

**FOOTHILLS COUNTY  
COUNCIL AGENDA**



Wednesday, May 27, 2026, 9:00 a.m.  
Foothills County Administration Office  
309 Macleod Trail South – High River

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	<b>Pages</b>
<b>A. GENERAL MATTERS</b>	
A.1 Call Meeting to Order	
A.2 Approval of the Agenda	
<b>B. MISCELLANEOUS MUNICIPAL ITEMS</b>	
B.1 Cayley Bulk Water Station	3
Presented by: Utilities Foreman - East Public Works Jon Shandro	
B.2 West Foothills Water Treatment Plant - Request For Window Replacement	6
Presented by: Utilities Foreman - Diamond Valley Cory Lyons	
B.3 Disposal of Equipment - Spring 2026	7
Presented by: Manager of Business Services Kelsey Allard and Fleet Supervisor Brad Lewis	
B.4 2026 Capital Equipment Purchase - GPS Equipment - Cemeteries	15
Presented by: Community and Recreation Coordinator Johanna Kortenschyl-Allan	
B.5 2026 Capital Equipment Purchase - Real-Time Kinematic (RTK) Base Station	16
Presented by: Community and Recreation Coordinator Johanna Kortenschyl-Allan	
B.6 Stop Sign - 314 Avenue & 32 Street - Request For Removal	21
Presented by: Engineering Technologist Patrick Antle	
B.7 National Dental Care Day - Request for Proclamation	26
Presented by: Manager of Legislative Services Sherri Barrett	
<b>C. SCHEDULED MEETINGS &amp; PUBLIC HEARINGS</b>	
C.1 10:00 a.m. - Van Grieken - NE 09-22-03 W5M - Amend A	51
Presented by: Planning Officer Kari Furnell	
C.2 11:00 a.m. - Fish and Wildlife Presentation	
Presented by: Provincial Big Game Specialist Grant Chapman	
C.3 1:30 p.m. - Sinneave Estate/Wood - NE 07-22-01 W5M - Site-Specific Amendment	62

**D. MISCELLANEOUS PLANNING ITEMS**

- |     |   |     |
|-----|---|-----|
| D.1 | Volker Stevin Contracting / Bow Heritage Developments Limited - NE 13-20-29 W4M/SE 24-20-29 W4M - Bylaw 07/2026 (2nd & 3rd Reading) | 75  |
| D.2 | White Moose Farms Limited - SE 26-22-03 W5M - Development Permit 26D 092  | 105 |

**E. SUBDIVISION APPROVING AUTHORITY ITEMS**

**F. CONFIDENTIAL CLOSED SESSION**


- F.1 Advice from Officials - ATIA s. 29
- F.2 Off-Site Levies - ATIA s.29

**G. MOTIONS ARISING FROM CONFIDENTIAL CLOSED SESSION**

**H. ACKNOWLEDGEMENTS AND INFORMATION ITEMS**

**I. OTHER MATTERS**

- I.1 Lunch
- I.2 Accounts – May 27, 2026  
Councillors McHugh, Callister and Kendall
- I.3 Minutes – May 20, 2026
- I.4 Committee Reports
- I.5 Next Meeting – June 3, 2026
- I.6 Adjourn

<b>DEPARTMENT: Public Works</b>	
	<b>TOPIC: Cayley Bulk Water Station</b>
<b>REPORT PRESENTED BY: Jon Shandro- Utilities East Foreman</b>	
<b>REPORT PREPARED BY: Jon Shandro- Utilities East Foreman</b>	

**PURPOSE**

To provide Council with Bulk Water Station Options, Based on requests from rate payers in the area.

**BACKGROUND**

There have been some rate payer requests to use a fire hydrant inside the Hamlet of Cayley for bulk for the purpose of filling crop spraying water tanks. We have looked at three options: the first is to build a new Bulk Water Station off 104<sup>th</sup> street at the campground. The second option proposed is to have a temporary trail to Bulk Fill Station just past 392 Railway Ave. The third option is to upgrade Blackie Bulk Fill to a pressure fill to increase flow.

We currently have two Bulk Fills in the Area.

Aldersyde- 30,000m3 total flow 2025

Blackie- 1630m3 total flow 2025

**OPTION A**

NEW BULK FILL STATION:

POTENTIAL COST:

- Common dispensing system is a packaged water dispensing system (like was purchased for Millerville) \$90,000.
- Parking and turn around Area \$50,000 High limit and would have to use some green space from campground.

COST RECOVERY:

- Current bulk fill rate is \$5.61 & High River charges us \$1.91
- 38,000m3 to fully recover costs.

***This option is not recommended based on cost recovery***

## **OPTION B**

TEMPORARY TRIAL FOR FARMERS USE:

POTENTIAL COST:

- Water meter, Back flow preventer, Ball valve, Locking system, Dole valve, Camlocks. \$5,000
- Support system to house & hold equipment \$3,000

COST RECOVERY

- Current bulk fill rate is \$5.61 & High River charges us \$1.91
- 2200m<sup>3</sup> to fully recover
- All equipment could be used for different purposes later.

*This option is not recommended for logistical purposes.*

## **OPTION C**

UPGRADING BLACKIE BULK FILL

POTENTIAL COST:

- Cost to upgrade \$10,000- 15,000 (rough estimate likely closer to 10,000)

Upgrading to a pressure filling system will:

- Increase flow from 4.5lps to 8lps
- Will get remove the air gap making direct connection possible

COST RECOVERY

- 2000-3000m<sup>3</sup> to fully recover
- Current bulk fill rate \$5.61 cost of making water conservative guess \$61 cents per cube

## **ENGINEERING REVIEW AND PUBLIC WORKS COMMENTS**

- Cayley's current water license is approximately 86,000m<sup>3</sup>
- Cayley's current usage is approximately 35,000m<sup>3</sup> annually
- Cayley has a new street being developed & potential development of the south side should save water for growth.
- Both Nanton & High River have been closed for years now, so there is potential for new customers.
- Adding a Bulk Fill Station in Cayley could relieve some congestion at Aldersyde.
- Railway Ave location could impact residents with extra traffic
- Both options likely have minimal impact on the roads.
- Blackie's currently water license is approximately 120,000m<sup>3</sup>
- Blackie's current usage is 35,000m<sup>3</sup> annually
- Blackie's would bring in more revenue per meter cubed


- Blackie's net \$5.00 per M3 VS HR water nets \$3.7 per M3
- Upgrading blackie makes for fast and more user friendly which will hopefully increase use and potentially relieve some stress on Aldersyde.

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**REQUEST OF COUNCIL**

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Motion to direct administration to proceed with *OPTION C*.

<b>DEPARTMENT: Public Work/ Utilities</b>	
	<b>TOPIC: West Foothills WTP Window Replacement</b>
<b>REPORT PRESENTED BY: Cory Lyons</b>	

**PURPOSE OF REQUEST**

The purpose of this request is to obtain Council approval for the replacement of windows at the West Foothills Water Treatment Plant.

**BACKGROUND**

The facility is approximately 15 years old with the original windows still in place and over the years the wooden framed windows have been weathered, and windowpanes broken. Replacement of the windows would improve energy efficiency and reduce future maintenance costs. Additionally, we would like to purchase window guards that would create added protection to the windows and provide a layer of security for the facility.

Approved 2026 Budgeted amount of \$15,000.00

**REQUEST OF COUNCIL**


*Proposed Motion:*

Council approve the quotation submitted by Greenfox Windows in the amount of \$13,661.26 for the supply of new windows, as the proposed quote includes coated privacy glass, and further approve the purchase of window guards at an additional cost of \$3,705.45

	Cost
Greenfox Windows	\$13,661.26
Lux Windows	\$13,328.53
Econoline Windows	\$17,627.92
Global Industrial (Window Guards)	\$3,705.45

**APPENDICES**

Appendix A:

<b>PUBLIC WORKS DEPARTMENT</b>	
	<b>TOPIC: 2026 Spring Auction Listing</b>
<b>REPORT PREPARED BY: Kelsey Allard</b> <b>REPORT PRESENTED BY: Kelsey Allard and Brad Lewis</b>	

### **PURPOSE OF REQUEST**

To update Council on the results of the Spring Auction that was held in April 2026 which disposed of equipment from the approved disposal listing.

### **BACKGROUND**

- Attached is the spring 2026 Auction Listing that shows auctioned items in April 23-25, 2026, Michener Allen auction.
- Overall, it was a very successful auction for The County items- with a total received of **\$858,724.25**.
- Included also is the sale of E32-825 which got held from the last auction, which received **\$51,270.00**
- Administration has also prepared a visual to provide an overview of each piece of disposed equipment- this indicates purchase price, date, hours, and any specialties known with each equipment.

### **ATTACHMENTS**

- Auction Listing April 23-25, 2026
- Auction Listing March 12-14, 2026
- Internal Visual- 2026 Disposal Information



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**Consignor Info**

Brad Lewis  
Foothills County  
PO Box 5605  
High River, Alberta T1V 1M7  
Canada  
P: (403) 333-5402  
**GST Rate:** %  
**GST Number:**  
**GST Registration # R119899250**

**From**

Michener Allen  
Auctioneering Ltd  
Box 73040 Hampton RPO  
Edmonton T5T 3X1 AB  
13090 Barlow Trail NE  
Calgary T3N 1A2 AB  
7130 Roblin Blvd Headingley  
R4H 1B5 Manitoba, Alberta

**March 12 - 14, 2026**  
**Unreserved Equipment,**  
**Trucks, Trailers, Light**  
**Vehicles & RV Live 3 Day**  
**Auction**  
**Statement #: 546-62148-1**  
**Consignor: 62148**  
**Date: 3/13/2026**

Inv. Paid	Lot # Ctrl #	Title	Bid	Gross GST	GST Deduction	Commission	Tax	Total
Y	457C 904719	<b>Case Puma 210 Tractor</b> Serial Number Z8BH10349 Make Case Model Puma 210 Hours 5875 Fuel Type Diesel Comes With 4x4, Front Loader, 3 Point Hitch, PTO, Enclosed Cab Tire Size Rear 710/60R42. Front 600/60 R30 Comments Consignor declares front differential issues Location Calgary - Michener Allen In Yard Yes	\$54,000.00	\$0.00	\$0.00	\$2,700.00	\$0.00	\$51,270.00
		<b>Unit No. E32-825, Lien Status</b> Clear, <b>SN: Z8BH10349</b>						
						Administration Fee	\$30.00	

<b>Totals</b>	<b>\$54,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,700.00</b>	<b>\$0.00</b>	<b>\$51,270.00</b>	
						<b>Lot Expense Total</b>	\$30.00
						Subtotal:	\$51,270.00
						Expenses:	\$0.00
						<b>Statement Total:</b>	<b>\$51,270.00CAD</b>
						Payments:	\$0.00
						Balance:	\$51,270.00CAD

Statutory Declaration: Canada, Province of Alberta. to Wit:

I \_\_\_\_\_ of the \_\_\_\_\_ of \_\_\_\_\_ in the Province of \_\_\_\_\_ Do Solemnly Declare. 1. That I am (the Agent) the owner of the goods listed in the above schedule. 2. I declare the said goods are not subject to any mortgage, charge, lien, or any encumbrances except declared. 3. I have listed the said goods for sale with Michener Allen Auctioneering Ltd a licensed auctioneer for the province of Alberta and this declaration is furnished to them pursuant to the provisions of "The Public Auctions Act" and I make this solemn declaration conscientiously believing to be true and knowing that is is the same force and effect as if made under oath and by virtue of the Canada Evidence Act. I state that at no time was the vehicle written off as a total loss for insurance purposes and then repaired; or now shown to me and attached to this Statutory Declaration is a written off vehicle inspection certificate setting out the inspections carried out on the said motor vehicle which at on time was written off as a total loss for insurance purposes and the repaired. All out of Alberta Province vehicles must be declared and accompanied by a registration. Declared before me in the province of Alberta, this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Vendor \_\_\_\_\_

Commissioner for Oaths \_\_\_\_\_



**Consignor Info**

Brad Lewis  
Foothills County  
PO Box 5605  
High River, Alberta T1V 1M7  
Canada  
P: (403) 333-5402  
**GST Rate: %**  
**GST Number:**  
**GST Registration # R119899250**

**From**

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Box 73040 Hampton RPO  
Edmonton T5T 3X1 AB  
13090 Barlow Trail NE  
Calgary T3N 1A2 AB  
7130 Roblin Blvd Headingley  
R4H 1B5 Manitoba, Alberta

**April 23 - 25, 2026**  
**Unreserved Equipment,**  
**Trucks, Trailers, Light**  
**Vehicles & RV Live 3 Day**  
**Auction**  
**Statement #: 573-62148-1**  
**Consignor: 62148**  
**Date: 4/23/2026**

Inv. Paid	Lot # Ctrl #	Title	Bid	Gross GST	GST Deduction	Commission	Tax	Total
	19C 931730	<b>2015 Ford F-450 Super Duty 4X4 S/A Cab &amp; Chassis</b> Work Orders In Office,Vin 1FD0W4HY7FEB17484 Year 2015 Make Ford Model F-450 Super Duty 4X4 Engine Ford Triton 6.8L V10 362hp 457ft. lbs. Transmission Automatic Odometer 218825, KM Color Silver Location Calgary - Michener Allen In Yard Yes  <b>Unit No. E32-635, Lien Status</b> Clear, <b>VIN</b> 1FD0W4HY7FEB17484	\$11,000.00	\$0.00	\$0.00	\$550.00	\$0.00	\$10,420.00
						Administration Fee		\$30.00
Y	312C 931732	<b>2019 Kubota Z1211 Mower</b> Manual In Office,Serial Number 20545 Year 2019 Make Kubota Model Z1211 Engine Kubota Mower Deck Size (Inches) 72" Fuel Type Diesel Hours 871 Location Calgary - Michener Allen In Yard Yes  <b>Unit No. E62-836, Lien Status</b> Clear, <b>SN:</b> 20545	\$12,500.00	\$0.00	\$0.00	\$625.00	\$0.00	\$11,845.00
						Administration Fee		\$30.00
Y	313C 931734	<b>2013 Kubota ZD331 Mower</b> Equipment Work Order In Office,Serial Number GXA145A207658 Year 2013 Make Kubota Model ZD331 Engine Diesel Mower Deck Size (Inches) 54" Fuel Type Diesel Hours 1307 Location Calgary - Michener Allen In Yard Yes  <b>Unit No. E62-807, Lien Status</b> Clear, <b>SN:</b> GXA145A207658	\$7,250.00	\$0.00	\$0.00	\$362.50	\$0.00	\$6,857.50
<b>Totals</b>			<b>\$907,505.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$48,420.75</b>	<b>\$0.00</b>	<b>\$858,724.25</b>

Inv. Paid	Lot # Ctrl #	Title	Bid	Gross GST	GST Deduction	Commission	Tax	Total
							Administration Fee	\$30.00
	334C 931203	<b>2015 Case SV330 Rubber Tired Skid Steer</b> Manuals And Work Orders In Office,Serial Number NFM409240 Year 2015 Make Case Model SV330 Hours 3726 Comes With Bucket, 2 Speed, High Lift Bucket Width (Inches) 72 Tire Size 12-16.5 Comments Quick attach Location Calgary - Michener Allen In Yard Yes  <b>Unit No. E32-410, SN: NFM409240</b>	\$30,000.00	\$0.00	\$0.00	\$1,500.00	\$0.00	\$28,470.00
							Administration Fee	\$30.00
	361C 931201	<b>2007 Case 580 Super M Plus 4x4 Extendahoe</b> Manual and Work Orders In Office,Serial Number N6C415190 Year 2007 Make Case Model 580 Super M Plus Extendahoe Hours 4570 Bucket Width (Inches) 92 Tire Size Frt 12.5/80-18. Rear 21L-24 Comments Comes with: 3 in 1 Clam Bucket, Auxiliary Hydraulics. Location Calgary - Michener Allen In Yard Yes  <b>Unit No. E32-402, SN: N6C415190</b>	\$40,000.00	\$0.00	\$0.00	\$2,000.00	\$0.00	\$37,970.00
							Administration Fee	\$30.00
	363C 931200	<b>2018 CAT 160M AWD Grader Snow Wing, V Plow, Front Blade, Front Lift Group</b> Manual and Work Orders In Office,Serial Number D9T01536 Year 2018 Make CAT Model 160M Hours 12724 Attachments Snow Wing, V Plow, Front Blade, Front Lift Group Tire Size 17.5R25 Location Calgary - Michener Allen In Yard Yes  <b>Unit No. E32-117, SN: D9T01536</b>	\$114,000.00	\$0.00	\$0.00	\$5,700.00	\$0.00	\$108,270.00
							Administration Fee	\$30.00
<b>Totals</b>			<b>\$907,505.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$48,420.75</b>	<b>\$0.00</b>	<b>\$858,724.25</b>

Inv. Paid	Lot # Ctrl #	Title	Bid	Gross GST	GST Deduction	Commission	Tax	Total
Y	370C 931724	<b>2016 CAT RM500 Road Reclaimer</b> Work Orders In Office,Serial Number MB900140 Year 2016 Make CAT Model RM500 Engine Transmission Automatic Hours 3387 Location Calgary - Michener Allen In Yard Yes  <b>Unit No. E32-895, SN: MB900140</b>	\$270,000.00	\$0.00	\$0.00	\$13,500.00	\$0.00	\$256,470.00
						Administration Fee		\$30.00
	372C 931720	<b>2014 CAT RM500 Road Reclaimer</b> Work Orders In Documents,Serial Number CASW00561 Year 2014 Make CAT Model RM500 Engine . Transmission Hydrostatic Hours 4276 Location Calgary - Michener Allen In Yard Yes  <b>Unit No. E32-894, SN: CASW00561</b>	\$232,500.00	\$0.00	\$0.00	\$11,625.00	\$0.00	\$220,845.00
						Administration Fee		\$30.00
Y	381C 932556	<b>1993 Caterpillar 815B Padfoot Compactor</b> Work Orders In Office,Serial Number 17Z01477 Year 1993 Make Caterpillar Model 815B Drum Width (Inches) 38" Hours 16372 Comes With Enclosed Cab Location Calgary - Michener Allen In Yard Yes <b>Lien Status Clear, SN: 17Z01477</b>	\$131,000.00	\$0.00	\$0.00	\$6,550.00	\$0.00	\$124,420.00
						Administration Fee		\$30.00
	390C 931731	<b>2007 Massey Ferguson 4WD Tractor</b> Serial Number S047033 Year 2007 Make Massey Ferguson Model 4WD Hours 8223 Fuel Type Diesel Comes With 4x4, 3 Point Hitch, PTO, Enclosed Cab Tire Size Frt 14.9R24. Rear 18.4R34 Location Calgary - Michener Allen In Yard Yes  <b>Unit No. E32-986, Lien Status Clear, SN: S047033</b>	\$25,500.00	\$0.00	\$0.00	\$1,275.00	\$0.00	\$24,195.00
						Administration Fee		\$30.00
<b>Totals</b>			<b>\$907,505.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$48,420.75</b>	<b>\$0.00</b>	<b>\$858,724.25</b>


Inv. Paid	Lot # Ctrl #	Title	Bid	Gross GST	GST Deduction	Commission	Tax	Total
	1098C 931728	<b>2008 Dodge Ram 1500 ST 4dr Quad Cab 4WD SB</b> MUNICIPAL FLEET SURPLUS SALE,Vin 1D3HU18N38J201014 Year 2008 Make Dodge Model Ram 1500 Trim ST 4dr Quad Cab 4WD SB, Crew Cab Engine 4.7L V8 310hp 330ft. lbs. Transmission Automatic Odometer: 350902, KM Color Silver Declaration Hail Damage Location Calgary - Michener Allen Comments SERVICE RECORDS IN OFFICE - too large a file to post In Yard Yes  <b>Unit No. E32-703, VIN</b> 1D3HU18N38J201014	\$1,700.00	\$0.00	\$0.00	\$85.00	\$0.00	\$1,585.00
						Administration Fee	\$30.00	
	2026C 933144	<b>4 tires Galaxy 12x16.5 NHS SUPER SIDEWALL- THE HULK</b> Location Calgary - Michener Allen, In Yard Yes	\$550.00	\$0.00	\$0.00	\$82.50	\$0.00	\$467.50
	2187C 931736	<b>1999 Dynapac LP750H Padfoot Compactor</b> Serial Number 47500707 Year 1999 Make Dynapac Model LP750H Drum Width (Inches) Hours Location Calgary - Michener Allen In Yard Yes  <b>Unit No. E32-305, SN:</b> 47500707	\$1,600.00	\$0.00	\$0.00	\$80.00	\$0.00	\$1,490.00
						Administration Fee	\$30.00	
Y	6500C 933460	<b>Sweeper 85" 06/14 Paladin XXX</b> Year 06/14 Make Paladin Model XXX Serial Number 1423313 Location Calgary - Michener Allen, In Yard Yes	\$2,900.00	\$0.00	\$0.00	\$435.00	\$0.00	\$2,465.00
	6509C 933495	<b>Bucket 72"</b> Location Calgary - Michener Allen	\$750.00	\$0.00	\$0.00	\$112.50	\$0.00	\$637.50
	6511C 933498	<b>Plate compactor</b> Location Calgary - Michener Allen, In Yard Yes	\$130.00	\$0.00	\$0.00	\$19.50	\$0.00	\$110.50
	6512C 933499	<b>Bucket 17"</b> Location Calgary - Michener Allen	\$325.00	\$0.00	\$0.00	\$48.75	\$0.00	\$276.25
	6513C 933500	<b>Bucket 35"</b> Location Calgary - Michener Allen	\$300.00	\$0.00	\$0.00	\$45.00	\$0.00	\$255.00
<b>Totals</b>			<b>\$907,505.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$48,420.75</b>	<b>\$0.00</b>	<b>\$858,724.25</b>

Inv. Paid	Lot # Ctrl #	Title	Bid	Gross GST	GST Deduction	Commission	Tax	Total
	6518C 933567	<b>Toro MH-400 Wireless Top Dresser Toro 44954</b> Make Toro Model 44954 Serial Number 402819701 Location Calgary - Michener Allen, In Yard Yes	\$25,500.00	\$0.00	\$0.00	\$3,825.00	\$0.00	\$21,675.00
<b>Totals</b>			<b>\$907,505.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$48,420.75</b>	<b>\$0.00</b>	<b>\$858,724.25</b>

**Lot Expense Total** \$360.00  
 Subtotal: \$858,724.25  
 Expenses: \$0.00  
**Statement Total: \$858,724.25CAD**  
 Payments: \$0.00  
 Balance: \$858,724.25CAD

# 2026 DISPOSALS

<p><b>E32-635</b></p> <p>2015 Ford F-450 Super Duty 4x4</p> <p>Date Purchased: September 9, 2014 Purchase Price: \$42,837.11 Mileage: 218,825 kms Auction Price: <b>\$10,420.00</b></p> <p>No warranty when purchased</p>	<p><b>E32-410</b></p> <p>2015 Case SV330 Rubber Tired Skid Steer</p> <p>Date Purchased: June 6, 2016 Purchase Price: \$70,005.72 Hours: 3725 hrs Auction Price: <b>\$28,470.00</b></p> <p>Warranty ended after 3yrs / 3000hrs</p>	<p><b>E32-895</b></p> <p>2016 CAT RM500 Road Reclaimer</p> <p>Date Purchased: August 17, 2016 Purchase Price: \$758,533.00 Hours: 3385 hrs Auction Price: <b>\$256,470.00</b></p>	<p><b>E32-986</b></p> <p>2007 Massey Ferguson 4WD Tractor</p> <p>Date Purchased: January 30, 2008 Purchase Price: \$79,000.00 Hours: 2856 hrs Auction Price: <b>\$24,195.00</b></p>
<p><b>E32-836</b></p> <p>2019 Kubota Z1211 Mower</p> <p>Date Purchased: June 13, 2019 Purchase Price: \$19,065.26 Hours: 869 hrs Auction Price: <b>\$11,845.00</b></p>	<p><b>E32-402</b></p> <p>2007 Case 580 Super M Plus 4x4 Extendahoe</p> <p>Date Purchased: October 22, 2008 Purchase Price: \$98,426.00 Hours: 4569 hrs Auction Price: <b>\$37,970.00</b></p> <p>No warranty</p>	<p><b>E32-894</b></p> <p>2014 CAT RM500 Road Reclaimer</p> <p>Date Purchased: October 6, 2014 Purchase Price: \$641,308.00 Hours: 4276 hrs Auction Price: <b>\$220,845.00</b></p> <p>Inspect drum differential 12/19/25 found metal pieces in the oil</p>	<p><b>E32-703</b></p> <p>2008 Dodge Ram 1500 ST 4dr Quad Cab 4WD SB</p> <p>Date Purchased: April 28, 2008 Purchase Price: \$26,430.00 Mileage: 350,902 kms Auction Price: <b>\$1,585.00</b></p>
<p><b>E32-807</b></p> <p>2013 Kubota ZD331 Mower</p> <p>Date Purchased: July 16, 2013 Purchase Price: \$14,972.90 Hours: 867 hrs Auction Price: <b>\$6,857.50</b></p> <p>Hard starting issue in 2025</p>	<p><b>E32-117</b></p> <p>2018 CAT 160M AWD Grader Snow Wing, V Plow, Front Blade, Front Lift Group</p> <p>Date Purchased: March 6, 2018 Purchase Price: \$412,767.00 Auction Price: <b>\$108,270.00</b></p>	<p><b>E32-301</b></p> <p>1993 Caterpillar 815B Padfoot Compactor</p> <p>Date Purchased: October 22, 2008 Purchase Price: \$229,897.48 Auction Price: <b>\$124,420.00</b></p>	<p><b>E32-305</b></p> <p>1999 Dynapac LP750H Padfoot Compactor</p> <p>Date Purchased: October 22, 2008 Purchase Price: \$16,686.03 Auction Price: <b>\$1,490.00</b></p>
<p><b>E32-825</b></p> <p>Case Puma 210 Tractor</p> <p>Date Purchased: July 7, 2019 Purchase Price: \$90,000.00 Auction Price: <b>\$51,270.00</b></p>	<p><b>E62-833</b></p> <p>Toro MH-400 Wireless Top Dresser Toro 44954</p> <p>Date Purchased: December 11, 2018 Purchase Price: \$41,932.00 Auction Price: <b>\$21,675.00</b></p>		

<b>DEPARTMENT: Parks and Recreation</b>	
	<b>TOPIC: GPS Equipment - Cemeteries</b>
<b>REPORT PREPARED BY: Johanna Kortenschyl-Allan, Community and Recreation Coordinator</b>	

**PURPOSE OF REQUEST**

For Council to authorize administration to proceed with the purchase of the Global Positioning System (GPS) equipment as an approved 2026 Capital Budget.

