally aligns with the Land Use Concept within the Heritage Estates ASP.

Circulation Referrals

The application was circulated to all necessary internal departments and external agencies. The responses received are summarized in the following table.

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works / Engineering	<p>Public Works provided the following recommended conditions as conditions of subdivision:</p> <ul style="list-style-type: none"> ○ Geotechnical Investigation Report – which will provide design and construction considerations for the development – for example foundation design, frost coverage requirements, recommendations for temporary excavations and backfill, or if there are groundwater concerns. ○ Stormwater Management Plan – (may be required as condition of land use depending on applicant’s ability to provide direction of discharge from the PUL) ○ Lot Grading/Overland Drainage Plan ○ Building Envelopes <p>Public Works has provided the following additional comments:</p> <ul style="list-style-type: none"> ○ Recommends urban development with curb and gutter design ○ Advisory comment that Road Use Agreement will be required for hauling, in excess of 10 loads/day or 7 days of continuous hauling. ○ All sub-district A lots will need to provide a completed grade slip with the Development Permit and a grade certificate at end of construction. <p>Stormwater:</p> <ul style="list-style-type: none"> ○ Stormwater currently proposed to be connected into stormwater system to the north within Heritage Crossing and can be engineered and finalized at detailed design stage. ○ Current allowable discharge for Heritage Crossing is limited to 4.69 L/S/ha ○ The letter dated June 9, 2025 indicates that the facility must be sized such that post development discharge does not exceed pre-development ○ Further, ‘previous stormwater management analysis in the area indicates a peak discharge of 4.69 L/S/ha’. Detailed storm design must meet this rate as the Pine Creek Flood study has been finalized. ○ Applicant is to provide a progress update regarding options outlined in the engineer’s letter from Scheffer Andrews regarding direction the storm pond will discharge to:

CIRCULATION REFERRALS

	<ul style="list-style-type: none"> ○ If pursuing discharge north through Heritage Crossing, modifications of the existing Heritage Crossing Infrastructure are required to provide sufficient capacity. Details and a formal agreement will be required as a condition of land use. ○ If pursuing discharge east through the neighboring property and ultimately the ravine; a letter from the adjacent landowner is required to indicate their willingness to provide the required ODRW, as condition of land use. ○ Alternately if direction is not decided upon at time of land use, a full Stormwater Management Plan will be required as condition of land use. <p><u>Servicing Study:</u></p> <p>Sanitary:</p> <ul style="list-style-type: none"> ○ Will be gravity fed and connect to the existing gravity mains within Heritage Crossing. Connection at Heritage Crossing to be determined at detailed design as condition of subdivision. <p>Water:</p> <ul style="list-style-type: none"> ○ Correspondence from Bluestem in 2024 indicated that new developments need to bring their own diversion license from the Bow. An updated transfer letter has been provided from Water Transfer Alberta and the Province, no further comments. ○ Confirmation of purchase of water rights to service the development has been provided to the satisfaction of PW. ○ An updated letter of agreement with Bluestem Utilities has been provided to the satisfaction of PW. ○ Noted that Bluestem is requiring and prefers a looped system, so does the County. <p>Shallow Utilities:</p> <ul style="list-style-type: none"> ○ No additional comment other than to ensure the URW is explored to the east and that there are URW provided within the development. <p><u>Transportation Overview:</u></p> <ul style="list-style-type: none"> ○ The planned roundabout at Dunbow Road and 2 St E upgrades south of Dunbow will adequately accommodate the opening day (2029) and long term (2044) conditions. Public Works recommends that the developer will be responsible for construction upgrades to 2nd St E along the full west boundary of the plan area including widening of 0.75m on both sides and 40mm top lift, highly recommending coordination with Heritage Crossing so that it can be done at the same time to allow for a higher quality final product with fewer tie ins.
Municipal Lands	Provided concerns regarding proposed Skating and Firepit area within 'Island Park' due to potential liability concerns. Recommend these be removed within the detailed landscaping and maintenance plan at time of subdivision.
GIS/Mapping	Recommend that subdivision and road naming applications be submitted at the subdivision stage.
EXTERNAL	
City of Calgary	The City replied with a response of No comments regarding the application

CIRCULATION REFERRALS

Alberta Transportation and Economic Corridors	After review, Alberta Transportation and Economic Corridors has no concerns, or objections with the proposed land use redesignation. <ul style="list-style-type: none">• Subsequent subdivision application would be subject to requirements of Section 18 & 19 of the Matters Related to Subdivision and Development Regulation due to the proximity of Highways 2A.• Requirements of Section 18 of the Regulation are not met. Pursuant to Section 20(1) of the Regulation TEC grants approval for subdivision authority to vary the requirements.• Requirements of Section 19 are met, no variance required.
Shallow Utilities	No objections or concerns from Fortis and TELUS. No response received from ATCO Gas or ATCO Pipelines.
PUBLIC	
Western Wheel	Public Hearing was advertised on April 1 st and 8 th issues of the Okotoks Western Wheel.
Landowners (1/2 Mile)	Notice of the Public Hearing was mailed to landowners within a ½ mile of the subject quarter section on March 25, 2026. One letter has been received prior to the submission of this staff report and is included within Appendix D of this staff report.

SUMMARY

Bylaw XX/2026 – Application for the redesignation of the subject +/- 15.13-acre parcel from Country Residential District to Residential Community District, Residential Multi-Family District, Environmental Reserve, Municipal Land Reserve, and Public Utility Lot, to allow the future subdivision of forty three (43) Residential Community District Lots, approximately fifteen (15) Residential Multi-Family District Lots, Municipal Reserve Lands equal to +/- 3.48 acres, Environmental Reserve equal to +/- 0.12 acres, and one (1) Public Utility Lot equal to +/- 1.04 acres.

OPTIONS FOR COUNCIL CONSIDERATION:

OPTION #1 – FIRST READING APPROVAL

Council may choose to grant 1st reading to the application for the redesignation of the 15.13 acre parcel from Country Residential District to Residential Community District, Residential Multi-Family District, Environmental Reserve, Municipal Land Reserve, and Public Utility Lot, to allow the future subdivision of forty three (43) Residential Community District Lots, approximately fifteen (15) Residential Multi-Family District Lots, Municipal Reserve Lands equal to +/- 3.48 acres, Environmental Reserves equal to +/- 0.12 acres, and one (1) Public Utility Lot equal to +/- 1.04 acres for the following reasons:

In their consideration of the criteria within the South Saskatchewan Regional Plan, the Calgary / Foothills Intermunicipal Development Plan, and Foothills County’s Municipal Development Plan, Land Use Bylaw, and Growth Management Strategy, Council is of the opinion that that the proposed Land Use Redesignation for future subdivision of the subject lands as contemplated in the Heritage Estates Area Structure Plan, would not be detrimental to the agricultural nature of the area, is generally 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.

Staff suggests that the proposed parcels be designated as Residential Community Sub-district 'A' and Residential Multi-Family Sub-district "A" to ensure that the recommendations and restrictions as outlined in the Geotechnical Report, High Water Table Testing for Foundation Design, Stormwater Management Plan, Lot Grading & Drainage Plans, and Building Envelopes, (all conditions of subdivision) 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, may be required. Council may also wish to require a \$5000 deposit as a pre-release condition to ensure compliance with all conditions of the development permit.

Recommended Conditions for Option #1:

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;
2. Applicant is to provide a progress update regarding options outlined in the engineer's letter from Scheffer Andrews regarding direction the storm pond will discharge to, to the satisfaction of the Public Works department;
 - a. If pursuing discharge north through Heritage Crossing, modifications of the existing Heritage Crossing Infrastructure are required to provide sufficient capacity. Details and a formal agreement will be required **as a condition of land use**.
 - b. If pursuing discharge east through the neighboring property and ultimately the ravine; a letter from the adjacent landowner is required to indicate their willingness to provide the required Overland Drainage Right of Way Agreement, **as condition of land use**.
 - c. Alternately if direction is not decided upon at time of land use, a full Stormwater Management Plan will be required **as condition of land use**.
3. Final redesignation application fees to be submitted;
4. Submission of an executed subdivision application including the necessary fees.

OPTION #2 POSTPONE APPLICATION

Should Council be of the opinion that they require additional information or deem more discussion of the application be required prior to rendering a decision; Council may choose to postpone their decision on the proposed Land Use Redesignation as proposed, and provide further direction to administration and/or the applicant.

OPTION #3 REFUSE APPLICATION

Should Council be of the opinion that the application does not have sufficient merit, and/or is not consistent with the regional and/or municipal policy framework, Council may choose to refuse the application.

APPENDICES

APPENDIX A: MAP SET:

- LOCATION MAP
- HALF MILE LAND USE MAP
- SUBMITTED SITE PLAN – LAND USE CONCEPT

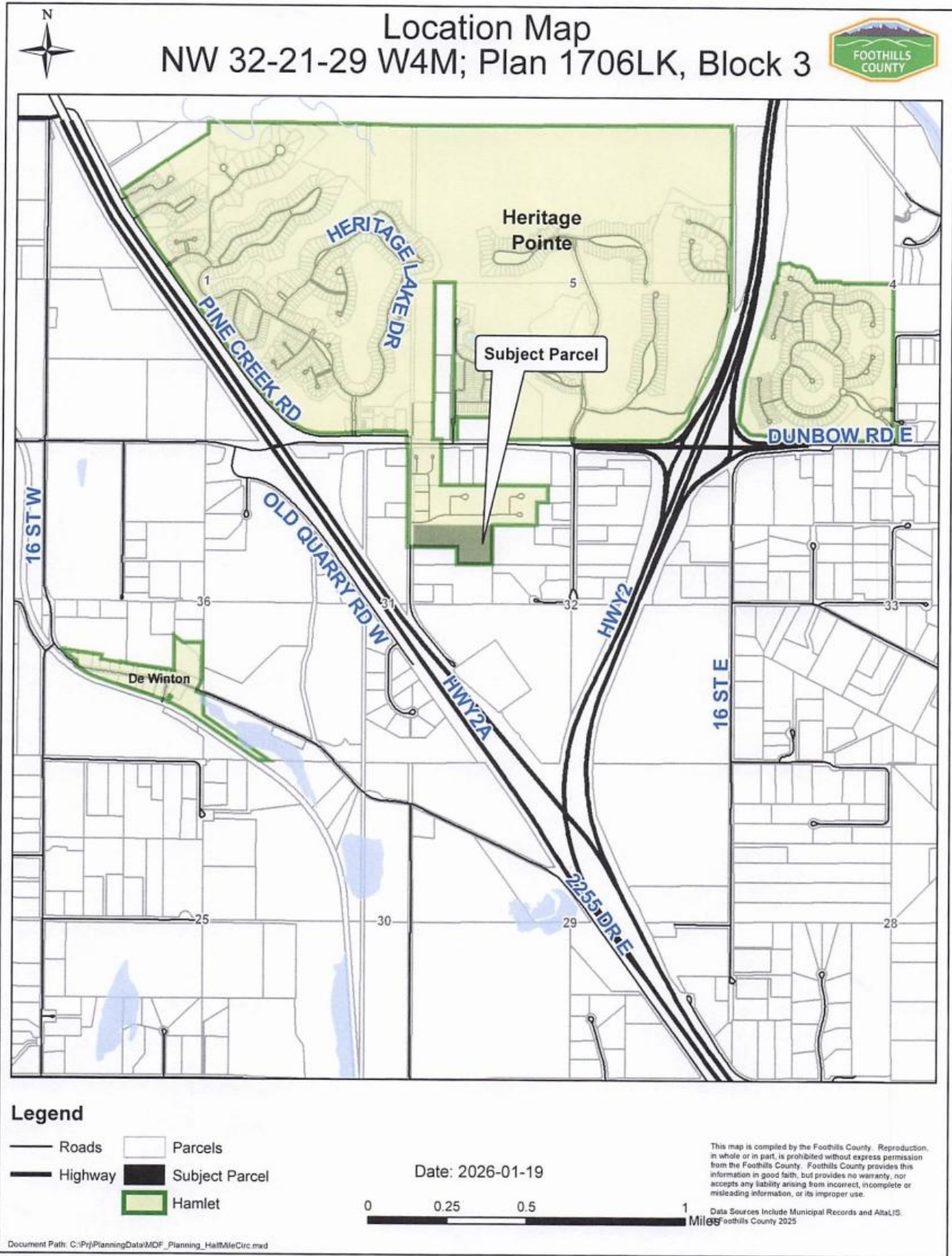
APPENDIX B: LAND USE SUBMISSION

APPENDIX C: PROPOSED BYLAW

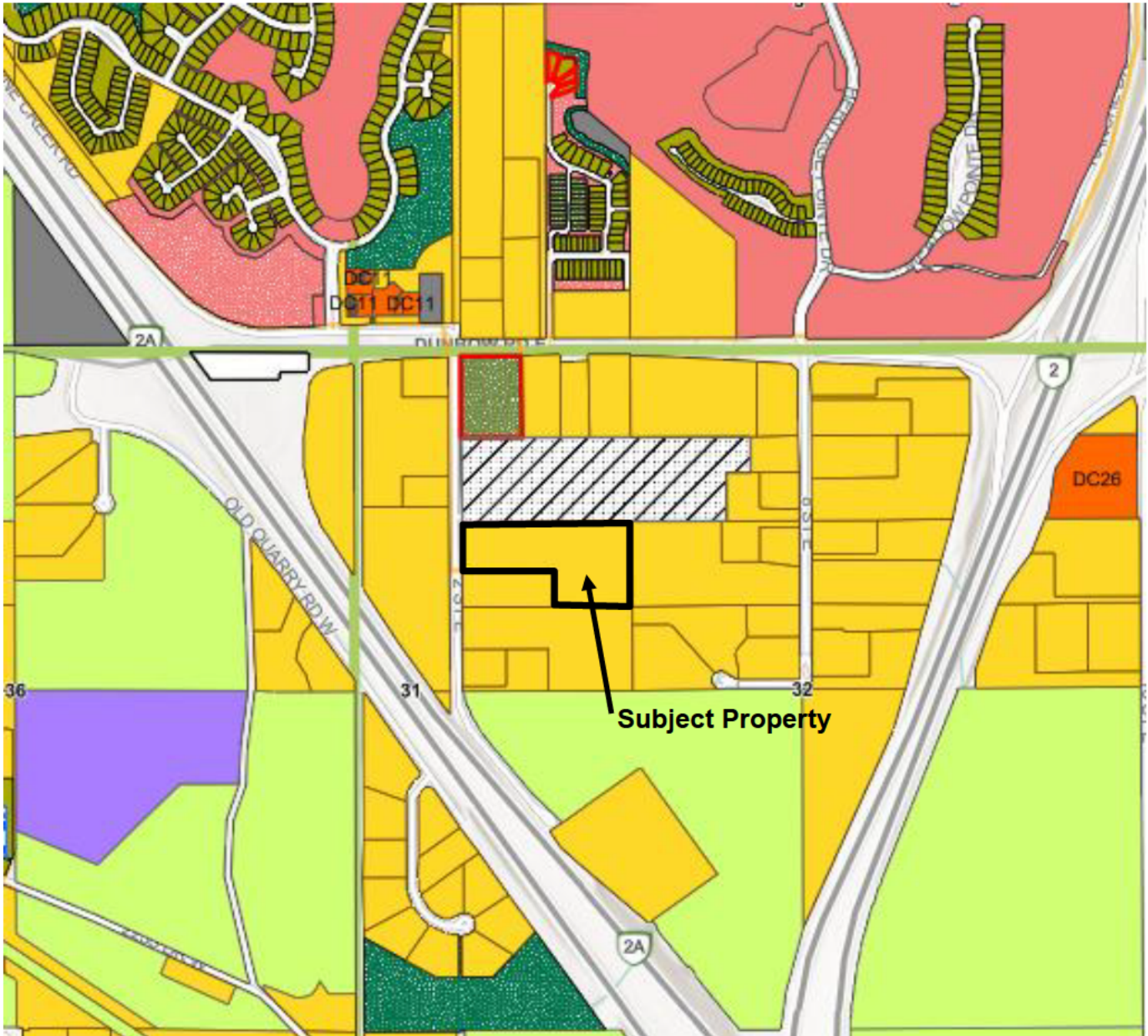
- DRAFT BYLAW XX/2026

APPENDIX D: AREA LANDOWNER LETTER SUBMISSION

APPENDIX A: MAP SET – LOCATION MAP



APPENDIX A: MAP SET – LAND USE MAP



Page Numbers

3	4	5			
9	10	11	12	13	14
17	18	19	20	21	22
26	27	28	29	30	31
33	34	35	36	38	39
41	42	43	44	46	47
	51				

Legend

- County Roads
- Highways
- ▨ In Transition
- NA - Not Applicable
- A- Agricultural
- AA- Agricultural Sub A
- BP- Business Park
- CMC- Community Commercial
- HC- Highway Commercial
- CR- Country Residential
- CRA- Country Residential Sub A
- DC - Direct Control
- ER- Environmental Reserve
- OS- Open Space
- INR- Natural Resource Extraction
- MR- Municipal Reserve
- REC- Recreation
- PUL- Public Utility
- RC- Residential Community District
- SD- Service District

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Data Sources Include Municipal Records and Aerial, © Forsyth County 2025

September 30, 2025



Page 13

HERITAGE ESTATES

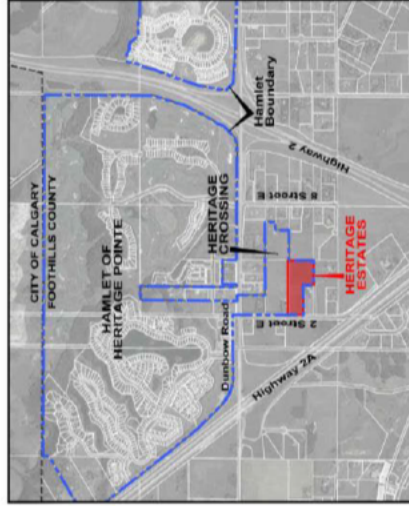
AT HERITAGE POINTE

Land Use Redesignation

LAND USE STATISTICS (Gross Developable Areas)

	NO	AC	% of GDA	Proposed Units
Gross Total Area	6.52	15.13		
Environmental Reserve (ER)	2.05	0.52		
Gross Developable Area (GDA)	4.47	14.61	100%	
Multi-Family Site (RMF)	0.78	1.88	13%	18
Single - Detached (RC)	0.82	2.27	15%	13
Single Detached (MLR)	2.28	6.33	43%	29
Municipal Land Reserve (MLR)	1.41	3.48	23%	
Public Utility District (PUL)Foot	0.62	1.54	7%	
Total Units				61
Residential Density	16.9	units per hectare		
	4.1	units per acre		

NOTE:
Gross Developable Areas for each land use is to the inside of the adjacent roads.
The above numbers are for the subject lot within the Subdivision stage.



Context Plan
NTS



- Legend**
- Plan Area Boundary
 - Residential Community - Single Family (RC)
 - Residential Community - Single/Semi-Detached (RC)
 - Residential Multi-Family (RMF)
 - Environmental Reserve (ER)
 - Municipal Land Reserve (MLR)
 - Public Utility District (PUL)
 - 6.0m Paved Pathway

HERITAGE ESTATES

— AT HERITAGE POINTE —

LAND USE REDESIGNATION





HERITAGE ESTATES

— AT HERITAGE POINTE —

LAND USE REDESIGNATION SUPPORTING INFORMATION

Prepared for

Hage Corp.

Prepared by:

November 2025

PROJECT TEAM

Albion Group - Engagement & Branding
Bunt & Associates Engineering Ltd. - Transportation Planning
LGN Consulting Engineering Ltd. - Stormwater Management
Navagrah Landscape Architecture + Urban Design - Landscape Architecture
PlanningPlus - Planning & Design
Scheffer Andrew Ltd. - Civil Engineering

VISION

Nestled in scenic Foothills County, Heritage Estates offers curated modern living and is a beacon of inclusivity, sustainability and design excellence in Heritage Pointe.

The 61-unit development is envisioned as an inclusive neighbourhood that fosters belonging through a mix of single family, semi-detached and townhomes for families of all ages.

In its quality and design, Heritage Estates will echo and reinforce the value created in Heritage Pointe, through cohesive architecture that allows opportunity for individual expression. In its commitment to sustainability, it establishes responsible building practices.

Landscaped open space with accessible parks, playgrounds and recreation amenities create a sense of identity within Heritage Estates. An extensive network of pathways promotes walking and cycling, facilitating connections to the larger community of Heritage Pointe, which includes local retail and services.

