


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

<b>APPLICATION INFORMATION</b>		<b>File No. 25R 073</b>
	<b>LEGAL DESCRIPTION:</b> Ptn. NE 11-19-29 W4M; Plan 9510994, Block 2	
	<b>LANDOWNER(S):</b> Joseph & Debika Eldridge	
	<b>AREA OF SUBJECT LANDS:</b> 24.18 acres	
	<b>CURRENT LAND USE:</b> Rural Business District	
	<b>PROPOSED LAND USES:</b> Country Residential District (CR) and Business Park District (BP)	
<b>NUMBER &amp; SIZE OF PROPOSED NEW PARCELS:</b> 1 x +/- 9 acres BP parcel and 1 x +/- 13 acre CR parcel.		
<p><b>PROPOSAL:</b> 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><b>Please note:</b> 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>		
<b>DIVISION NO:</b> 1	<b>REEVE:</b> Rob Siewert	<b>FILE MANAGER:</b> 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.

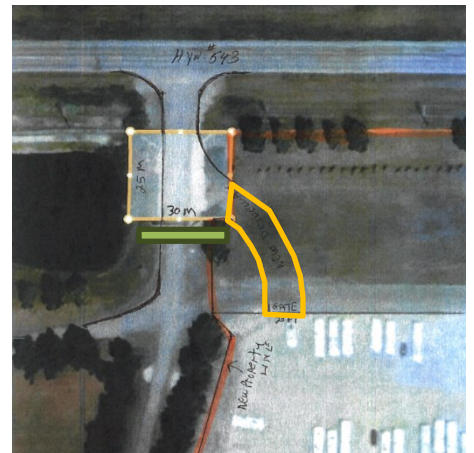
**2004-2006** – Development Permit approvals for the construction of the Commercial Storage buildings, including a 9 bay, 11,440 sq ft storage building.

**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;
- 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.

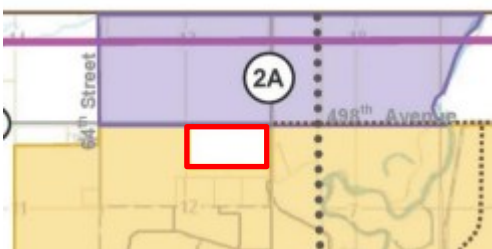
The Business Park Districts lots involved in the future boundary adjustment will each have an existing individual well and septic system.

<b>CIRCULATION REFERRALS</b>	
<b>REFEREE</b>	<b>COMMENTS</b>
<b>INTERNAL</b>	
Public Works	<ul style="list-style-type: none"> <li>- The proposed road stub will provide access to the proposed Business Parcel District lot (RV storage) and Country Residential District balance lot (residence)</li> <li>- 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"> <li>1. If NOT taking over stub as municipal road it can be constructed with no engineering, cost estimates or insurance required.</li> <li>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</li> </ol> </li> <li>- 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.</li> </ul> <p>The following are recommended <b>as conditions of subdivision</b>:</p> <ul style="list-style-type: none"> <li>- Stormwater Management Plan</li> <li>- Lot Grading Plan Overland Drainage Easement may be required pending results</li> </ul>
Building & Safety Codes	<ul style="list-style-type: none"> <li>- RV storage lots do not require water servicing according to the Building Code</li> </ul>
Municipal Fire	<ul style="list-style-type: none"> <li>- RV storage lots do not require water for fire fighting as there are no buildings on site</li> </ul>
<b>EXTERNAL</b>	
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"> <li>- Requirements of Section 18 would not be met and grants approval of the subdivision authority to vary these requirements.</li> <li>- 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.</li> </ul>
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>

<b>CIRCULATION REFERRALS</b>	
ATCO	No conflicts
Meota Gas	No issue
Telus	No concerns
<b>PUBLIC</b>	
Western Wheel	April 1 <sup>st</sup> & 8 <sup>th</sup> , 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 1<sup>st</sup> 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)**