**BACKGROUND**

The Cemeteries division of Parks and Recreation has \$10,000 funding through the 2026 Capital Budget for GPS equipment to be used for locating, plot/urn information and GIS maintenance.

There will be a need for more accurate positioning access and is the subject of the next agenda item.

**Eos GPS System:**


The system includes the GPS Unit with tilt compensation for year-round, all weather locating of plots and monument spaces as well as data collection and tracking of existing and new cemetery objects (monuments, assets, and other features). The GPS collection does not replace a formal survey.

**Industry Considerations:**

This is sole source with EOS Positioning Systems Inc. a Canadian company with a hub and service office in Calgary. The County currently owns two Eos GPS units primarily used by Public Works.

**REQUEST OF COUNCIL**

For Council to authorize administration to proceed with the purchase of the Global Positioning System (GPS) equipment from EOS Positioning Systems Inc. for \$10,000 within the approved 2026 Capital Budget amount.

<b>DEPARTMENT: Parks and Recreation</b>	
	<b>TOPIC: Real-time Kinematic (RTK) Base Station</b>
<b>REPORT PREPARED BY: Johanna Kortenschyl-Allan, Community and Recreation Coordinator</b>	

**PURPOSE OF REQUEST**

To provide information to Council to consider the purchase of a Real-time Kinematic (RTK) base station for use by Cemeteries, the Landfill and Resource Recovery Center (LRRC), and all other county departments to access without licence fees.

**BACKGROUND**

The Cemeteries division of Parks and Recreation has approved \$10,000 funding through the 2026 Capital Budget for GPS equipment to be used in coordination with the Cemeteries GIS project for locating, plot/urn information and GIS map maintenance.

There is a need for more accurate positioning access. The addition of an RTK base station at LRRC will increase the accuracy of the Cemeteries GPS equipment to ~2cm for all County owned cemeteries as well as a large portion of Foothills County. It will also replace the current annual licence fee for the landfill compactor GPS system required for operational purposes.

**Industry Considerations:**

This is a sole source with Eos Positioning Systems Inc. as a Canadian company. The County currently owns and uses two Eos Positioning Systems Inc. products for geospatial data collections for GIS applications. Any repairs or warranty work will be conducted through the Calgary Office. Another local company, Brandt was contacted in 2025 without a response.

**Financial Impact:**

The intention is for Eos and Foothills County to split the cost equally for the base station with LRRC providing a location (new LRRC building) and power. In exchange, the County will have free access for as many corporate users as needed without a subscription fee. The base station will also be available for public use for a fee to Eos. Any additional items such as maintenance, upgrades, and repairs will be the responsibility of Eos.

The base station is 14"x17" intended to be mounted on the new LRRC Building. Power is required (25w/hour ~ \$60/year). Installation is not included (electrical, mounting, and antennae). The unit has an internal modem that connects to AWS. Information Technology has provided that the Foothills Fibre line could be available with a secure IP if needed.

Cost of Eos RTK Base Station \$13,860;  
Equal split with Eos and Foothills County \$6,930+GST each;  
Split between FRSC and Cemeteries \$3,465+GST each;  
Potential for other departments to help equalize the cost amongst Foothills County corporate users.

Licensing Fees		
Department	Current without Eos RTK Base Station	With Eos RTK Base Station
LRRC	\$3,600/year	\$0
Cemeteries	\$950/year (activate summer/fall 2026)	\$0
Other Departments	?	\$0

**Comments:**

**LRRC:** *The base station will replace the annual RTK subscription fee of \$3,600 for the compactor’s GPS system.*

**GIS:** *Having the RTK base station will improve the accuracy collections using the arrow receivers in the county. More accurate data will ultimately lead to better decision making. (EOS provided that the existing models could increase to 15-20cm accuracy).*

**Information Technology:** *Will aid in locating existing Foothills Fibre lines for repairs and new hookups by increasing the accuracy from 1m+ to sub-meter. Ultimately, reducing the area of excavation for hookups or repairs.*

**Public Works:**

**Cemeteries:** *Increased accuracy in plot marking/locating in all weather and seasons; GPS collections of monuments, hardscape improvements, vegetation, and damages.*

**Others:** further potential is not fully realized.

**REQUEST OF COUNCIL**

For Council’s Consideration:

To authorize the transfer of up to \$4000 of unused funds from the 2026 County Cemeteries Capital Projects towards the purchase of the Eos RTK base station intended to be install at Landfill and Resource Recovery Center; subject to approved funding by Foothills Regional Services Commission.

And

To authorize administration to proceed with the purchase and installation of the Eos RTK base station to be installed on the new LRRC building by Cemeteries and the Landfill and Resource Recovery Center; and to enter into an agreement with Eos for an equal split cost share for the base station allowing full access to corporate Foothills County at no cost with the allowance for Eos to use the base station for public consumption.

**APPENDICES**

APPENDIX A: Eos RTK Base Station Mounting

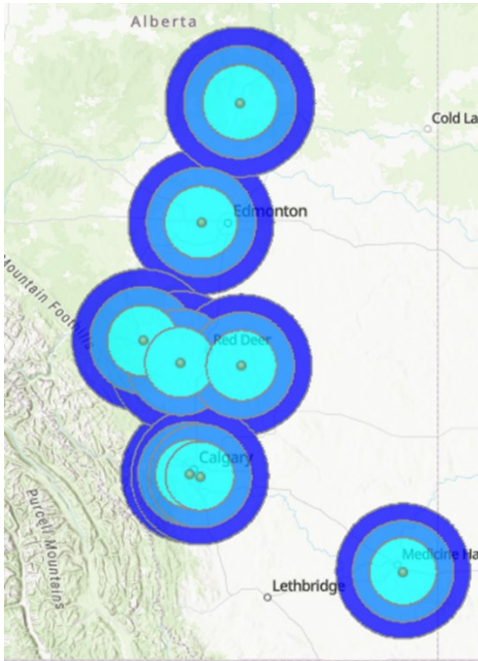
APPENDIX B: Eos Network (Alberta)

APPENDIX C: Increased Accuracy with Eos Network and RTK Base Station at LRRC (map)

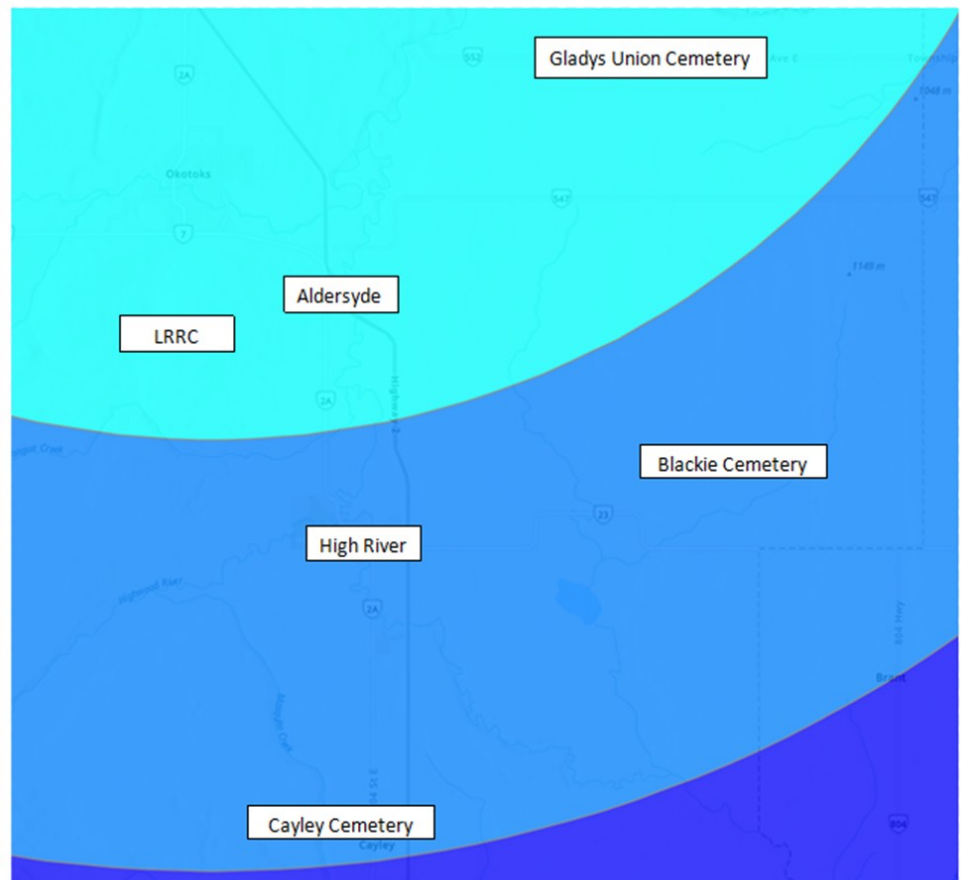
**APPENDIX A: EOS RTK Base Station Mounting**



## APPENDIX B: Eos Network (Alberta)



Eos Network (Alberta)

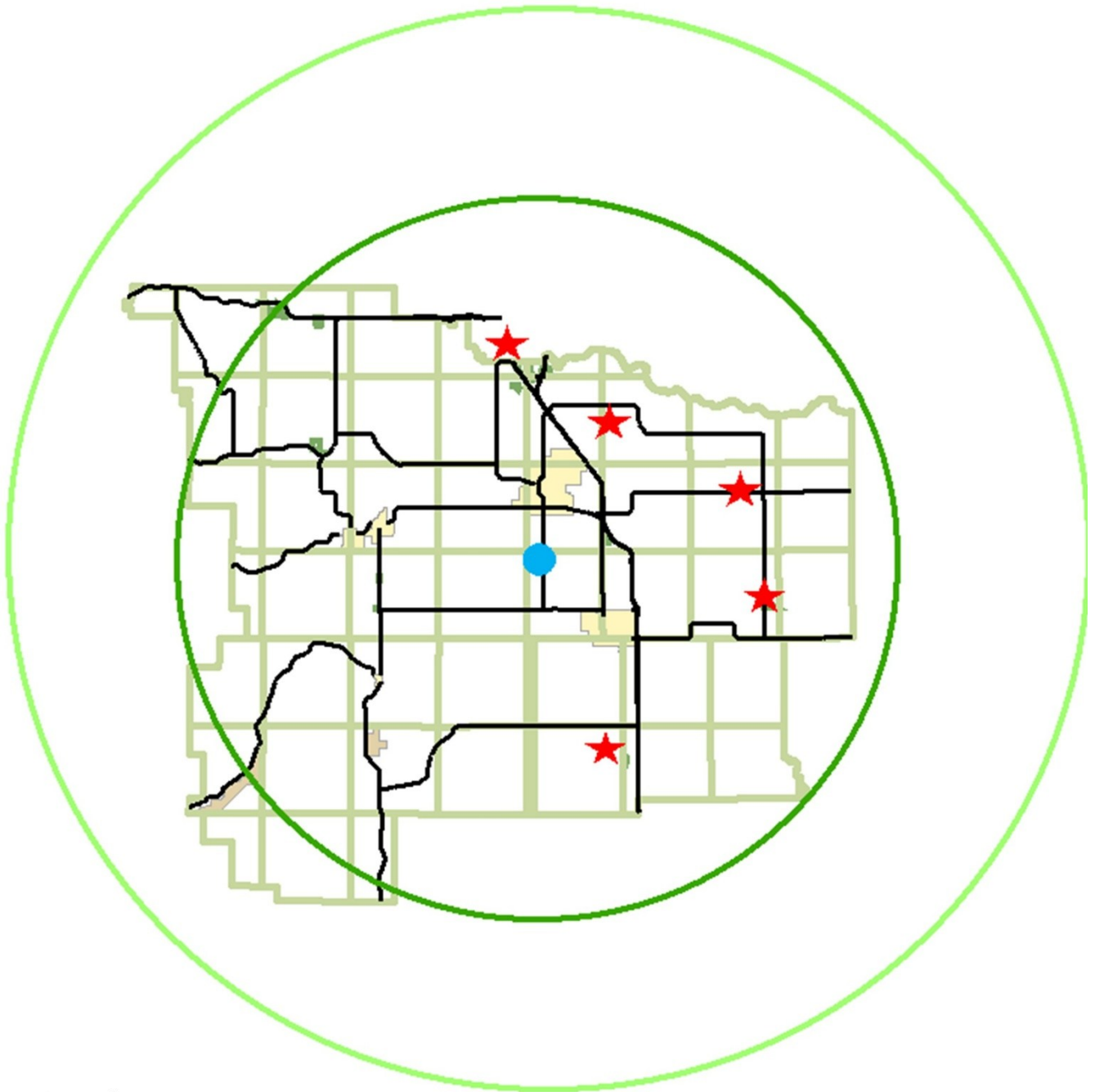


Distances from nearest Eos RTK base stations and associated accuracies:





Light blue 0-40km is 2cm

Medium Blue 40-60 is 2cm to 6cm

Dark Blue 60-80 is 6cm to 10cm



Legend

-  Most central location for Eos RTK base station at the Landfill and Resource Recovery Center
-  County Owned Cemeteries— Blackie, Cayley, Davisburg, Gladys Union, Pine Creek
-  40km from LRRC ~2cm accuracy
-  40—60km from LRRC ~ 2cm to 6cm accuracy

# COUNCIL ADMINISTRATIVE REPORT

Department: Public Works and Engineering



**TITLE:** Stop Sign Removal - 314 Ave & 32 St

**Author:**

**Kallum Umscheid, T.T**  
Engineering Technologist

**DATE:**

**May 27, 2026**

**Presenter:**

**Patrick Antle, C.E.T**  
Engineering Technologist

**ATTACHMENTS:**

Map, Location

**PURPOSE:**

To have Council review the removal of stop signs at the intersection of 314 Ave E and 32 St E shown on the attached map.

**BACKGROUND:**

There has been a request from the local homeowners to remove the stop signs at the intersection of 314 Ave E and 32 St E for North bound and South bound traffic, while maintaining the stop sign for West bound traffic. A total of 64 Foothills County residents (some from the same household) and 6 Town of Okotoks residents nearby the municipal boundary have signed a document expressing support in removing the North and South stop signs at said intersection.

The North and South STOP signs were originally installed in 2023 following a similar request by area residents, with 28 expressing support (some from the same household) for installation at that time.

**DISCUSSION:**

The intersection of 314 Ave E and 32 St E currently has 3 STOP signs: one for traffic travelling West on 314 Ave E, one for traffic travelling North on 32 St E, and one for traffic travelling South on 32 St E. On 32 St E, the speed limit is posted at 60 km/h with no sight line issues. On 314 Ave E, the speed limit is posted at 80 km/h, and the avenue terminates at the intersection with 32 St E.

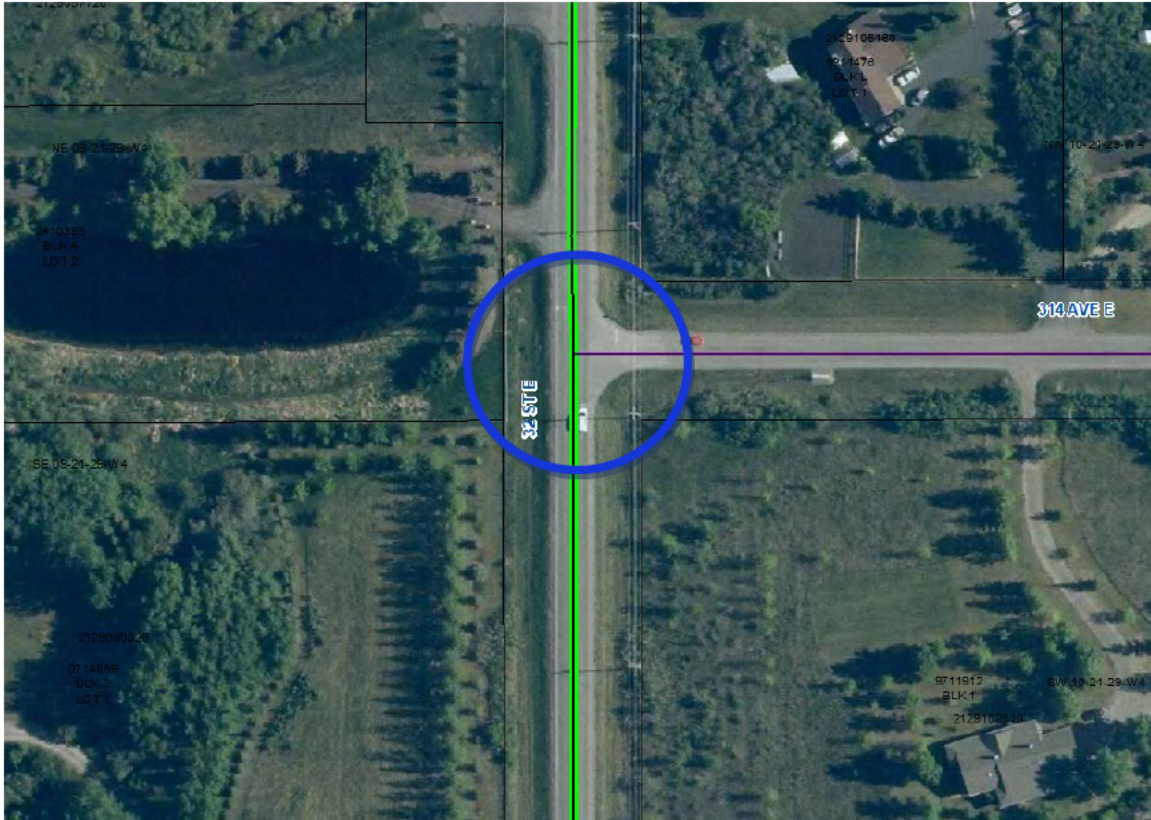
**FINANCIAL:**

No cost to remove the signs. Signs and posts can be repurposed elsewhere in Foothills County.

**RECOMMENDATION:**

The intersection functions as is, though there may be a case to improve flow of traffic via the removal of the North and South stop signs on 32 St E. Council may choose to approve the STOP sign removal, at the location described creating a 1-way STOP for traffic travelling on 314 Ave E.

**Fig. 1 – Location of current 3-way STOP**



**Fig 2. South of the Intersection looking North (Proposed STOP Sign to be removed)**



**Fig 3. East of intersection looking West (Sign to remain)**



**Fig 4. North of the intersection looking South (Proposed STOP Sign to be removed)**



Figure 5. Homeowners signed on to petition.

PETITION TO: Remove North and South stop signs on 32<sup>nd</sup> Street, at the intersection of 32<sup>nd</sup> Street and 314 Avenue East.  
 Maintain stop sign Westbound on 314 Avenue East.

Petition Summary: Remove north and south stop signs at the intersection of 32<sup>nd</sup> Street and 314 Avenue East.  
 Maintain stop sign Westbound on 314 Avenue East

Printed Name	Signature	Address	Date	Comment
Madison Banks			03/16/2026	
Jesse Moyer			03/16/2026	
Jordan Judge			03/22/2026	
Jim Matthews			03/22/2026	
Teresa Lynn			03/22/2026	
Byke Janner			03/22/2026	
Dalter Tainton			03/22/2026	
Mary Tainton			03/22/2026	
Jake Flaker			03/22/2026	
10 Nicole Flaker			03/22/2026	
KARL DEN MITCHELL			03/22/2026	
Ryan Gear			03/22/2026	
Pshlee Creason			03/22/2026	
Jamie Creason			03/22/2026	
Jen Treaser			03/22/2026	
Damon Treaser			"	
Elisabeth Galant			03/22/2026	
Justin SEWARD			MAR 22 2026	
Amy MacDonald			April 6 2026	

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18  
11

Name	Signature	Address	Date	Comment
20 Kristine Kroecker			03/22/2026	
Scott Kroecker			03/22/2026	
X Brian Miller			03/24/2026	
X Calan Stinson			03/22/2026	
LARET WALKER			03/24/2026	
X Paul Kerr			03/24/2026	
X Marty Miller			03/24/2026	
LISA DAW			03/24/2026	
Dennis Baum			03/24/2026	
Cadmita Baum			03/24/2026	
Eric Drape			03/24/2026	
30 GUY GEAUX			03/24/2026	
DANN LYNN			03/25/2026	
Mel Odenbirk			03/25/2026	
X Leroy Flanders			03/25/2026	
X HARVEY FLANDERS			03/25/2026	
HAZEL BELL			03/25/2026	
ED BELL			03/25/2026	
Austin Kroecker			03/26/2026	
Rob FERTZ			03/26/2026	
Sam Veltro			03/26/2026	
Dana Claghann			03/26/2026	
Heather Steir			03/26/26	
Kirsten Scott			03/26/26	

2 of 4

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<b>DEPARTMENT:</b> Legislative Services	
	<b>TOPIC:</b> National Dental Care Day - Proclamation Request
<b>REPORT PREPARED BY:</b> Jacqueline Schuler <b>REPORT PRESENTED BY:</b> Manager of Legislative Services Sherri Barrett	

**PURPOSE OF REQUEST**

To consider proclaiming October 10, 2026 as National Dental Care Day.

**BACKGROUND**

Administration received a request from the National Dental Care Day Foundation on May 18, 2026 requesting that Foothills County consider proclaiming October 10, 2026, as National Dental Care Day.

See attached request.

**REQUEST OF COUNCIL**

*Proposed Motion:*

That Council acknowledge the request from the National Dental Care Day Foundation to proclaim October 10, 2026 as National Dental Care Day.

**APPENDICES**

- Appendix A: Email Correspondence from National Dental Care Day Foundation
- Appendix B: Certificate of Incorporation
- Appendix C: NDCD Foundation Overview
- Appendix D: NDCD Impact Report
- Appendix E: Proclamation - Municipalities

**From:** Raj Khanuja [REDACTED]  
**Date:** Monday, May 18, 2026 at 5:55 PM  
**To:** Raj Khanuja [REDACTED]  
**Subject:** Proclamation Request – National Dental Care Day (October 10, 2026)

You don't often get email from rajdds@yahoo.com. [Learn why this is important](#)

Dear Mayor and Members of Council,

On behalf of the National Dental Care Day Foundation, I respectfully request that the City/Town/Municipality proclaim October 10, 2026 as “National Dental Care Day.”

National Dental Care Day is a Canadian public-awareness initiative dedicated to promoting oral health education, preventive dental care, and equitable access to oral healthcare services. The initiative raises awareness about the importance of oral health and its connection to overall health and wellness while recognizing the contributions of dental professionals, educators, volunteers, and community organizations that support healthier communities.

The initiative encourages preventive care, oral hygiene, early intervention, and greater awareness regarding access to oral healthcare services for underserved and vulnerable populations across Canada.

National Dental Care Day has also been recognized within Ontario's dental community through public awareness and access-to-care initiatives supporting healthier communities across the province.

Attached for your consideration are:

- Draft proclamation wording
- Organization overview

- Supporting background information

We would be honoured to receive your support in recognizing October 10, 2026 as National Dental Care Day in your community.

Thank you very much for your time and consideration.

Sincerely,

Dr. Raj Khanuja, OMC, DDS  
Founder – National Dental Care Day

Recipient – Ontario Medal for Good Citizenship  
Recipient - Canada's Volunteer Awards

Email: [REDACTED]

Telephone: [REDACTED]

[National Dental Care Day Foundation](#)

[Senator Mohamed-Iqbal Ravalia Topic Intervention 671801 - 2](#)

**National Dental Care Day - Free Dentistry Across  
Canada**

Join us in celebrating National Dental Care Day, providing free dental services to those in need across Canada.

**Regards & gratitude,**

**Raj Khanuja, O.M.C., B.A., D.D.S., M.P.H., F.I.D.I.A., M.A.G.D.**

**[EXTERNAL EMAIL]** This email has originated from outside of the Foothills County organization. Do not click on any links or open any attachments unless you recognize the senders Name and Email address.



National Dental Care Day Foundation is a Canadian public-awareness and community-impact initiative dedicated to improving access to oral healthcare, promoting preventive dental education, and restoring dignity through compassionate care.