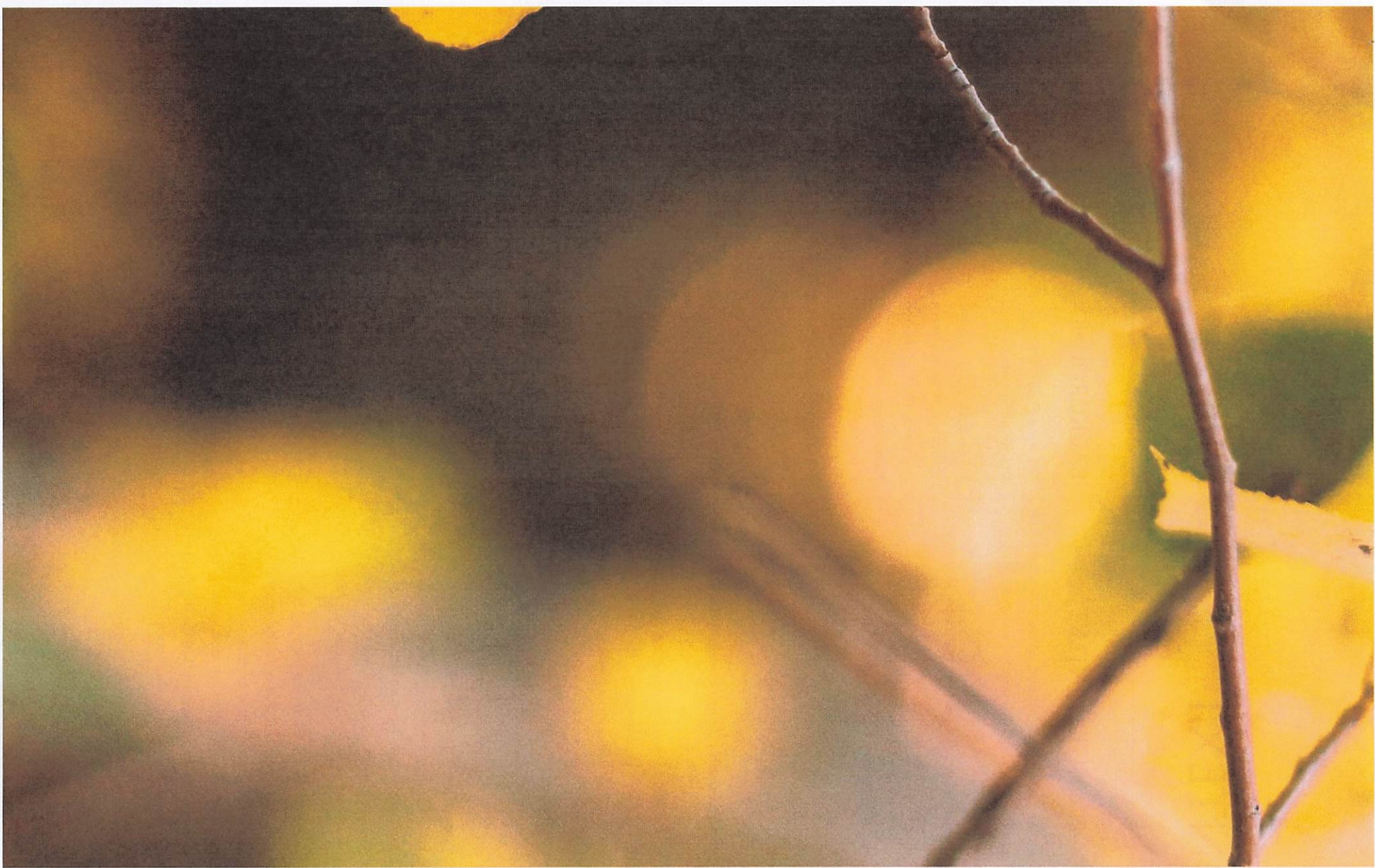
The naturalized stormwater facility enhances its ecological value by supporting diverse plant species and local wildlife habitat. It functions as a sustainable stormwater facility and a community focal point, with trails, lookouts and interpretive nodes.

Heritage Estates is coveted for its lifestyle where residents are proud to call it home!









CONTEXT

CONTEXT

LOCATION & SITE CONTEXT

The proposed land use redesignation is for 6.1 hectare (15.1 acre), Heritage Estates lands, that form the recently approved Heritage Estates Area Structure Plan, located in the hamlet of Heritage Pointe. Heritage Pointe hamlet is located immediately south of the City of Calgary and is bounded by Highway 2 (Deerfoot Trail) and Highway 2A (Macleod Trail) to the east and west respectively.

Legally described as Portion of Block 3 Plan 1706 LK within the NW ¼ 32-21-29-4, Heritage Estates lands are bounded by:

- 2 Street E and existing Country Residential (CR) to the west;
- Heritage Crossing development, to the north, currently under construction for Residential Community (RC), Residential Multifamily (RMF), Municipal Land Reserve (MLR) and Environmental Reserve (ER) uses;
- Existing Country Residential (CR) to the south and east.

The subject lands are currently designated Country Residential (CR). Access to Heritage Estates lands is off 2 Street E, currently a two lane paved rural standard road. 2 Street E connects into Dunbow Road located 400 metres north of the Heritage Estates Plan Area.

Heritage Estates lands are characterized by fairly flat topography generally draining towards the northeast. A shallow draw runs through the middle of the lands. There is an existing house on the land, occupied by the owner. There is no significant vegetation on the lands, other than the treed area around the house.

See Figures 1 & 2 for Location and Site Context.

BACKGROUND

On June 21, 2024, Council formally designated Heritage Pointe a hamlet.

In August 2024, County Council approved the Area Structure Plan for Heritage Crossing, comprising 15.8 hectares (39.1 acres) immediately north of Heritage Estates.

In August 2025, Council approved the Area Structure Plan for Heritage Estates, comprising 6.1 hectares (15.1 acres).

On October 15, 2025, Council approved Heritage Pointe Hamlet Boundary to be extended to include both Heritage Crossing and Heritage Estates Area Structure Plans as shown in Figure 3: Policy Context.

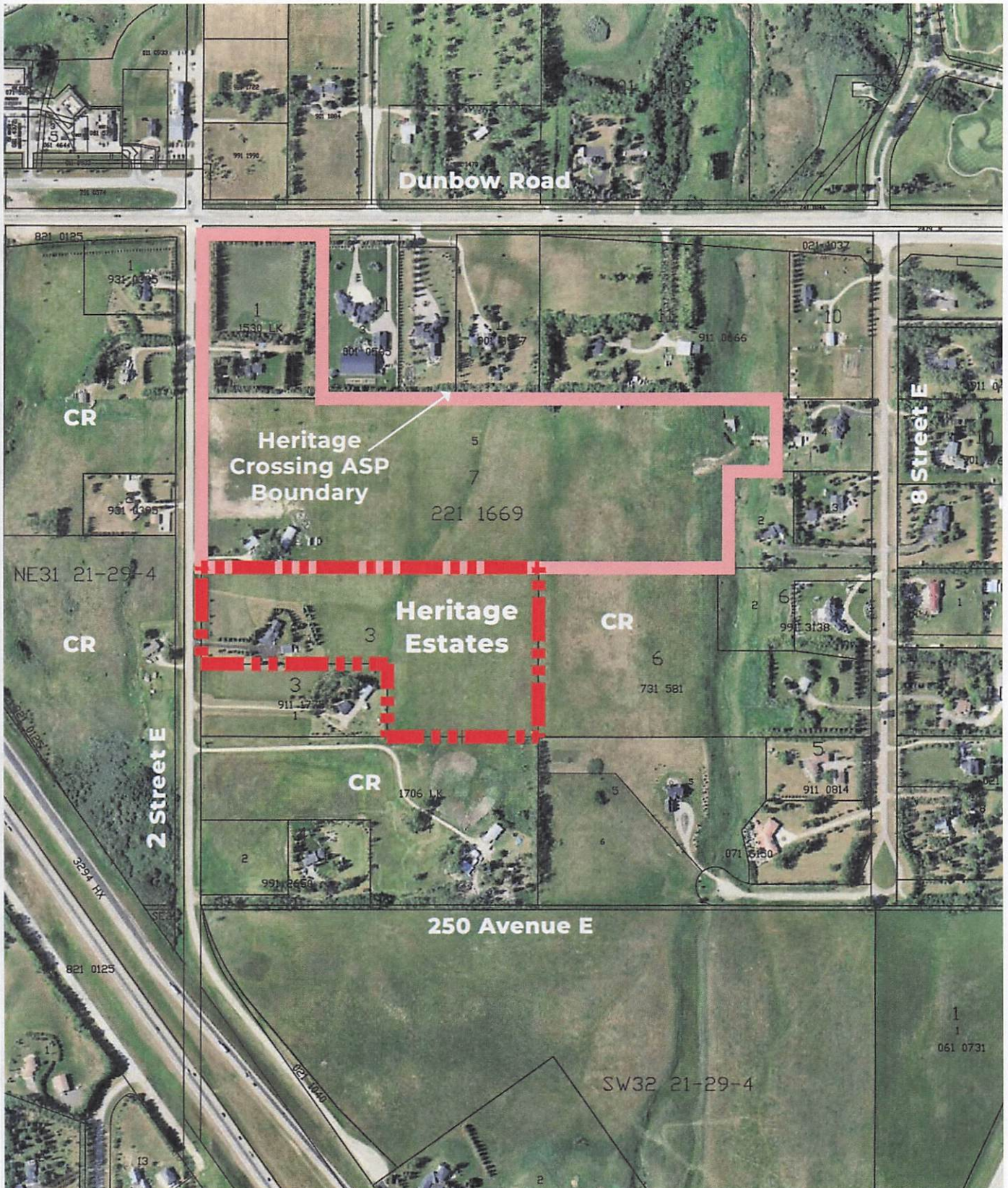
POLICY CONTEXT

The land use redesignation on Heritage Estates lands is guided by Heritage Estates Area Structure Plan, August 2025 and Land Use Bylaw 60/2014. The Heritage Estates ASP is prepared to align with the overarching policy framework established within the Municipal Development Plan, 2010 and Growth Management Strategy, 2013.

FIGURE 1: LOCATION MAP

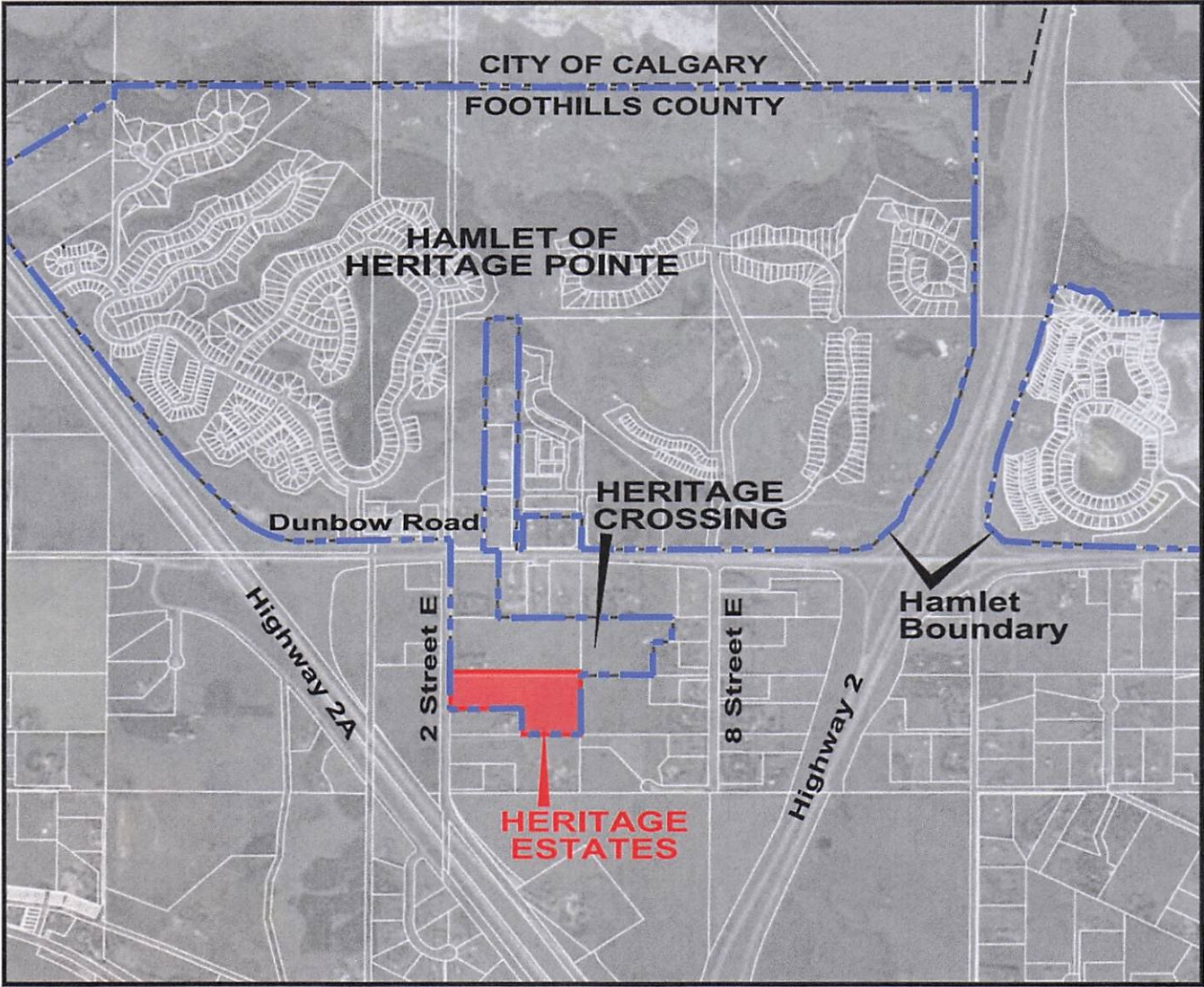


FIGURE 2: SITE CONTEXT



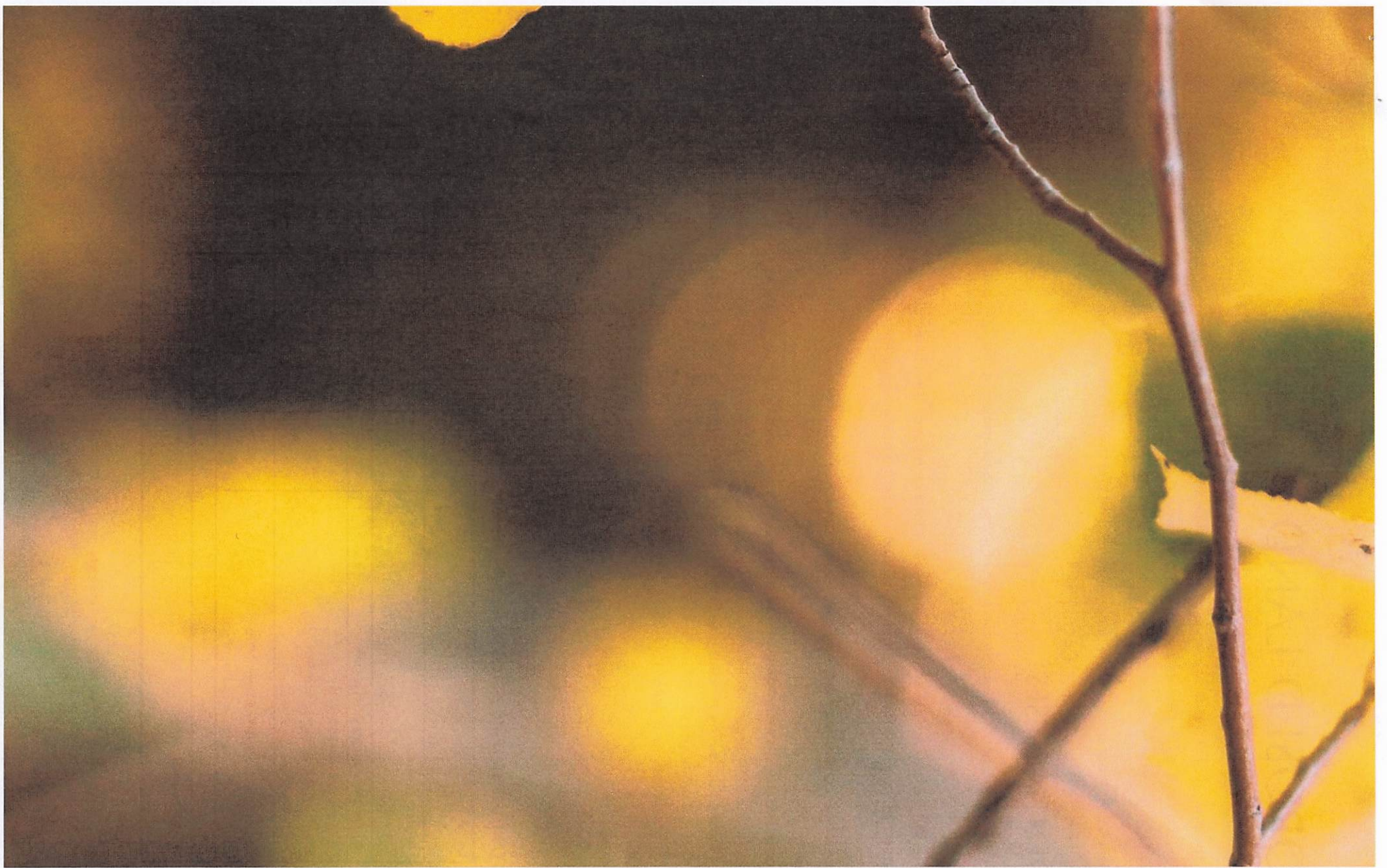
HERITAGE ESTATES

FIGURE 3: POLICY CONTEXT



Context Diagram





PROPOSED LAND USES

PROPOSED LAND USES

The proposed uses will help realize the developer's vision of providing high-quality modern living in Heritage Estates guided by the principles of inclusivity, sustainability and design excellence. The proposed Residential and associated Open Space land uses in Heritage Estates align closely with the recently approved Area Structure Plan and will be a continuation of the uses in Heritage Crossing currently under construction.

See Figures 4 & 5 for Proposed Land Use Redesignation and Land Use from the ASP for alignment.

RESIDENTIAL USES







The Residential uses in Heritage Estates comprise of 4.2ha (10.5ac) and constitute 70% of the gross developable area. See Land Use Stats Table.

The following Residential Districts are proposed to allow for a range of housing types:

- **RESIDENTIAL COMMUNITY RC – Single Detached** will be the predominant housing type and is projected to yield 30 residential lots in two culs de sac.
- **RESIDENTIAL COMMUNITY RC – Single / Semi- Detached** is projected to yield 13 residential lots as shown in Figure 4..
- **RESIDENTIAL MULTI-FAMILY RMF – Semi- Detached** will yield a maximum of 18 units at 10 units per acre allowable density for the RMF district. The Preliminary Concept Plan prepared by Schofield Architecture (Figure 6) shows 14 semi-detached units.. The concept plan is for illustration purposes only and subject to change; the final plan may include a smaller lot size with 18 units. The internal road within the RMF site is proposed as two 7.4m driving lanes on a 12.0m right of way (Figure 7).

The Residential uses are projected to yield a total of 61 units resulting in a density of 4.1 units per acre. This falls within the maximum allowable density of 4.6 units per acre as per Policy 4.2c of Heritage Estates ASP. The number of residential units are subject to refinement at the Subdivision stage.

