

## **FOOTHILLS COUNTY**

### **COUNCIL MINUTES**

**April 15, 2026, 9:00 a.m.**

**Foothills County Administration Office**

**309 Macleod Trail South – High River**

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

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

### **GENERAL MATTERS**

#### **Call Meeting to Order**

The meeting was called to order at 9:00 a.m.

#### **Approval of the Agenda**

That Council approve the agenda for the Council meeting of April 15, 2026.

**CARRIED**

### **MISCELLANEOUS MUNICIPAL ITEMS**

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

#### **Municipal Reserve Review - SE 18-18-02 W5M**

That Council refer to the Cemetery Board for review of the municipal reserve parcel identified as Ptn. SE 18-18-02 W5M; Plan 9912520 Lot 5MR.

**CARRIED**

### **CONFIDENTIAL CLOSED SESSION**

#### **Advice from Officials - ATIA s. 29**

That, in accordance with Section 197 of the *Municipal Government Act*, Council move into a Closed Meeting at 9:39 a.m. to discuss advice from officials as per Section 29 of the *Access to Information Act (ATIA)*. CAO R. Payne, Municipal Advisor H. Riva Cambrin, Director of Planning H. Hemingway, and Manager of Legislative Services S. Barrett attended the closed session of Council for the purpose of providing information to Council.

**CARRIED**

#### **Return to Open Session**

That Council return to its open meeting of Council at 10:01 a.m.

**CARRIED**

### **SCHEDULED MEETINGS & PUBLIC HEARINGS**

#### **10:00 a.m. Eldridge - NE 11-19-29 W4M - Redesignation (RB to CR and BP)**

J. and D. Eldridge were in attendance for the public hearing in connection to the redesignation of Plan 9510994, Block 2; Ptn. NE 11-19-29 W4M from Rural Business District to Business Park District and Country Residential District to allow the future subdivision of one 9.0 +/- acres Business Park District lot, leaving a 13.0 +/- acre Country Residential District balance lot, along with a future boundary adjustment. The public hearing was closed.

#### **10:00 a.m. Eldridge - NE 11-19-29 W4M – Decision**

#### **Bylaw 19/2026**

Bylaw 19/2026 was introduced into the meeting to authorize the redesignation of Plan 9510994, Block 2; Ptn. NE 11-19-29 W4M from Rural Business District to Business Park District and Country Residential District to allow the future subdivision of one 9.0 +/- acres Business Park District lot, leaving a 13.0 +/- acre Country Residential District balance lot, along with a future boundary adjustment. Council grants an exception to the Purpose and Intent Section of the Business Park land use District as there is no ASP or Outline Plan currently in place or proposed for this area and to 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 consideration of the criteria noted 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.

Prior to further consideration of this bylaw, the applicant is required to submit the following:

1. Landowners are to execute a municipal Development Agreement indicating that service road is not developed to a Municipal standard road and therefore would be required to be upgraded in order for the County to maintain the service road. The Development agreement is to be registered on titles of parcels accessing off the service road concurrently with the plan of subdivision.
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. A stormwater management plan and lot grading plans with potential overland drainage easements are required as conditions of subdivision approval.
4. The applicant will be required to make Development Permit applications for the development on each of 3 Business Park District Lots that are subject to the land use and subdivision applications as well as the County Residential lot to bring the development into compliance with the Land Use Bylaw as a condition of Subdivision approval.
5. Final amendment application fees to be submitted; and
6. Submission of an executed subdivision application and the necessary fees.

That Bylaw 19/2026 be given first reading.

### **THE BYLAW WAS PASSED FOR ONE READING**

### **SCHEDULED MEETINGS & PUBLIC HEARINGS**

11:00 a.m. Nichols Applied Management Inc. - Technical Growth Study -

CONFIDENTIAL CLOSED SESSION - ATIA s. 29

That in accordance with Section 197 of the *Municipal Government Act*, Council move into a Closed Meeting at 11:03 a.m. to discuss Nicholas Applied Management Inc. - Technical Growth Study as per Section 29 of the *Access to Information Act (ATIA)*. CAO R. Payne, Municipal Advisor H. Riva Cambrin, Director of Planning H. Hemingway, and Manager of Legislative Services S. Barrett attended the closed session of Council for the purpose of providing information to Council.

**CARRIED**

Return to Open Session

That Council return to its open meeting of Council at 12.05 p.m.