National Dental Care Day mobilizes volunteer dental professionals, students, clinics, educators, and community partners across Canada to provide free essential dental care to underserved individuals and families — without cost, barriers, or judgment.

What began as a local act of service has evolved into a growing national movement grounded in compassion, accessibility, volunteerism, and health equity. The initiative emphasizes the importance of oral health as an essential component of overall health and well-being.

The initiative has received recognition from municipalities, academic institutions, members of the dental profession, and public leaders across Canada for its contribution to community wellness, preventive healthcare awareness, and access-to-care initiatives.



National Dental Care Day

*Dignity begins  
when pain ends.*

A national movement restoring oral health,  
dignity, and hope across Canada.

National Impact Report | Canada | 2025

*One Chair. One Day. One Nation.*

# Why This Report Matters

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**This Impact Report** documents the national outcomes of National Dental Care Day 2025 — a coordinated, volunteer-powered day of care delivered across Canada.

It reflects the collective efforts of dentists, hygienists, students, partners, and communities who came together on one day to remove barriers to essential oral health care and restore dignity to those who needed it most.

The data, stories, and insights that follow represent real people, real clinics, and real outcomes — captured to learn, to improve, and to demonstrate what is possible when compassion is organized at a national scale.

*All care was provided at no cost, without judgment, and with dignity at the center.*

---

## Inside This Report

- The need for National Dental Care Day
- Our model and theory of change
- National impact and insights
- Stories of dignity and care
- Recognition, partners, and the road ahead

## THE CANADIAN CALL TO COMPASSION

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Across Canada, pain still silences too many people.

Dental pain is not just a health issue —  
it is a barrier to dignity, confidence, and opportunity.

On National Dental Care Day, something different happens.

Clinics open not for profit, but for people.

Professionals give not because they must,  
but because they believe no one should suffer in silence.

On one day, across one nation, compassion becomes action.

National Dental Care Day exists to remove barriers to essential oral health care by mobilizing the dental profession, students, partners, and communities across Canada in a single, coordinated day of care. It is a model built on trust, professionalism, and the belief that dignity is restored when pain ends.

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**One Chair. One Day. One Nation.**

*A national movement restoring dignity through care.*

## A Note to Canada

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*This movement began with a simple belief:  
no one should live with preventable pain.*

**Dr. Raj Khanuja; OMC, DDS**  
Visionary • Advocate • Citizen of Compassion

Across Canada, I have witnessed how untreated dental pain quietly erodes dignity, confidence, and opportunity.

A hurting mouth affects far more than physical health — it disrupts sleep, work, nutrition, and mental well-being. Too often, this suffering is endured in silence, driven by cost, fear, stigma, or lack of access.

National Dental Care Day exists to interrupt this cycle — not with debate or delay, but with **immediate action**. By opening dental clinics across the country on one coordinated day, we replace barriers with access, and delay with dignity.

What began as a single day of service has grown into a nationally coordinated movement grounded in **compassion, professionalism, and trust**. Each year, thousands of dental professionals, students, and volunteers come together: **with one shared purpose**: to care for those who have been living without options.

On National Dental Care Day, clinics open their doors at **no cost**. Pain is relieved. Infections are treated. Smiles are restored. And for many, it is the first time in years they are seen — truly seen — within the healthcare system.

National Dental Care Day proves that when care is **coordinated, it scales**.

Our responsibility now is to protect what works, strengthen what can be improved, and ensure that dignity through care becomes a national standard — not an exception.

# Why National Dental Care Day Exists

## The Need

*Canada's health system is a source of pride — yet oral health remains largely excluded.* For millions of Canadians, dental care is still inaccessible due to cost, fear, geography, or circumstance. Pain is often endured quietly until it becomes impossible to ignore.

This is not a failure of individuals.

It is a gap in the system.

### Access

Many Canadians delay or avoid dental care altogether due to cost or lack of coverage.

### Pain

Untreated dental pain affects sleep, nutrition, employment, and mental health — far far beyond the mouth.

### Silence

Those most affected often suffer quietly, navigating stigma, fear, or competing priorities.

National Dental Care Day exists to interrupt this cycle — not with policy debate, but with immediate care.

By opening clinics across Canada on one coordinated day, NDCD creates a moment where access replaces barriers, and dignity replaces delay.

**This is where compassion becomes action.**

# From One Free Dental Day to a National Movement

National Dental Care Day did not begin as a national initiative.

Its roots trace back to 2012, when a single Free Dental Day was launched to respond to the urgent, unmet dental needs of individuals suffering in silence. What began as a local act of service became an annual commitment — delivered **year after year**, without interruption.

Over the next thirteen years, thousands of hours of volunteer care were provided, communities were served, and a clear truth emerged:

**The need was persistent, widespread, and systemic.**

Each year reinforced the same reality — one day of care could restore dignity, relieve pain, and change lives. But the impact deepened and multiplied when clinics, professionals, and communities acted together.

As participation grew and lessons were learned, the initiative evolved. What began as a single-clinic effort expanded into a coordinated model — aligning dental professionals, students, partners, and institutions around one shared day of service.

In 2025, after thirteen consecutive years of free dental care delivery, this evolution culminated in the launch of National Dental Care Day — a nationally coordinated movement grounded in experience, trust, and over a decade of proven service.

**National Dental Care Day is not a new idea.**

**It is thirteen years of compassion, refined into a national model.**

**2012 → 2025**

**From one Free Dental Day to a national movement of coordinated care.**

# The NDCD Model

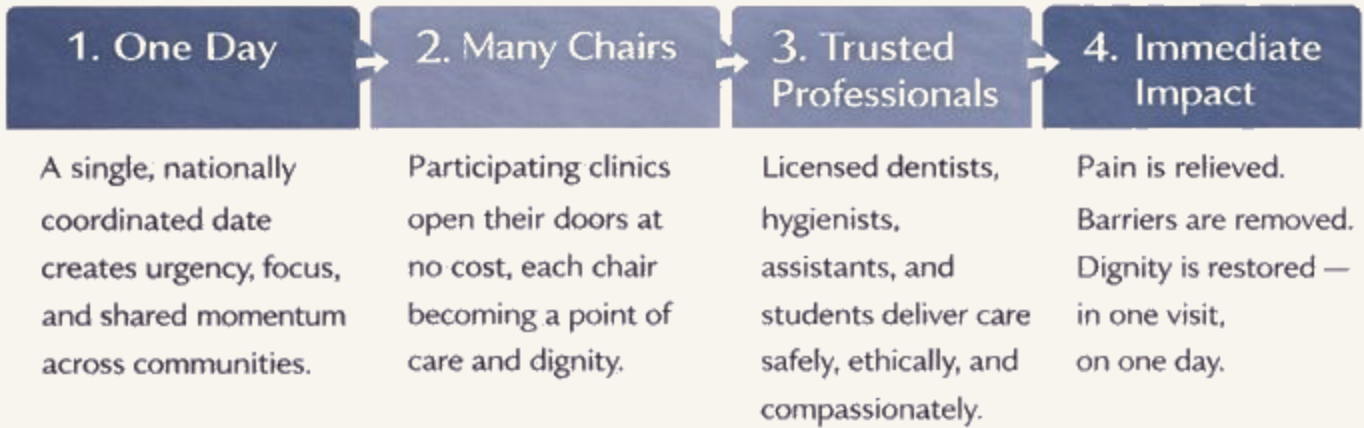
## How One Day Works

### Longitudinal Context

This model is grounded in thirteen consecutive years of free dental care delivery, refined through real-world practice since 2012. It reflects what has been learned through sustained service – not theory or pilot projects, but repeated delivery across communities year after year.

National Dental Care Day is built on a simple but powerful idea: when care is coordinated nationally, its impact multiplies locally.

By aligning clinics, dental professionals, students, partners, and communities around one shared day, NDCD transforms individual acts of generosity into a collective national response.



This model does not replace long-term solutions. It meets people where they are — immediately — while building momentum for broader change.

**What happens when this model comes to life across Canada is measurable.**

# National Impact Snapshot – 2025

NDCD's reach across Canada in one coordinated day

**219** Canadians Served



**16**

Clinics



**550**

Volunteer Hours



**\$121,000**

In Free Care



**\$553**

Avg. Value per Patient

*One National Day. 219 Lives Touched.*

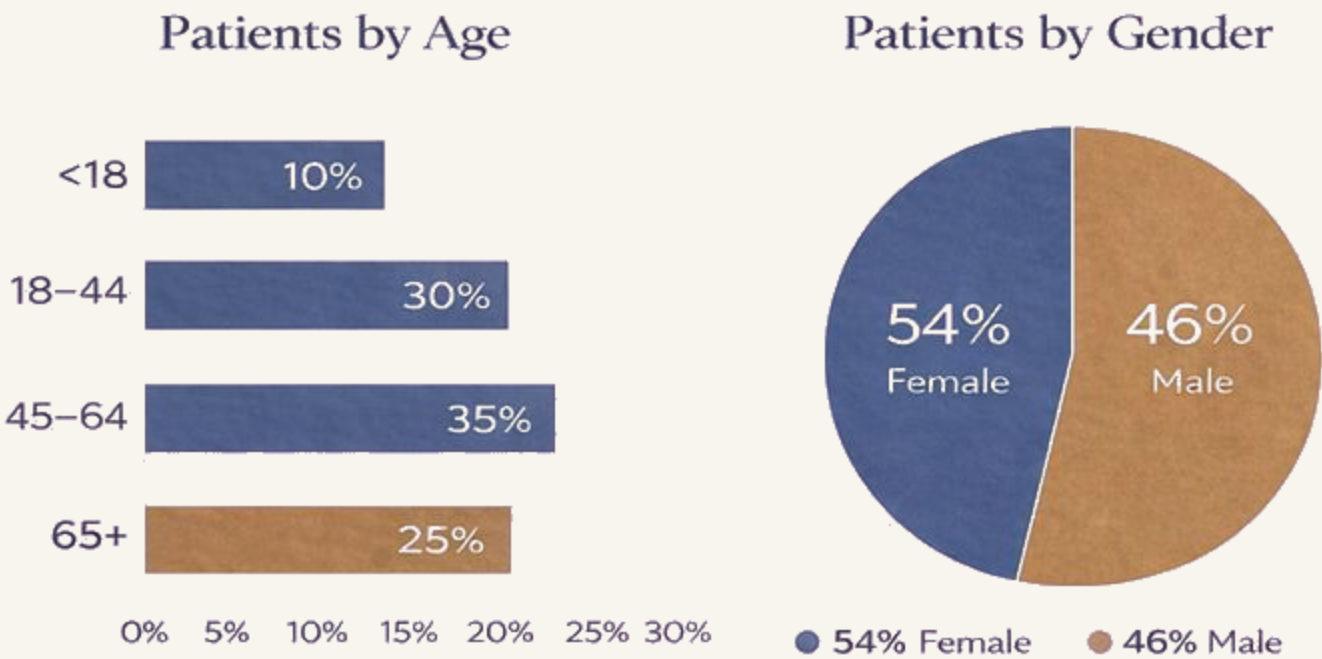
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# Who We Served – 2025

A national breakdown of the Canadians we cared for through NDCD.

One chair, one day. Nationally diverse Canadians experiencing dental vulnerability.

Here is a demographic profile of those who received care.



Over half of our patients were adults 45 and older, highlighting that dental needs do not diminish with age.

Meanwhile, 54% of those served identified as female, reinforcing the importance of gender-responsive healthcare even in dental care.

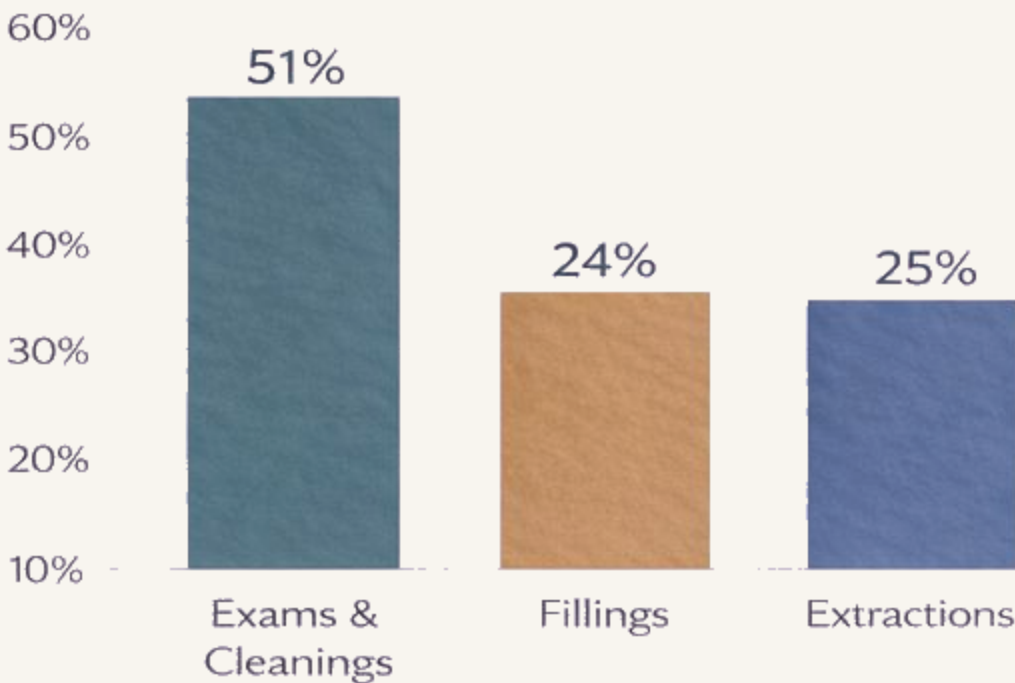
# How We Helped – 2025

A national breakdown of the essential dental procedures provided to Canadians in need.

NDCD delivered immediate relief across Canada for those suffering silently without care.

Here is a breakdown of essential dental services provided to those in need.

## Treatments Provided by Procedure



Over half of all procedures were preventive exams and cleanings, addressing immediate pain and long-term oral health.

Meanwhile, one quarter of all treatments entailed extractions, emphasizing the urgent need for dental intervention.

# What the Data Tells Us

A look at comprehensive national patient demographics.

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To understand who needed our help, we present one focus chart highlighting the demographics of patients treated.



## Oral Health Needs Span All Ages

Patients from all age groups were represented, highlighting the universal need for accessible dental care, from the elderly to children and teenagers.



## Caregivers and Women are Prominent

The patient demographics skewed female and showed significant needs among working-aged adults. This reflects the caregiving roles that many women play, who often put others' health before their own.



## Preventive Care Was Critical

Over half of all treatments provided were **preventive exams and cleanings**, demonstrating the importance of maintaining oral health to prevent future complications.



## High Demand for Urgent Care

A significant portion of care was dedicated to urgent needs, such as extractions, due to prolonged dental neglect and untreated decay.

# Voices of NDCD

Real experiences from Canadians who received free dental care.



**Flo** (Ontario)

With permission. In loving memory.

“ Now I can be in the pictures.  
– Flo, Ontario

“ My teeth really are part  
of my dignity.  
– Lisa, Nova Scotia

“ I am grateful to see my  
mother smile again.  
– Leila, Ontario

“ I will sleep tonight for  
the first time in months.  
– Patient

“ I will sleep tonight for  
the first time in months.  
– Patient

“ The pain is gone. Thank you.  
– Senior

“ I felt seen today.  
– Youth

# Stories of Dignity

Every smile restored through National Dental Care Day represents more than dental care — it represents dignity, relief and compassion.

These stories reflect the people NDCD serves across Canada and the human impact behind a single day of coordinated care.

## Story 1 — Flo (Ontario)

*“Now I can be in the pictures.”*

Flo used a wheelchair and lived for years without access to dental care. She dreamed of being able to smile at her daughter's wedding.

After receiving care through **National Dental Care Day**, she looked at her dentist and said with a shy smile. *“Now I can be in the pictures.”*

In her final months in hospital, nurses shared that her restored smile brightened the entire room.

Flo's story lives at the heart of NDCD — a reminder that restoring a smile restores dignity.

## Story 2 — Lisa (Nova Scotia)

*“My teeth really are part of my dignity.”* *A Daughter's Gift*

Lisa grew up being bullied for her teeth. As though our oral health had fallen to the bottom of basic health priorities.

*“I never thought my teeth were part of my dignity — but they are.”*

Lisa's story is at the heart of NDCD — expanding access and restoring confidence. One restored smile restores dignity.

## Story 3 — Leila (Ontario)

Leila gave up her own appointment so that her mother — shy, in pain, and suffering from long-ignored dental issues — could be treated first.

Once the infection was removed, her mother smiled for the first time in months.

Leila said quietly. *“I'm grateful to see my mother smile again.”*

This is the heart of National Dental Care Day: One Chair. One Day. One Act of Compassion.

*One restored smile restores dignity.*

# Recognition & National Endorsement

National acknowledgement of leadership, service, and impact

## Provincial Recognition

“National Dental Care Day reflects the spirit of those who step up for others. By ensuring access to essential dental care, it helps build a stronger community — one grounded in kindness, unity, and shared responsibility.”

— The Honourable Edith Dumont, Lieutenant Governor of Ontario  
October 10, 2025



## Municipal Proclamation – Birthplace of a National Movement

City of Brampton

“Position Brampton as the birthplace of a national movement rooted in compassion, dignity, and healthcare equity.”

— Mayor Patrick Brown, City of Brampton



City of Brampton

## Professional Regulation



Royal College of Dental Surgeons of Ontario

RCDSO Connect, Spring 2025

“Because when we choose to serve, we don’t just change the world – we elevate the profession, uplift communities, and become the very best version of ourselves.”

## Academic Leadership



UNIVERSITY OF TORONTO

FACULTY of DENTISTRY

## Academic Leadership

“Your leadership in launching National Dental Care Day is both timely and deeply impactful.”

— Anil Kishen, B.D.S. M.D.S. Ph.D,  
Dean, Faculty of Dentistry, University of Toronto



# Academic Leadership

Training the Future Dentists of Canada – *with Compassion*

On June 25, 2025, the Flower City Institute received official approval from the Academy of General Dentistry (AGD) Program Approval for Continuing Education (PACE), confirming the Institute as a nationally recognized provider of high-quality continuing dental education.

This approval positions the Institute as a trusted educational body shaping the future of compassionate dental practice.

## RCDSO Category 1 Core Course Approval (2025–2028)

*“A Profession with Purpose: Compassion, Accessibility and Service.”*

On November 10, 2025, the Royal College of Dental Surgeons of Ontario approved the Institute’s course, *“A Profession with Purpose: Compassion, Accessibility and Service,”* as a Category 1: Core Course for the maximum three-year period.

Category 1 Core Course Name	Category 1 Core Course	Competency Area of Focus	Delivery Format	Presenter(s)	CE Points
A Profession with Purpose: Compassion, Accessibility and Service	2025-LV-1745	Access to Care	Live	Dr. Raj Khanuja	2

This course strengthens professional understanding of dignity-based care and advances NDCD’s mission through formal education.

# Why We Volunteer

Clinicians, students, and clinic teams share why they choose to give back.

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“By offering free care, we honour our belief that no one should be denied a confident smile.

**Dr. Aparna Narvekar, General Dentist**



“NDCD is my way of honouring my grandfather’s legacy — restoring dignity, not just teeth.

**Dr. Madhavi Kolli, General Dentist**



“Participating in NDCD brings personal fulfillment, connection with peers, and direct impact in the community.

**Dr. Jaspreet Bhalla, General Dentist**



We want our careers to begin with compassion.

## **Dental Students**

Learning dentistry means learning responsibility — to patients, communities and dignity.



For one day, our clinic became a community.

## **Clinic Teams**

From reception to sterilization, every role mattered.

# Partners & Supporters

Organizations who stood with National Dental Care Day.

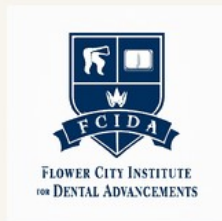
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University of Toronto Faculty of Dentistry



CDSPI



Flower City Institute for Dental Advancements



Lotus Plaza



Ontario Medal for Good Citizenship



Canadian Business Excellence Award



CDMS Dental Supplies



City of Brampton

# Looking Ahead: 2026–2030

Our vision for the future of National Dental Care Day across Canada.

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## Expanded Reach

Increase the number of participating clinics nationwide, ensuring every province and territory is involved, so that no Canadian is left behind in accessing essential dental care.



## Broader Services

Extend the range of dental services offered, addressing not only urgent needs but also preventive and restorative care to support long-term oral health.



## Youth Engagement

Inspire the next generation of dental professionals by strengthening partnerships with universities and dental schools, and creating meaningful volunteer opportunities for students.



## Sustainable Funding

Secure stable, ongoing sponsorship and public-sector support to ensure National Dental Care Day can continue delivering free dental care year after year.



## Accountability & Learning

Looking ahead, National Dental Care Day will continue to measure reach, participation, and patient experience to inform future growth, strengthen coordination, and ensure the movement remains responsive to community need.

# Join the National Movement

Let's build a future where no Canadian goes without dental care.

---

Let's build a future where no Canadian goes without dental care.

Whether you're a dental professional, a student, a potential sponsor, or a community member, there's a role for you in ensuring brighter smiles for everyone.

Get involved, spread the word, make an impact for those in need.



Volunteer



Advocate



Donate

Connect online and be part of the movement:

website: [www.nationaldentaldareday.ca](http://www.nationaldentaldareday.ca)

email: [info@nationaldentaldareday.ca](mailto:info@nationaldentaldareday.ca)

National Dental Care Day | Impact Report 2025

## National Recognition

“But it does more than treat teeth.

It restores dignity, builds trust,  
and reminds us all of the power of service.”

— Senator Mohamed-Iqbal Ravalia, Senate of Canada

### Parliamentary Record

On October 8, 2025, National Dental Care Day was formally recognized in the Senate of Canada and entered into the Hansard Record—Canada’s official parliamentary archive.

This moment marked National Dental Care Day not only as a day of service, but as a matter of national public record, affirming that:

- Oral health is not a luxury
- Compassionate care is a shared responsibility
- Volunteerism has a place in Canada’s highest institution

This is what happens when a nation  
chooses to restore dignity with compassion.

Senate of Canada, Debates, 45th Parliament, 1st Session (October 8, 2025).

ONE CHAIR. ONE DAY. ONE NATION.

Proclamation Draft

National Dental Care Day  
October 10, 2026

WHEREAS oral health is an essential component of overall health and well-being, and access to preventive dental care and oral health education contributes to healthier individuals, families, and communities;


AND WHEREAS National Dental Care Day is a Canadian public awareness initiative dedicated to promoting oral health education, preventive care, and equitable access to oral healthcare services, particularly for underserved and vulnerable populations;

AND WHEREAS this initiative recognizes the valuable contributions of dentists, dental hygienists, dental assistants, educators, volunteers, and community organizations that work to improve oral healthcare outcomes and support healthier communities;

AND WHEREAS increasing awareness about preventive dental care, oral hygiene, and early intervention can help improve long-term health outcomes, reduce barriers to care, and strengthen public health and community wellness initiatives;

NOW THEREFORE, I, Mayor \_\_\_\_\_, on behalf of \_\_\_\_\_ Council, do hereby proclaim October 10, 2026 as “National Dental Care Day” in the \_\_\_\_\_ of \_\_\_\_\_ and encourage residents to recognize the importance of oral health and support initiatives that promote accessible dental care, preventive education, and community wellness.

**PUBLIC HEARINGS AND MEETINGS  
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
 LAND USE AMENDMENT  
 May 27, 2026  
 To be heard at: 10:00AM**

<b>APPLICATION INFORMATION</b>		<b>File No. 26R 017</b>
	<b>LEGAL DESCRIPTION:</b> NE 9-22-3 W5M	
	<b>LANDOWNERS:</b> RICHARD & BONNIE VAN GRIEKEN	
	<b>AGENT:</b> TOWNSHIP PLANNING + DESIGN INC. – KRISTI BEUNDER	
	<b>AREA OF SUBJECT LANDS:</b> 159 ACRES	
	<b>CURRENT LAND USE:</b> AGRICULTURAL DISTRICT	
<b>PROPOSED LAND USE:</b> AGRICULTURAL DISTRICT		
<b>NUMBER &amp; SIZE OF PROPOSED NEW PARCELS:</b> One new 21+/- acre Agricultural District parcel with a 138+/- acre Agricultural District balance parcel.		
<b>PROPOSAL:</b> Amendment to the Agricultural District Land Use Rules to allow for the future subdivision of one 21+/- acre Agricultural District first parcel out of the subject 159 acre Agricultural District parcel, leaving a 138 +/- acre Agricultural District balance parcel.		
<b>DIVISION NO:</b> 4	<b>DEPUTY REEVE:</b> Suzanne Oel	<b>FILE MANAGER:</b> Kari Furnell

**EXECUTIVE SUMMARY:**

**Summary of Proposal:**

To provide a 21+/- acre Agricultural District first parcel out, leaving a 138+/- Agricultural District balance parcel.