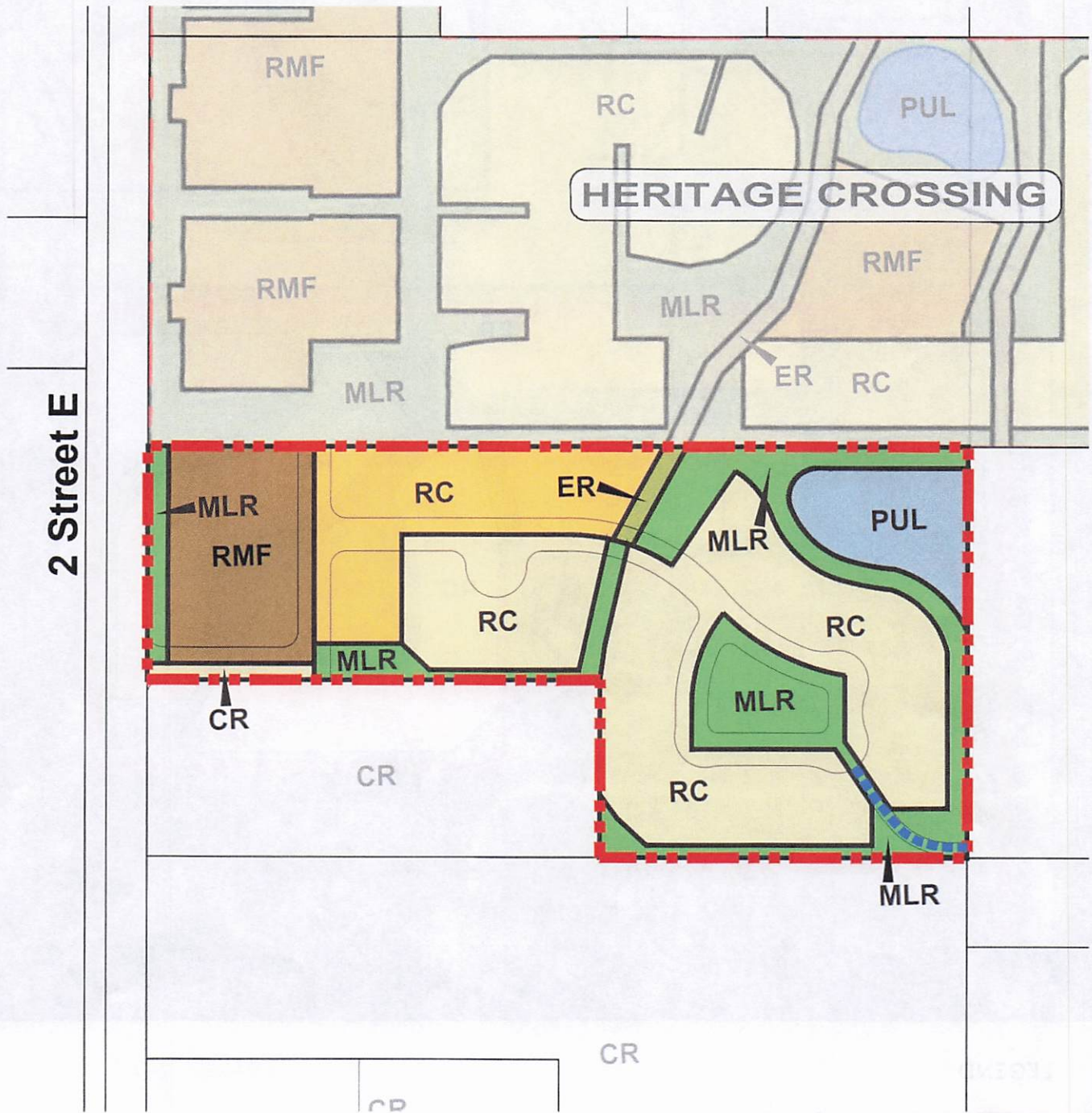
LAND USE STATISTICS (Gross Developable Areas)

	ha	ac	% of GDA	Projected Units
Gross Total Area	6.12	15.13		
 Environmental Reserve (ER)	0.05	0.12		
Gross Developable Area (GDA)	6.07	15.01	100%	
 Multifamily Site (RMF)	0.76	1.88	13%	18
 Single / Semidetached (RC)	0.92	2.27	15%	13
 Single Detached (RC)	2.56	6.34	42%	30
 Municipal Land Reserve (MLR)	1.41	3.48	23%	
 Public Utility District (PUL) Pond	0.42	1.04	7%	
Total Units				61
Residential Density	10.0	units per hectare		
	4.1	units per acre		

Notes:

- Gross Developable Areas for each land use are to the middle of the adjacent roads.
- The above numbers will be subject to refinement at the Subdivision stage.

FIGURE 4: PROPOSED LAND USE PLAN



Legend

- | | | |
|---|--------------------------------|-------------------------------|
| Plan Area Boundary | Residential Multi-Family (RMF) | Public Utility District (PUL) |
| Residential Community - Single Family (RC) | Environmental Reserve (ER) | 6.0m Paved Pathway |
| Residential Community - Single/Semi-Detached (RC) | Municipal Land Reserve (MLR) | |


FIGURE 5: ASP LAND USE





LEGEND


 Plan Area Boundary

 Residential Community - Single Family (RC)

 Residential Community - Single / Semi-detached (RC)

 Residential Multifamily - Townhouses (RMF)

 6.0m Paved Pathway / Emergency Access

 Environmental Reserve (ER)

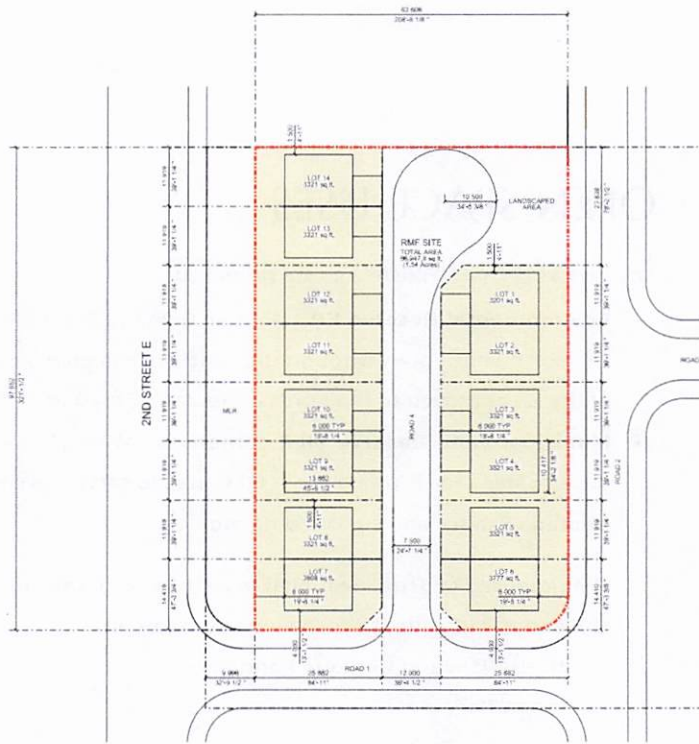
 Municipal Land Reserve (MLR)

 Public Utility Lot (PUL)

Note: The Shadow Plan has no status and will be subject to revision through individual landowner proposals.

Heritage Crossing Map Source for Land Use Context: Heritage Crossing ASP; the Land Uses shown in Heritage Crossing ASP boundary are conceptual and not existing

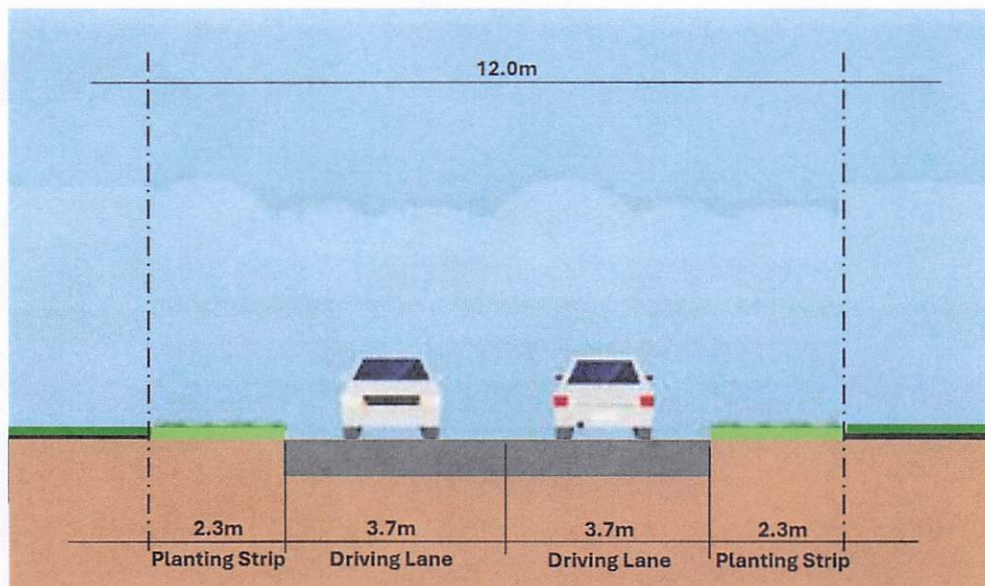
FIGURE 6: RMF - PRELIMINARY CONCEPT PLAN



01 CONCEPT PLAN FOR RMF SITE
SCALE 1:500

<table border="1"> <tr> <td>NO.</td> <td>DATE</td> <td>DESCRIPTION</td> </tr> <tr> <td>1</td> <td></td> <td>CONCEPT FOR REVIEW</td> </tr> <tr> <td>2</td> <td></td> <td>REVISED</td> </tr> <tr> <td>3</td> <td></td> <td>REVISED</td> </tr> </table>		NO.	DATE	DESCRIPTION	1		CONCEPT FOR REVIEW	2		REVISED	3		REVISED		<p>SCHOFIELD ARCHITECTURE</p>	<p>HERITAGE ESTATES FOOTHILLS COUNTY, AB</p>	<p>CONCEPT PLAN FOR RESIDENTIAL MULTI-FAMILY SITE V3</p>		
NO.	DATE	DESCRIPTION																	
1		CONCEPT FOR REVIEW																	
2		REVISED																	
3		REVISED																	
<p>DATE: 2025-10-22</p>		<p>SCALE: 1:500</p>	<p>PROJECT NUMBER: SK-003</p>	<p>DATE: 2025-11-11</p>	<p>REVISION: 01</p>														

FIGURE 7: RMF - INTERNAL ROAD CROSS-SECTION



OPEN SPACE USES

The following Open Space uses are proposed:

- **Environmental Reserve ER** – A small 0.11ha (0.26ac) ER parcel is proposed for the north-south draw through the centre of the plan area and is a continuation of the ER approved to the north in Heritage Crossing.
- **Municipal Land Reserve MLR** comprises 1.41 ha (3.48ac) or 23% of the gross developable area is proposed in MLR uses to serve the needs of the residents in Heritage Estates and surrounding area.

The proposed MLR delineation is in keeping with the approved Heritage Estates ASP and will include the following key elements:

- o North Park and Heritage Pond Area
- o Island Park
- o Transition Buffer & Linear Open Space Connections

See Figures 8 & 9 for the North Park and Island Park concept plans.

- **Public Utility District PUL** comprises 0.42 ha (1.04ac) or 7% of the gross developable area and will accommodate the storm retention facility.

INFRASTRUCTURE

The mobility and utility infrastructure requirements for Heritage Estates were carefully reviewed for approval of the Area Structure Plan.

Primary access to Heritage Estates will be off 2 Street E which connects to Dunbow Road. Additional connections are approved to the north to Heritage Crossing and to future development to the south. The upgrades to Dunbow Road intersections are approved and construction is imminent. 2 Street E will be upgraded along the site boundary by the developer to accommodate additional traffic from the development.

Sanitary and Water servicing to Heritage Estates will be provided by Bluestem and piped connections to Heritage Crossing to the north. The developer is working closely with Bluestem and has secured capacity for the development. Stormwater will be managed through an on-site stormwater management facility (pond) that will discharge at a controlled rate either north into the Heritage Crossing piped system or east to a new outfall through undeveloped lands. Both options would discharge to the existing ravine east of the site, which flows north through a culvert under Dunbow Road and to the Bow River, following the pre-development drainage pattern.

SUPPORTING STUDIES

Policy 3.3b of the Heritage Estates ASP states that relevant Environmental reports be prepared prior to Land Use as required by Foothills County. The developer is requesting that environmental reports be deferred to Subdivision stage as there are minimal environmental features on the lands.

Policy 3.3c states that Historical Clearance may be required prior to Land Use. The developer has been in touch with Alberta Culture and advised that Historical Clearance be sought at Subdivision stage.

FIGURE 8: NORTH PARK

- ① Entry marker at North pedestrian entry to the parcel
- ② Planting bed with feature perennials
- ③ Sod berm with canopy tree planting
- ④ Kids playground with play structures
- ⑤ Seating area
- ⑥ Rain garden
- ⑦ Gathering node with picnic table and benches
- ⑧ Custom light bollards with stone cladding and Heritage Estates branding
- ⑨ Asphalt pathway
- ⑩ 450mm height stone clad landscape walls
- ⑪ Seating node facing pond area
- ⑫ ER
- ⑬ Seeded area
- ⑭ Crosswalk with ramp
- ⑮ Single detached lot



Legend

- Asphalt pathway
- Parkland Premium mulch
- Seeded area
- Deciduous trees
- Evergreen trees
- Shrubs
- Perennials
- Property Line
- Bollard



FIGURE 9: ISLAND PARK

- ① Feature area with water column and flowering tree
- ② Park entry
- ③ Asphalt pathway
- ④ Dry creek with boulders and plantings
- ⑤ Feature Christmas tree planting on berm
- ⑥ Feature rain garden
- ⑦ Fire pit zone with trellis
- ⑧ Seating node with benches facing rain garden
- ⑨ Curb cut to convey stormwater into catchment area
- ⑩ Custom light bollards with stone cladding and Heritage Estates branding
- ⑪ Sod berm with canopy tree planting
- ⑫ Typical landscape planting bed
- ⑬ 450mm height stone clad landscape walls
- ⑭ Multipurpose green open space/ Winter skating rink



Legend

- Asphalt pathway
- Parkland Premium mulch
- Sod
- Deciduous trees
- Evergreen trees
- Shrubs
- Perennials
- Bollards



Hage Corp.



BYLAW XX/2026

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

WHEREAS pursuant to the provisions of the Municipal Government Act, Chapter M-26 Revised Statutes of Alberta 2000, and amendments thereto, the Council of Foothills County (hereinafter called the "Council") in the Province of Alberta, has adopted Land Use Bylaw No. 60/2014 and amendments thereto;

AND WHEREAS the Council has received an application to further amend the Land Use Bylaw by authorizing the redesignation of Plan 1706LK, Block 3; Ptn. NW 32-21-29 W4M from Country Residential District (CR) to Residential Community District (RC), Residential Multi-Family District (RMF), with additional lands to be dedicated as Municipal Reserve (MR), Environmental Reserve (ER) and Public Utility Lot (PUL) to allow for the future subdivision of the lands as per the Heritage Estates Area Structure Plan, including 43 Residential Community District (RC) lots, 15 Residential Multi-Family District (RMF) lots, Municipal Reserve Lands equal to +/- 3.48 acres, Environmental Reserves equal to +/- 0.12 acres, and one (1) Public Utility Lot equal to +/- 1.04.

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26, as amended:

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

1. Land Use Map 2129 is amended by the redesignation of Plan 1706LK, Block 3; Ptn. NW 32-21-29 W4M from Country Residential District (CR) to Residential Community District (RC), Residential Multi-Family District (RMF), Municipal Land/ Reserve District (MR), Environmental Reserve (ER) and Public Utility Lot (PUL).
2. This Bylaw shall have effect on the date of its third reading and upon being signed.

FIRST READING:

Reeve

CAO

SECOND READING:

Reeve

CAO

THIRD READING:

Reeve

CAO

PASSED IN OPEN COUNCIL assembled at the Town of High River in the Province of Alberta this day of = 2026.



April 02, 2026

Foothills County
309 Macleod Trail
High River, AB T1V 1M7

ATTN: Brittany Smith, Planning and Development Officer

Re: **Proposed Land Use Redesignation – Heritage Estates ASP Area located at**
[REDACTED]

Dear Ms. Smith,

I am writing as the owner of the property located at NW 32-21-29-W4M; Plan 1530 LK, Block 1 and NW 32-21-29-W4M; Plan 2211669, Lot 5, Block 7 which directly abuts the parcel currently under consideration for land use redesignation (Legally described as NW 32-21-29 W4M; Plan 1706LK, Block 3). I appreciate the opportunity to provide comments prior to council's deliberations.

In particular, I wish to reference the infrastructure section within page 19 of the Heritage Estates Land Use Application package. Heritage Crossing GP Ltd (HC) installed servicing which would provide Heritage Estates (HE) with the opportunity to tie into existing service and pay back for their portion of the servicing that was complete by HC.

Sanitary and Water Servicing and Road Construction

I respectfully request that Foothills County include the following requirements:

- A formal agreement shall be completed between HE and HC identifying the costs and associated recovery from HE to HC prior to land use approval for Sanitary, Water and Road .
- Prior to issuance of the Development Agreement by Foothills County, the developer of HE shall make payment to HC for their share of the offsite servicing and road construction that was completed by HC for sanitary servicing, water servicing, sanitary lift station and access road construction.

Stormwater Capacity

There is no capacity for any additional Stormwater discharge coming in or through the Heritage Crossing system.

Thank you for your consideration. Please include this letter as part of the formal record for the application. Should Council or Administration require any additional information or clarification, I would be pleased to provide it.


Sincerely,



Dennis Inglis
VP, Land Development

- cc. Reeve Siewert and Members of Council
Heather Hemingway, Foothills County
Wiaan Kruger, Foothills County
Mike White, Bluestem Utilities

**MISCELLANEOUS PLANNING ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
REDESIGNATION
April 15, 2026**

REQUEST FOR COUNCIL CONSIDERATION OF REVISED SITE PLAN AS OUTLINED IN DECISION BY COUNCIL PRIOR TO FURTHER CONSIDERATION OF BYLAW 06/2026		
	LEGAL DESCRIPTION:	Plan 2510614, Block 2, Lot 4; SW 10-21-29 W4M
	LANDOWNER:	JC Construction Management Ltd.
	AGENT:	Township Planning and Design Inc
	AREA OF SUBJECT LANDS:	46.54 acres
	CURRENT LAND USE:	Agricultural District
	PROPOSED LAND USE:	Country Residential and Municipal Land Reserve District
LOCATION: The subject parcel is located directly east of 32 St E, approximately 800m southwest of Highway 2, 1.6km east of Highway 2A and directly north of the Town of Okotoks boundary.		
DIVISION NO: 7	COUNCILLOR: R.D. McHugh	FILE MANAGER: Brittany Smith

APPLICATION HISTORY

February 25, 2026 – a public hearing was held for an application for redesignation from Agricultural District to Country Residential District to allow the future subdivision of twelve (12) 2.25 +/- to 2.88 +/- acre Country Residential lots with an approximate 20% over dedication of Municipal Reserve lands equal to 9.71 +/- acres. The application requested Council's consideration for a Density Bonus as per the Land Use Bylaw Section 9.7 to allow for 3 lots more than what is currently permitted. Further, the application includes a future boundary adjustment of the current panhandle to the Kayben Landscaping lands (directly east of the subject parcel) to be consolidated into proposed lots 2, 3 & 4.

Council provided first reading to Bylaw 06/2026, however did not support the request for the density bonus.

FIRST READING – BYLAW 06/2026

February 25, 2026 Council gave first reading to Bylaw 06/2026 authorizing the redesignation of a 46.54 +/- portion of SW 10-21-29 W4M; Plan 2510614, Block 2, Lot 4 from Agricultural District to Country Residential District to allow for the future subdivision of nine (9) Country Residential lots and approximately 4.6 acres of Municipal Reserve.

In their consideration of the criteria noted within the Agricultural section of the MDP2010, Council is of the opinion that the lands are suitable for the intended use and that fragmentation of the subject lands would not be detrimental to the overall nature of the area. Further, the

requested redesign would fall within the density provisions and lot size restrictions of the Country Residential District within the County's Land Use Bylaw.

The nine proposed lots will be designated as Country Residential Sub-District "A" to ensure that the recommendations and restrictions as outlined in the High Water Table Testing for Foundation Design, Septic Disposal Evaluation (PSTS), Stormwater Management Plan and Building Envelopes (conditions of subdivision) 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 deposit as a pre-release condition to ensure compliance of the development permit will be required.

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

- 1. A redesign of the proposal illustrating a maximum of nine (9) Country Residential lots and 10% of the land as municipal reserve for Council's review and consideration. Further conditions will be imposed on the applicant upon Council's acceptance of the revised site plan.*

REVISED SITE PLAN

A revised site plan illustrating nine (9) Country Residential lots with +/- 5.41-acre Municipal Reserve parcel equal to 11.16% which is a slight over dedication of the required 10% has been provided and is being submitted for Council's further consideration.

The original and revised site plans have been included within Appendix A of this staff report.

Along with the revised site plan, the applicant is requesting Council's consideration of not requiring a portion of the proposed internal subdivision road from 32 St E to the adjacent parcel to the east being SW 10-21-29 W4; Plan 2510614 Blk 2 Lot 3 to be constructed to Commercial Standards as was suggested by Public Works.

Public Works has suggested this road be built to Commercial Standard due to this portion of the internal subdivision road being utilized by the Direct Control #27 district parcel to the east operating a Home-Based Business Type III being Kayben Inc (landscaping business).

An option for consideration has been provided for Council within the listed conditions.

OPTIONS FOR COUNCIL CONSIDERATION

OPTION #1: APPROVAL OF REVISED SITE PLAN AND AMENDMENT TO FIRST READING CONDITIONS

Council may choose to accept the revised site plan and amend first reading for the redesignation of a 46.54 +/- portion of SW 10-21-29 W4M; Plan 2510614, Block 2, Lot 4 from Agricultural District to Country Residential District to allow for the future subdivision of nine (9) Country Residential lots and approximately 5.41 acres of Municipal Reserve, with a future concurrent boundary adjustment.