**CARRIED**

### **OTHER MATTERS**

Lunch

That Council adjourn for lunch.

**CARRIED**

### **MOTIONS ARISING FROM CONFIDENTIAL CLOSED SESSION**

That Council accept the Nichols Applied Management Technical Growth Study with amendments.

**CARRIED**

### **MISCELLANEOUS PLANNING ITEMS**

JC Construction Management Ltd. - SW 10-21-29 W4M - Revised Site Plan

**Bylaw 06/2026**

That Council approve the revised site plan showing nine (9) Country Residential lots and 5.41+/- acres of land as municipal reserve as a condition of first reading of Bylaw 06/2026, being a bylaw to authorize 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 with a future concurrent boundary adjustment.

In 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.

The new 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, and a \$5000 deposit as a pre-release condition to ensure compliance of all conditions of the development permit will be required.

Prior to further consideration of this bylaw, the following conditions must Council requires the portion of the internal road that connects 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.

1. 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;
2. 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;
3. 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;
4. Storm Water Management Plan to be provided for the subject lands, to the satisfaction of the Public Works department, as a condition of land use;
5. Septic Disposal Evaluations to be provided for all proposed lots to the satisfaction of the Public Works department, as a condition of subdivision;
6. High Water Table Testing for Foundation Design to be submitted to the satisfaction of the Public Works department, as a condition of subdivision;
7. Traffic Impact Memo is to be submitted to the satisfaction of the Public Works department, as a condition of subdivision;
8. A road naming application shall be submitted and approved by Council, as a condition of subdivision;
9. Final redesignation application fees to be submitted; and
10. Submission of an executed subdivision application including the concurrent boundary adjustment and the necessary fees.

**CARRIED**

Roberts - NE 11-20-01 W5M - Bylaw 65/2025 (2nd & 3rd reading)

**Bylaw 65/2025**

Bylaw 65/2025 was reintroduced 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.

That Bylaw 65/2025 be given second reading.

**THE BYLAW WAS PASSED FOR TWO READINGS**

That Bylaw 65/2025 be given third reading.

**THE BYLAW WAS PASSED**

R. Barua Holding Inc. - SW 06-22-29 W4M - Development Permit 26D 020

That Development Permit 26D 020 to allow the development of a Business Office (Focal Pointe Eyecare) on a portion of SW 06-22-29 W4M; Plan 0814372, Unit 2 be approved subject to the following 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.

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; and
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; and
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.

## **CARRIED**

### **SUBDIVISION APPROVING AUTHORITY ITEMS**

That Council recess to sit as the Subdivision Approving Authority.

## **CARRIED**

### **McLean - SW 24-17-02 W5M - Request for Subdivision**

That 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 has been evaluated in terms of Section 654 of the Municipal Government Act and Section 9 of the Matters Related to Subdivision and Development Regulation and that the application is 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;

- The subject lands have the appropriate land use designation

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

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

1. Subdivision to be effected by Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such other means satisfactory to the Register of the South Alberta Land Titles District;
2. 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;
3. Recommendations provided by Alberta Transportation and Economic Corridors are to be met;
4. 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;
5. Landowners are to pay all arrears of taxes on the existing parcel prior to finalization of the subdivision; and
6. Submission of subdivision endorsement fees.

**CARRIED**

Roberts - NE 11-20-01 W5M - Request for Subdivision

The Boundary Adjustment whereby 46.2 +/- acres from Ptn. NE 11-20-01 W5M is consolidated 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:

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; and
7. Submission of subdivision endorsement fees.

**CARRIED**

Adjourn

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

**CARRIED**

**OTHER MATTERS**

Accounts – April 15, 2026

That the following EFT's 031956, 031958-031962, 031964-031968, 031970-031972, 031974, 031976-031977, 031979-031980, 031982-031984, 031987-031988, 031991-032000, 032002-032004, 032006-032008, 032010-032014, 032016-032020 and Pre-Authorized Payments dated April 1, 2026, April 2, 2026 and April 6, 2026 totaling \$61,261.93 be approved for payment:

<b>EFT No.</b>	<b>Vendor Name</b>	<b>Vendor Amt.</b>
EFT031957	A. LeDuc Developments (1983) Ltd.	\$36,988.95
EFT031963	Associated Engineering Alberta Ltd.	\$45,740.44
EFT031969	Davis Inspection Services Ltd.	\$15,241.28
EFT031973	Everest Construction Management Ltd.	\$291,817.75
EFT031975	Fort Garry Industries Ltd	\$5,000.00
EFT031978	Government of AB-Provincial Policing	\$2,173,534.00
EFT031981	High Country Vac Services	\$6,313.64
EFT031985	Jepson Petroleum (Alberta) Ltd	\$8,557.70
EFT031986	K2 Engineering Ltd.	\$12,237.75
EFT031989	KIDCO Construction Ltd.	\$156,613.57
EFT031990	Maple Reinders Constructors Ltd	\$1,340,113.01
EFT032001	Quadient Canada Ltd.	\$21,000.00
EFT032005	Rivers Edge Welding Ltd	\$5,859.00
EFT032009	Shawne Excavating & Trucking	\$9,817.86
EFT032015	Thibault, Adrian	\$5,033.36
EFT032021	WFR Wholesale Fire & Rescue Ltd	\$7,338.29
EFT032022	WSP E&I Canada Limited	\$17,324.58
<b>Pre-Authorized Payments</b>	<b>Vendor Name</b>	<b>Vendor Amt.</b>
April 6, 2026	Direct Energy Business	\$51,582.99

**CARRIED**

Minutes – April 8, 2026

That Council adopt the minutes, as circulated, of its April 8, 2026 Council meeting.

**ACKNOWLEDGEMENTS AND INFORMATION ITEMS**

Alberta Utilities Commission – Request to Attend

That Council authorize attendance at the Alberta Utilities Commission online session regarding setbacks.

**SCHEDULED MEETINGS & PUBLIC HEARINGS**

1:30 p.m. Hage - NW 32-21-29 W4M - Redesignation (CR to RC, RMF, MLR, ERE and PUL)

A. Hage and Agents B. Clark, B. Syal, and R. Thurmeier, were in attendance for the public hearing in connection to 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.

Also in attendance were N. Kuntz, J. Sheen, P. Howarth and S. Egroff.

One follow up letter was submitted by the agent and one letter of concern submitted by G. Giusti.

The public hearing was closed.

**MISCELLANEOUS MUNICIPAL ITEMS**

Mill Rate Bylaw & Budget Amendment

That Council authorize the 2026 budget amendments as presented.

**CARRIED**

**Bylaw 18/2026**

Bylaw 18/2026 was introduced into the meeting to authorize the rates of taxation for the year 2026.

That Bylaw 18/2026 be given first reading.

**THE BYLAW WAS PASSED FOR ONE READING**

**SCHEDULED MEETINGS & PUBLIC HEARINGS**

1:30 p.m. Hage - NW 32-21-29 W4M - Decision

That 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 be refused.

Council was of the opinion that the application is premature in advance of infrastructure development, including traffic impact assessments upon completion of the 2<sup>nd</sup> Street/Dunbow Road Roundabout and further information regarding review of school capacities within the Foothills School Division.

**CARRIED**

**CONFIDENTIAL CLOSED SESSION**

Confidential Closed Session

That, in accordance with Section 197 of the *Municipal Government Act*, Council move into a Closed Meeting at 4:20 p.m. to discuss advice from officials as per Section 29 of the *Access to Information Act (ATIA)*. CAO R. Payne, Director of Corporate Services R. Hammond and Director of Planning H. Hemingway attend the closed session of Council for the purpose of providing information to Council.

**CARRIED**

Return to Open Session

That Council return to its open meeting of Council at 5:21 p.m.

**CARRIED**

**OTHER MATTERS**

Committee Reports

Council provided the following information and updates on the Council Committees attended for the period of April 8, 2026 - April 14, 2026:

- Deputy Reeve Oel: Dark Sky Initiatives Stakeholders Working Group, Rural Fire Board, North West Foothills Recreation Board
- Councillor Estes: No committees to report for this period
- Councillor Kendall: Dark Sky Initiatives Stakeholders Working Group, Rural Fire Board, North West Foothills Recreation Board
- Councillor Alger: North West Foothills Recreation Board
- Councillor Callister: Rural Fire Board
- Councillor McHugh: No committees to report for this period
- Reeve Siewert: Subdivision Development Appeal Board, Agriculture Service Board - Provincial Committee

Adjourn

That Council adjourn at 5:22 p.m.

**CARRIED**