**Location:**

The subject parcel is located:

- On 210 Ave W
- Approximately 3.2 km south of Highway 22X
- Approximately 3.3 km west of Highway 22
- Approximately 3.25 km southwest of the Hamlet of Priddis

**Policy Evaluation:**

Reviewed within the terms of the:

- Municipal Development Plan 2010 (MDP2010)
- Growth Management Strategy
- Land Use Bylaw 60/2014 (LUB)

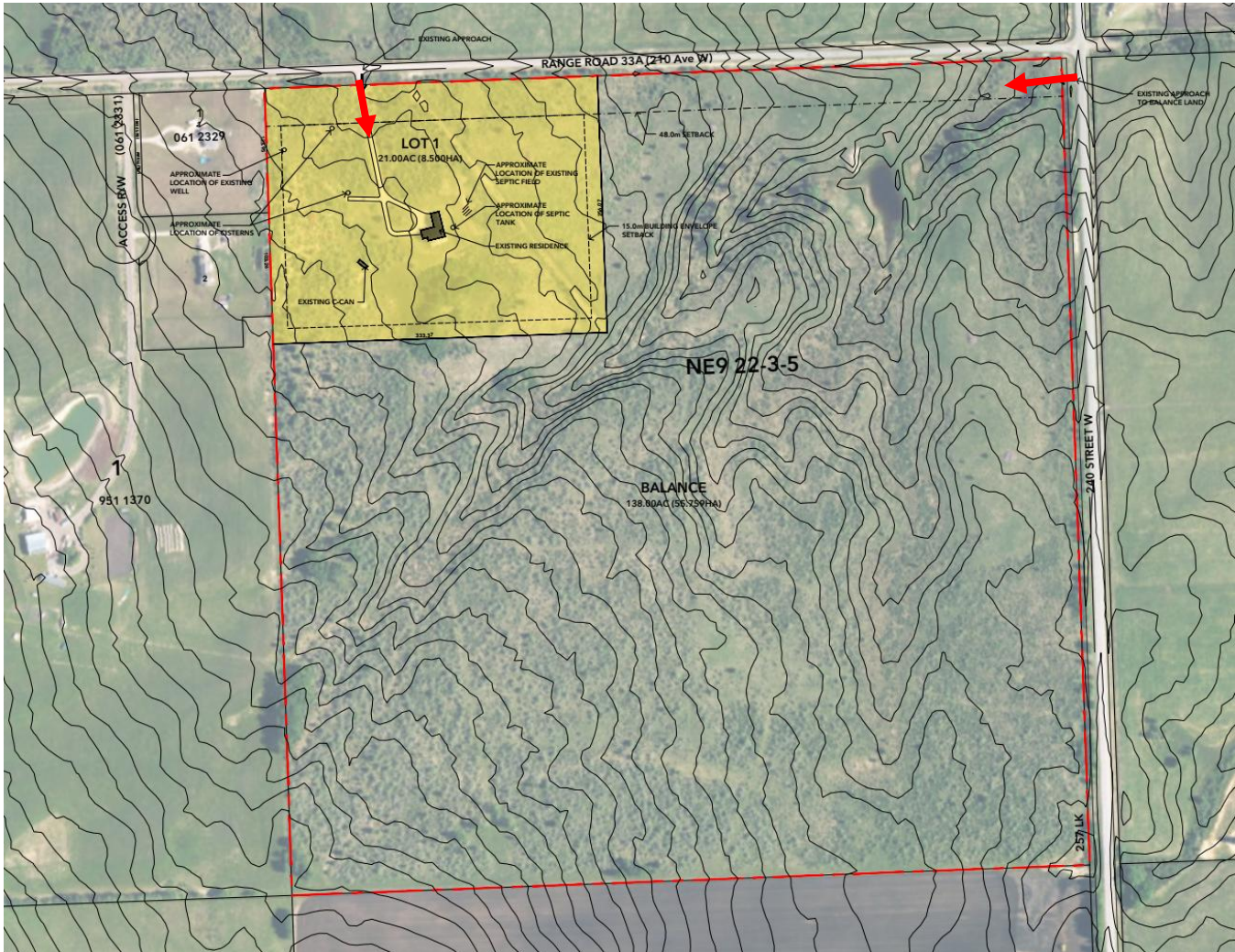
**Referral Considerations:**

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

**PURPOSE OF APPLICATION:**

Bylaw XX/2026 – Application to amend the Land Use Bylaw by authorizing an amendment to the Agricultural District Land Use Rules to allow for the future subdivision of one 21+/- acre Agricultural District first parcel out, leaving a 138+/- acre Agricultural District balance parcel from the subject parcel, being NE 9-22-03 W5M.

**SITE CONSIDERATIONS:**



**Access:**

There are two existing approaches; one constructed off of 210<sup>th</sup> Avenue West that would provide access for the Proposed Parcel, and the second approach, which is located off of 240<sup>th</sup> Street West and is proposed to provide access to the Balance Parcel. The approximate locations for these approaches are shown on the above image by the red arrows.

Public Works has no concerns with either of the approaches.

**Physiography:**

**Proposed Parcel:**

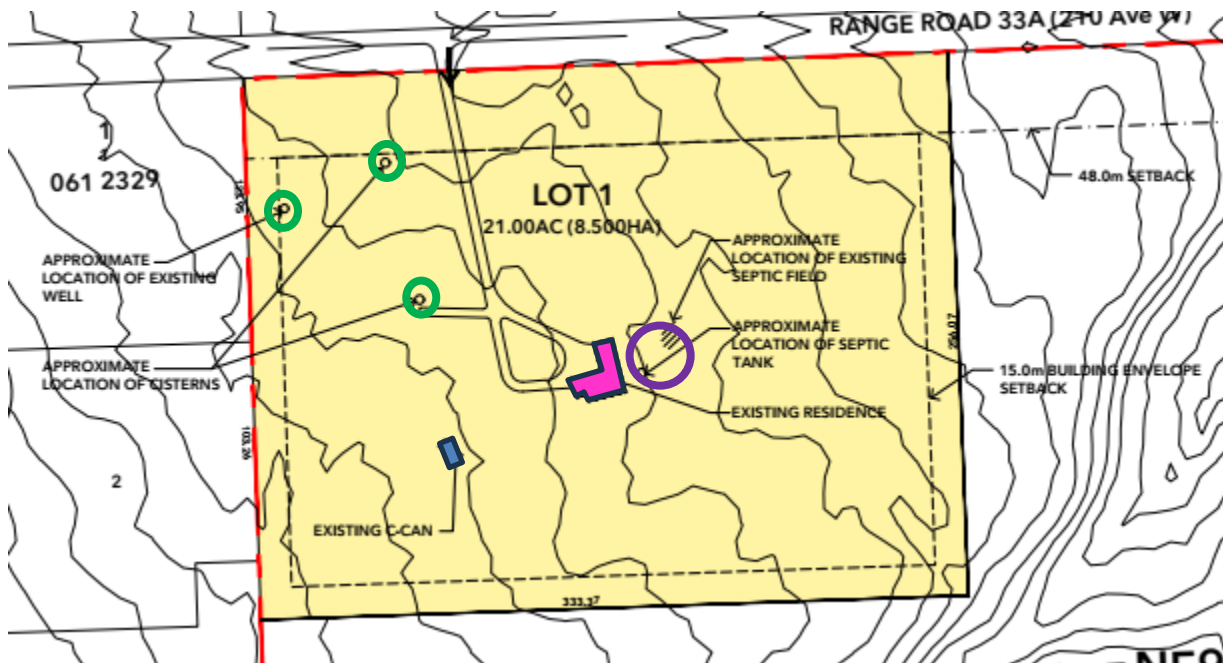
The proposed parcel is located in the northwest corner of the subject property and contains a generally level topographic bench with minimal slope. Vegetation within the proposed parcel consists of low brush and scattered mature trees.

**Balance Parcel:**

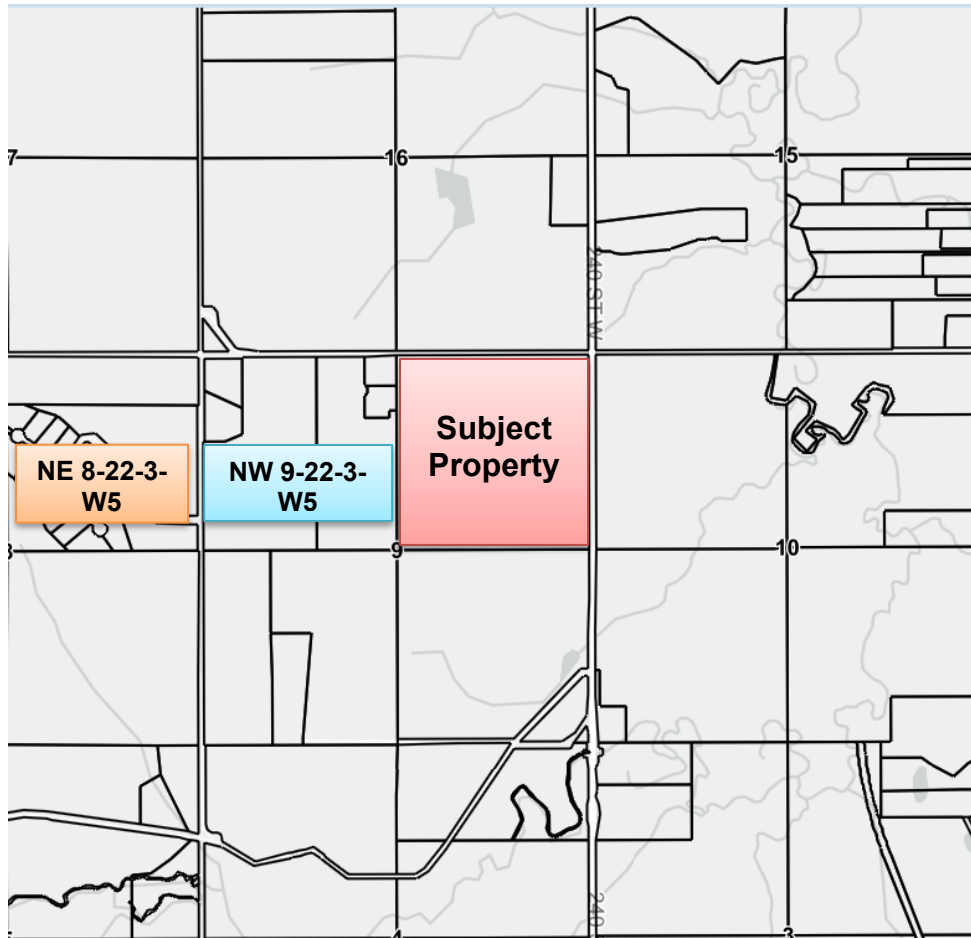
The Balance Parcel is at a slightly lower elevation from the Proposed Parcel, and there are a number of overland and seasonal drainage courses throughout, including a ponded area in the northeast corner of the quarter. The vegetation on the Balance Parcel varies but is mainly covered in shrubs.

**Existing Development:**

All existing development on the subject property would be located within the proposed parcel and consists of a Dwelling (shown shaded in pink), and a Sea-can. (shown shaded in blue). The existing dwelling is serviced via water well and cisterns (shown circled in green) and septic system (shown circled in purple).



**History:**



**NW 09-22-03-W5M**

1995 - 65 acre first parcel out of quarter, along east boundary

1996 – two 6.58 acre parcels subdivided out of 95 acre balance.

2006 – four lots approved from the 65 acre parcel, with internal road construction as access to all lots leaving a balance of 46.05 acres.

Note: On this application the landowners were unable to obtain water on the two west lots, therefore the proposal was reduced from four lots to two lots with access by easement to both parcels and the balance.

**NE 08-22-03-W5M**

1974 - 20 acre first parcel out with further boundary adjustment in 1974 increasing the first parcel out to 39 acres with reserves deferred on both the 39 acre lot and the 119.12 acre balance remaining.

The Whisky Springs Area Structure Plan (ASP) encompasses the NE 08-22-03 W5M and a portion of the NW 09-22-03 W5M, totaling approximately 200 acres. Of this area, 120 acres are located within NE 08-22-03 W5M, while the remaining 80 acres are situated within NW 09-22-03 W5M. As illustrated in the Land Use Map in Appendix A, the lands within NW 09-22-03 W5M are identified as being in transition. A subdivision was previously approved for these lands; however, development did not proceed and the area remains undeveloped.

**Summary**

Within a half mile of the subject parcel there are currently 2 unsubdivided quarter sections, and 4 quarter sections where a first parcel out has been subdivided. The existing first parcels out range in size from +/- 2.0 to +/- 21.0 acres.

<b>CIRCULATION REFERRALS</b>	
<b>REFEREE</b>	<b>COMMENTS</b>
<b>INTERNAL</b>	
Public Works	No comments or concerns.
<b>EXTERNAL</b>	
Meota Gas Co-op	No concerns.
<b>PUBLIC</b>	
Western Wheel	Advertised May 13, 2026 and May 20, 2026
Landowners (Half Mile)	No letters were received before submission of the staff report.

**POLICY EVALUATION:**

**Municipal Development Plan (MDP2010):**

Policy 5 supports the subdivision of one parcel from a previously un-subdivided quarter section as long as it is as small as possible while encompassing the structures, shelterbelts, well and septic fields necessary to the use, but not less than 2 acres in size and where possible, not larger than 20.99 acres, it respects the natural capital of the property, ensures that the parcel has physical and legal access to a Municipal road, and does not negatively impact the adjacent agricultural uses.

**Land Use Bylaw 60/2014:**

The application meets the density requirements and lot size restrictions as set out in the Section 12.1.6.2 of the Agricultural District within the County’s Land Use Bylaw.

**Growth Management Strategy:**

The subject Parcel is located within the North West District. The vision for the North West District is supportive of minimal to moderate growth with careful consideration of the potential impacts on wildlife habitat and watershed areas.

**SUMMARY:**

Bylaw XX/2026 – Application to amend the Land Use Bylaw by authorizing an amendment to the Agricultural District land use rules to allow for the future subdivision of one 21+/- Agricultural District parcel, leaving a 138+/- acre Agricultural District balance parcel from NE 9-22-3 W5M.

**OPTIONS FOR COUNCIL CONSIDERATION:**

**OPTION #1 – FIRST READING APPROVAL**

Council may choose to grant 1<sup>st</sup> reading to Bylaw ###/2026 authorizing an amendment to the Agricultural District land use rules to allow for the future subdivision of one 21+/- acre Agricultural District first parcel out, leaving a 138+/- acre Agricultural District balance parcel from NE 9-22-3 W5M for the following reasons:

*In their consideration of the criteria noted in Agriculture Policy 5 of the MDP 2010, Council is of the opinion that allowing the first parcel out of the subject lands 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 Agricultural District within the County's Land Use Bylaw.*

**Recommended Conditions for Option #1:**

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

**OPTION #2 - REFUSAL**

Council may choose to refuse the application for an amendment to the Agricultural District land use rules to allow for the future subdivision of one 21 +/- acre Agricultural District first parcel out, leaving a 138+/- acre Agricultural District balance parcel from NE 9-22-3 W5M for the following reasons:

*In consideration of Policy 2 of the Agriculture section of the MDP2010, Council did not find sufficient merit in the proposal to consider allowing the fragmentation of the subject lands into smaller agricultural parcel, as it is Council's intent to maintain the agricultural land base.*

**APPENDICES:**

**APPENDIX A: MAP SET:**

**LOCATION MAP**

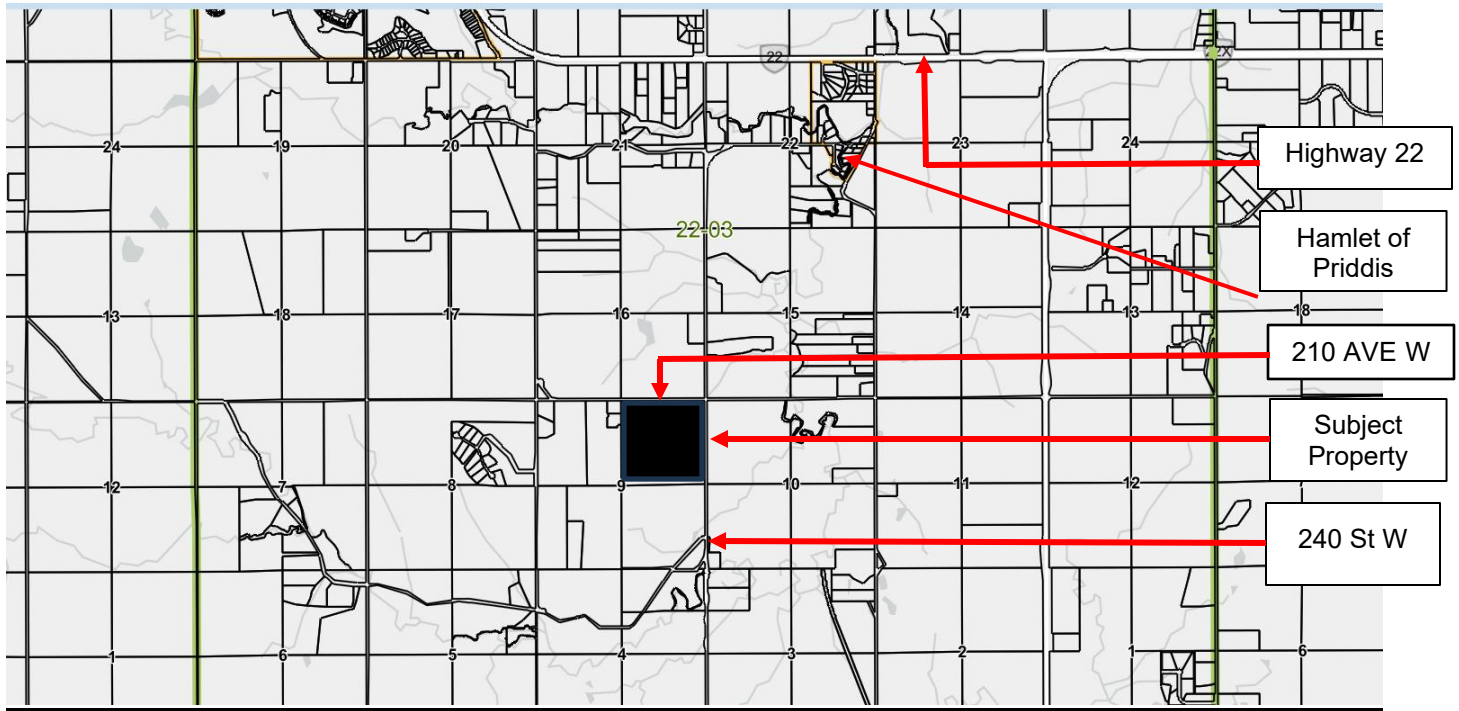
**LAND USE**

**SITE PLAN**

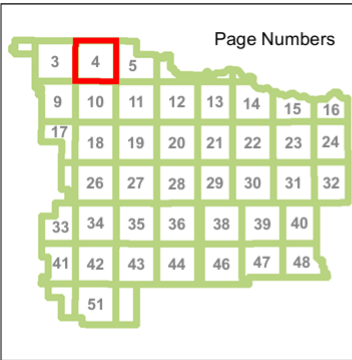
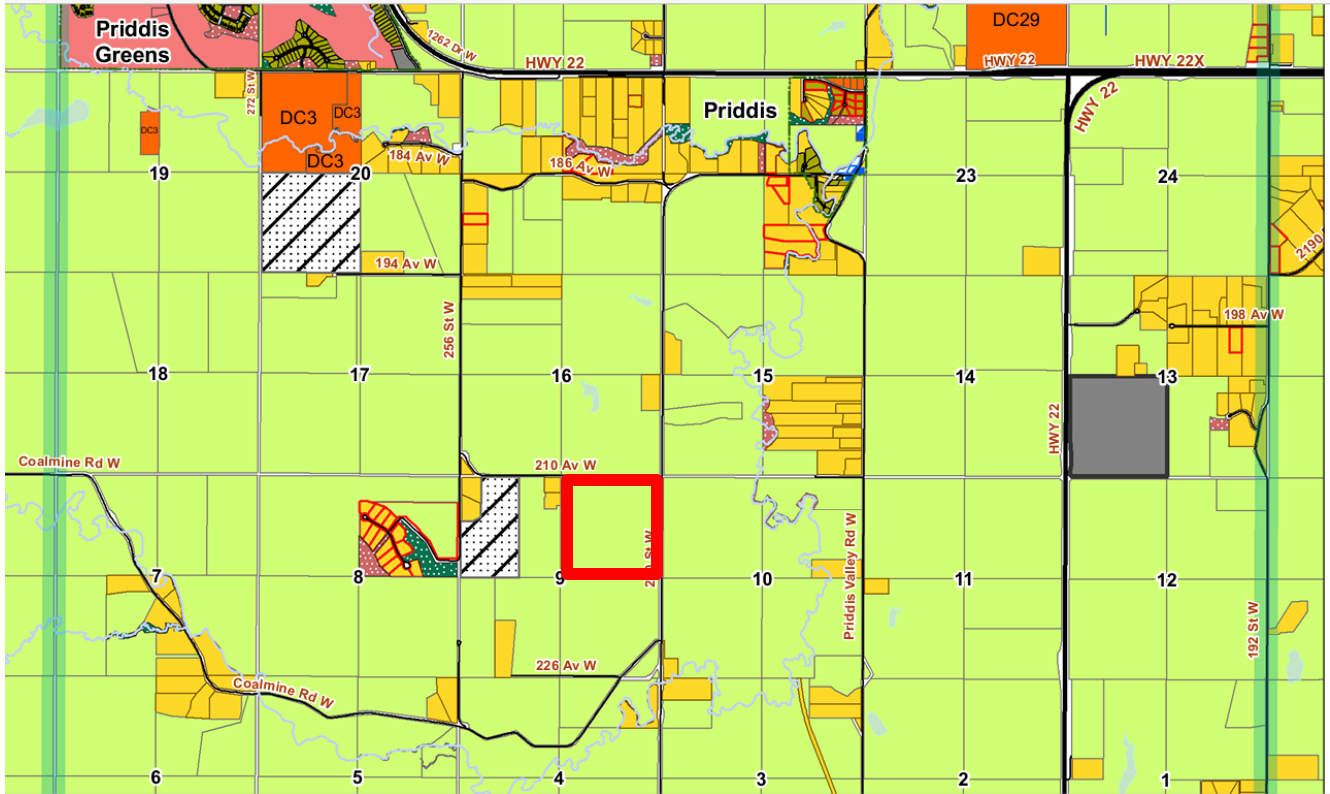
**ORTHO PHOTO**

**APPENDIX B: PROPOSED BYLAW**

**APPENDIX A: LOCATION MAP**



# APPENDIX A: LAND USE



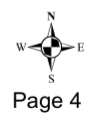
**Legend**

- County Roads
- Highways
- ⋮ In Transition
- A- Agricultural
- AA- Agricultural Sub A
- CMC- Community Commercial
- CR- Country Residential
- CRA- Country Residential Sub A
- DC - Direct Control
- ER- Environmental Reserve
- FPJ- Federal/ Provincial District
- MR- Municipal Reserve
- REC- Recreation
- PUL- Public Utility
- RC- Residential Community District
- RCA- Residential Community Sub-district "A"
- SD- Service District

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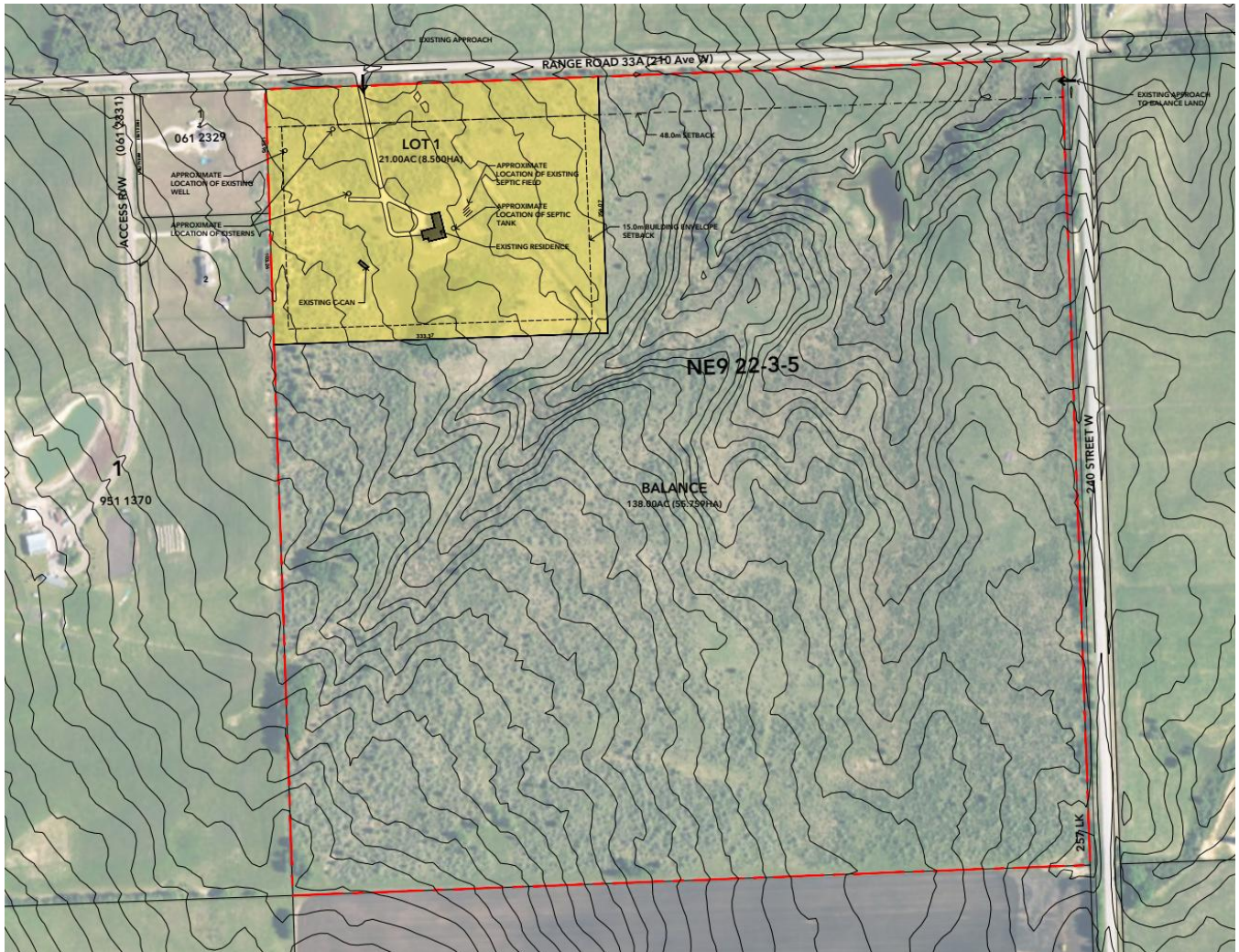
Data Sources Include Municipal Records and Altal.I.S.  
© Foothills County 2026