In their consideration of the criteria noted within the Agricultural section of the MDP2010, Council is of the opinion that the lands are suitable for the intended use and that fragmentation of the subject lands would not be detrimental to the overall nature of the area. Further, the application falls within the density

provisions, and lot size restrictions of the Country Residential District within the County's Land Use Bylaw.

Staff suggests that the proposed parcels be designated as Country Residential Sub-district 'A' to ensure that the recommendations and restrictions as outlined in the High Water Table Testing for Foundation Design, Septic Disposal Evaluation (PSTS), Stormwater Management Plan and Building Envelopes, (conditions of subdivision) 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, may be required. Council may also wish to require a \$5000 deposit as a pre-release condition to ensure compliance with all conditions of the development permit.

Recommended Conditions for Option #1:

1. Council direction is requested regarding the portion of internal subdivision road from 32 St E to adjacent lands to the east. Council may remove this condition if they do not deem it necessary:
 - a. That portion of the proposed Internal Subdivision Road from 32 St E to the adjacent lands to the east is to be constructed to Commercial Standards to the satisfaction of the County's Public Works department **as a condition of subdivision;**
2. Landowners are to fully execute and comply with all requirements as outlined within the Municipal Development Agreement(s) for the purposes of construction of all external and internal road infrastructure including approaches for all Country Residential District lots and Municipal Reserve parcel, stormwater infrastructure, utility infrastructure, grading, drainage, and payment of the community sustainability fee, and any other necessary municipal and on-site improvements as required by Council and the Public Works department;
3. Proof of adequate water supply to be provided for all proposed Country Residential parcels in accordance with the Provincial Water Act, to the satisfaction of the County;
4. Site plan to be provided which identifies building envelopes, for all lots proposed, which meets the requirements as outlined in Policy 9 under the Residential section of the MDP2010, to the satisfaction of the Public Works department, **as a condition of subdivision;**
5. Storm Water Management Plan to be provided for the subject lands, to the satisfaction of the Public Works department, **as a condition of subdivision;**
6. Septic Disposal Evaluations to be provided for all proposed lots to the satisfaction of the Public Works department, **as a condition of subdivision;**
7. High Water Table Testing for Foundation Design to be submitted to the satisfaction of the Public Works department, **as a condition of subdivision;**
8. Traffic Impact Memo is to be submitted to the satisfaction of the Public Works department, **as a condition of subdivision;**
9. A road naming application shall be submitted and approved by Council, **as a condition of subdivision;**
10. Final redesignation application fees to be submitted;
11. Submission of an executed subdivision application including the concurrent boundary adjustment and the necessary fees.

OPTION #2: REFUSAL OF REVISED SITE PLAN

Council may choose to refuse the revised site plan **for the following reasons** ... and provide direction for further consideration to the application.

APPENDICES

APPENDIX A: MAP SET:

LOCATION MAP

HALF MILE MAP – LAND USE

ORIGINAL SITE PLAN

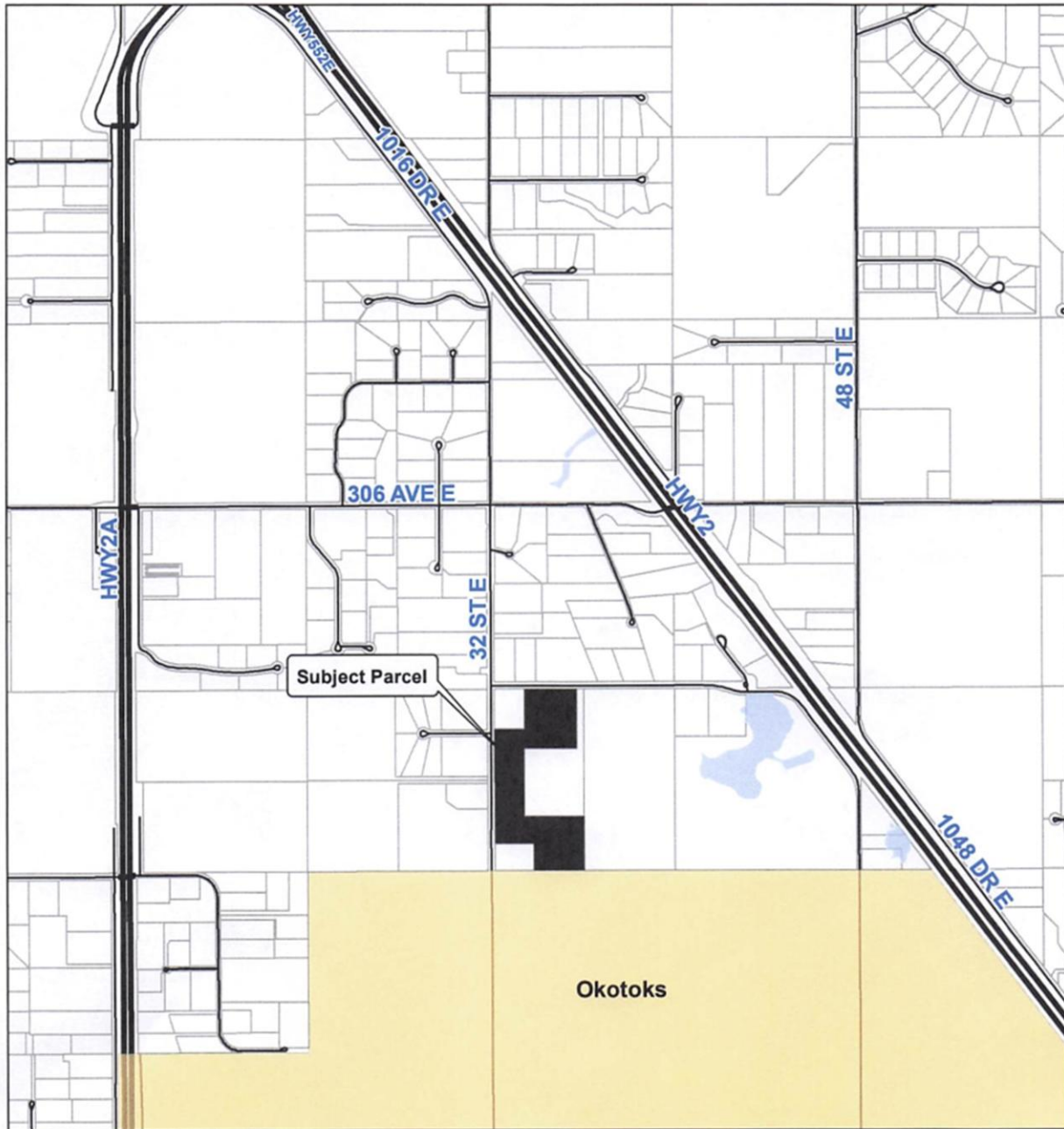
REVISED SITE PLAN

APPENDIX A: LOCATION MAP



Location Map

SW 10-21-29 W4M; Plan 2510614, Blk 2, Lot 4



Legend

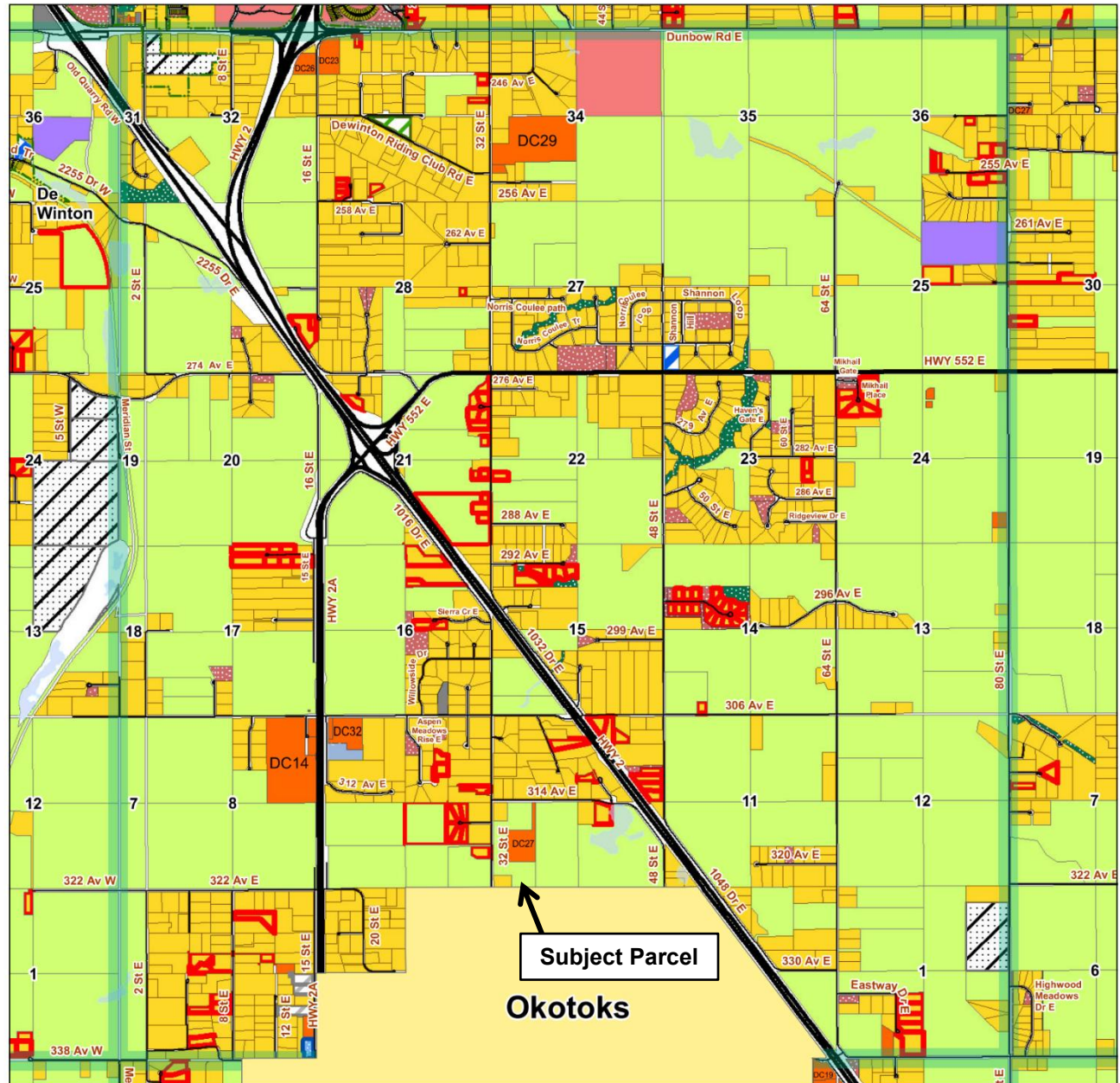
- Roads
- ▭ Parcels
- Highway
- ▭ Subject Parcel
- ▭ Town

Date: 2025-10-10

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Data Sources Include Municipal Records and AItLIS.
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Page Numbers

3	4	5
9	10	11
12	13	14
15	16	17
18	19	20
21	22	23
24	26	27
28	29	30
31	32	33
34	35	36
38	39	40
41	42	43
44	46	47
48	51	

Legend

- County Roads
- Highways
- ▨ In Transition
- NA - Not Applicable
- A- Agricultural
- AA- Agricultural Sub A
- BP- Bussiness Park
- CMC- Community Commercial
- HC- Highway Commercial
- CR- Country Residential
- CRA- Country Residential Sub A
- DC - Direct Control
- ER- Environmental Reserve
- OS- Open Space
- INR- Natural Resource Extraction
- MR- Municipal Reserve
- REC- Recreation
- PUL- Public Utility
- RC- Residential Community District
- SD- Service District

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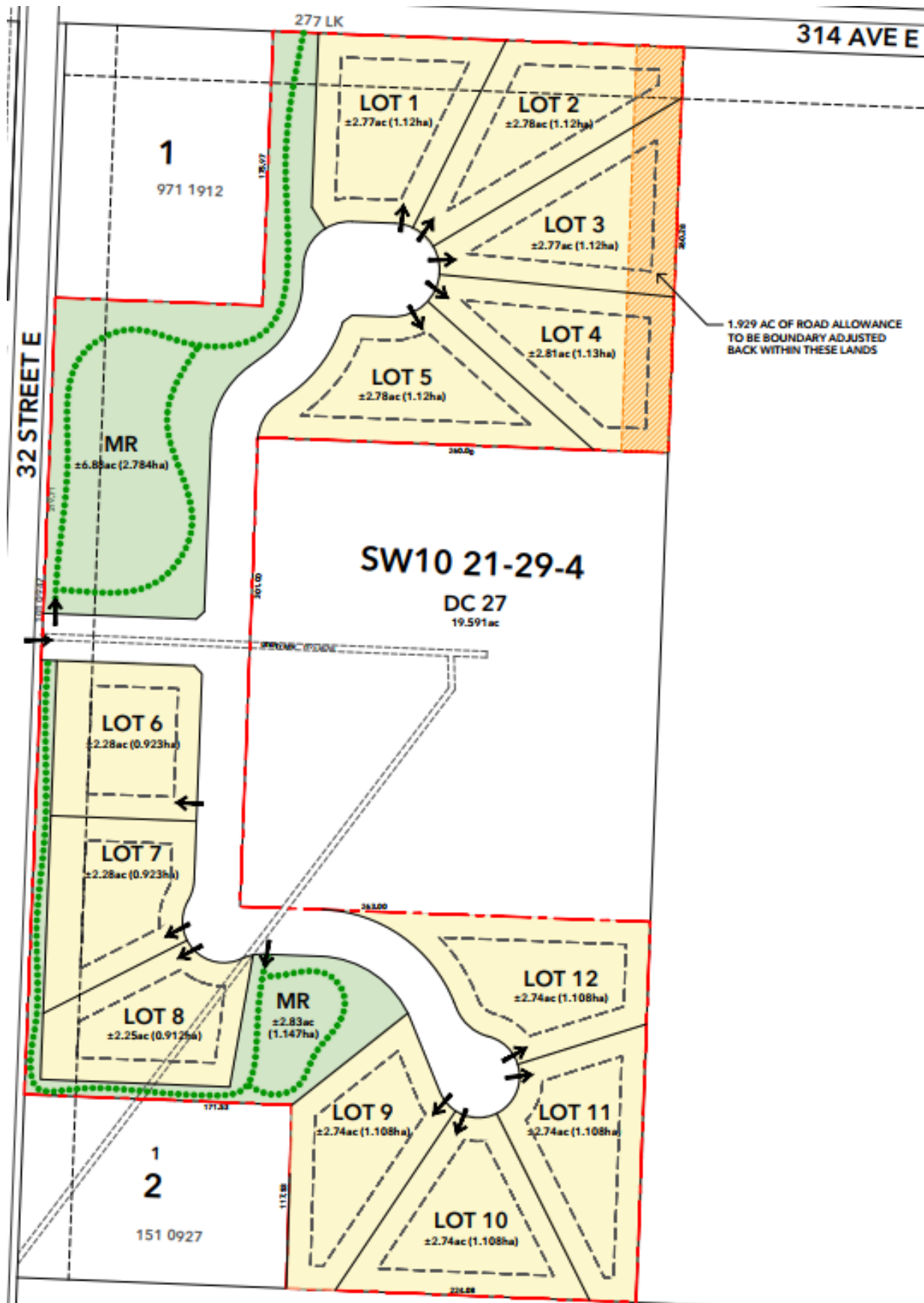
Data Sources Include Municipal Records and Atlas.I.S.
© Foothills County 2025

September 30, 2025

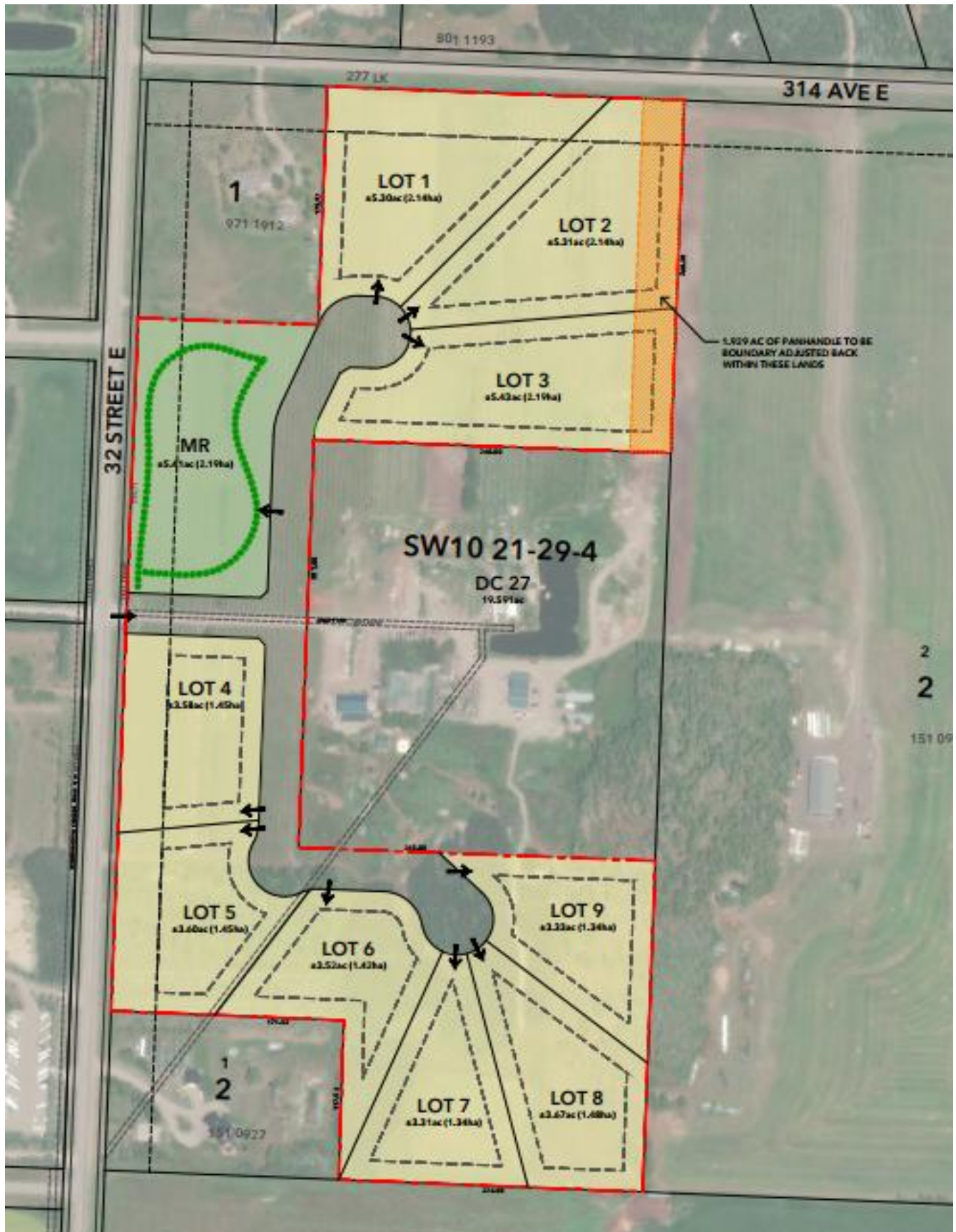


Page 13


APPENDIX A: ORIGINAL SITE PLAN



APPENDIX A: REVISED SITE PLAN



**MISCELLANEOUS PLANNING ITEM
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL
 2ND AND 3RD READING TO BYLAW 65/2025
 April 15, 2026**

APPLICATION INFORMATION	FILE NO. 25R 038
The following Councillors can vote on this item: Reeve Siewert, Deputy Reeve Oel, Councillor Alger and Councillor McHugh.	
	LEGAL DESCRIPTIONS: 1. Ptn. NE 11-20-1 W5 2. NE 11-20-1 W5M; Plan 0813749, Blk 1, Lot 2
	LANDOWNERS: Ross C & Holly M Roberts
	AGENT: Absolute Surveys – Don Holstead
	AREA OF SUBJECT LANDS: 1. 53.2 Acres 2. 54.75 Acres
	CURRENT LAND USE: Agricultural District
	PROPOSED LAND USE: Agricultural District and Country Residential District
PROPOSAL: Application for the redesignation of a +/- 7.0 acre portion of the subject 53.2 acre Agricultural District Parcel (Ptn. NE 11-20-01 W5M) to Country Residential District (CR) to allow for a future Boundary Adjustment. The Boundary Adjustment includes taking +/- 46.2 acres from Ptn. NE 11-20-01 W5M and consolidating it into Ptn. NE 11-20-01 W5M; Plan 0813749, Block 1, Lot 2. The Boundary Adjustment would result in Ptn. NE 11-20-01 W5M decreasing from 53.2 acres to +/- 7.0 acres, and Ptn. Plan 0813749, Blk 1, Lot 2 increasing from 54.75 acres to +/- 100.95 acres.	
DIVISION NO: 2	COUNCILLOR: Benita Estes
FILE MANAGER: Elliott Salmon	

PURPOSE OF REQUEST

Request to Council to provide 2nd and 3rd reading to Bylaw 65/2025.