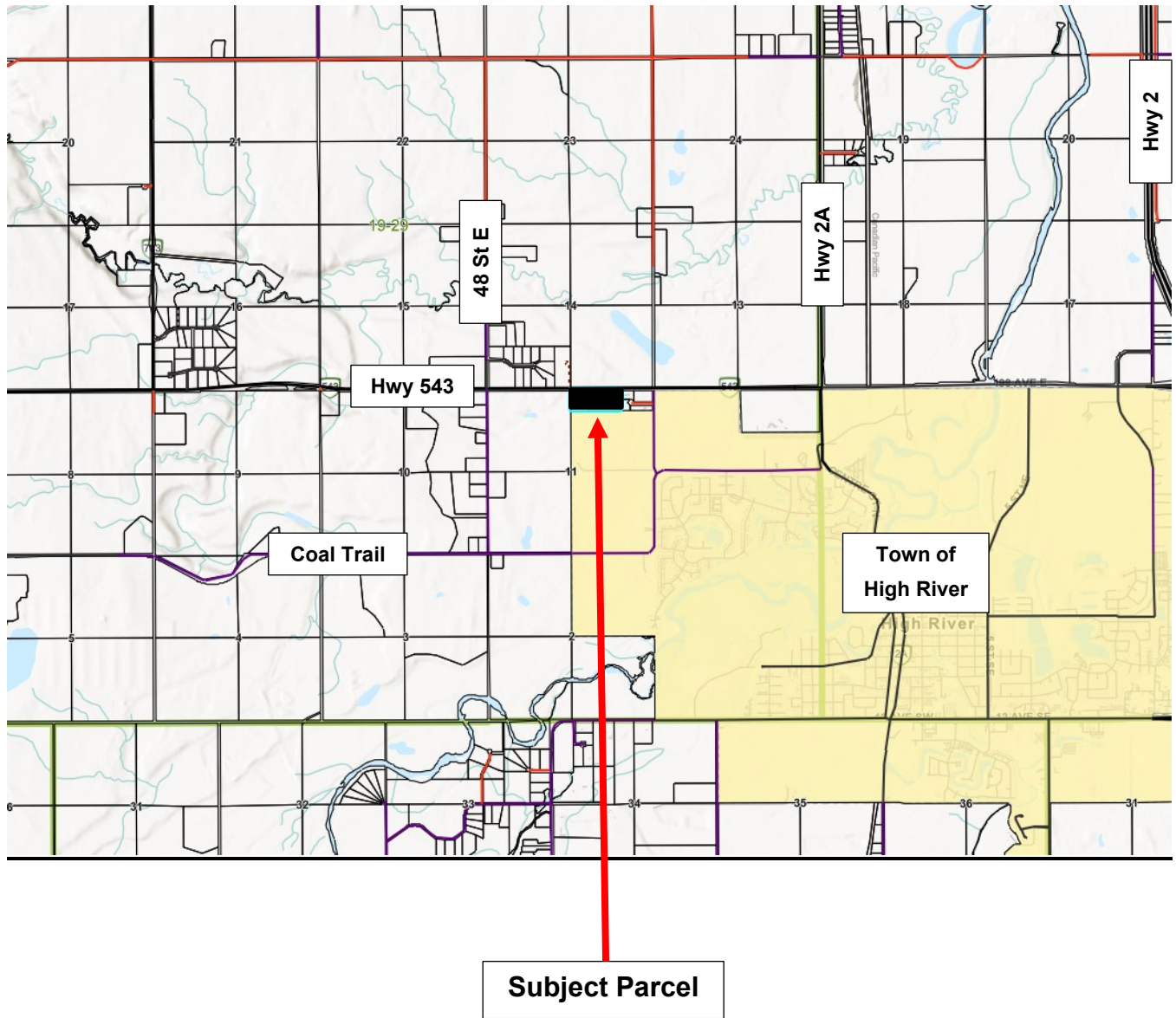
**SITE PLAN**

**FUTURE BOUNDARY ADJUSTMENT PLAN**

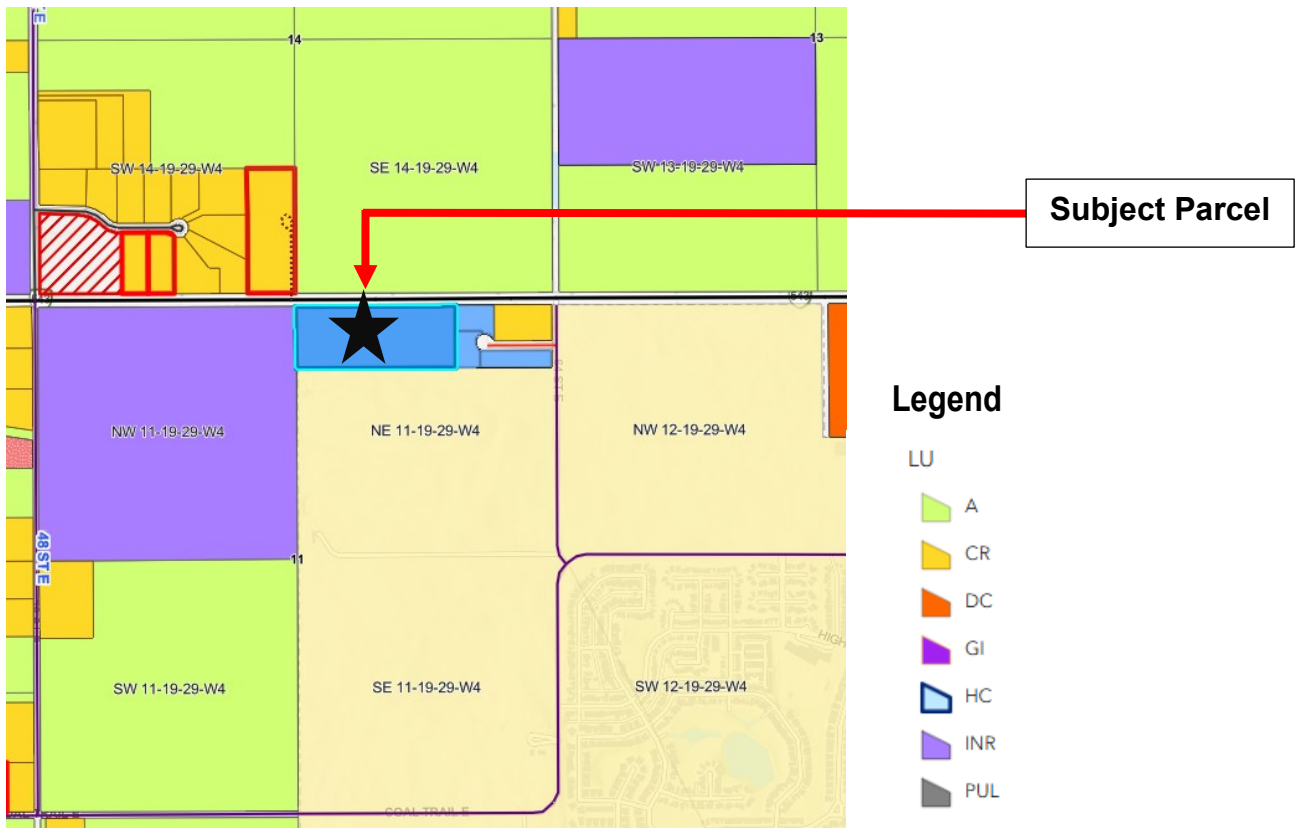
**ORTHO PHOTO**

**APPENDIX B: PROPOSED BYLAW:**

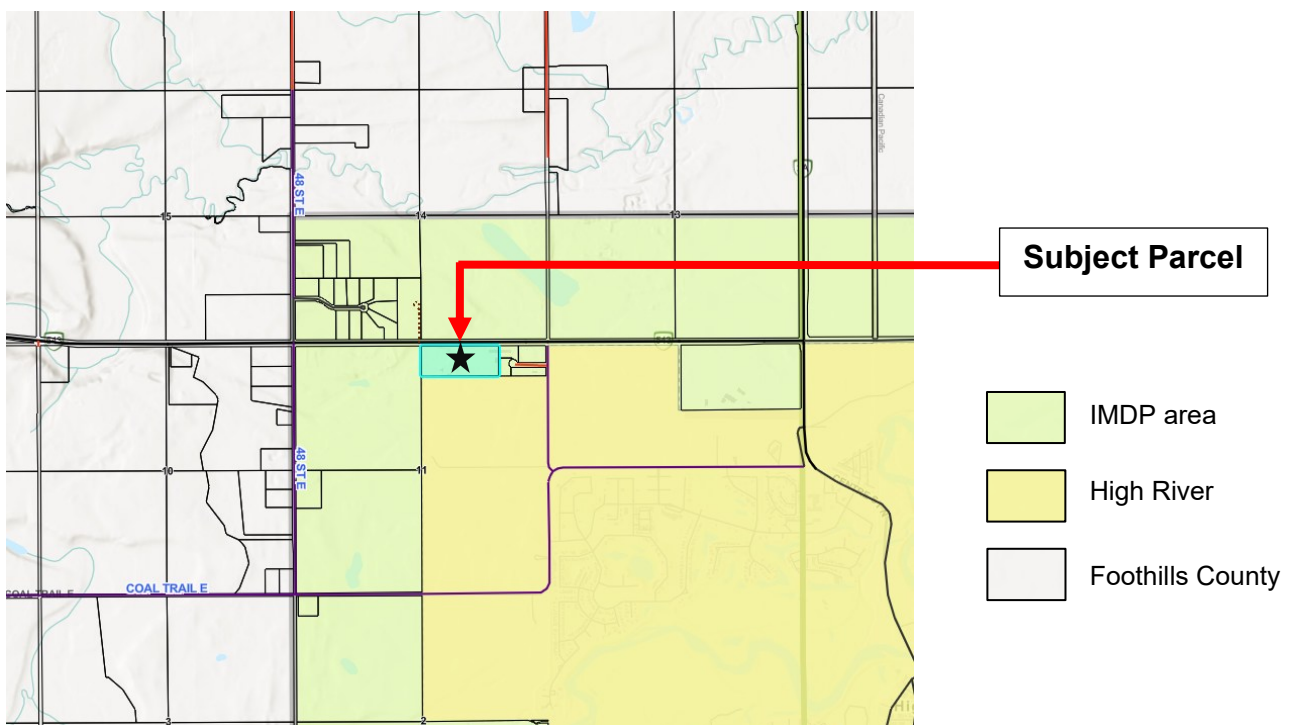
**APPENDIX A: LOCATION MAP**



## APPENDIX A: LAND USE

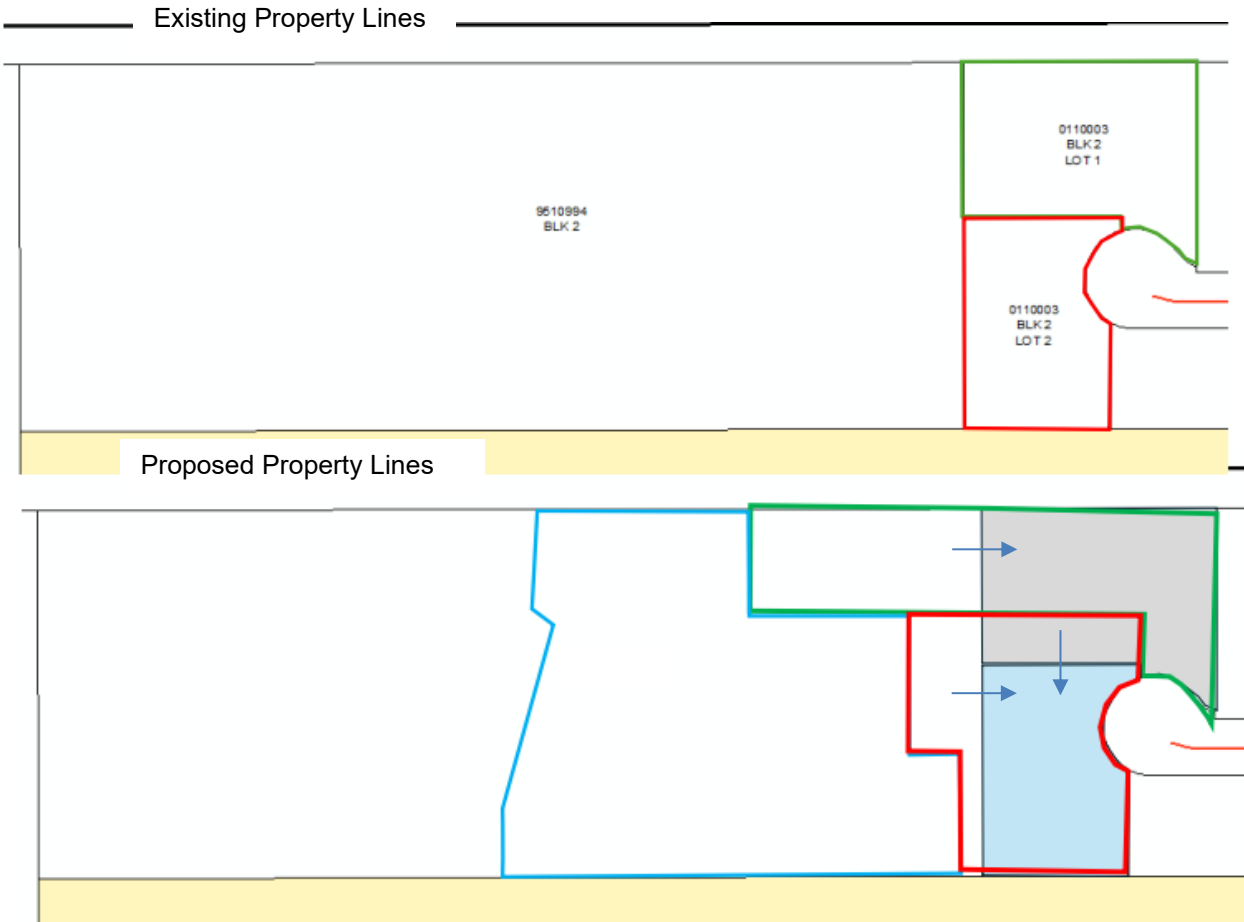


## APPENDIX A: IMDP MAP





**APPENDIX A: PROPOSED BOUNDARY ADJUSTMENT SITE PLAN**



**APPENDIX B: PROPOSED BYLAW**

**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      .