February 28, 2026

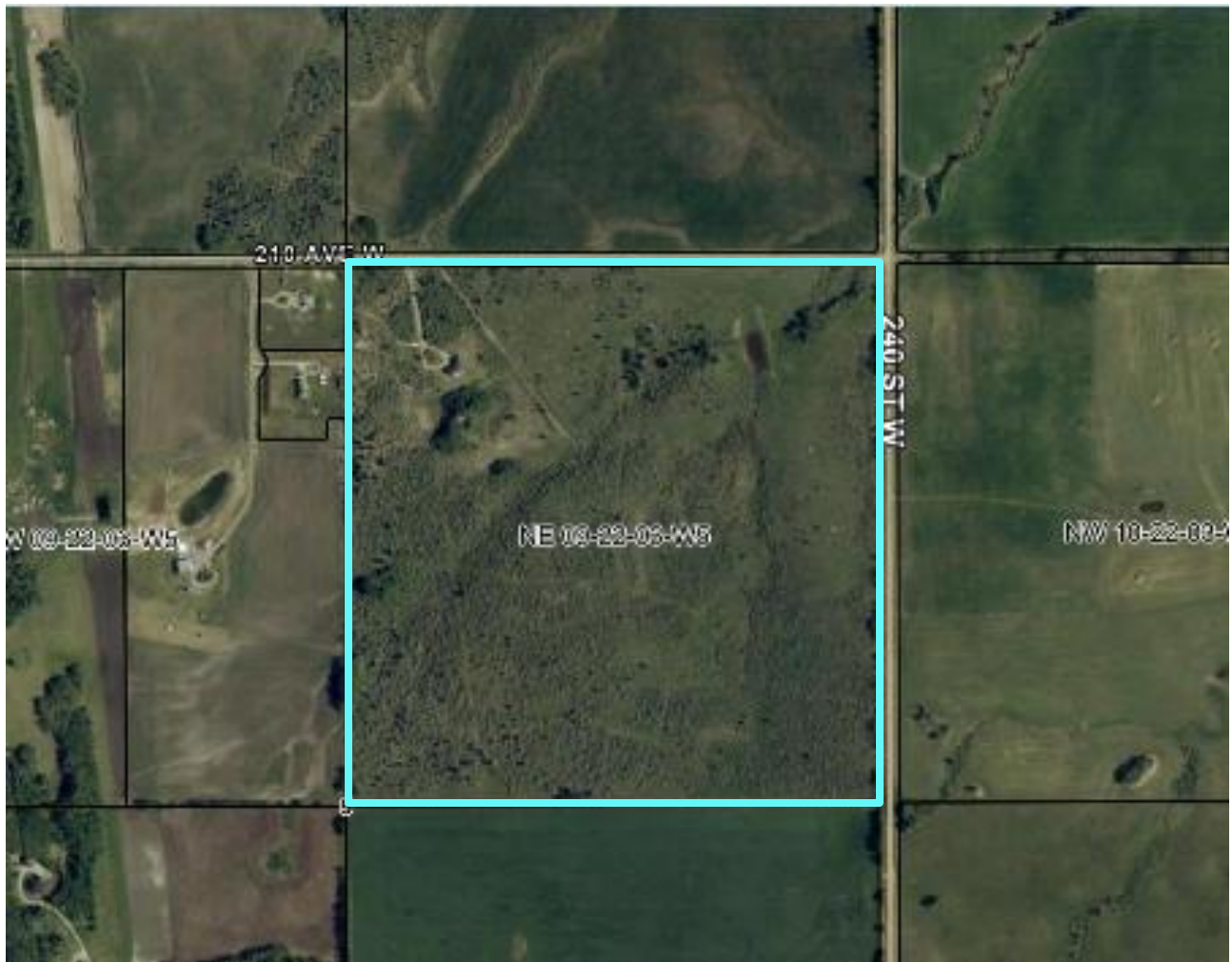


Page 4

# APPENDIX A: SITE PLAN



APPENDIX A: ORTHO PHOTO



**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 an amendment to the Agricultural District land use rules on NE 09-22-03 W5M to allow for the future subdivision of one new 21.00 +/- acre Agricultural District parcel with a 138.00 +/- acre Agricultural District balance parcel.

**NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:**

1. Under SECTION 12.0.0, AGRICULTURAL DISTRICT, the following shall be added under Part 8 Bylaw Amendments:

*NE 09-22-03 W5M to allow for the future subdivision of one new 21.00 +/- acre Agricultural District parcel with a 138.00 +/- acre Agricultural District balance parcel.*

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  
SITE SPECIFIC AMENDMENT**

May 27, 2026

To be heard at: 1:30pm

<b>APPLICATION INFORMATION</b>		<b>File No. 26R 018</b>
	<b>LEGAL DESCRIPTION:</b> NE 7-22-1 W5M	
	<b>LANDOWNER(S):</b> ESTATE OF MIRIAN SINNEAVE DAVID WOOD	
	<b>AGENT:</b> KRISTI BEUNDER of TOWNSHIP PLANNING + DESIGN	
	<b>AREA OF SUBJECT LANDS:</b> 20 ACRES	
	<b>CURRENT LAND USE:</b> COUNTRY RESIDENTIAL DISTRICT	
<b>PROPOSAL:</b> Site Specific Amendment to the Country Residential District land use rules to allow or the construction of an Oversized and Over Height Private Arena, having a total cumulative size of +/- 21,782 sq. ft. (+/-17,616 sq. ft. arena plus +/- 4,166 sq.ft. barn), as a discretionary use on the subject parcel, being NE 7-22-1 W5M.		
<b>DIVISION NO:</b> 5	<b>COUNCILLOR:</b> Alan Alger	<b>FILE MANAGER:</b> Stacey Kotlar

**EXECUTIVE SUMMARY:**

**Location:**

The subject parcel is located:

- Adjacent to and south of 210 Ave W
- 75m west of 85 St W
- 2.2 km west of the Municipal Boundary with the City of Calgary

**Policy Evaluation:**

Reviewed within the terms of the:

- Municipal Development Plan 2010 (MDP2010);
- Growth Management Strategy; and
- Land Use Bylaw 60/2014.

**Referral Considerations:**

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

**PURPOSE OF APPLICATION:**

The applicants have applied for a Site Specific Amendment to allow for the construction of an oversized and over height arena, private, on the subject property. The application identifies:

- The construction of +/- 17,616 sq.ft. (1,637 sq. m.) private arena with a height of +/- 12 m (39.37 ft)
- Attached to the arena a +/- 4,166 sq. ft. (382.4 sq.m.) 6-stall Barn
- Above the Barn a Secondary Suite not to exceed 1,400 sq. ft. (426.7 sq.m.)
- Accessory Building for Hay storage of +/- 300 sq.ft. (27.87 sq. m.)

- Two Horse Shelters +/- 44.58 sq.m. (480 sq. ft.) each within new 80'x80' paddocks
- Outdoor riding arena +/- 100' x 200'
- Pond constructed on site for fire suppression
- Personal Use Only as a private equestrian facility to support year-round care and training of her personal horses
- No events or boarding is proposed within this application

## **SITE CONSIDERATIONS:**

### **Access:**

There is one existing approach that provides access to the property from 85<sup>th</sup> St W. This approach is by way of a driveway that crosses the property to the east. There is currently no Easement Agreement in place for this access.

The applicants are proposing a second approach from 85<sup>th</sup> St W. This approach would connect to the subject property also by crossing over the property to the east.

The applicant is proposing an easement agreement with an Access Right-of-Way registered on title.

Public Works has suggested that there are suitable locations for approaches to the property off of 210 Ave W that would not require crossing the adjacent parcel.

Section 9.1.5 of the Land Use Bylaw states that an easement agreement or easement does not constitute a legal access unless a future road dedication has been registered over the easement area and the County has become a party of the easement to ensure that it cannot be removed without Council resolution.

### **Physiography:**

The subject parcel is generally flat across the northern third of the site. From this point the lands begin to gently roll and slope downward toward the southern portion of the property, becoming progressively steeper. The southernmost area features a more pronounced drop in elevation, forming a distinct slope break near the rear of the parcel.

### **Existing Development:**

The parcel currently contain the primary Dwelling with Attached Garage, Gazebo (50 sq.m.) just south west of the dwelling, and brick accessory building. All three existing structures are tucked in the southern part of the parcel. The Brick Accessory building is located 2.3m from the west property line and will require a relaxation of setbacks.

On a Country Residential District parcel 20.0 acres in size Section 4.2.1.7A states that accessory to the dwelling and attached garage the size of accessory building permitted is a maximum of five (5) buildings with a total cumulative size not to exceed 422.7 sq. m. (4, 550 sq.ft.).

The property currently contains 2 accessory buildings with a cumulative size of 65 sq. m. (700 sq. ft.). This application is proposing:

- two (2) shared Hores Shelters of 44.58 sq. m. (480 sq. ft.) each,
- outbuilding 27.87 sq. m.(300 sq.ft.).
- Barn of 382.4 sq.m. (4,166 sq.ft.)

for a total of six (6) buildings with a cumulative size of 564.43 sq.m. (6,075.5 sq.ft.). This total is one building and 141.73 sq.m. (1,525.6 sq.ft.) greater than permitted. This cumulative size also exceeds what is permitted on a 21 acre or great parcel.

<b>CIRCULATION REFERRALS</b>	
<b>REFEREE</b>	<b>COMMENTS</b>
<b>INTERNAL</b>	
Public Works	<p>Suggested Conditions for Consideration:</p> <ul style="list-style-type: none"> <li>- Stormwater Management Plan</li> </ul> <p>Recommendation on Approach Requirements:</p> <ul style="list-style-type: none"> <li>- Currently access to the property is across the adjacent lot. We note that both lots are currently owned by the applicant – there is no easement registered on the provided title.</li> <li>- There are suitable approach locations off 210 Ave W.</li> <li>- It is Council’s decision if they will permit the existing and proposed access to continue across the adjacent parcel.</li> <li>- If Council is in favour of t permitting this, PW recommends that an easement agreement be registered on title. The County will need to be party to the agreement so that it cannot be removed without consent.</li> </ul>
Building & Safety Codes	<ul style="list-style-type: none"> <li>- This building is large, it will need more than a pond for fire fighting. It will need to be non-combustible construction. Unless they show how they will separate the secondary suite form the rest of the building. The building will need sprinklers and all that is required (Fire pump, backup generator, water) Emergency Vehicle access.</li> <li>- An Architect and an Engineer, the building will need to meet the Requirements for the Energy Code 2020.</li> </ul>
<b>EXTERNAL</b>	
ATCO	No conflicts
<b>PUBLIC</b>	
Western Wheel	May 13 <sup>th</sup> and 20 <sup>th</sup> .
Landowners (half mile)	Written submission has been received and is included in the Agenda package

**POLICY EVALUATION:**

**Land Use Bylaw 60/2014:**

The application does not generally meet the intent of the Land Use Bylaw 60/2014, specifically noting the maximum size of private arenas being a maximum of 16,146 sq. ft., as identified under Table 10.3 A Criteria for Private Arenas.

**2.5 DEFINITIONS:**

*SITE SPECIFIC USE BYLAW* means a bylaw which amends this Bylaw to make provision for a site specific permitted or discretionary use to be carried out on a specified lot subject to any limitations contained in the bylaw.

**PERMITTED USE – SITE SPECIFIC** means a use provided for in a Site Specific Use Bylaw for which, the Approving Authority must, if the application otherwise conforms to this Bylaw, issue a Development Permit subject to the limitations outlined in the Site Specific Use Bylaw.

**DISCRETIONARY USE** means the use of land or a building provided for in this Bylaw for which the Approving Authority may issue a Development Permit with or without conditions as provided for in this Bylaw.

**ARENA, PRIVATE** means a building or structure, no more than 1,500 square meters (16,146 square feet) in size, in which equestrian, athletic or recreational activities are carried on and intended to be used solely by the occupants of the residence and/or by no more than four (4) non-resident users per day other than the occupants of the residence located on the lot upon which the arena is located.

**4.2.1.7 ACCESSORY BUILDINGS/STRUCTURES**

**Table 4.2.1.7A**

PARCEL SIZE	SIZE OF ACCESSORY BUILDING
15.0 - 20.99 acres in size:	Maximum of five (5) buildings with a total cumulative size not to exceed 422.7 sq. m. (4,550 sq. ft.) accessory to the residence
21.0 acres and over in size:	Maximum of six (6) buildings with a total cumulative size not to exceed 478.5 sq. m. (5,150 sq. ft.) accessory to the residence.

**10.3 RIDING ARENAS:**

A Development Permit is required for all riding arenas. *Arena, Private* is considered a Discretionary Use under the Agricultural District, the facility or structure having a maximum size of 16,146 sq. ft. is intended for equestrian related activities, used solely by the occupants of the residence on the property. The provisions for Private Arenas are identified within Table 10.3A:

**Table 10.3 A Criteria for Private Arenas:**

Private Arena	
Facility or structure intended for equestrian related activities intended to be used solely by the occupants of the residence on the property and/or by no more than four (4) non-resident guests per day other than the occupants of the property upon which the facility is located.	
Animal Units	1 animal unit per 3 acres of land
Non-resident vehicle trips per day	To a maximum of 4 vehicle trips per day
Arena structure size	Maximum 1500 sq. m (16,146 sq. ft.) *Site-specific bylaw amendment or redesignation to Direct Control #29 District required for private arena larger than 16, 146 sq. ft. in size
Overnight camping	Not Permitted
Engineering Requirements	Other requirements as determined by the Approving Authority
Other Requirements	Manure management plan to the satisfaction of the Approving Authority

**9.1 ACCESS TO PROPERTY:**

9.12 Legal, physical access to a parcel of land, for any use other than agricultural use, must exist prior to a Development Permit and/or Building Permit being issued.

9.15 For purposes of this Bylaw, an easement agreement or easement does not constitute legal access unless a future road dedication or utility right of way has

been registered over the easement area and the County has become a party to the easement to ensure that it cannot be removed without Council resolution.

9.17 As a condition of development permit, redesignation or land use amendment, or subdivision approval, the Approving Authority may require the construction of new approaches, upgrading the existing approaches and/or the removal of approaches to achieve desired access management objectives.

9.19 The Council may allow access by way of easement in special circumstances if deemed appropriate. In such case, the County will be party to the easement agreement and the agreement shall be registered on title. A road acquisition agreement and Caveat may be required over the easement area registered on title of the subject lands.

**13.1.7.6 CUNTRY RESDIENTIAL MAXIMUM HEIGHT OF STRUCTURES:**

- a. Principal buildings, first vehicle garage, and car ports: 12m (39.37 ft)
- b. Accessory Buildings and Arenas: 10.67 m (35 ft)

**SUMMARY**

Bylaw XX/2026 - Site Specific Amendment to the Country Residential District land use rules to allow for the construction of an Oversized and Over Height Private Arena, having a total cumulative size of +/- 21,782 sq. ft. (+/-17,616 sq. ft. arena plus +/- 4,166 sq.ft. barn), as a discretionary use on the subject parcel, being NE 7-22-1 W5M.

**OPTIONS FOR COUNCIL CONSIDERATION:**

**OPTION #1 – FIRST READING APPROVAL**

Council may choose to grant 1<sup>st</sup> reading to the application for a Site Specific Amendment to the Country Residential District land use rules to allow for the construction of an oversized and over height private arena with attached barn, having a total cumulative size of +/- 21,782 sq. ft., as a discretionary use on the subject parcel, being portion of NE 7-22-1 W5M, for the following reasons:

*In their consideration of the application, Council is of the opinion that the proposed Site Specific Amendment, and subsequent use of the subject lands, 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:**

- 1. Final Site Specific Amendment application fees to be submitted;
- 2. Stormwater Management Plan
- 3. Submission of a complete Development Permit application and the necessary fees.

**Administration is seeking direction from Council regarding access for the proposed Oversized and Over Height Private Arena**

A. Require revised site plan illustrating access to the Oversized and Over Height Private Arena fully contained within the subject parcel;

Or

B. Should Council be supportive of the accesses as proposed, Council may choose to require that an access easement agreement be executed and registered by Access Right of Way Plan.

**Council is additionally requested to confirm if the County is to be added as a third party to the agreement.**

## **OPTION #2 REFUSAL**

Council may choose to refuse the application for a Site Specific Amendment to the Country Residential District land use rules to allow for the construction of an Oversized and Over Height Private Arena with attached Barn, having a total cumulative size of +/- 21,782 sq. ft. (+/-17,616 sq. ft. arena plus +/- 4,166 sq.ft. barn), as a discretionary use on the subject parcel, being portion of NE 7-22-1 W5M, for the following reasons:

*In consideration of the application and the criteria noted within the Land Use Bylaw 60/2014, Council is of the opinion that the amendment to the land use district, and subsequent intended use of the subject lands does not conform with the requirements outlined within the Land Use Bylaw 60/2014. Further, Council is of the opinion the application would interfere with the neighbouring parcels and nature of the area.*

## **APPENDICES**

### **APPENDIX A: MAP SET:**

**LOCATION MAP**

**LAND USE - HALF MILE MAP**

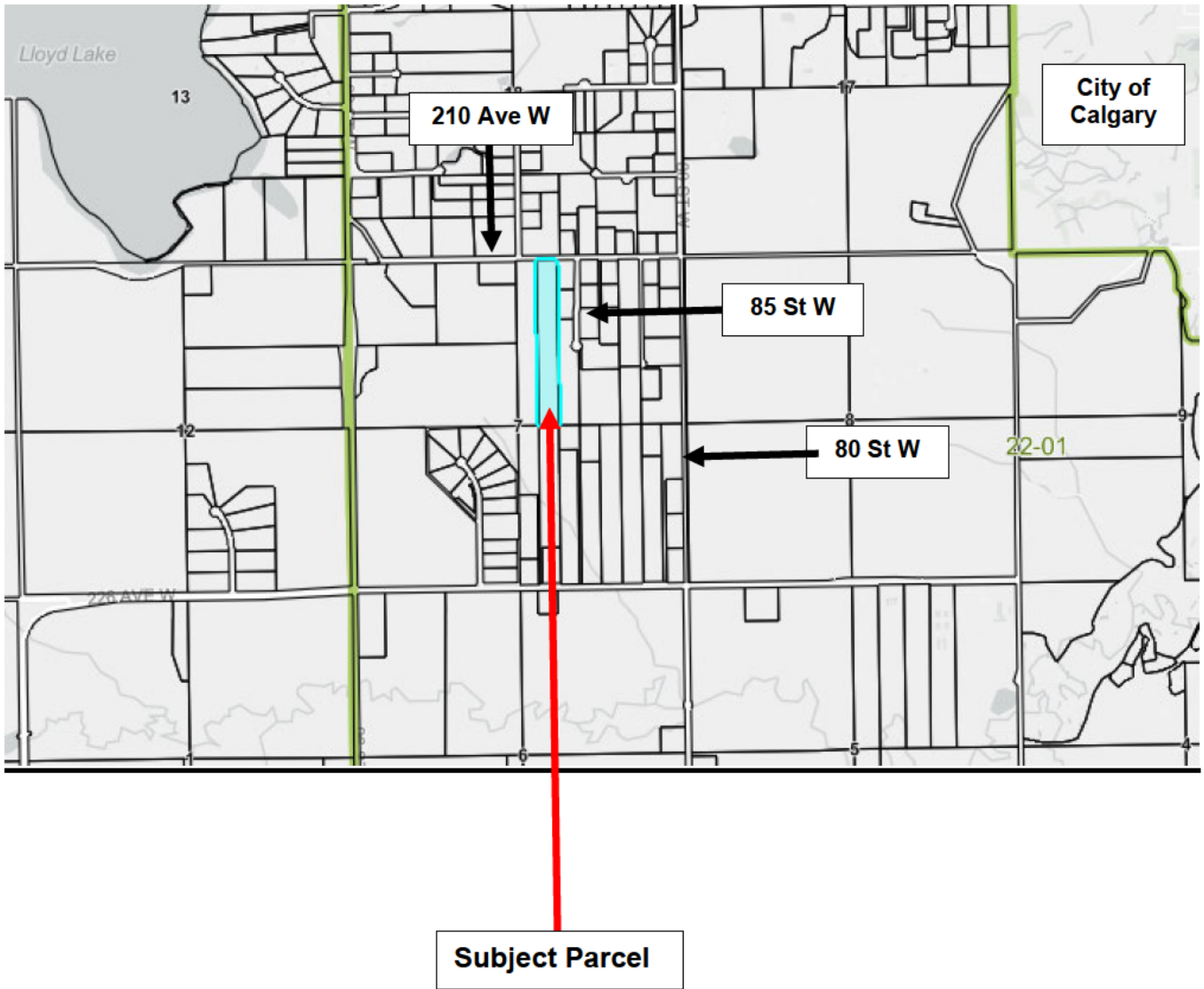
**SITE PLAN**

**ORTHO PHOTO**

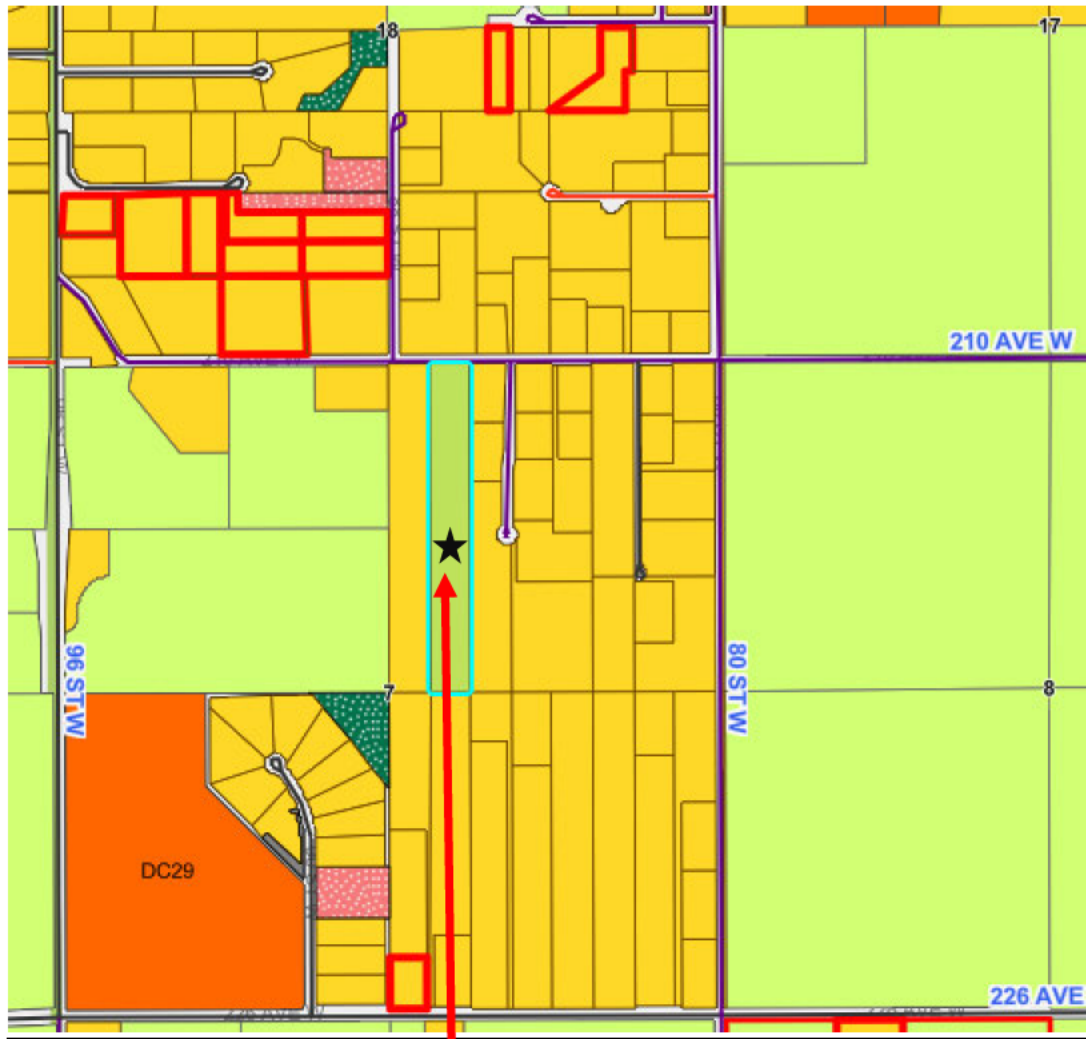
### **APPENDIX B: PROPOSED BYLAW:**

### **APPENDIX C: LANDOWNER SUBMISSION**

**APPENDIX A: LOCATION MAP**



**APPENDIX A: LAND USE**



**Subject Parcel**

- |                                    |                         |                            |
|------------------------------------|-------------------------|----------------------------|
| <b>Roads</b>                       | <b>Private</b>          | <b>Land Use Districts</b>  |
| — Gravel                           | — LUpartial             | — A- Agricultural          |
| ... Pre Developer                  | — A                     | — AA- Agricultural Sub A   |
| — Chios Seal / Oil                 | — DC                    | — AB- Agriculture Business |
| — CRA- Country Residential Sub A   | — MR- Municipal Reserve |                            |
| — DC - Direct Control              | — PUL- Public Utility   |                            |
| — ER- Environmental Reserve        | — In Transition         |                            |
| — OS- Open Space                   | — Parcels               |                            |
| — INR- Natural Resource Extraction | — Townships             |                            |





**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 a Site-Specific Amendment to the Country Residential District land use rules to allow for an oversized and over-height private arena, having a total cumulative size of 20,300 +/- sq. ft. (17,100 +/- sq. ft arena plus 3,200 sq. ft. barn/suite) on Ptn. NE 07-22-01 W5M.

**NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:**

- 1. Under SECTION 13.1 COUNTRY RESIDENTIAL DISTRICT, the following shall be added:

Site-Specific Amendment to the Country Residential District land use rules to allow for an oversized and over-height private arena, having a total cumulative size of 20,300 +/- sq. ft. (17,100 +/- sq. ft arena plus 3,200 sq. ft. barn/suite) on Ptn. NE 07-22-01 W5M.

- 2. This Bylaw shall have effect on the date of its third reading and upon signing.

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   .

A. Brent Saklofske



May 14, 2026

To: Stacey Kotlar  
Planning and Development Officer  
Foothills County  
309 Macleod Trail, Box 5605  
High River, Alberta T1V 1M7

RE: PROPOSED SITE SPECIFIC AMENDMENT  
Legal Description of Subject Parcel: Ptn. NE 07-22-01 W5M

Dear Stacey,

Let me begin by stating that the proposed amendments regarding this property will directly and adversely affect myself and every property owner on our 85<sup>th</sup> Street cul-de-sac. The peace and quiet we all enjoy, which are the necessary prerequisites for a Rural Residential setting, will be destroyed.

These are my many concerns regarding this proposal.

- 1) Proximity. The placement of all structures, access road and outdoor areas will be intrusive in a number of different ways.
- 2) My privacy and quality of life will be constantly and directly compromised in multiple different aspects.
- 3) Noise from traffic, activities and the odors from, specifically, manure, will be invasive.
- 4) Light bleed from outdoor lighting will be invasive. All residents on this cul-de-sac are sensitive and respectful of each others quiet and 'dark sky' quality.
- 5) Traffic will take a Rural Residential setting and transform it into an industrial setting with guests, clients, maintenance vehicles, farmers, horse trailers, manure trucks etc. This proposed access road is to the immediate south of my property line making a constant flow of vehicles. Noise, exhaust pollution and amount of traffic will be excessive.

- 6) The proposed pond will compromise our water table.
- 7) Our views of the west including foothills, mountains and sunsets will be partially and in many cases, completely obliterated.
- 8) The natural beauty that we all enjoy will be turned into an industrial appearance, an eyesore. Family, friends, visitors and other neighbors from properties close by but not on 85<sup>th</sup> Street, enjoy the solace we enjoy and respect as residents. We are a community with total respect for each other's quality of life.
- 9) Our health, mental and physical will be directly compromised by such a development. Happiness is a key to good mental and physical health. Air quality will be compromised with animal waste and vehicle exhaust. All of the above points will be detrimental to our over-all health and well-being.

The over-sized and over-height aspect of the main arena is all wrong with the architectural integrity of our residential homes. These are our homes, our lives.

I do use plural, 'we' and 'us' a lot because we are all friends in a community that we respect individually and are respectful of each other. This proposal is not conducive nor respectful in any way to the setting on 85<sup>th</sup> Street.

Thank you for reading and considering my words.

Sincerely,

---

A. Brent Saklofske

**MISCELLANEOUS PLANNING ITEM  
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
 SECOND AND THIRD READING TO BYLAW 07/2026  
 May 27, 2026**

**CONSIDERATION OF SECOND AND THIRD READING FOR:**

- **LAND USE REDESIGNATION WITH SITE SPECIFIC AMENDMENTS**



**LEGAL DESCRIPTIONS:**

1. Lot 2, Block 4, Plan 1213109, Ptn: NE 13-20-29-W4M
2. Lot 3, Block 4, Plan 1311304, Ptn: NE 13-20-29-W4M
3. Ptn: NE 13-20-29 W4M
4. Plan 9410556, Block 2, Ptn: SE 24-20-29-W4M

**AREA OF SUBJECT LANDS:**

1. 26.50 acres
2. 9.07 acres
3. 72.63 acres
4. 34.69 acres

**CURRENT LAND USES:**

- 1., 2., 3., Natural Resource Extraction District
4. Recreation District

**PROPOSED LAND USES:**

- Business Park District (BP)
- Natural Resource Extraction District (INR)
- Highway Commercial District (HC)
- Municipal Land/Reserve District (MLR)
- Public Utility Lot (PUL)
- Environmental Protection District (EP)

**LANDOWNERS:**

Volker Stevin Contracting / Bow Heritage Developments Limited

**AGENT:** B & A Studios – Ken Venner

**PROPOSAL:**

Second and third reading of Bylaw 07/2026 for the redesignation of Lot 2, Block 4, Plan 1213109, Ptn: NE 13-20-29-W4M, Block 2, Plan 9410556, Ptn: SE 24-20-29-W4M and the remainder of the NE 13-20-29-W4M from Natural Resource Extraction District and Recreation District to Highway Commercial District (HC), Business Park District (BP), Municipal Land/Reserve District (MLR), Environmental Protection District (EP) and Public Utility (PUL) with a Natural Resource Extraction District (INR) balance, to facilitate the future subdivision of three (3) Business Park District lots, two (2) Highway Commercial District lots, one (1) Natural Resource Extraction lot, one Environmental Protection District lot, one (1) Municipal Land Reserve parcel and one (1) Public Utility lot. Plan 1311304, Ptn: NE 13-20-29-W4M which is also included within the Plan area will retain its current Natural Resource Extraction land use at its current size (9.07 ac.).

**AND**

Bylaw 07/2026 includes site specific amendments to allow the following amendments to those portions of the above noted legal descriptions that are to be rezoned as Business Park District:

- Increase building height allowance from 12 metres to 16 metres

And to further allow the following, as permitted uses within the Business Park District:

- Business Office
- Manufacturing, Light
- Industrial
- Storage and Warehousing
- Industry, General
- Industry, Light

**DIVISION NO:** 1

**REEVE:** Rob Siewert

**FILE MANAGER:** Theresa Chipchase

### PURPOSE OF REQUEST

Request to Council to provide second and third reading to Bylaw 07/2026. **As all conditions put forth with first reading of this Bylaw have been complied with.**

### SUMMARY OF PROPOSAL

The Outline Plan approved on March 4<sup>th</sup>, 2026, provides support for the development of approximately 142.89 acres of land, proposed as Business Park (BP), Highway Commercial (HC), Environmental Protection (EP), Municipal Land/Reserve (MLR), and Natural Resource Extraction (INR) Districts, in an application which contemplates Highway Commercial development adjacent to 79<sup>th</sup> Street East with direct exposure to the Highways 2/547/7, along with internal development of a Business Park, with protection of lands with excessive slopes and lands within the floodway for the Sheep River. The Plan also provides storm pond development, reserve dedication, and an allowance for continued use of the existing asphalt plant under the Natural Resource Extraction District, with Site Specific Amendments proposed to the height restriction and permitted uses within the Business Park District. The lots are proposed to be serviced through connection to the County's potable water infrastructure with interim wastewater to be provided through pump out tanks, prior to expected connection to the County's wastewater infrastructure.

The Outline Plan (Page 28) further includes goals which are to provide:

- *“Create a transportation and logistics centre that can operate as a hub for regional, national and international shipping routes with large and versatile parcels.*
- *Provide an effective and attractive gateway to the south end of the subject site and incorporate strong design measures and visual appeal to Highway 2.*
- *Establish a highly effective internal road structure, prioritizing clean and efficient access/exits from the site and functional, operational circulation within and among internal site users.*
- *Protect and preserve the flood prone areas adjacent to the Sheep River, while enhancing all naturalized areas through the incorporation of regional recreational uses.”*

Concurrent with the Outline Plan, Council granted 1<sup>st</sup> reading to the land use redesignation application on March 4<sup>th</sup>, 2026, which proposed to redesignate the parcels from Natural Resource Extraction District and Recreation District to Business Park District, Highway Commercial District, Municipal Land/Reserve District (MLR), Environmental Protection District and Public Utility Lot with a Natural Resource Extraction District balance, to facilitate the future subdivision of three (3) Business Park District lots, two (2) Highway Commercial District lots, one

Environmental Protection District lot, one (1) Municipal Land/Reserve parcel, one (1) Public Utility lot and one Natural Resource Extraction District balance. With the parcel identified as Plan 1311304, Block 4, Lot 3, Ptn. NE 13-20-29-W4M remaining at its current size of 9.07 acres under its current Natural Resource Extraction District zoning.

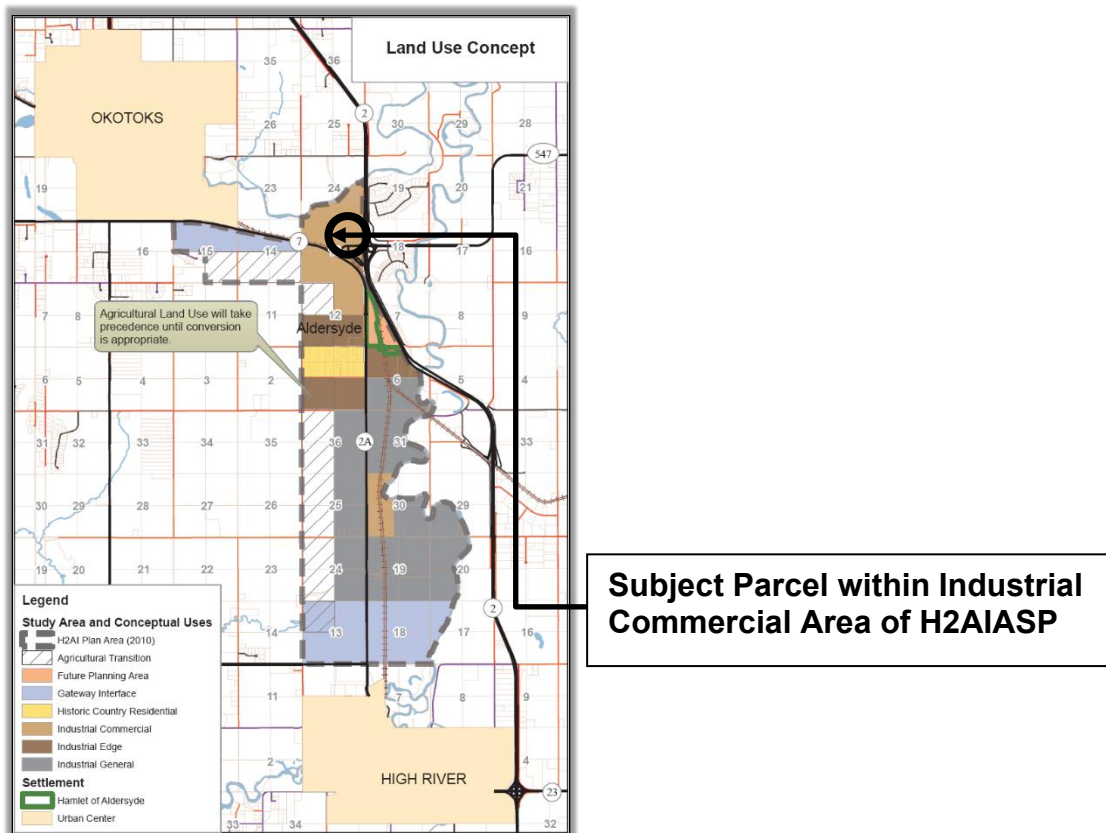
## BACKGROUND

### Location

The subject lands are located approximately twenty kilometres south of the City of Calgary and 2.5 kilometres east of the Town of Okotoks (outside IDP). Further, the lands are less than one half kilometre north of the CKPC rail line, north of Highway 2A, the Highway 2 overpass and the Petro Canada Highway Commercial development and falls within Phase 1 of the Highway 2A Industrial Area Structure Plan within the Industrial Commercial area of the ASP.

### Highway 2A Industrial Area Structure Plan (H2AIASP)

The vision summary for the H2AIASP provides the Plan area is to ensure “*socially, economically, environmentally sound development opportunities exist for the residents and business that choose to locate in the 2A corridor.*” This is based on a number of specific goals and objective as set out in the Area Structure Plan. The land uses contemplated are consistent with the goals and objectives of the H2AIASP.



## PREVIOUS COUNCIL DIRECTION

**March 4<sup>th</sup>, 2026** – Council provided adoption of the Foothills Logistics Centre Outline Plan under the following resolution:

*“That Council authorize adoption of the Foothills Logistics Centre Outline Plan to guide the future development of a business park, including Business Park District, Highway Commercial District and Natural Resource Extraction District lots with a Municipal Land/Reserve District parcel, an*

*Environmental Protection District parcel and a Public Utility lot on the subject lands. Prior to further consideration the application will be required to submit the following:*

- 1. Applicant is to provide text amendments for the Outline Plan document, to the satisfaction of Council;”*

**March 4<sup>th</sup>, 2026** – Council also provided first reading to Bylaw 07/2026 for the redesignation of the property under the following motion:

*“Bylaw 07/2026 was introduced into the meeting to authorize the redesignation of Plan 1213109, Block 4, Lot 2 and a portion of NE 13-20-29 W4M from Natural Resource Extraction District (INR) to Business Park (BP) and Highway Commercial (HC) Districts, with a Natural Resource Extraction District (INR) balance. The application includes a Site Specific amendment to the Business Park (BP) District, Section 14.1.6.5, to allow for the maximum height of a structure to be 16 m; and amendment to Section 14.1.3 of the Business Park (BP) District to allow the following discretionary uses to be changed to permitted uses: Business Office, Industrial, Storage and Warehousing, Industry, General, Industry Light, Manufacturing, Light, Warehousing and Storage and authorizes the of Plan 9410556, Block 2, Ptn. SE 24-20-29 W4M from Recreation District (REC) to Environmental Protection (EP), Public Utility (PUL) and Municipal Land/Reserve (MLR) Districts.*

*In their consideration of the criteria within the Municipal Government Act, and the Foothills County’s Municipal Development Plan, Land Use Bylaw, and Growth Management Strategy, is of the opinion that the proposed Land Use Redesignation for future subdivision of the subject lands as contemplated within the Foothills Logistics Centre Outline Plan, is compatible with the surrounding 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 the Bylaw, the Applicant will be required to submit the following:*

- 1. Final approval granted to the Foothills Logistics Outline Plan;*
- 2. Applicant is to provide the anticipated potable water demands, wastewater generation and water capacity for firefighting purposes necessary to service the development, to the satisfaction of Public Works;*
- 3. Conceptual Servicing to be provided, complete with estimated capacities;*
- 4. Traffic Impact Assessment to be provided to the satisfaction of Alberta Transportation and Economic Corridors and Foothills County public works department;*
- 5. Stormwater Management Shadow Plan and Review; and*
- 6. Final Land Use application fees are to be submitted.*

*That Bylaw 07/2026 be given first reading.*

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

# FIRST READING CONDITIONS PUBLIC WORKS REVIEW RESPONSES

REFEREE	COMMENTS
<b>INTERNAL</b>	
Public Works	<p><b>Anticipated potable water demands, wastewater generation and water capacity for firefighting purposes necessary to service the development, provided to the satisfaction of the public works department:</b></p> <ul style="list-style-type: none"> <li>Submitted with no further concerns at this time.</li> </ul> <p><b>Conceptual Servicing to be provided complete with estimated capacities:</b></p> <ul style="list-style-type: none"> <li>Servicing Report is acceptable, no further concerns at this time.</li> </ul> <p><b>Traffic Impact Assessment provided to the satisfaction of ATEC and public works:</b></p> <ul style="list-style-type: none"> <li>TIA accepted by ATEC and public works with no further actions at this time.</li> </ul> <p><b>Stormwater Management Shadow Plan and Review:</b> Memo provided is acceptable to Public Works, subsequent detailed design will be reviewed at subdivision.</p>

Foothills County Council has recently reviewed proposed amendments to the Land Use Bylaw which would allow flexibility for site coverage on various land uses based on an approved stormwater management plan. These LUB amendments are proposed to Business Park District and Highway Commercial District, as well as other land use districts. Administration is requesting that Bylaw 07/2026 contain this same allowance, which is included below (underlined in red). The suggestion is to include a site specific amendment to 14.1.6.1, which is the site coverage provision of the Business Park District and a site specific amendment to 14.3.6.1 which is the site coverage provision for Highway Commercial District. Public works has reviewed the submitted stormwater management plan and has no concerns with 90% site coverage.

## COUNCIL ACTION REQUESTED

### CONSIDERATION OF SECOND AND THIRD READING – BYLAW 07/2026

(ADDITIONAL PROPOSED SITE SPECIFIC AMENDMENTS UNDERLINED IN RED)

Request to Council to consider second and third reading of Bylaw 07/2026 to authorize the redesignation of Plan 1213109, Block 4, Lot 2 and a portion of NE 13-20-29 W4M from Natural Resource Extraction District (INR) to Business Park (BP) and Highway Commercial (HC) Districts, with a Natural Resource Extraction District (INR) balance. The redesignation bylaw includes a Site Specific amendment to Section 14.3.6.1, Highway Commercial (HC) District to allow for up to 90% lot coverage based on an approved stormwater management plan prepared by an accredited professional and accepted by the County, a Site Specific amendment to the Business Park (BP) District, Section 14.1.6.5, to allow for the maximum height of a structure to be 16 m; a Site Specific Amendment to Section 14.1.6.1, Business Park (BP) District to allow for up to 90% lot coverage based on an approved stormwater management plan prepared by an accredited professional and accepted by the County; and a Site Specific amendment to Section

14.1.3 of the Business Park (BP) District to allow the following discretionary uses to be changed to permitted uses: Business Office, Industrial, Storage and Warehousing, Industry, General, Industry Light, Manufacturing, Light, Warehousing and Storage and authorizes the redesignation of Plan 9410556, Block 2, Ptn. SE 24-20-29 W4M from Recreation District (REC) to Environmental Protection (EP), Public Utility (PUL) and Municipal Land/Reserve (MLR) Districts.

## **OPTIONS FOR COUNCIL CONSIDERATION**

### **OPTION #1 – SECOND AND THIRD READING APPROVAL TO BYLAW 07/2026** (ADDITIONAL PROPOSED SITE SPECIFIC AMENDMENTS UNDERLINED IN RED)

Should Council support the application for the land use redesignation and site specific amendments that are required to enable the implementation of the adopted Foothills Logistics Centre Outline Plan, Council may choose to grant second reading to Bylaw 07/2026 authorizing the following:

- Redesignation of Plan 1213109, Block 4, Lot 2 and a portion of NE 13-20-29 W4M from Natural Resource Extraction District (INR) to Business Park (BP) and Highway Commercial (HC) Districts, with a Natural Resource Extraction District (INR) balance.
- Redesignation of Plan 9410556, Block 2, Ptn. SE 24-20-29 W4M from Recreation District (REC) to Environmental Protection (EP), Public Utility (PUL) and Municipal Land/Reserve (MLR) Districts.
- Site Specific amendments to be provided to the following sections of Land Use Bylaw 60/2024: (additional site specific amendment considerations underlined in red):
  - Section 14.1.6.5, Business Park (BP) District, - to allow for the maximum height of a structure to be 16 m;
  - Section 14.1.6.1, Business Park (BP) District and Section 14.3.6.1, Highway Commercial (HC) District, to allow for up to 90% lot coverage subject to an approved stormwater management plan prepared by an accredited professional and accepted by the County;
  - Section 14.1.3 of the Business Park (BP) District to allow the following discretionary uses to be changed to permitted uses: Business Office, Industrial, Storage and Warehousing, Industry, General, Industry Light, Manufacturing, Light, Warehousing and Storage.

Council in their consideration of the alignment within the Highway 2A Industrial Area Structure Plan, and the Foothills Logistics Centre Outline Plan, is of the opinion that the proposed land use redesignation of the subject lands are compatible with the surrounding area, and will not unduly interfere with neighbouring land uses or materially interfere with or affect the use, enjoyment, or value of neighbouring properties.

### **OPTION #2 - POSTPONE APPLICATION**

Should Council feel that they require additional information prior to providing second and third reading; Council may wish to postpone the application for redesignation.

## **APPENDICES**

### **APPENDIX A: MAP SET:**

LOCATION MAP

HALF MILE MAP – LAND USE

SITE PLAN – PROPOSED LAND USE

SITE PLAN - ILLUSTRATIVE CONCEPT PLAN

AERIAL IMAGERY (2024)

### **APPENDIX B:**

BYLAW (REDESIGNATION AND SITE SPECIFIC AMENDMENTS)