BACKGROUND

October 1, 2025: Council granted 1st reading to Bylaw 65/2025 authorizing the redesignation of a 7.0 +/- acre portion of the subject 53.2 acre Agricultural District Parcel (Ptn. NE 11-20-01 W5M) to Country Residential District (CR) to allow for a future Boundary Adjustment. The Boundary Adjustment includes taking 46.2 +/- acres from Ptn. NE 11-20-01 W5M and consolidating it into Ptn. NE 11-20-01 W5M; Plan 0813749, Block 1, Lot 2. The Boundary Adjustment would result in Ptn. NE 11-20-01 W5M decreasing from 53.2 acres to 7.0 +/- acres, and Ptn. Plan 0813749, Block 1, Lot 2 increasing from 54.75 acres to +/- 100.95 acres.

CONDITIONS TO BE MET AT REDESIGNATION

All conditions of 1st reading of the Bylaw have been met.

COUNCIL ACTION REQUESTED

Council is requested to consider granting 2nd and 3rd reading to Bylaw 65/2025 authorizing the redesignation of a 7.0 +/- acre portion of the subject 53.2 acre Agricultural District Parcel (Ptn. NE 11-20-01 W5M) to Country Residential District (CR) to allow for a future Boundary Adjustment. The Boundary Adjustment includes taking 46.2 +/- acres from Ptn. NE 11-20-01 W5M and consolidating it into Ptn. NE 11-20-01 W5M; Plan 0813749, Block 1, Lot 2. The Boundary Adjustment would result in Ptn. NE 11-20-01 W5M decreasing from 53.2 acres to 7.0 +/- acres, and Ptn. Plan 0813749, Block 1, Lot 2 increasing from 54.75 acres to +/- 100.95 acres.

APPENDICES

APPENDIX A – MAP SET

LOCATION MAP

SITE PLAN SHOWING EXISTING BOUNDARY LINES

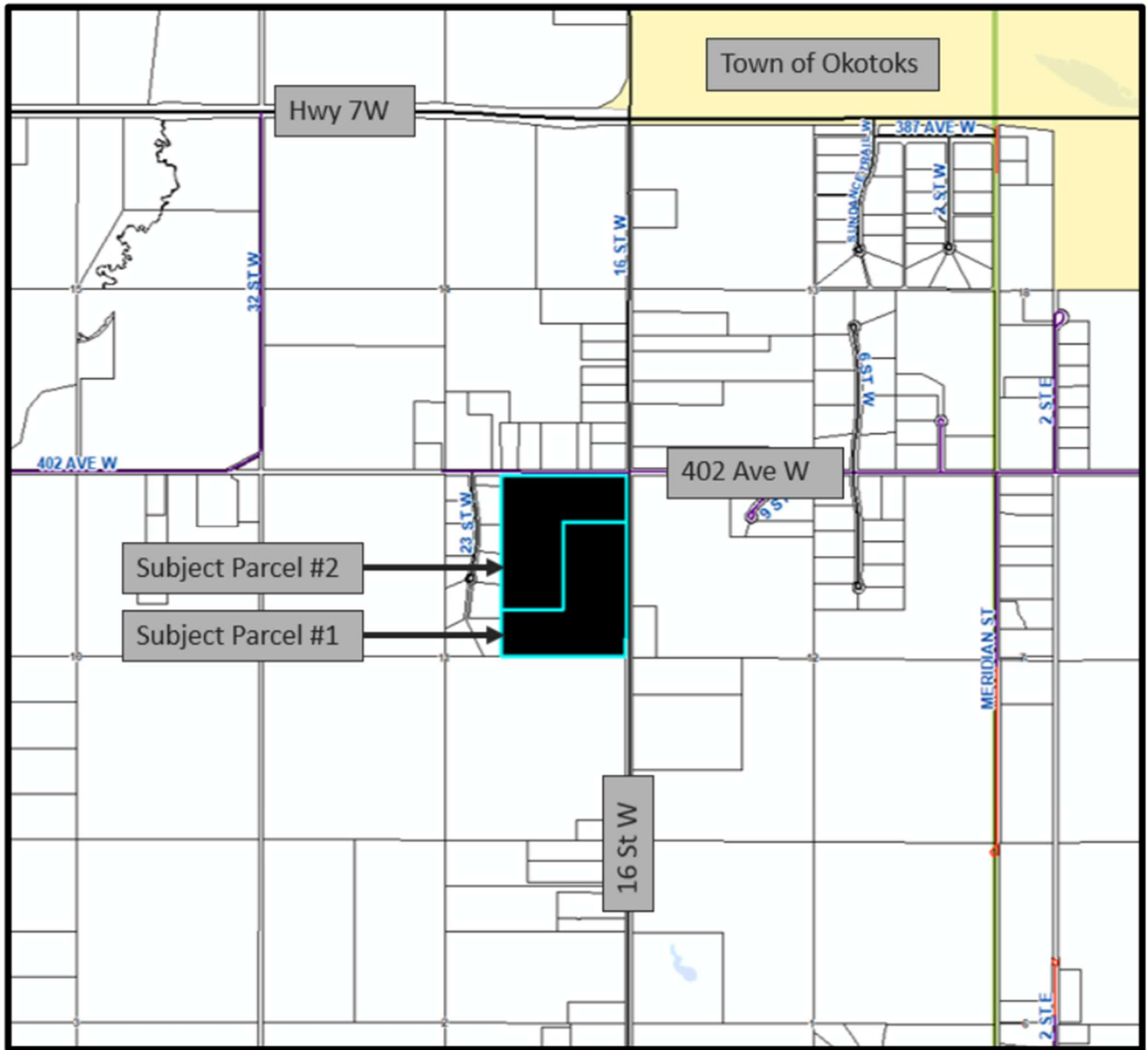
SITE PLAN SHOWING PROPOSED BOUNDARY LINES

ORTHO PHOTO

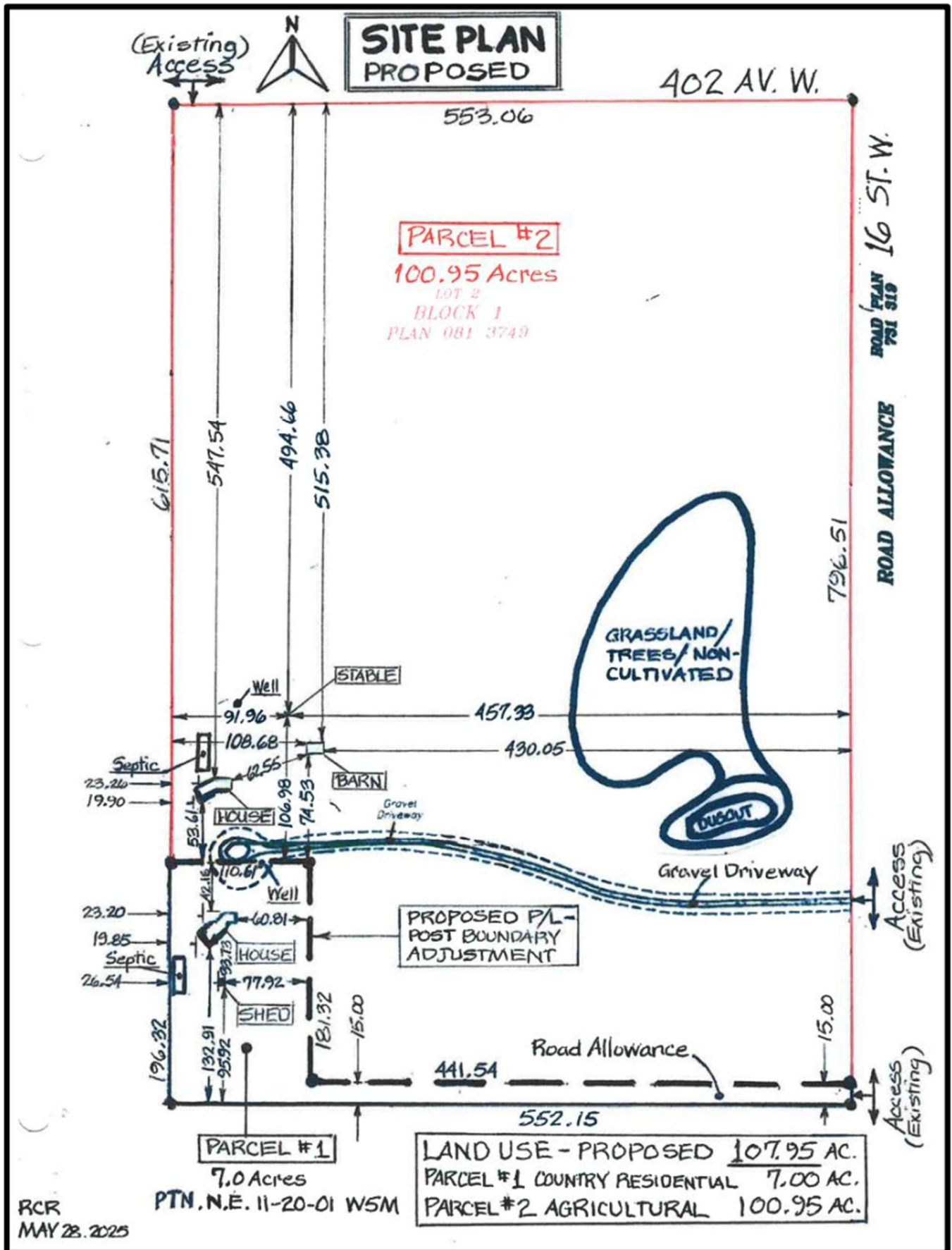
APPENDIX B – DRAFT BYLAW

APPENDIX C – EXCERPTS FROM COUNCIL MINUTES

APPENDIX A – LOCATION MAP

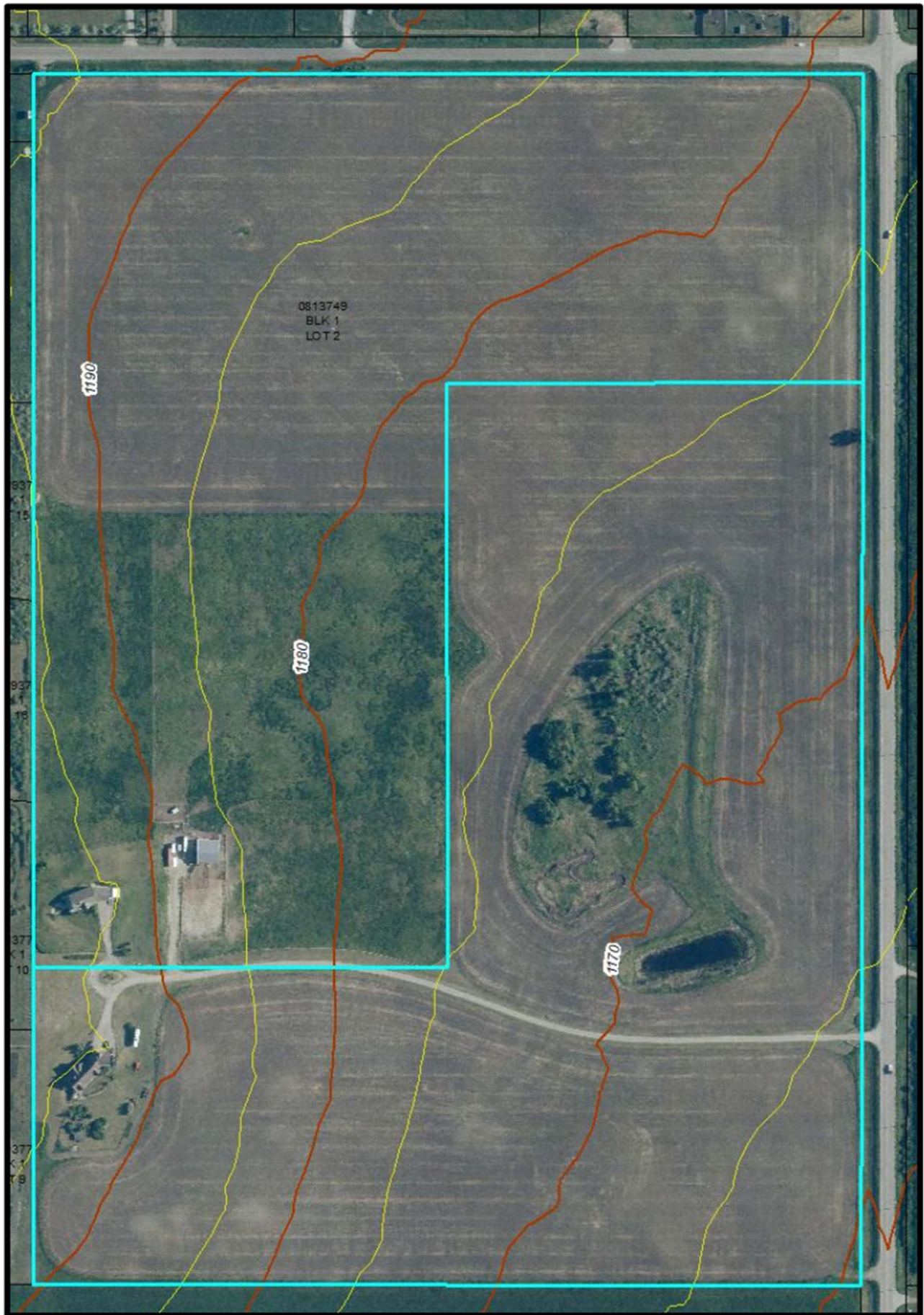


APPENDIX A - SITE PLAN SHOWING PROPOSED BOUNDARY LINES



RCR
 MAY 28, 2025

APPENDIX A – ORTHO PHOTO



BYLAW 65/2025

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

WHEREAS pursuant to the provisions of the Municipal Government Act, Chapter M-26 Revised Statutes of Alberta 2000, and amendments thereto, the Council of Foothills County in the Province of Alberta, has adopted Land Use Bylaw No. 60/2014 and amendments thereto;

AND WHEREAS the Council has received an application to further amend the Land Use Bylaw by authorizing the redesignation of a 7.0 +/- acre portion of the subject 53.2 acre Agricultural District Parcel (Ptn. NE 11-20-01 W5M) to Country Residential District (CR) to allow for a future Boundary Adjustment. The Boundary Adjustment includes taking 46.2 +/- acres from Ptn. NE 11-20-01 W5M and consolidating it into Ptn. NE 11-20-01 W5M; Plan 0813749, Block 1, Lot 2. The Boundary Adjustment would result in Ptn. NE 11-20-01 W5M decreasing from 53.2 acres to 7.0 +/- acres, and Ptn. Plan 0813749, Block 1, Lot 2 increasing from 54.75 acres to +/- 100.95 acres.

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

1. Land Use Map No. 2001 is amended by redesignating a 7.0 +/- acre portion of the subject 53.2 acre Agricultural District Parcel (Ptn. NE 11-20-01 W5M) to Country Residential District (CR) to allow for a future Boundary Adjustment. The Boundary Adjustment includes taking 46.2 +/- acres from Ptn. NE 11-20-01 W5M and consolidating it into Ptn. NE 11-20-01 W5M; Plan 0813749, Block 1, Lot 2. The Boundary Adjustment would result in Ptn. NE 11-20-01 W5M decreasing from 53.2 acres to 7.0 +/- acres, and Ptn. Plan 0813749, Block 1, Lot 2 increasing from 54.75 acres to +/- 100.95 acres.
2. This Bylaw shall have effect on the date of its third reading and upon being signed.

FIRST READING: October 1, 2025

Reeve

CAO

SECOND READING:

Reeve

CAO

THIRD READING:

Reeve

CAO

PASSED IN OPEN COUNCIL assembled at the Town of High River in the Province of Alberta this day of , 20 .

**FOOTHILLS COUNTY
COUNCIL MINUTES**

**October 1, 2025, 9:00 a.m.
Foothills County Administration Office
309 Macleod Trail South – High River**

Present: Reeve Miller, Deputy Reeve Waldorf, Councillor Siewert,
Councillor Castell, Councillor Oel, Councillor Alger, Councillor
McHugh

Administration: CAO R. Payne, Municipal Advisor H. Riva Cambrin, Director of
Planning H. Hemingway, Recording Secretary Garity Stanley

C. SCHEDULED MEETINGS & PUBLIC HEARINGS

C.2 1:30 p.m. - Roberts - NE 11-20-01 W5M - Redesignation (A to CR)

R. and H. Roberts were in attendance for the public hearing in connection to the proposed redesignation of a 7.0 +/- acre portion of the subject 53.2 acre Agricultural District Parcel (Ptn. NE 11-20-01 W5M) to Country Residential District (CR) to allow for a future Boundary Adjustment. The Boundary Adjustment includes taking 46.2 +/- acres from Ptn. NE 11-20-01 W5M and consolidating it into Ptn. NE 11-20-01 W5M; Plan 0813749, Block 1, Lot 2. The Boundary Adjustment would result in Ptn. NE 11-20-01 W5M decreasing from 53.2 acres to 7.0 +/- acres, and Ptn. Plan 0813749, Block 1, Lot 2 increasing from 54.75 acres to 100.95 +/- acres.

The public hearing was closed.

C.2.1 Roberts - NE 11-20-01 W5M - Decision

Bylaw 65/2025

Bylaw 65/2025 was introduced into the meeting to authorize the redesignation of a 7.0 +/- acre portion of the subject 53.2 acre Agricultural District Parcel (Ptn. NE 11-20-01 W5M) to Country Residential District (CR) to allow for a future Boundary Adjustment. The Boundary Adjustment includes taking 46.2 +/- acres from Ptn. NE 11-20-01 W5M and consolidating it into Ptn. NE 11-20-01 W5M; Plan 0813749, Block 1, Lot 2. The Boundary Adjustment would result in Ptn. NE 11-20-01 W5M decreasing from 53.2 acres to 7.0 +/- acres, and Ptn. Plan 0813749, Block 1, Lot 2 increasing from 54.75 acres to +/- 100.95 acres.

In consideration of the criteria noted in the Agriculture and Residential sections of the MDP2010, Council is of the opinion that the lands are suitable for the intended use and would not be detrimental to the agricultural nature of the area. Further, the application falls within the density provisions and lot size restrictions of the County's Land Use Bylaw.

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

1. Final redesignation application fees to be submitted; and
2. Submission of an executed subdivision application and the necessary fees.


Resolution 807

Moved by: Councillor Alger

That Bylaw 65/2025 be given first reading.

THE BYLAW WAS PASSED FOR ONE READING

**MISCELLANEOUS PLANNING ITEM
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL
 DEVELOPMENT PERMIT APPLICATION
 April 15, 2026**

APPLICATION INFORMATION		FILE NO. 26D020
	LEGAL DESC.: SW 6-22-29 W4; Plan 0814372 Unit 2	
	LANDOWNERS: R Barua Holding Inc	
	AGENT: Rusha Barua	
	DATE APPLICATION DEEMED COMPLETE: January 29, 2026	
CURRENT LAND USE: Direct Control District #11 (DC11 – Heritage Pointe Commercial Site)		
AREA OF SUBJECT LANDS: 99.1 Square Meters		
PROPOSAL: DC11 – Business Office (Focal Pointe Eyecare)		
DIVISION NO: 6	COUNCILLOR: John Callister	
FILE MANAGER: Elliott Salmon		

EXECUTIVE SUMMARY

Summary of Proposal

The proposal is to utilize the existing 99.1 sq. m. (1,066.7 sq. ft.) commercial condo unit to allow for the operation of a full-service optometry clinic.

Location

The subject parcel is located at the southwest corner of the Heritage Pointe Commercial Site, which is located northeast of the intersection of Heritage Lake Drive and Pine Creek Road; immediately north of Dunbow Road.

Policy Evaluation Summary

The subject parcel is located within the boundaries of the Heritage Pointe Area Structure Plan, the City of Calgary/Foothills County Intermunicipal Development Plan, and under the Central District as noted within the Foothills Growth Management Strategy. The application is generally consistent with the requirements of the Municipal Development Plan 2010, Growth Management Strategy, Heritage Pointe Area Structure Plan, and Land Use Bylaw 60/2014.

Referral Considerations Summary

This application was circulated to all necessary internal and external agencies. These comments have been included in the Referral Circulation section of this Staff Report.