### **APPENDIX C:**

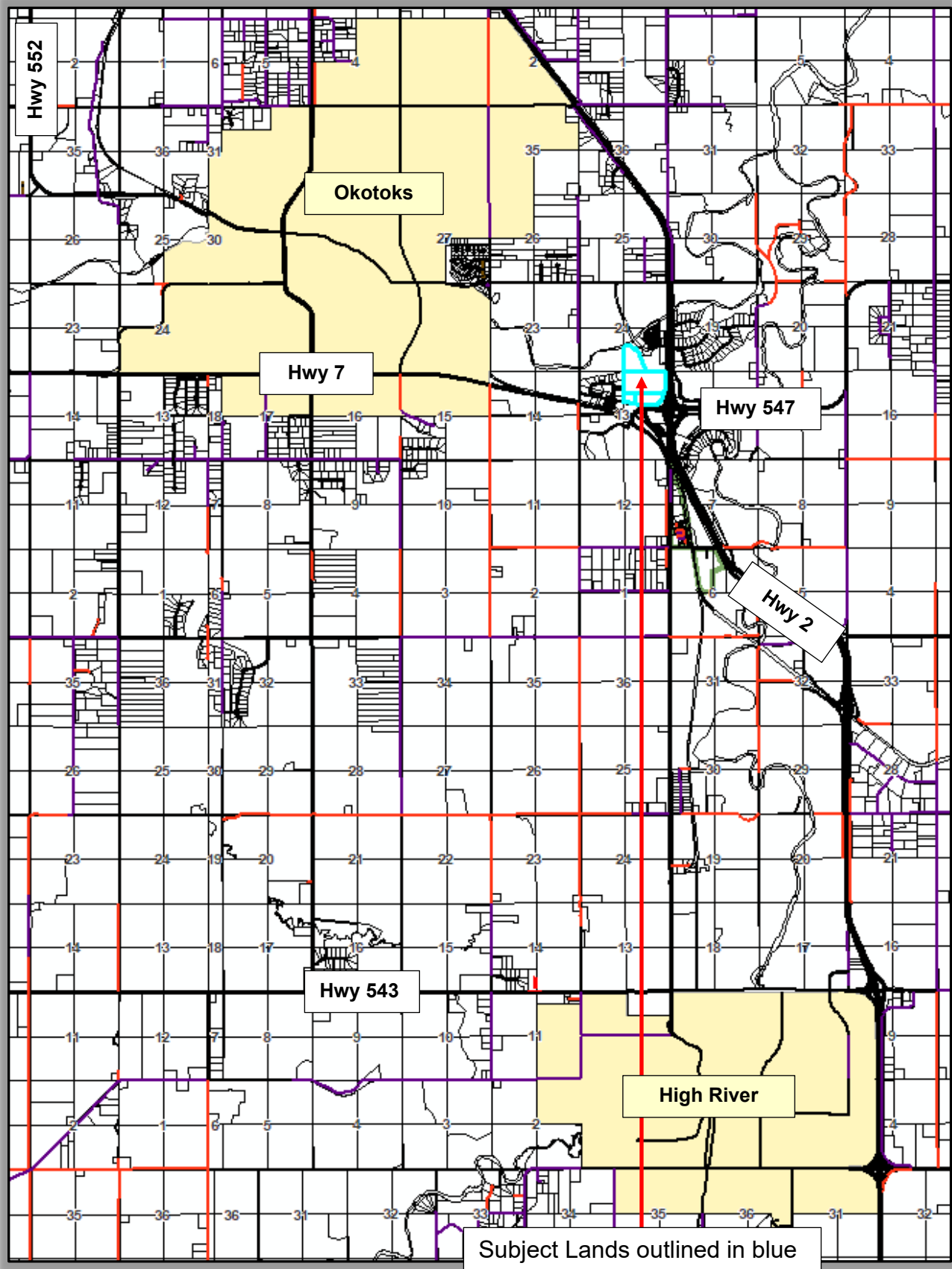
BUSINESS PARK DISTRICT

HIGHWAY COMMERCIAL DISTRICT

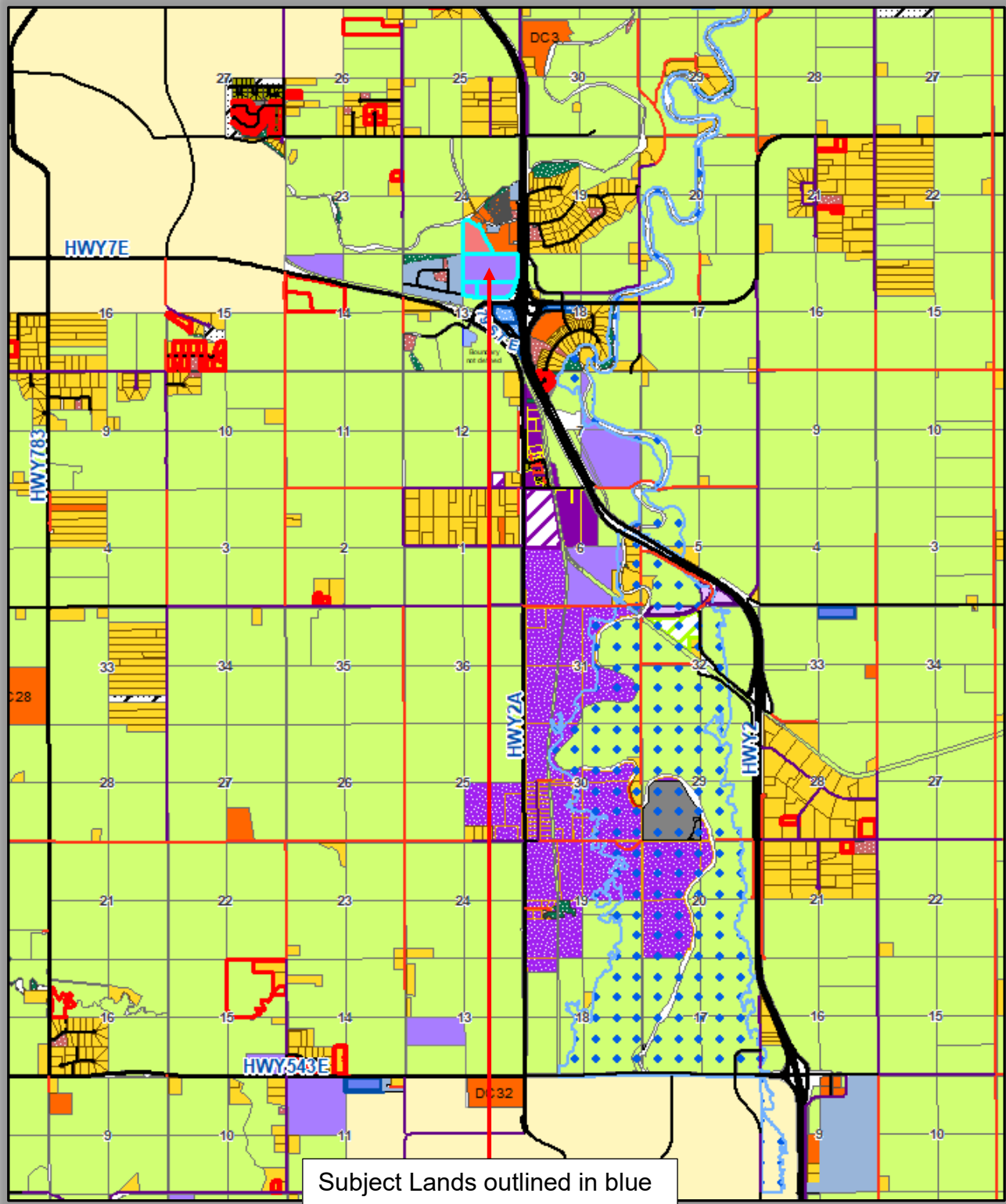
ENVIRONMENTAL PROTECTION DISTRICT

MUNICIPAL LAND/RESERVE DISTRICT

LOCATION MAP



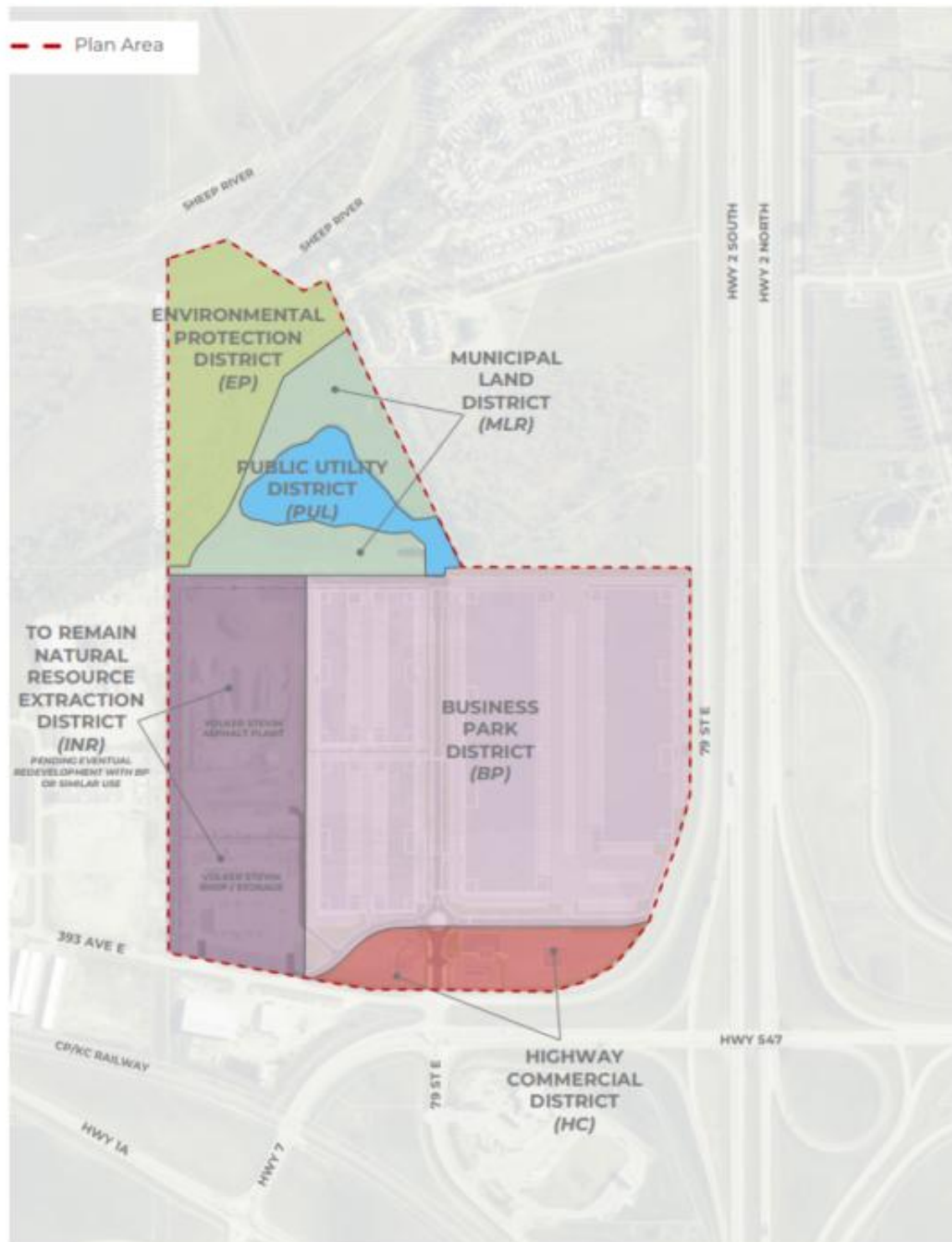
# APPENDIX A: LAND USE MAP



Subject Lands outlined in blue

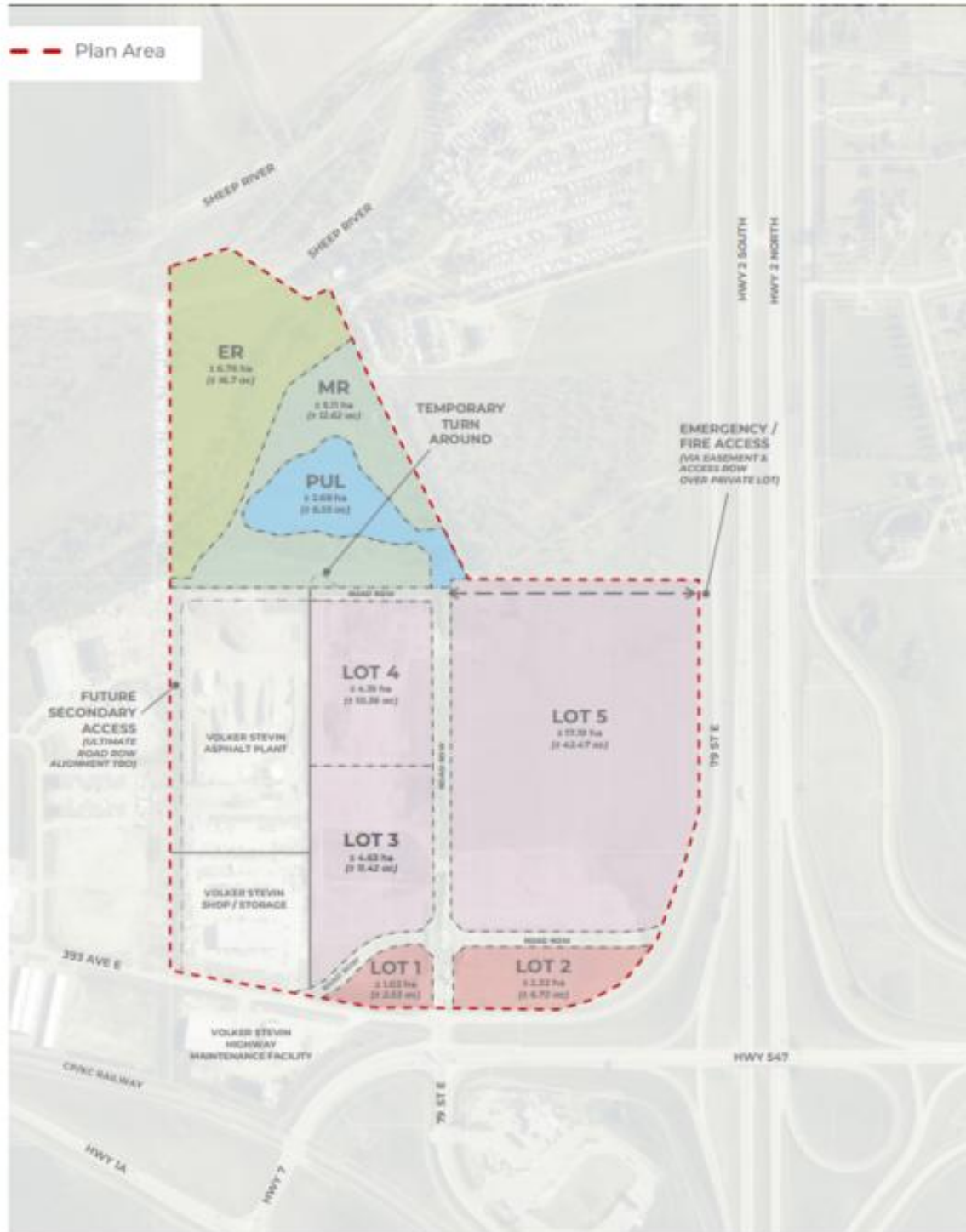
<b>Land Use Overlay</b>	<b>Land Use Districts</b>	<b>ER- Environmental Reserve</b>	<b>PUL- Public Utility</b>
Airport Protection Overlay	A- Agricultural	EP- Environmental Protection	RC- Residential Community District
Flood Hazard Protection Overlay	AA- Agricultural Sub A	IE- Industrial Edge	RCA- Residential Community Sub-district "A"
<b>LU Partial</b>	AB- Agriculture Business	INR- Natural Resource Extraction	SD- Service District
A	BP- Business Park	GI- General Industry	In Transition
DC	CMC- Community Commercial	HMI- Hamlet Industry	Parcels
GI	HC- Highway Commercial	LIID- Low Intensity Industry District	Settlement
HC	RB- Rural Business	MLR- Municipal Land/Reserve District	Hamlet
INR	CR- Country Residential	MR- Municipal Reserve	Township
PUL	CRA- Country Residential Sub A	REC- Recreation	World_Hillshade
	DC - Direct Control		

FIGURE 12 | LAND USE CONCEPT



**APPENDIX A: PROPOSED SUBDIVISION**

**FIGURE 23 | PROPOSED SUBDIVISION**





**APPENDIX B: BYLAW (LAND USE REDESIGNATION AND SITE SPECIFIC AMENDMENTS)**  
**(Proposed Bylaw additions underlined in red)**

**BYLAW 07/2026**

**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 1213109, Block 4, Lot 2 and a portion of NE 13-20-29 W4M from Natural Resource Extraction District (INR) to Business Park (BP) and Highway Commercial (HC) Districts, with a Natural Resource Extraction District (INR) balance. The Bylaw includes Site Specific amendments to the Business Park (BP) District, Section 14.1.6.5, to allow for the maximum height of a structure to be 16 m; and amendment to Business Park (BP) District Section 14.1.6.1 to allow up to 90% lot coverage subject to an approved stormwater management plan prepared by an accredited professional and accepted by the County and amendment to Business Park (BP) District Section 14.1.3 to allow the following Discretionary uses to be changed to Permitted uses: Business Office, Industrial, Storage and Warehousing, Industry, General, Industry Light, Manufacturing, Light, Warehousing and Storage. The Bylaw also includes a Site Specific Amendment to Highway Commercial (HC) District, Section 14.3.6. to allow up to 90% lot coverage subject to an approved stormwater management plan prepared by an accredited professional and accepted by the County.

**AND WHEREAS** the Council has received an application to further amend the Land Use Bylaw by authorizing the redesignation of Plan 9410556, Block 2, Ptn. SE 24-20-29 W4M from Recreation District (REC) to Environmental Protection (EP), Public Utility (PUL) and Municipal Land/Reserve (MLR) Districts.

**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 2029 is amended by the redesignation of Plan 1213109, Block 4, Lot 2 and a portion of NE 13-20-29 W4M from Natural Resource Extraction District (INR) to Business Park (BP) and Highway Commercial (HC) Districts, with a Natural Resource Extraction District (INR) balance.
2. Land Use Map 2029 is amended by the redesignation of Plan 9410556, Block 2, Ptn. SE 24-20-29-W4M from Recreation (REC) District to Environmental Protection (EP), Public Utility (PUL) and Municipal Land/Reserve (MLR) Districts.
3. Under SECTION 14.1 BUSINESS PARK DISTRICT, the following shall be added:
  - a. *Under Section 14.1.6.5 on Plan 1213109, Block 4, Lot 2 and a portion of NE 13-20-29 W4M to allow for the maximum height of a structure to be 16 m;*
  - b. *Under Section 14.1.3 on Plan 1213109, Block 4, Lot 2 and a portion of NE 13-20-29 W4M to allow for the following Discretionary uses to be changed to Permitted Uses: Business Office, Industrial, Storage and Warehousing, Industry, General, Industry Light, Manufacturing, Light, Warehousing and Storage.*
4. This Bylaw shall have effect on the date of its third reading.

FIRST READING: March 4<sup>th</sup>, 2026

\_\_\_\_\_  
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.

**SECTION 14 COMMERCIAL DISTRICTS**

**14.1 BUSINESS PARK DISTRICT**

**BP**

**14.1.1 PURPOSE AND INTENT**

To accommodate a combination of business and industrial activities within a comprehensively planned development in accordance with an approved area structure plan or outline plan. Business parks are encouraged to be located within the Highway 2A corridor on lands covered by the Highway 2A Industrial Area Structure Plan in accordance with the Industrial Commercial land use concept. Business park district lands may be approved at the discretion of Council in other areas of the County in comprehensively planned areas in accordance with an approved Area Structure Plan or outline plan.

Uses secondary to the business and industrial activity may provide personal services primarily to on-site employees and secondarily to local clientele. Any nuisances associated with such uses should generally not extend beyond the boundaries of the site. Some outside storage may be permitted.

**14.1.2 GENERAL REQUIREMENTS:**

- 14.1.2.1 Refer to Section 4.2 "No Development Permit Required" in the Land Use Bylaw for uses not requiring a development permit.
- 14.1.2.2 Refer to Section 9 and Section 10 respectively for the general and specific land use regulations and provisions that apply to this District.

14.1.3 PERMITTED USES	14.1.4 DISCRETIONARY USES
Amenity spaces for pedestrian use Public works Signs not requiring a development permit Solar Power System, Private (Not requiring a Development Permit) Utility services, minor	Accessory uses Agricultural processing and Distribution Agricultural support services Amusement and entertainment services Animal care services Auto body Auto repair Auto sales Business office Car/ truck wash Commercial school or college Commercial storage Contractor, general Contractor, limited Convenience store Drinking Establishment Dwelling, temporary (accessory to principal use) Farm equipment sales and service Financial services Food service, drive in

**Foothills County Land Use Bylaw |**

14.1.3 PERMITTED USES	14.1.4 DISCRETIONARY USES
	Government Services Health care services Industry, General Industry, Light Industrial, Manufacturing/Processing Industrial, Storage and Warehousing Intensive vegetation operation Manufacturing, light Lot grading Outdoor storage Personal service establishments Protective and emergency services Public and quasi-public installation and facilities Public market Recreation, indoor Recreation, outdoor Recreational Vehicle Sales Recreation vehicle storage Recycling collection point Restaurant Retail garden centre Retail store Service station Signs requiring a development permit Solar Power System, Private (Requiring a Development Permit) Storage compound (accessory to principal use) Warehousing and storage

**14.1.5 LAND USE REQUIREMENTS**

- 14.1.5.1 A person who wishes to subdivide land in this district into additional lots must first apply for and be granted approval of a land use bylaw amendment.
- 14.1.5.2 In order to facilitate the purpose and intent of this district and ensure the sustainable development of business park uses within the District, the following applies to applications for subdivision:
  - a. Parcel Density:
    - i. Parcel density requirements shall be determined by the Approving Authority, and if applicable, in accordance with an approved area structure plan or outline plan.
  - b. Minimum Parcel Size:
    - i. 929.0 m<sup>2</sup> (10,000 ft<sup>2</sup>) for lots serviced by a municipal or communal piped sewer and water system.
    - ii. 1,858 m<sup>2</sup> (20,000 ft<sup>2</sup>) for lots serviced by a piped water system, and an advanced package sewage treatment system; or

- iii. The area in title at the time of passage of this Bylaw, whichever is greater; or
  - iv. The minimum parcel size may be amended by the Approving Authority in accordance with an approved area structure plan or outline plan.
- c. Maximum Parcel size:
- i. As determined by the Approving Authority in accordance with an approved area structure plan or outline plan; or
  - ii. The area on title at the time of passage of this Bylaw, whichever is lesser.

**14.1.5.3 Utility Servicing Criteria**

- 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 on site and/or wastewater pump out tanks if deemed appropriate by the Approving Authority in accordance with an approved area structure plan or outline plan.

**14.1.6 DEVELOPMENT REQUIREMENTS**

**14.1.6.1 Maximum Lot Coverage**

- a. No building or group of buildings including their accessory buildings and impervious surfaces shall cover more than sixty (60) percent of the lot area.

**14.1.6.2 Minimum Yard Setbacks Requirements**

- a. Front Yard Setbacks:
  - i. 6 m (19.69 ft) from the property line from an internal road or municipal road.
  - ii. 40m (131.23 ft.) from the ultimate right of way or 70 meters from the centreline of a Provincial highway, whichever is greater.
  - iii. 64m (209.97 ft.) from the centreline of a Municipal Road, Major.
- b. Side Yard Setbacks:
  - i. 1.5m (4.92 ft) from the property line.
  - ii. Where the side yard abuts a residential district, the setback shall be increased by 50%.
- c. Rear Yard Setbacks:
  - i. 6m (19.69 ft) from the property line.
- d. If the title to a lot is subject to a caveat in respect of a land dedication or an agreement for the acquisition of land for road widening purposes, the dedicated area or area of future road widening shall be considered the future property boundary for which setback distances set out shall apply.

**14.1.6.3 Corner Parcel Restrictions:**

- a. In accordance with Section 9.27.9 - 9.27.12.

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### 14.1.6.4 Other Minimum Setback Requirements:

- a. The Approving Authority may require a greater building setback for any use which, in the opinion of an Approving Authority, may interfere with the amenity of adjacent uses.
- b. See Section 9.27 "Special Setback Requirements" of this bylaw for additional setback requirements that may apply.

### 14.1.6.5 Maximum Height of Structure:

- a. 12m (39.37 ft)

### 14.1.7 SPECIAL REQUIREMENTS

#### 14.1.7.1 Landscaping and Screening:

- a. Landscaping shall be completed in accordance with the Municipal Screening Standards.
- b. Levels and methods of screening of the site shall be completed in accordance with the Municipal Screening Standards.

#### 14.1.7.2 Lighting:

- a. All lighting must be in accordance Section 9.15 of the Land use bylaw and with the Municipal Dark Sky Bylaw.

#### 14.1.7.3 Lot Drainage:

- a. A Development agreement shall be entered into for lot grading to the satisfaction of the Director, Public Works and Engineering.
- b. Lot grading and drainage shall be in accordance with Section 9.17 of the Land use bylaw.

#### 14.1.7.4 Other:

- a. The Approving Authority may allow a building to be occupied by a combination of one or more of the above mentioned uses listed for this district and each use shall be considered as a separate use, and each use shall obtain a separate development permit.

### 14.1.8 EXCEPTIONS:

#### 14.1.8.1 For the lands described as Ptn. NE 09-19-28-W4 containing 129.51 +/- acres and Ptn. SE 09-19-28-W4 containing 149.99 +/- acres the following exceptions apply:

- a. Data Center Campus is a Discretionary use on these lands;
- b. The maximum site coverage, including all buildings and impermeable surfaces, is 60% of the total lot area or as supported by a stormwater management plan prepared by an accredited professional.
- c. The maximum height of structures shall be 18 metres.
- d. Parking must be provided at a rate of 1.5 parking stalls or units per permanent employee. This excludes Handicap Parking which shall be determined by the Development Authority.
- e. A complete development permit application for a Data Centre Campus must include a noise mitigation and monitoring plan for those areas not subject to the AUC Rule

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12, a fire prevention program and dynamic emergency response plan to the satisfaction of Foothills County.

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**14.3 HIGHWAY COMMERCIAL DISTRICT** **HC**

**14.3.1 PURPOSE AND INTENT**

To accommodate a diverse range of commercial uses along highways and major transportation corridors intended to provide services to the travelling public and tourists and include businesses that require a high degree of visibility and/or ease of access to transportation routes.

**14.3.2 GENERAL REQUIREMENTS:**

- 14.3.2.1 Refer to Section 4.2 "No Development Permit Required" in the Land Use Bylaw for uses not requiring a development permit.
- 14.3.2.2 Refer to Section 9 and Section 10 respectively for the general and specific land use regulations and provisions that apply to this District.

14.3.3 PERMITTED USES	14.3.4 DISCRETIONARY USES
Community services Government services Public works Signs not requiring a development permit Solar Power System, Private (Not requiring a Development Permit) Tourist information services and facilities Utility services, minor	Accessory buildings requiring a development permit Accessory uses Agricultural support services Animal care services Arena, commercial Auctioneering services Auto sales and repair Business office Car/truck wash Convenience store Drinking establishment Financial services Food service, drive in Grocery store Health services Hotel Liquor sales Lot grading Motel Recreation, indoor Recreational vehicle sales Restaurant Retail garden centre Retail Store Service station Signs requiring a development permit Solar Power System, Private (Requiring a Development Permit) Special event Truck stop

**14.3.5 LAND USE REQUIREMENTS**

- 14.3.5.1 A person who wishes to subdivide land in this district into additional lots must first apply for and be granted approval of a land use bylaw amendment.
- 14.3.5.2 In order to facilitate the purpose and intent of this district and ensure the sustainable development of highway commercial uses within the District, the following applies to applications for subdivision:
  - a. Parcel Density:
    - i. Parcel density requirements shall be determined by the Approving Authority, in accordance with an approved area structure plan or outline plan, if applicable.
  - b. Minimum Parcel Size:
    - i. 1.0 ac (4,047 m<sup>2</sup>).
    - ii. The area on title at the time of passage of this Bylaw, whichever is greater; or
    - iii. As determined by the Approving Authority, and if applicable, in accordance with an approved area structure plan or outline plan.
  - c. Maximum Parcel size:
    - i. As determined by the Approving Authority, and in accordance with an approved area structure plan or outline plan, if applicable; or
    - ii. The area on title at the time of passage of this Bylaw, whichever is lesser.
- 14.3.5.3 Utility Servicing Criteria
  - 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 on site and/or wastewater pump out tanks if deemed appropriate by the Approving Authority in accordance with an approved area structure plan or outline plan.