PURPOSE OF APPLICATION

As Council is the Development Authority for Direct Control District lands, they may decide on a Development Permit application, or may delegate the Authority, with directions that it considers appropriate.

Council may require a Public Meeting prior to deciding on any application within the Direct Control District.

The application before Council requests a Development Permit to allow for the use of the existing 99.1 sq. m. (1,066.7 sq. ft.) commercial condo unit for the operation of a full-service optometry clinic that will offer comprehensive eye examinations, contact lens evaluations, ocular health assessments, eye care services, and will feature advanced diagnostic equipment and offer personalized care for its patients. The proposed clinic will also have an optical area which will offer eyewear, sunglasses and eye care products.



ARTISTIC RENDERING

Hours of Operation and Employees

The proposed clinic will have 3-4 employees and operate from 9:00 am to 5:00 pm, Monday to Friday.

Parking

Common parking will be in the existing paved parking lot of the Commercial Site.

Vehicle Generation

The proposed clinic will receive 1-2 deliveries per week.

Events

The proposed clinic will have 1-2 small events per year; a one-time grand-opening event and an eyewear open house. These one-day events will occur for about 3-4 hours during the normal hours of operation and will involve 3-4 employees and 15-25 people in total (approximately 5-10 people at any given time). These events do not propose any outdoor activities, amplified sound, or parking obstructions.

Signage

A rendering of the proposed signage can be found in Appendix C.

SITE CONSIDERATIONS

Access

Common access to the Commercial Site is provided from Pine Creek Road, a paved municipal road surface.

Servicing

The proposed clinic anticipates the usage of approximately 10-15 cubic metres of water per month. Properties in this area are provided water and wastewater servicing by Corix Utilities.

REFERRAL CIRCULATION

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works	No concerns.
EXTERNAL	
ATEC	The proposed development will not cause any concern for ongoing highway operation or future highway expansion. The Ministry of Transportation and Economic Corridors, therefore, issues an exemption from the permit requirements for the development pursuant to Section 25 of the <i>Highways Development and Protection Regulation</i> .
AHS	No concerns.
PUBLIC	
<i>Public notification/referral does not occur with respect to Development Permits on Direct Control District lands unless review of the application involves a Public Meeting.</i>	

POLICY EVALUATION

The City of Calgary and Foothills County Intermunicipal Development Plan (IDP)

The application falls within the City of Calgary and Foothills County IDP Plan Area; circulation to the City of Calgary is not required.

Municipal Development Plan (MDP2010)

The application is generally consistent with the requirements and recommendations in the *Commercial Development* section of the MDP2010.

Growth Management Strategy

The application is generally consistent with the requirements and recommendations in the *Planning for Industrial and Commercial Development* section of the Growth Management Strategy.

Heritage Pointe Area Structure Plan

The application is generally consistent with the requirements and recommendations in the *Retail/Commercial* and *Community Services* sections of the Heritage Pointe Area Structure Plan.

Land Use Bylaw 60/2014

The purpose and intent of the DC11 District is to allow for a wide range of commercial uses consistent with the Heritage Pointe Area Structure Plan and to allow for the Direct Control by Council. Under the DC11 District, Business Offices are listed as a discretionary use.

***BUSINESS OFFICES** means a facility or portion of a building primarily for the provision of professional, management, administrative, consulting, or financial services. Typical uses include the offices of lawyers, accountants, engineers, architects, and real estate, insurance, clerical, secretarial, employment, telephone answering and office support services.*

OPTIONS FOR CONSIDERATION

Below are three (3) possible options for Council’s consideration:

OPTION #1: APPROVAL

Should Council choose to approve Development Permit 26D020, the following motion has been provided for consideration:

Moved that Development Permit 26D020 to allow the development of a Business Office (Focal Pointe Eyecare) on a portion of SW 6-22-29 W4; Plan 0814372 Unit 2 be approved subject to the following conditions:

Council is requested to provide direction on whether they wish to delegate authority to the Development Officer to review and accept conditions.

APPROVAL DESCRIPTION

This approval allows for the development and use of the subject parcel for a Business Office (Focal Pointe Eyecare) in accordance with the submitted and accepted Development Permit application.

SUGGESTED CONDITIONS OF APPROVAL FOR COUNCIL’S CONSIDERATION

PRE-RELEASE CONDITIONS OF APPROVAL

*Pre-release condition(s) must be complied with before the Development Permit will be signed and issued. Failure to complete the pre-release condition(s) on or before **September 15, 2026** will see this development permit decision deemed null and void, unless a time extension is issued under agreement between the Development Authority and the Applicant(s).*

1. The applicant is required to submit a refundable security deposit in the amount of \$3,000 in order to ensure compliance with the Alberta Building and Fire Codes for the proposed use and occupancy of the development. This security will be refunded at such time that final confirmation for occupancy of the structure is provided by the County’s Safety Codes Officer and the Foothills Fire Inspector.

CONDITIONS OF APPROVAL

Please note that the following requirements must be completed within the twenty-four (24) month completion period for this Development Permit unless a time extension is issued under agreement between the Development Authority and the Applicant(s). Failure to complete the conditions of approval will see the Development Permit deemed null and void.

1. The applicant shall maintain the development in accordance with all conditions of approval and plans that have been acknowledged by the municipality to be appropriate. Any revisions and/or additions to the use of this land shall not proceed unless appropriate approvals and permits have been obtained;
2. The applicant shall obtain and complete any necessary building and safety codes permits and inspections to the discretion of the Safety Codes Officer;
3. An Emergency Response Plan is required to be submitted for review and acceptance by the County;
4. It is the applicant’s responsibility to contact County Fire Services and obtain all necessary approvals and inspections, and provide proof of the same to the Development Authority;

5. The applicant is required to maintain an annual business license with Foothills County.
6. Fascia signage similar to the composite signage currently found within the Heritage Pointe Commercial Site is permitted for each vendor. If required, the signage may only be lit by way of directional light(s) located within the soffit of the overhanging roof structure, and directed only to the sign.
7. The applicant shall provide written notification to the Development Authority upon completion of the development, as approved herein.

ADVISORY CONDITIONS

The following requirements are provided by Foothills County to inform the applicant(s) and landowner(s) of their necessity and do not form part of the approval description or conditions of approval. It is the sole responsibility and liability of the applicant(s)/landowner(s) to ensure adherence with these requirements.

1. Development of the property shall at all times comply with the requirements of the Building, Plumbing, Electrical, Safety, and Fire Codes;
2. Business operations and involved related use (i.e. parking and loading) shall at all times be wholly located within the boundaries of the legally titled unit and its associated common area;
3. The applicant must ensure that the facility complies with all the requirements of the Alberta Public Health Act (RSA 2000) as well as any applicable regulations and standards, including the Personal Service Regulation, the Housing Regulation, the Communicable Disease Regulation and the Food Regulation to the Satisfaction of Alberta Health Services;
4. All installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;
5. The issuance of a development permit by the County does not relieve the landowners of the responsibility of complying with all other relevant County bylaws and requirements, nor excuse violation of any provincial or federal regulation or act which may affect use of the land;
6. The applicant indemnifies and holds harmless the Municipality against the cost of any claims or actions, or awards for loss or damage to the Owner(s) arising from the use of the subject property;
7. The applicants shall be responsible for payment of any professional costs including legal fees that may be incurred by the County with respect to the implementation of this permit;

OPTION #2: POSTPONE APPLICATION

Council may choose to postpone determination on Development Permit application 26D020 for the following reason(s):

- *To allow for submission of additional information and/or clarification respecting operations.*
- *At their discretion, Council may also request that a Public Meeting be held respecting this application for Development Permit.*

OPTION #3: REFUSAL

Should Council choose to refuse Development Permit 26D020, the following motion has been provided for consideration:

Council is of the opinion that the proposed use is beyond the scope of development suitable on the subject property.

APPENDICES

APPENDIX A – MAP SET

LOCATION MAP

LAND USE MAP

CONTEXT MAP

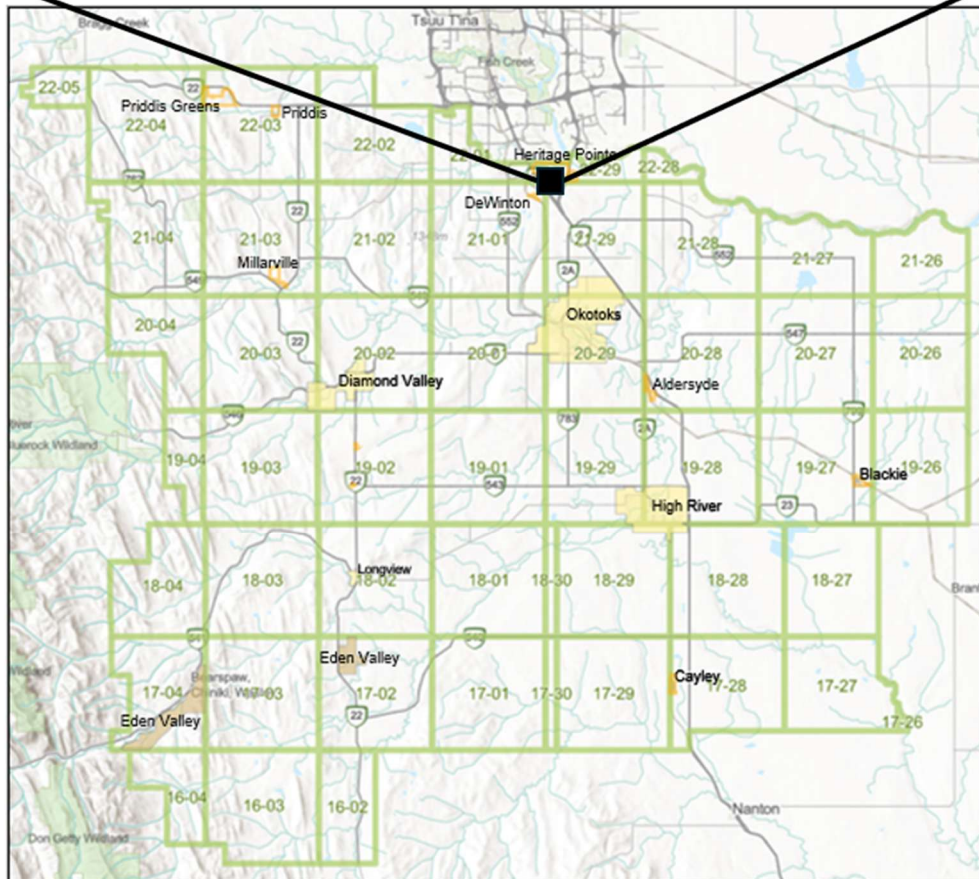
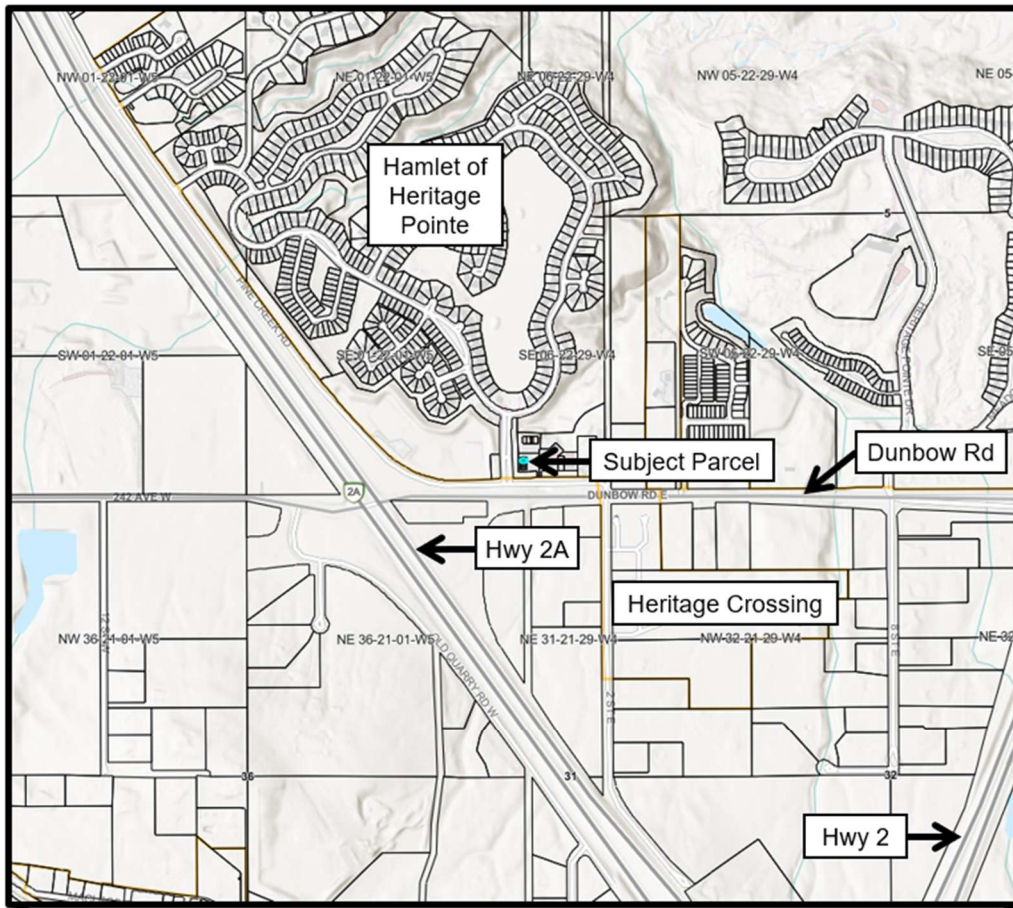
SITE PLANS

ORTHO PHOTO

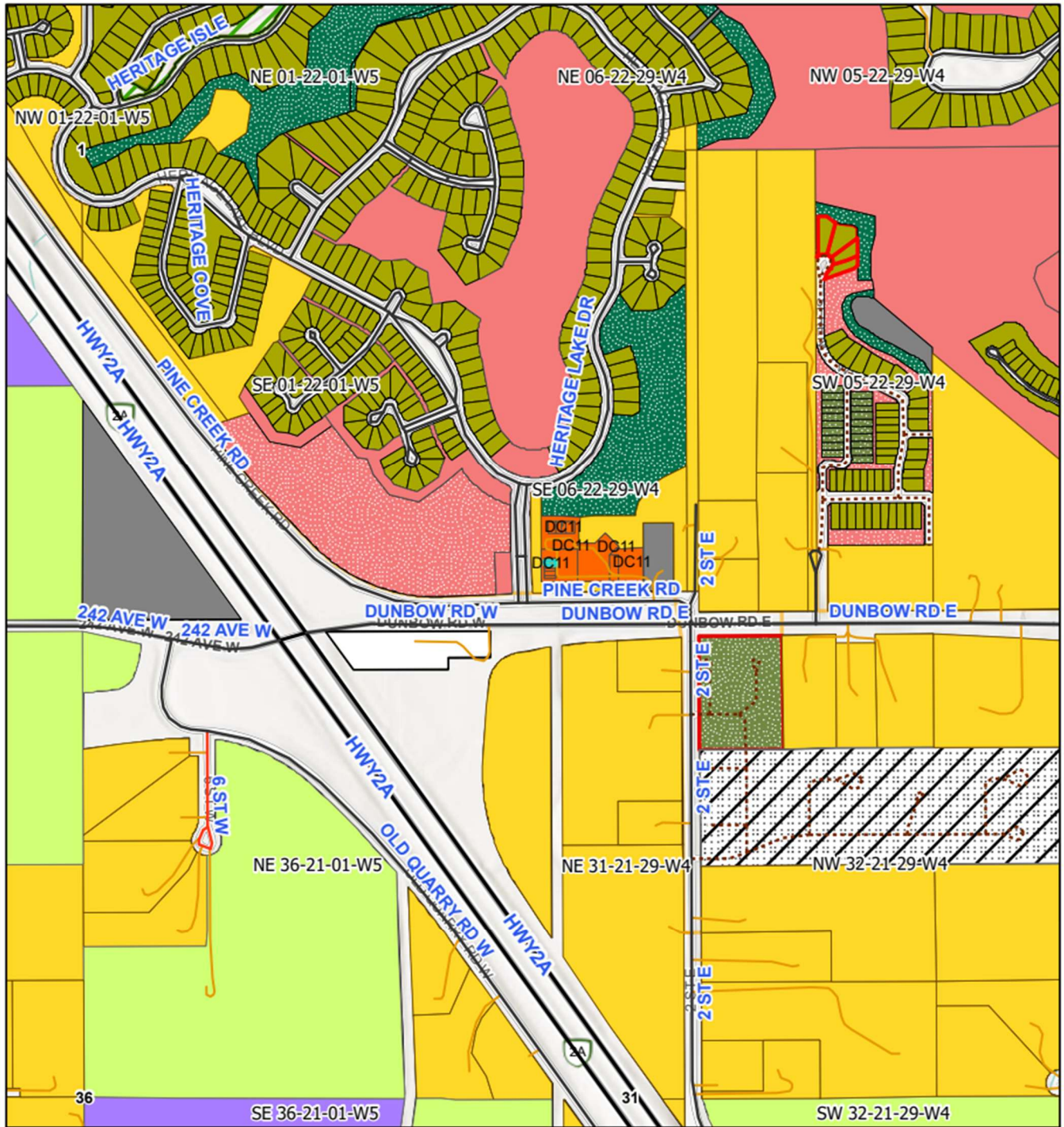
APPENDIX B – LAND USE BYLAW SECTION 18.11 – Direct Control District #11 (DC11)

APPENDIX C – SIGNAGE RENDERING

APPENDIX A – LOCATION MAP



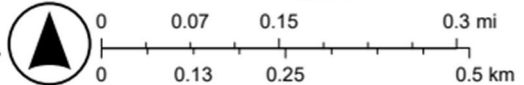
APPENDIX A – LAND USE MAP



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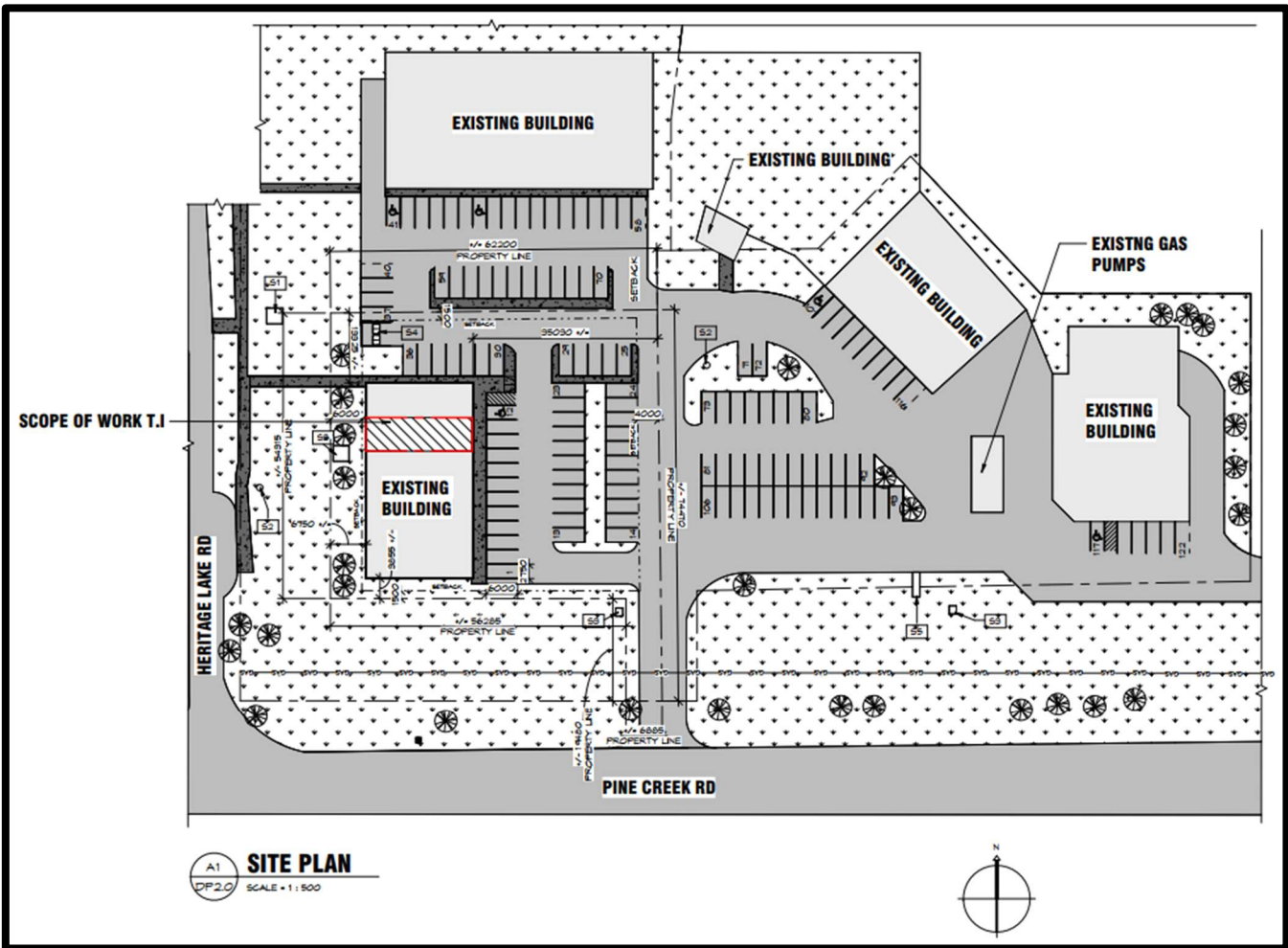
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- | | | |
|---------------------------|----------------------------------|--|
| Roads | A- Agricultural | RC- Residential Community District |
| Gravel | CR- Country Residential | RCA- Residential Community Sub-district "A" |
| Pre Developer | DC - Direct Control | RMF- Residential Multi Family |
| Chips Seal / Oil | ER- Environmental Reserve | RMFA- Residential Multi Family Subdistrict A |
| Pavement | OS- Open Space | In Transition |
| Highway | INR- Natural Resource Extraction | Parcels |
| Driveways | MR- Municipal Reserve | Hamlet |
| Land Use Districts | REC- Recreation | World_Hillshade |
| NA - Not Applicable | PUL- Public Utility | |









Esri, NASA, NGA, USGS, FEMA

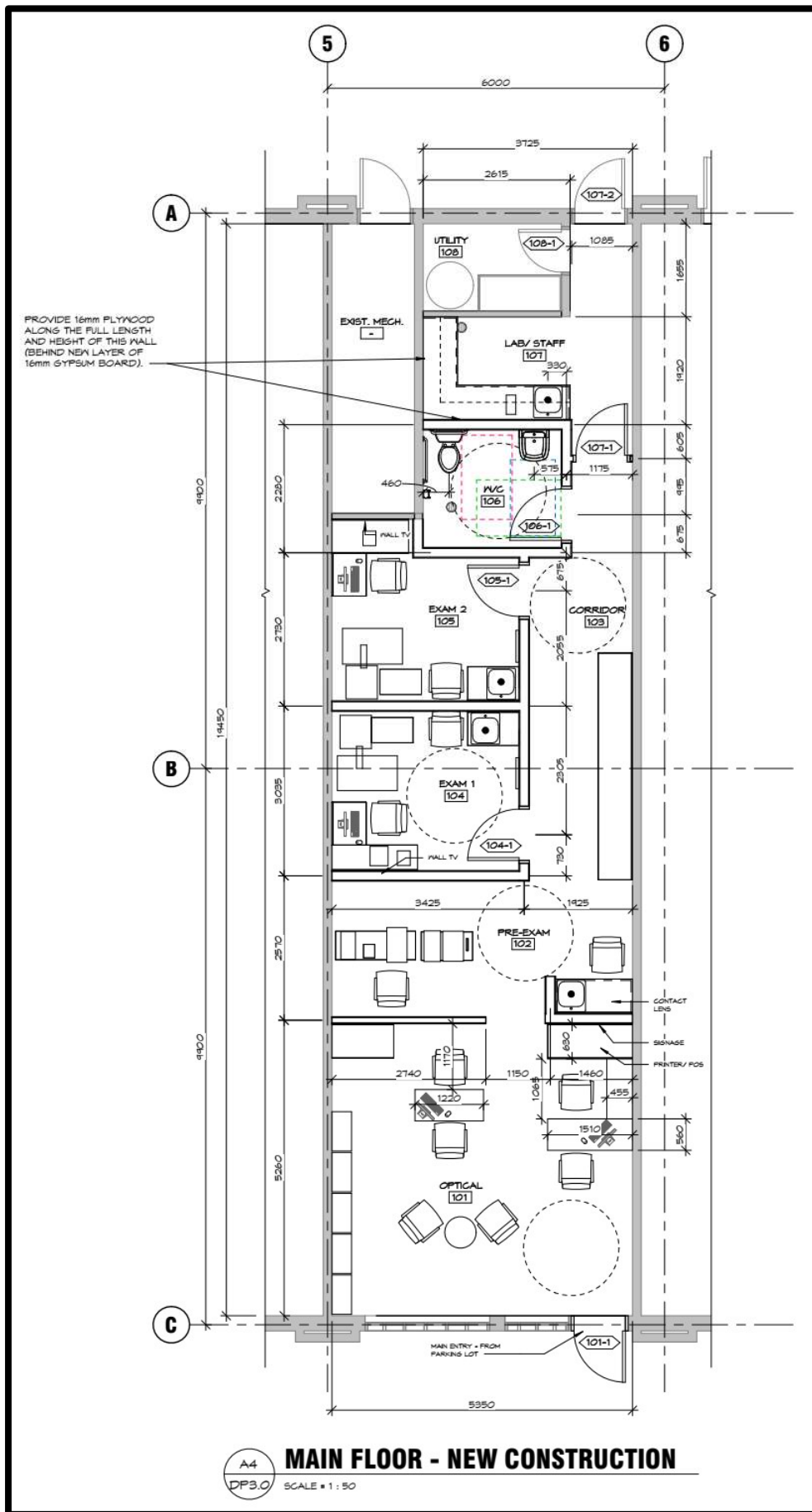
APPENDIX A – CONTEXT MAP



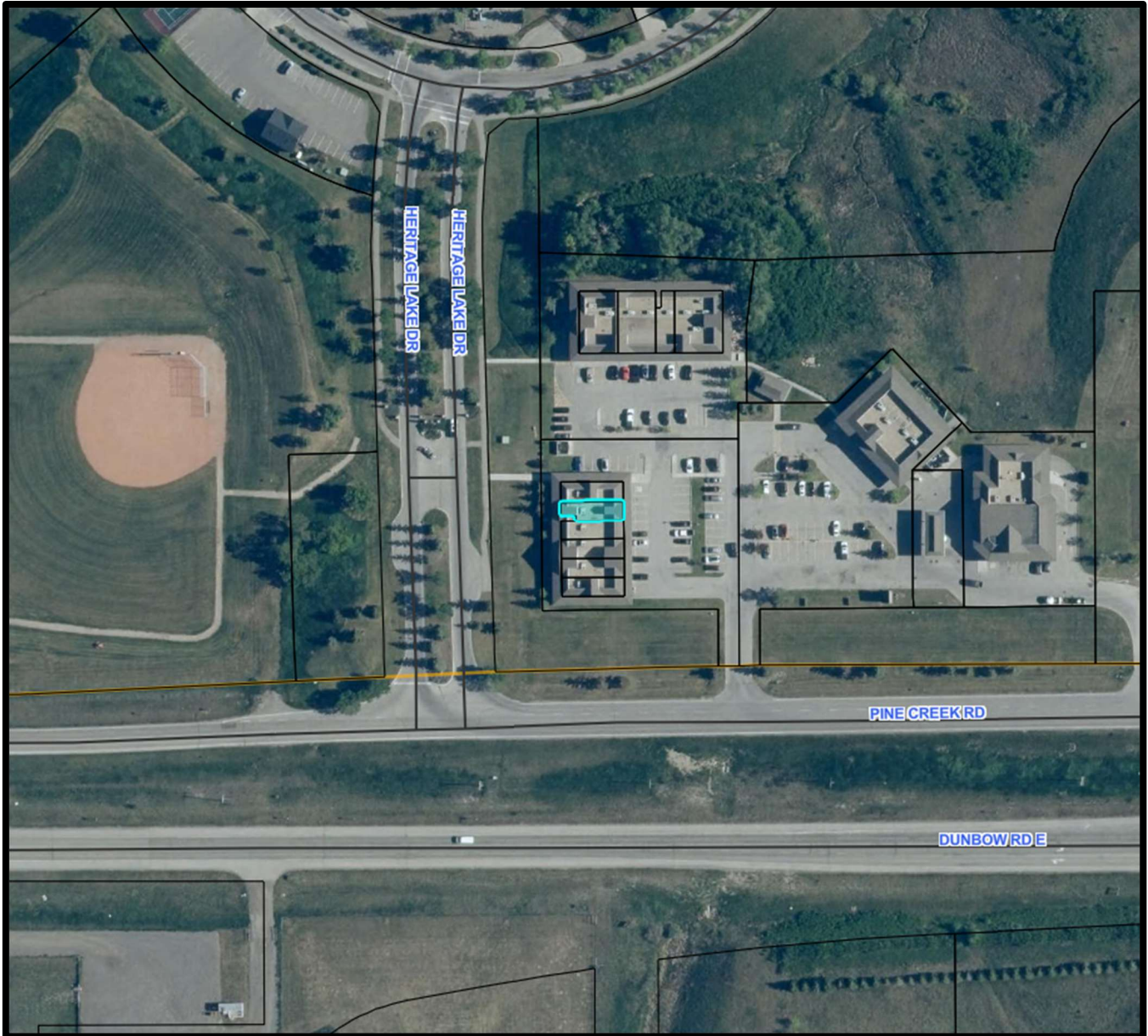
SITE LEGEND

	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION
	EXISTING GRASS (SEEDED) TO REMAIN
	EXISTING ASPHALT TO REMAIN
	EXISTING CONCRETE TO REMAIN
	EXISTING GAS LINE TO REMAIN

APPENDIX A – SITE PLAN



APPENDIX A – ORTHO PHOTO



Foothills County Land Use Bylaw |

18.11 DIRECT CONTROL DISTRICT #11 (DC11)

DC#11

18.11.1 PURPOSE AND INTENT

The purpose and intent of this district is to allow for a wide range of commercial uses consistent with the Heritage Pointe Area Structure Plan and Direct Control by the Council over the development on the following lands (Heritage Pointe Commercial Site):

In Township 22, Range 29, West 4 Meridian:
Portion of Fractional South Half Section 6;
In Township 22, Range 1, West 5 Meridian:
Portion of South East Quarter of Section 1
Total of 3.61 acres

18.11.2 PERMITTED USES

Convenience / Grocery Store
Public Works
Restaurants
Service Station
Signs not requiring a development permit
Solar Power System, Private (Not requiring a Development Permit)

18.11.3 DISCRETIONARY USES

Accessory Uses
Appliance Service and Repair
Auto Sales and Service
Business Offices (i.e. – Veterinarian, Medical Doctor, Dentist, Lawyer, Small Business Centre)
Cannabis Retail Store
Community services (i.e. Fitness Facility, Library, Recycle)
Country Recreational Centre / Lodge
Day Care Center
Dwelling, Single Family
Farm Equipment and Sales
Hotel / Motel
Public Quasi Public Installations and Facilities
Retail and Wholesale Outlets (i.e. Post Office, Dry Cleaner, Beauty Salon/Spa, Coffee Shop, Liquor Store, Video Store, Art Market)
Signs requiring a Development Permit
Solar Power System, Private (Requiring a Development Permit)

18.11.4 REQUIREMENTS

18.11.4.1 Standards of the development shall be at the discretion of Council.

18.11.5 MINIMUM REQUIREMENTS

18.11.5.1 Area of Lot:

- a. Area shown on Certificate of Title; or
- b. Area allowed for by bylaw amending this section.

18.11.5.2 Minimum Yard Setback Requirements:

- a. Front Yard Setback:
 - i. 4m (13.12 ft.) from an Internal Subdivision Road – Property Line
 - ii. 38m (124.67 ft.) from the centre line of a Municipal Road.
 - iii. 64m (209.97 ft.) from the centreline of a Municipal Road, Major.
 - iv. 40m (131.23 ft.) from the ultimate right of way or 70 meters from the centreline of a Provincial highway, whichever is greater.
- b. Side Yard Setback:
 - i. 1.5m (4.92 ft.) from property line
- c. Rear Yard Setback
 - i. 6m (19.69 ft.) from property line

18.11.6 MAXIMUM LIMITS

18.11.6.1 Number of Lots

- a. At the discretion of Council

18.11.6.2 Height of Buildings:

- a. 12m (39.37 ft.) or
- b. If higher than 12m, at the discretion of Council

18.11.6.3 Coverage of Lot:

- a. 60%

18.11.7 PROCEDURE

18.11.7.1 Notwithstanding the procedure established for development permit applications in Section 4 and Section 5, an application for development permit in respect of lands referred to in Section 8.11.1 shall be referred by the Development Officer to the Council for its approval or refusal.


18.11.7.2 Notwithstanding the procedure established for the issuance of development permits in Section 5, the Council shall decide on all applications for development permits with respect to lands referred to in Section 18.11.1. The council may approve a development permit application with or without conditions or may reuse an application for development permit.

18.11.7.3 There is no appeal to the Development Appeal Board from a decision of the Council on an application for a development permit in respect of the lands referred to in Section 18.11.1.

APPENDIX C – SIGNAGE RENDERING



**SUBDIVISION APPROVING AUTHORITY ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
SUBDIVISION APPROVAL
April 15, 2026**

APPLICATION INFORMATION		FILE NO. F1702-24SW
	LEGAL DESCRIPTION: Ptn. SW 24-17-02 W5M	
	LANDOWNER: Lenore McLean	
	AGENT: Tracy Hanson – Walsh Law	
	AREA OF SUBJECT LANDS: 151.94 acres	
	CURRENT LAND USE: Agricultural District	
	PROPOSED LAND USE: Agricultural District	
PROPOSAL: Subdivision to create one +/- 56.36-acre Agricultural district first parcel out and leaving a +/- 95.58-acre Agricultural District balance.		
LOCATION: The subject parcel is located on and is bisected by Highway 540W. It is approximately 5 km east of the Village of Longview and Highway 22. Approximately 5 km north of the southern boundary of Foothills County.		
DIVISION NO: 2	COUNCILLOR: Benita Estes	
FILE MANAGER: Brittany Smith		

PURPOSE OF REQUEST:

Request of the Subdivision Approving Authority to approve the subdivision application which proposes the creation of one +/- 56.36-acre Agricultural District first parcel out, leaving a +/- 95.58 acre Agricultural District balance parcel.

BACKGROUND:

March 4, 2026: Council granted third and final reading to Bylaw 20/2025 authorizing the amendment to the Agricultural District land use rules to allow for the future subdivision of one 56.36 +/- first parcel out, leaving a 95.58 +/- acre Agricultural District balance.

MUNICIPAL RESERVE:

Section 663(a) of the Municipal Government Act and the County’s Municipal Reserve Policy, reserves are not required to be provided when one lot is to be created from a quarter section.

REFERRAL CIRCUALTION:

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works	Public Works had no concerns with the application.
EXTERNAL	

CIRCULATION REFERRALS	
TELUS	At this time TELUS has no concerns with the proposed activities.
Fortis	No Easement is required.
Sunshine Gas	No concerns
Alberta Transportation and Economic Corridors (ATEC)	<ul style="list-style-type: none"> • Requirements of Section 18 of the Regulation are not met. Pursuant to Section 20(1) of the Regulation, ATEC grants approval for the subdivision authority to vary the requirements. • Requirements of Section 19 of the Regulation are not met. ATEC grants approval for the subdivision authority to vary the requirements subject to recommendations.
PUBLIC	
Landowners (adjacent)	No Submissions

REQUEST OF THE SUBDIVISION APPROVING AUTHORITY:

Council, as the Subdivision Approving Authority is respectfully requested to approve the subdivision of one +/- 56.36 acre Agricultural District first parcel out, leaving a +/- 95.58 acre Agricultural District balance SW 24-17-02 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;
- Pursuant to Section 20 of the Regulation, written approval was received from the Minister of Transportation allowing the Subdivision Authority to grant a variance to Sections 18 and 19 of the Regulation and;
- 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:

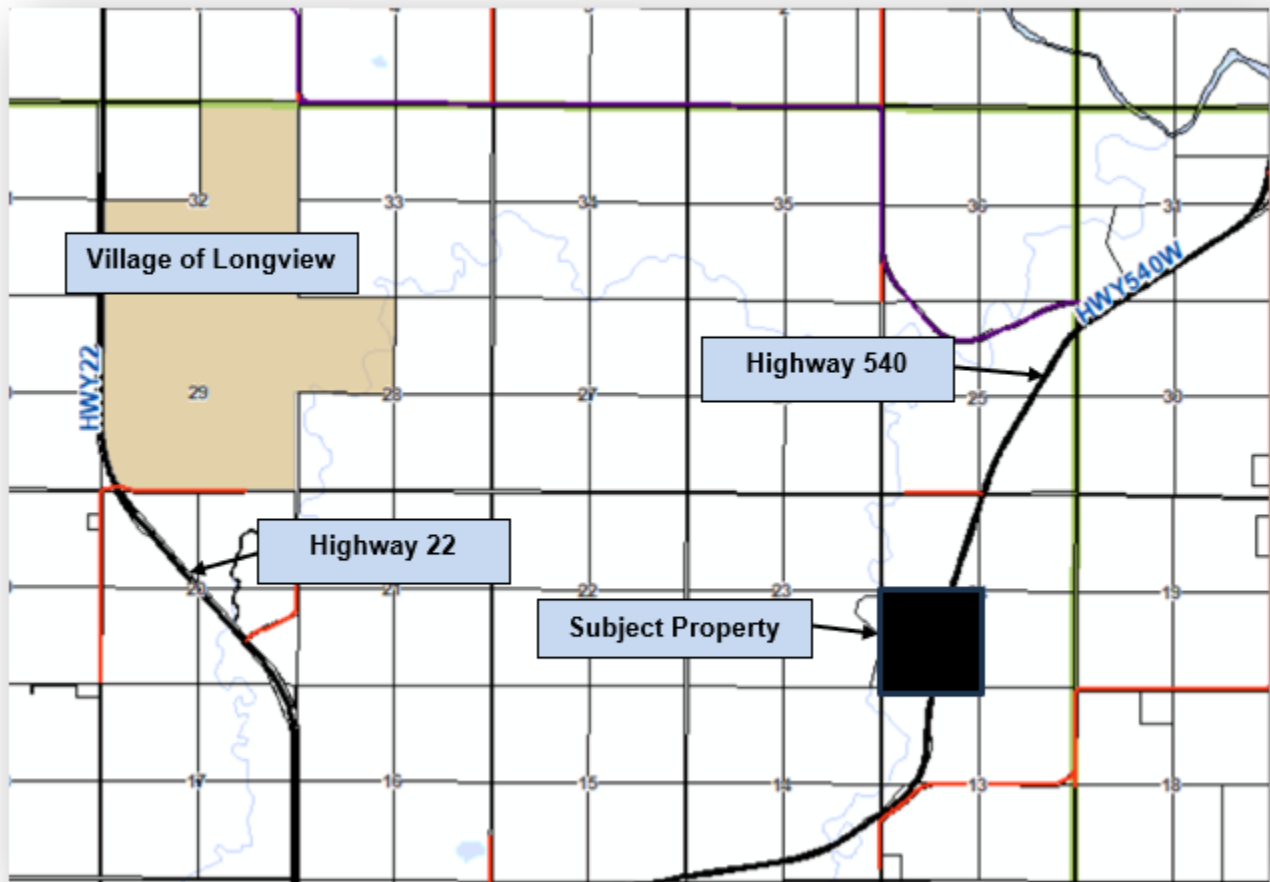
1. Subdivision to be effected by Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such other means satisfactory to the Register of the South Alberta Land Titles District;
2. It is the applicant’s responsibility to provide a Real Property Report or an ‘as built’ drawing signed and sealed by an Alberta Land Surveyor, certifying the locations of the adjacent municipal road(s), water well(s) 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. Recommendations provided by Alberta Transportation and Economic Corridors are to be met;
5. Public Reserve: As per section 663(a) of the Municipal Government Act and the County's Municipal Reserve Policy, reserve is not required to be provided when one lot is to be created from a quarter section;
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.

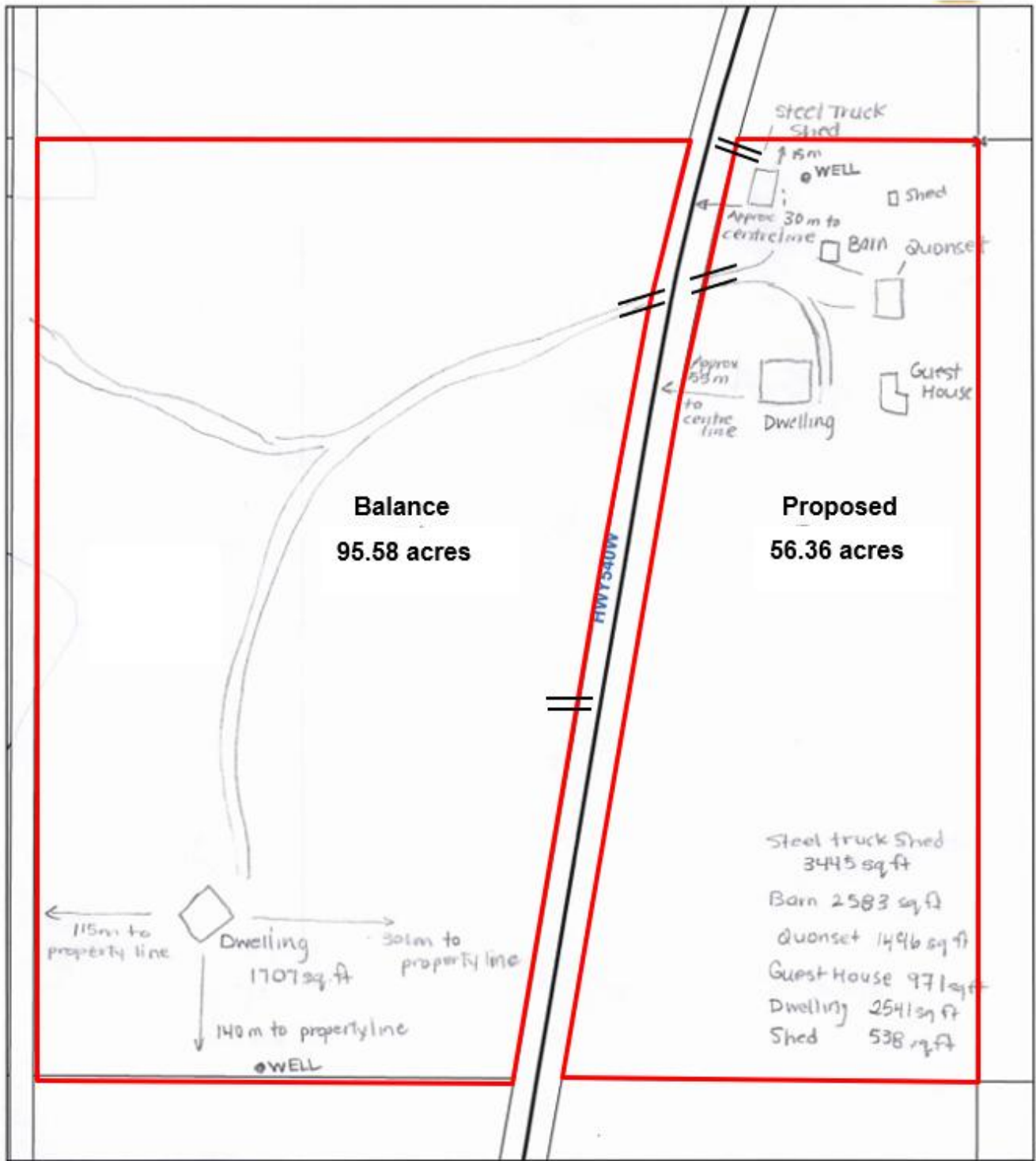
APPENDICES:**APPENDIX A:**

LOCATION MAP
SITE PLAN
ORTHO PHOTO

APPENDIX A: LOCATION MAP




APPENDIX A: SITE PLAN





**SUBDIVISION APPROVING AUTHORITY ITEM
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL
 SUBDIVISION APPROVAL
 April 15, 2026**

APPLICATION INFORMATION	FILE NO. F2001-11NE
	LEGAL DESCRIPTIONS: 1. Ptn. NE 11-20-1 W5M 2. NE 11-20-1 W5M; Plan 0813749, Blk 1, Lot 2
	LANDOWNERS: Ross C & Holly M Roberts
	AGENT: Absolute Surveys – Don Holstead
	AREA OF SUBJECT LANDS: 1. 53.2 Acres 2. 54.75 Acres
	CURRENT LAND USES: Agricultural District and Country Residential District
PROPOSAL: Boundary Adjustment proposing to take +/- 46.2 acres from Ptn. NE 11-20-01 W5M to consolidate it into Ptn NE 11-20-01 W5M; Plan 0813749, Block 1, Lot 2. The Boundary Adjustment would result in Ptn. NE 11-20-01 W5M decreasing from 53.2 acres to +/- 7.0 acres, and Plan 0813749, Block 1, Lot 2 increasing from 54.75 acres to +/- 100.95 acres.	
DIVISION NO: 2	COUNCILLOR: Benita Estes
FILE MANAGER: Elliott Salmon	

PURPOSE OF REQUEST

Request of the Subdivision Approving Authority to approve the Boundary Adjustment proposing to take +/- 46.2 acres from Ptn. NE 11-20-01 W5M to consolidate it into Ptn NE 11-20-01 W5M; Plan 0813749, Block 1, Lot 2. The Boundary Adjustment would result in Ptn. NE 11-20-01 W5M decreasing from 53.2 acres to +/- 7.0 acres, and Plan 0813749, Block 1, Lot 2 increasing from 54.75 acres to +/- 100.95 acres.

BACKGROUND

April 15, 2026: Council granted 3rd and final reading to Bylaw 65/2025 authorizing the redesignation of a 7.0 +/- acre portion of the subject 53.2 acre Agricultural District Parcel (Ptn. NE 11-20-01 W5M) to Country Residential District (CR) to allow for a future Boundary Adjustment. The Boundary Adjustment includes taking 46.2 +/- acres from Ptn. NE 11-20-01 W5M and consolidating it into Ptn. NE 11-20-01 W5M; Plan 0813749, Block 1, Lot 2. The Boundary Adjustment would result in Ptn. NE 11-20-01 W5M decreasing from 53.2 acres to 7.0 +/- acres, and Ptn. Plan 0813749, Block 1, Lot 2 increasing from 54.75 acres to +/- 100.95 acres.

MUNICIPAL RESERVE

To date, no reserves have been provided. As per the County’s Municipal Reserve Policy, Council may require that reserves be provided for the proposed +/- 7.0 acre Country Residential District Parcel as a condition of subdivision.

Note: an assessment spreadsheet calculating the Municipal Reserve Amount is included under Appendix B.

REFERRAL CIRCULATION

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works	<ul style="list-style-type: none"> Existing approaches for both proposed parcels will require inspection. No additional road widening required – 5m already taken on North and East.
EXTERNAL	
Fortis	<ul style="list-style-type: none"> No easement required.
ATEC	<ul style="list-style-type: none"> The requirements of Section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation. The requirements of Section 19 are met; therefore, no variance of Section 19 of the Regulation is required.
PUBLIC	
Landowners (adjacent)	No submissions received prior to the submission of this staff report.

REQUEST OF THE SUBDIVISION APPROVING AUTHORITY

Should Council as the Subdivision Approving Authority be supportive of the subdivision application, Council may wish to consider the following motion:

The Boundary Adjustment proposing to take +/- 46.2 acres from Ptn. NE 11-20-01 W5M to consolidate it into Ptn NE 11-20-01 W5M; Plan 0813749, Block 1, Lot 2, resulting in a +/- 7.0 acre Country Residential District parcel and a +/- 100.95 acre Agricultural District balance has been evaluated in terms of Section 654 of the Municipal Government Act and Sections 9 and 20 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;
- The subject lands have the appropriate land use designation; and
- Pursuant to Section 20 of the Regulation, written approval was received by the Minister of Transportation allowing the Subdivision Authority to grant a variance to Section 18 of the Regulation.

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

Recommended Conditions of Approval

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. Public Reserve: to be provided by cash-in-lieu of land based on \$13,614 per acre on account of 10% of the +/- 7.0 acre parcel.
4. 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;
5. Landowner is 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 – MAP SET

LOCATION MAP

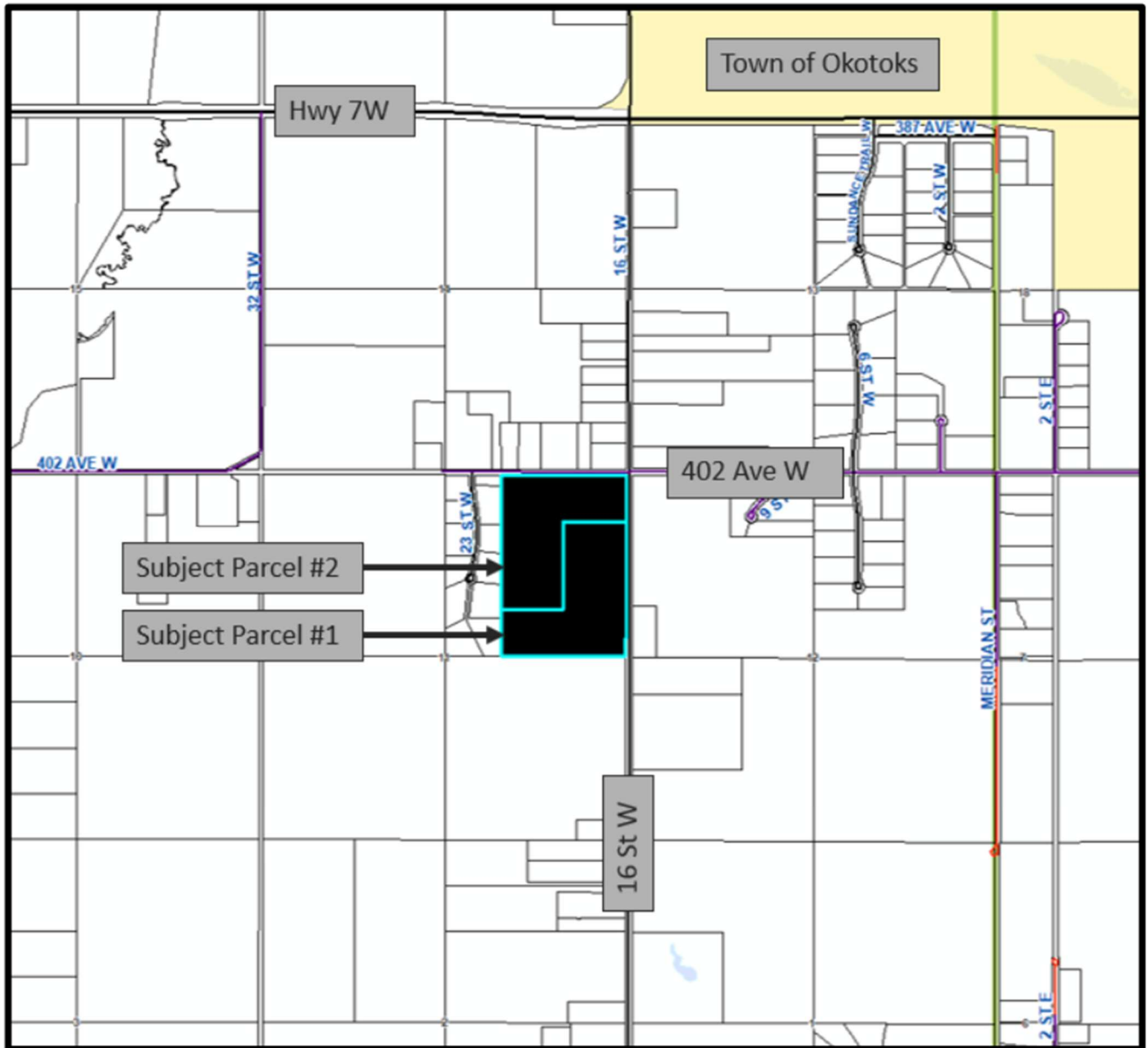
SITE PLAN SHOWING EXISTING BOUNDARY LINES

SITE PLAN SHOWING PROPOSED BOUNDARY LINES

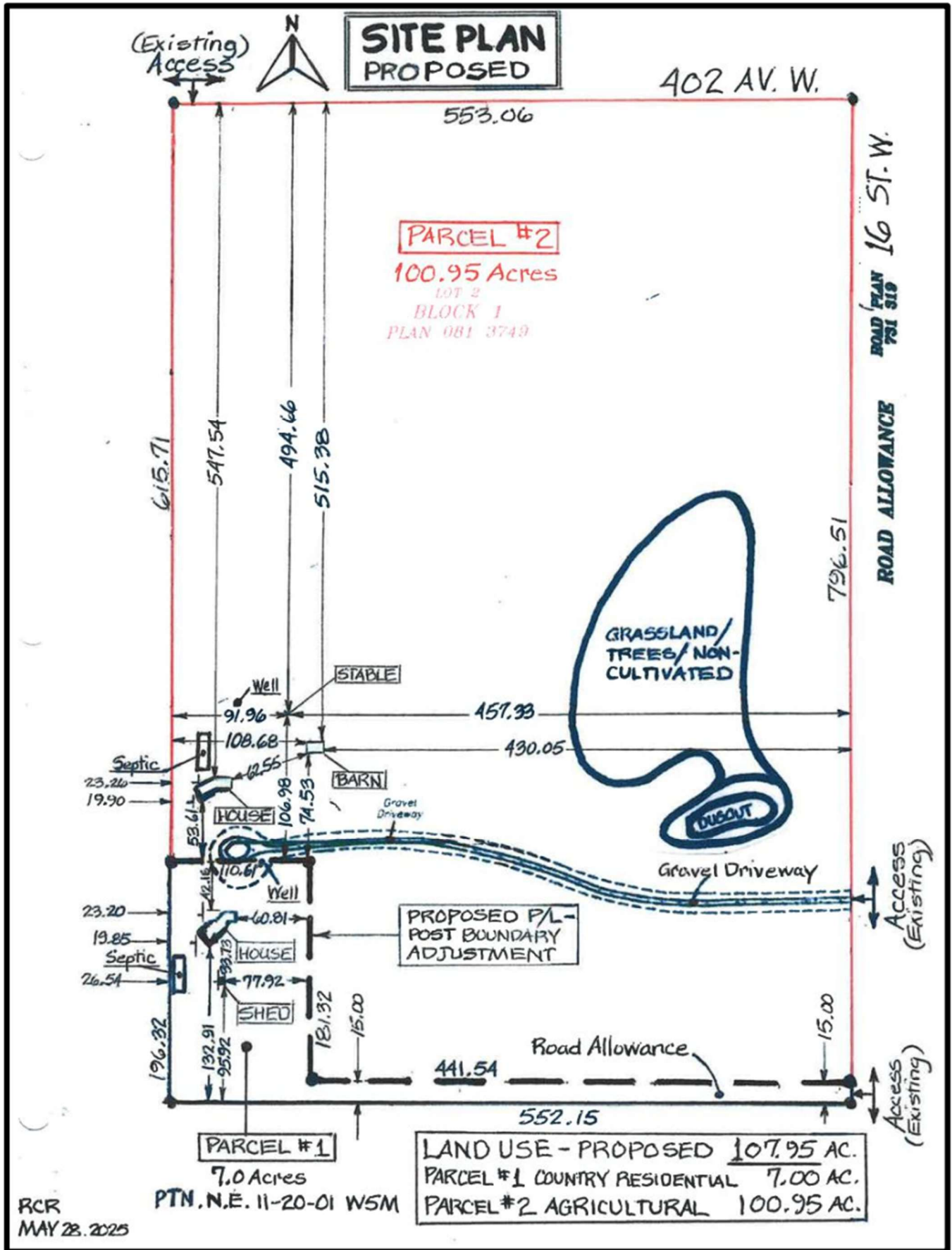
ORTHO PHOTO

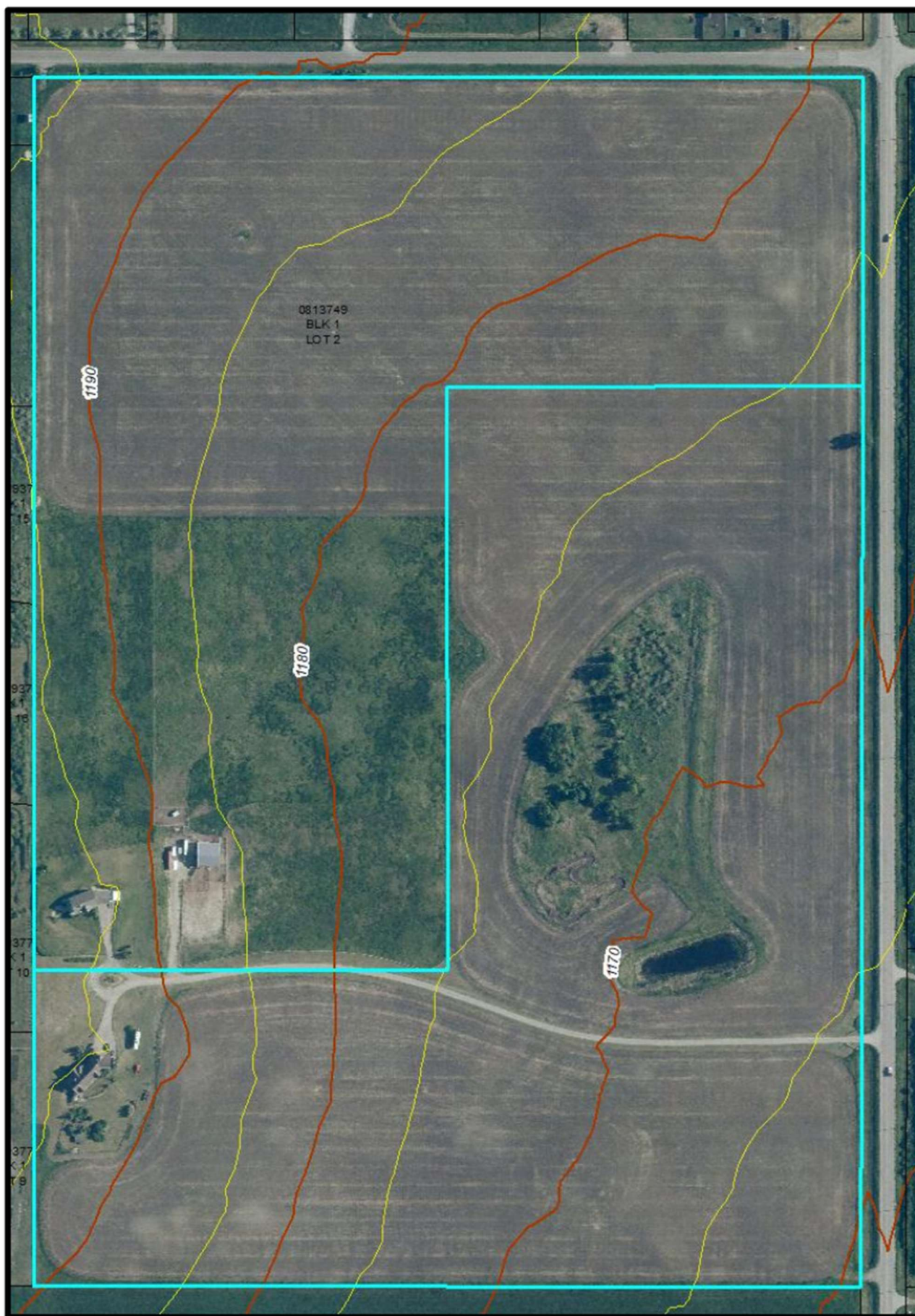
APPENDIX B – ASSESSMENT SPREADSHEET

APPENDIX A – LOCATION MAP



APPENDIX A – SITE PLAN SHOWING PROPOSED BOUNDARY LINES





APPENDIX B – ASSESSMENT SPREADSHEET

INTEROFFICE MEMORANDUM

DATE: December 30, 2025
 TO: Planning Department
 FROM: Assessment Department

Market Value Estimate

File No: F2001-11NE
 Legal: NE-11-20-1-5
 Subject: Roberts, Roll #2001117520
 Parcel Size: 53.20 acres
 Mkt Zone: 23
 Trees: Improved Immature Trees
 Views: Elevated Full Country View
 River/Creek:

CONCLUSION

Based on the following sales, the fair market value for a 53.2 acre parcel in this area is **\$13,614** 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 53.2 Acs
1	23	SE	14	20	01	5	Aug-24	73.07	\$1,030,000	0.99	\$1,019,700	1.00	0.86				\$876,942	\$16,484
2	23	NE	26	20	02	5	Jul-24	68.87	\$880,000	0.99	\$871,200	1.00	0.89				\$775,368	\$14,575
3	23	NE	06	20	29	4	Oct-24	43.02	\$600,000	1.00	\$600,000	1.00	1.09				\$654,000	\$12,293
4	2	NW	15	21	03	5	Sep-25	58.49	\$770,000	1.00	\$770,000	0.79	0.96				\$583,968	\$10,977
5	11	NW	02	19	01	5	Oct-25	80.00	\$700,000	1.00	\$700,000	1.20	0.82				\$688,800	\$12,947
6	22	SW	29	21	01	5	Aug-24	40.16	\$965,000	0.99	\$955,350	0.71	1.12				\$759,694	\$14,280

COMMENTS:

[Redacted comment area]