**14.3.6 DEVELOPMENT REQUIREMENTS**

- 14.3.6.1 Maximum Lot Coverage
  - a. No building or group of buildings including their accessory buildings and impervious surfaces shall cover more than (60) sixty percent of the lot area.
- 14.3.6.2 Minimum Yard Setbacks Requirements
  - a. Front Yard Setbacks:
    - i. 15m (49.21 ft) from the right of way of an internal subdivision road.
    - ii. 48m (157.48 ft) from the centreline 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 Setbacks:
    - i. 1.5 (4.92 ft) from the property line.

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- c. Rear Yard Setbacks:
    - i. Principal Building – 6m (19.69 ft) from the property line.
    - ii. Accessory Building – 1.5 (4.92 ft) from the property line.
  - d. If the title to a lot is subject to a caveat in respect of a land dedication or an agreement for the acquisition of land for road widening purposes, the dedicated area or area of future road widening shall be considered the future property boundary for which setback distances set out shall apply.
- 14.3.6.3 Corner Parcel Restrictions:
- a. In accordance with Section 9.27.9 - 9.27.12.
- 14.3.6.4 Other Minimum Setback Requirements:
- a. See Section 9.27 "Special Setback Requirements" of this bylaw for additional setback requirements that may apply.
  - b. The Approving Authority may require a greater building setback for a use which, in the opinion of the Approving Authority, may interfere with the amenity of adjacent uses.
- 14.3.6.5 Maximum Height of Structures:
- a. 12m (39.37 ft).
- 14.3.7 SPECIAL REQUIREMENTS**
- 14.3.7.1 Landscaping and Screening:
- a. Landscaping shall be completed in accordance with the Municipal Screening Standards.
  - b. Levels and methods of screening of the site shall be completed in accordance with the Municipal Screening Standards.
- 14.3.7.2 Lighting:
- a. All lighting must be in accordance with Section 9.15 of the Land use bylaw and with the Municipal Dark Sky Bylaw.
- 14.3.7.3 Lot Drainage:
- a. A Development agreement shall be entered into for lot grading to the satisfaction of the Director, Public Works and Engineering.
  - b. Lot grading and drainage shall be in accordance with Section 9.17 of the Land use bylaw.
- 14.3.7.4 Other:
- a. The Approving Authority may allow a building to be occupied by a combination of one or more of the above mentioned uses listed for this district and each use shall be considered as a separate use, and each use shall obtain a separate development permit.
- 14.3.8 EXCEPTIONS:**

**17.4 MUNICIPAL LAND/RESERVE DISTRICT**

**17.4.1 PURPOSE AND INTENT**

To allow for schools, parks, community facilities, and recreation facilities on municipally owned recreational or education properties, and land dedicated as school reserve, municipal school reserve, community reserve, public reserve, and reserve pursuant to the Municipal Government Act or its predecessors.

**17.4.2 GENERAL REQUIREMENTS:**

- 17.4.2.1 Refer to Section 4.2 “No Development Permit Required” in the Land Use Bylaw for uses not requiring a development permit.
- 17.4.2.2 Refer to Section 9 and Section 10 respectively for the general and specific land use regulations and provisions that apply to this District.

17.4.3 PERMITTED USES	17.4.4 DISCRETIONARY USES
Agriculture, General Educational Services, Public/Separate Park Public Works Recreation, Passive Signs not requiring a development permit Solar Power System, Private (Not requiring a Development Permit)	Accessory Uses Antenna Structures, Private Community Building and Facility Community Services Educational Services, Private/Charter Government Services Lot Grading Protective and Emergency Service Recreation, Indoor Recreation, Outdoor Signs requiring a development permit Solar Power System, Private (Requiring a Development Permit) Special Event Utility Services, Minor

**17.4.5 LAND USE REQUIREMENTS**

- 17.4.5.1 Standards of the development shall be at the discretion of Council.

**17.4.6 DEVELOPMENT REQUIREMENTS**

- 17.4.6.1 Maximum Height of Structures:
  - a. All buildings:
    - i. 12m (39.37 ft.);
  - b. Amateur radio antennas, Antenna structures, private and wind energy conversion systems, personal (non-federally regulated):
    - i. 16m (52.49 ft.);
  - c. Or as determined by Council.

17.4.6.2 Maximum Lot Coverage

- a. No building or group of buildings including their accessory buildings and impervious surfaces shall cover more than sixty (60) percent of the lot area.
- b. Or as determined by Council.

17.4.6.3 Minimum Yard Setback Requirements:

- a. Front Yard Setback:
  - i. 15m (49.21 ft.) from the right of way of an Internal Subdivision Road.
  - ii. 64m (209.97 ft.) from the centreline of a Municipal Road, Major.
  - iii. 48m (157.48ft.) from the centre line of a Municipal Road.
  - iv. 40m (131.23 ft.) from the ultimate right of way or 70 meters from the centreline of a Provincial highway, whichever is greater.
  - v. Or as determined by Council.
- b. Side Yard Setback:
  - i. 15m (49.21 ft.) from property line.
  - ii. Or as determined by Council.
- c. Rear Yard Setback:
  - i. 15m (49.21 ft.) from property line.
  - ii. Or as determined by Council.
- d. If the title to a lot is subject to a caveat in respect of a land dedication or an agreement for the acquisition of land for road widening purposes, the dedicated area or area of future road widening shall be considered the future property boundary for which setback distances set out shall apply.

17.4.6.4 Corner Parcel Restrictions:

- a. In accordance with Sections 9.27.9 - 9.27.12.;
- b. Or as determined by Council.

17.4.6.5 Other Minimum Setback Requirements:

- a. See Section 9.27 "Special Setback Requirements" of Land use bylaw for additional setback requirements that may apply.
- b. Or as determined by Council.

**17.4.7 SPECIAL PROVISIONS**

17.4.7.1 The Approving Authority, may, as a condition of issuing a Development Permit impose any condition that addresses a relevant planning and development matter, including but not limited to:

- a. Development setbacks.
- b. Size and number of structures permitted on site.
- c. Engineering requirements.
- d. Requirements for evacuation and emergency response plans.

- e. Upgrades on municipal roads.
- f. Mitigation of impacts on municipal roads;
- g. Noise.
- h. Buffering.
- i. Lighting.
- j. Parking requirements.
- k. Screening of facilities.
- l. Proof of compliance with fire and safety codes inspections of the facility.
- m. Any other condition that Council deems necessary.

17.4.7.2 Lighting:

- a. All lighting must be in accordance with Section 9.15 of this Land use bylaw and with the Municipal Dark Sky Bylaw.
- b. Or as approved by Council

17.4.7.3 Lot Drainage:

- a. A Development agreement shall be entered into for lot grading to the satisfaction of the Director, Public Works and Engineering.
- b. Lot grading and drainage shall be in accordance with Section 9.17 of the Land use bylaw.
- c. Or as approved by Council.

17.4.8 EXCEPTIONS:

**16.3 ENVIRONMENTAL PROTECTION DISTRICT**

**16.3.1 PURPOSE AND INTENT**

To provide for the preservation and protection of land determined to be environmentally significant. These lands may be owned or managed by the County, an individual landowner, condominium association, or public land trust and may require an Environmental Management Plan approved by the Approving Authority outlining the use and management of the lands.

**16.3.2 GENERAL REQUIREMENTS:**

- 16.3.2.1 Refer to Section 4.2 "No Development Permit Required" in the Land Use Bylaw for uses not requiring a development permit.
- 16.3.2.2 Refer to Section 9 and Section 10 respectively for the general and specific land use regulations and provisions that apply to this District.

16.3.3 PERMITTED USES	16.3.4 DISCRETIONARY USES
Agricultural general Public works Signs not requiring a development permit Solar Power System, Private (Not requiring a Development Permit)	Accessory building - temporary Accessory uses Dwelling, temporary Lot grading Pathways Private amenity space Signs requiring a development permit Solar Power System, Private (Requiring a Development Permit) Utility services, minor

**16.3.5 LAND USE REQUIREMENTS**

- 16.3.5.1 A person who wishes to subdivide land in this district into additional lots must first apply for and be granted approval of a land use bylaw amendment.
- 16.3.5.2 In order to facilitate the purpose and intent of this district and ensure the management of environmental protection uses within the District, the following applies to applications for subdivision:
  - a. Parcel Density:
    - i. Parcel density requirements shall be determined by the Approving Authority, and if applicable, in accordance with an approved area structure plan or outline plan.
  - b. Minimum Parcel Size:
    - i. The area on title at the time of passage of this Bylaw, whichever is greater; or
    - ii. As determined by the Approving Authority, and in accordance with an approved area structure plan or outline plan, if applicable.

- c. Maximum Parcel size:
  - i. The area on title at the time of passage of this Bylaw, whichever is lesser; or
  - ii. As determined by the Approving Authority, and in accordance with an approved area structure plan or outline plan, if applicable.

16.3.5.3 Utility Servicing Criteria

- a. As determined by the Approving Authority, and if applicable, in accordance with an approved area structure plan or outline plan.

**16.3.6 DEVELOPMENT REQUIREMENTS**

16.3.6.1 Management Plan

- a. A management plan may be required by the Approving Authority to outline the use of the land, how the land will be maintained, who is responsible for ongoing maintenance, and any other items deemed appropriate by the Approving Authority. All development permit applications must conform to the management plan on lands where a management plan has been approved.

16.3.6.2 Maximum Lot Coverage

- a. As determined by the Approving Authority, and if applicable, in accordance with an approved area structure plan or outline plan.

16.3.6.3 Minimum Yard Setbacks Requirements

- a. Front Yard Setbacks:
  - i. 40m (131.23 ft.) from the ultimate right of way or 70 meters from the centreline of a Provincial highway, whichever is greater;
  - ii. 64m (209.97 ft.) from the centreline of a Municipal Road, Major.
  - iii. 48m (157.48 ft.) from the centreline of the Municipal road;
  - iv. 15m (49.21 ft.) from the property line from an internal road
- b. Side Yard Setbacks:
  - i. 15m (49.21 ft.) from the property line
- c. Rear Yard Setbacks:
  - i. 15m (49.21 ft.) from the property line
- d. If the title to a lot is subject to a caveat in respect of a land dedication or an agreement for the acquisition of land for road widening purposes, the dedicated area or area of future road widening shall be considered the future property boundary for which setback distances set out shall apply.

16.3.6.4 Corner Parcel Restrictions:

- a. In accordance with Section 9.27.9 - 9.27.12.

16.3.6.5 Other Minimum Setback Requirements:

- a. See Section 9.27 "Special Setback Requirements" of this bylaw for additional setback requirements that may apply.

16.3.6.6 Maximum Height of Structure:

- a. Buildings - 12m (39.37 ft.)
- b. Satellite dishes, radio antennas, internet towers and wind turbines - 16m (52.49 ft.)

**16.3.7 SPECIAL REQUIREMENTS**

16.3.7.1 Management Plan:

- a. All development permit application must conform to a management plan if required by the Approving Authority. Such management plan shall be prepared by the applicant and approved by the Approving Authority prior to the time that an application for a development permit is made.

16.3.7.2 Lighting:

- a. All lighting must be in accordance with Section 9.15 of the Land use bylaw and with the Municipal Dark Sky Bylaw;

16.3.7.3 Lot Drainage:

- a. Lot grading and drainage shall be in accordance with Section 9.17 of the Land use bylaw.

16.3.7.4 Other:

- a. The Approving Authority may allow a building to be occupied by a combination of one or more of the above mentioned uses listed for this district and each use shall be considered as a separate use.

**16.3.8 EXCEPTIONS:**

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**15.4 NATURAL RESOURCE EXTRACTION DISTRICT**

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**15.4.1 PURPOSE AND INTENT**

To accommodate industrial uses related to non-renewable natural resource extraction and processing.

This District was formally named Industrial Natural Resource District and includes all lands zoned Industrial Natural Resource District in the County.

**15.4.2 GENERAL REQUIREMENTS:**

15.4.2.1 Refer to Section 4.2 "No Development Permit Required" in the Land Use Bylaw for uses not requiring a development permit.

15.4.2.2 Refer to Section 9 and Section 10 respectively for the general and specific land use regulations and provisions that apply to this District.

15.4.3 PERMITTED USES	15.4.4 DISCRETIONARY USES
Agricultural, general Natural resource extraction/processing Public works Signs not requiring a development permit Solar Power System, Private (Not requiring a Development Permit) Utility services, minor	Accessory buildings requiring a development permit Accessory uses Dwelling, single family Dwelling, moved on Dwelling unit, temporary (accessory to principal use) Home Based Business I Home Office Lot grading Signs requiring a development permit Solar Power System, Private (Requiring a Development Permit)

**15.4.5 LAND USE REQUIREMENTS**

15.4.5.1 A person who wishes to subdivide land in this district into additional lots must first apply for and be granted approval of a land use bylaw amendment.

15.4.5.2 In order to facilitate the purpose and intent of this district and ensure the sustainable development of natural resource extraction uses within the District, the following applies to applications for subdivision:

- a. Parcel Density:
  - i. Parcel density requirements shall be determined by the Approving Authority, in accordance with an approved area structure plan or outline plan, if applicable.
- b. Minimum Parcel Size:
  - i. The area on title at the time of passage of this Bylaw, whichever is greater; or
  - ii. As determined by the Approving Authority, and in accordance with an approved area structure plan or outline plan, if applicable.
- c. Maximum Parcel size:

- i. The area on title at the time of passage of this Bylaw, whichever is lesser; or
- ii. As determined by the Approving Authority, and in accordance with an approved area structure plan or outline plan, if applicable.

15.4.5.3 Utility Servicing Criteria

- a. As determined by the Approving Authority and in accordance with an approved area structure plan or outline plan, if applicable.

**15.4.6 DEVELOPMENT REQUIREMENTS**

15.4.6.1 Maximum Lot Coverage

- a. No building or group of buildings including their accessory buildings and impervious surfaces shall cover more than sixty (60) percent of the lot area.

15.4.6.2 Minimum Yard Setbacks Requirements

- a. Front Yard Setbacks:
  - i. 40m (131.23 ft.) from the ultimate right of way or 70 meters from the centreline of a Provincial highway, whichever is greater.
  - ii. 64m (209.97 ft.) from the centreline of a Municipal Road, Major.
  - iii. 48m (157.48 ft) from the centreline of the Municipal Road.
  - iv. 15m (49.21 ft) from the property line from an Internal Road.
- b. Side Yard Setbacks:
  - i. 15m (49.21 ft) from the property line.
- c. Rear Yard Setbacks:
  - i. 15m (49.21 ft) from the property line.
- d. If the title to a lot is subject to a caveat in respect of a land dedication or an agreement for the acquisition of land for road widening purposes, the dedicated area or area of future road widening shall be considered the future property boundary for which setback distances set out shall apply.

15.4.6.3 Corner Parcel Restrictions:

- a. In accordance with Section 9.27.9 - 9.27.12.

15.4.6.4 Other Minimum Setback Requirements:

- a. See Section 9.27 "Special Setback Requirements" of this bylaw for additional setback requirements that may apply.

15.4.6.5 Maximum Height of Structure:

- a. Buildings - 12m (39.37 ft).
- b. Satellite dishes, radio antennas, internet towers and wind turbines - 16m (52.49 ft).

15.4.6.6 Minimum habitable area per dwelling

- a. 84 m<sup>2</sup> (904.20 sq. ft).

**15.4.7 SPECIAL REQUIREMENTS**

**15.4.7.1 Landscaping and Screening:**

- a. Landscaping shall be completed in accordance with the Municipal Screening Standards.
- b. Levels and methods of screening of the site shall be completed in accordance with the Municipal Screening Standards.

**Lighting:**

- c. All lighting must be in accordance with Section 9.15 of this Land use bylaw and with the Municipal Dark Sky Bylaw.

**15.4.7.2 Lot Drainage:**


- a. A Development agreement shall be entered into for lot grading to the satisfaction of the Director, Public Works and Engineering.
- b. Lot grading and drainage shall be in accordance with Section 9.17 of the Land use bylaw.

**15.4.7.3 Other:**

- a. The Approving Authority may allow a building to be occupied by a combination of one or more of the above mentioned uses listed for this district and each use shall be considered as a separate use,

**15.4.8 EXCEPTIONS:**

**MISCELLANEOUS PLANNING ITEM  
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
 DEVELOPMENT PERMIT APPLICATION  
 May 27, 2026**

<b>APPLICATION INFORMATION</b>		<b>FILE NO. 26D092</b>
	<b>DATE APPLICATION DEEMED COMPLETE:</b> April 29, 2026	
	<b>LEGAL DESCRIPTION:</b> SE 26-22-03 W5M	
	<b>LANDOWNER:</b> White Moose Farms Limited	
	<b>APPLICANT:</b> Stan Carscallen	
	<b>AREA OF SUBJECT LANDS:</b> 150.79 acres	
	<b>CURRENT LAND USE:</b> Direct Control District #29	
<b>PROPOSAL:</b> Development Permit Application to allow for a Single Family Dwelling, Secondary Suite, Principal, and a Detached Garage.		
<b>DIVISION NO:</b> 4	<b>DEPUTY REEVE:</b> Suzanne Oel	<b>FILE MANAGER:</b> Pierre-David Karolyi

**EXECUTIVE SUMMARY:**

**Summary of Proposal**

A Development Permit application has been submitted on the Direct Control District #29 (DC29) property in order to allow for the replacement of the Single Family Dwelling (Primary Residence), addition of a Secondary Suite, Principal within the basement of the Primary Residence, and a Detached Garage.

**Location**

The subject parcel is located northwest of the Hwy 22 and Hwy 22X intersection, approximately 800 metres east of Priddis Valley Road W and the Hamlet of Priddis, and 6.5 kilometres west of the current municipal boundary for the City of Calgary.

**Policy Evaluation**

The application was reviewed within the terms of the Land Use Bylaw 60/2014.

**Referral Considerations**

This application was circulated to internal and external agencies.

**HISTORY:**

**September 14, 2022:** Council acknowledged the pending Conservation Easement for Agriculture by the Alberta Farmland Trust that was registered to preserve a net 429.95 acres of agricultural land on the 150.96-acre subject parcel and within the two quarter sections to the east (149.16 acres) and northeast (160-acres). Excluded from this Conservation Easement were a 10-acre area within the subject parcel, and 5 and 15-acre areas within the two quarter sections to the east and northeast.

**August 28, 2024:** Council granted 3<sup>rd</sup> and final reading to Bylaw 44/2024 authorizing the redesignation of the subject 150.79-acre parcel from Agricultural District to Direct Control District #29 – *Limited Public or Commercial Riding Arena* (DC29), in order to allow for the future operation of a Limited Public Arena.

**November 27, 2024:** Development permit 24D 157 was approved by Council to allow for the construction of a Limited Public Riding Arena with a viewing, service & lobby area, a lunging ring and two horse barns, for horse boarding, training and riding lessons.

## PURPOSE OF APPLICATION:

The Development Authority is requested to approve Development Permit 26D092 to allow the following on the DC29 parcel:

- Replacement of the existing Primary Residence through the construction of a new Single Family Dwelling (new Primary Residence) with +/- 3,766 sq. ft. of habitable space, within the same location, and 32 ft. 7 in. in height;
- Addition of a Secondary Suite, Principal, with +/- 1,342 sq. ft. of habitable space within the new Primary Residence's basement; and
- Construction of a 1,536 sq. ft. Detached Garage 18 ft. 4 in. in height.

*The applicant has provided additional comments and building plans in Appendix B.*

## SITE CONSIDERATIONS:

### Physiography

The subject parcel is adjacent to Highway 22 and contains tree covered areas in the northwest corner and to the north of the existing yard site. The lands slope down in the northwest corner towards Fish Creek with the highest point being east of the existing yard site.

### Site Improvements

Existing development on the subject parcel includes 2 dwellings, a garage (+/- 1,012 sq. ft.), a shed (+/- 1,192 sq. ft.), two barns (+/- 2,327 sq. ft. and 1,462 sq. ft.) and multiple horse shelters. Approved for development under development permit 24D 157 are a +/- 20,000 sq. ft. Limited Public Arena with a viewing, service & lobby area, a lunging ring building (+/- 1,200 sq. ft) and two horse stables (+/- 6,750 sq. ft. each). *Site Plan provided in Appendix B.*

Within the present application, the Primary Residence is to be replaced at the same location. It is to have 3,766 sq. ft. of habitable space on the main and upper floors, and is to include a 1342 sq. ft. Secondary Suite within the basement, and a +/- 1536 sq. ft. Detached Garage is to be added to the northwest of the residence. *Plans and visual provided in Appendix B.*

Public Works advises that the proposed garage is within 30 metres of a slope exceeding 15%, which must either be relocated, or a Slope Stability Analysis must be provided. The pre-release condition 1 of Option #1 (Approval) provides the option for the applicant to indicate proper setback or submit a geotechnical report.

### Servicing Considerations

The landowner is responsible for adhering to the Water Act with respect to water use on the subject parcel. The water will be shared with the other dwelling, and the sewage treatment system will be expanded to meet Safety Code requirements.

### Access

The project area is accessed by an existing approach on Highway 22 located in the southwest corner of the parcel, while the arena area approved by development permit 24D 157 is accessed by another approach at the intersection of Highways 22 and 22X.



Neither Public Works nor Alberta Transportation and Economic Corridors had any concerns with respect to the existing accesses.

**REFERRAL CIRCULATION:**

<b>CIRCULATION REFERRALS</b>	
<b>REFEREE</b>	<b>COMMENTS</b>
<b>INTERNAL</b>	
Public Works	The proposed garage seems to be within 30 metres of a >15% slope. The structure must be relocated 30 metres or more from the top of the slope, or a Slope Stability Analysis must be provided. Advisory: A PSTS review will be required upon receiving permit. The PSTS must be able to accommodate the proposed changes to septic needs.
Municipal Mapping /Addressing	The address on the existing Primary Residence will be required to change, if the Secondary Suite is approved.
<b>EXTERNAL</b>	
Meota Gas	No concerns
ATCO Transmission	No concerns
Alberta Transportation and Economic Corridors	No concerns or objection with the proposed Development.
<b>PUBLIC</b>	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.

**POLICY EVALUATION:**

**Land Use Bylaw 60/2014:**

The application aligns with the Requirements, Permitted and Discretionary Uses, and the Purpose and Intent of the Direct Control District #29 within the Land Use Bylaw 60/2014. DC29 has been included as *Appendix D*.

The purpose and intent of DC29 is to allow for the development of a Limited Public or Commercial Arena, as defined in Section 2.5 of the bylaw, to operate on lots, with or without a single family residence and to allow for the Direct Control by Council.

**2.5 DEFINITIONS:**

DWELLING, SINGLE FAMILY means a single building which contains one Dwelling Unit in accordance with the applicable Building Code and Section 10.10 of this Bylaw. A Dwelling, Single Family may contain a Secondary Suite in accordance with Section 10.26 and still be considered a Dwelling, single family.

DWELLING, SECONDARY SUITE means a subordinate Dwelling Unit located on a parcel in addition to the principal Dwelling Unit, which constitutes a self-contained living accommodation unit comprised of kitchen facilities, sleeping amenities, washroom facilities consisting of a full bathroom including tub and/or shower fixture, and has a separate entrance, or includes a door which can be physically closed or

locked off from the remainder of the principal dwelling. A Dwelling, Secondary Suite may include a Secondary Suite, Principal, or a Secondary Suite, Detached.

SECONDARY SUITE, PRINCIPAL means a dwelling, Secondary Suite, located within the principal dwelling unit, in an extension or addition to the principal dwelling, or above a garage attached to the principal dwelling in accordance with Section 10.26 of this bylaw.

GARAGE, PRIVATE means a building designed and used for storage of private vehicles and includes a carport.

#### 4.2 NO DEVELOPMENT PERMIT REQUIRED

4.2.1.9 Permanent dwellings are permitted up to two private garages, attached to the permitted dwelling or detached, in addition to the accessory buildings allowed under Section 4.2.1.7A, (...) excluding any lands designated Sub-district “A”, Direct Control District, Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay, in which a Development Permit is required.

#### 18.29 DIRECT CONTROL DISTRICT #29

##### 18.29.5.4 Maximum Dwelling Unit Density

(...)

b. Maximum dwelling unit density for a parcel 80 acres or larger in size is two Dwellings, Single Family and either one Dwelling, Secondary Suite, or one Dwelling, Temporary, where the use is listed as a permitted or discretionary use in the specific district in accordance with Section 10.26 Secondary Suites and Section 10.10 Dwellings.

#### **SUMMARY:**

A Development Permit application has been submitted on the DC29 property in order to allow for the replacement of the Single Family Dwelling (Primary Residence), addition of a Secondary Suite, Principal within the basement of the Primary Residence, and construction of a Detached Garage.

#### **OPTIONS FOR COUNCIL CONSIDERATION:**

##### **OPTION #1 – APPROVAL**

Should Council choose to approve Development Permit 26D092, the following motion has been provided for consideration:

*Council moved that Development Permit 26D092 to allow for the replacement of the Primary Residence by a +/- 3,766 sq. ft. Single Family Dwelling, addition of a +/- 1,342 sq. ft. Secondary Suite, Principal, and addition of a +/- 1,536 sq. ft. Detached Garage on the subject Direct Control District #29 parcel be approved as per the submitted and accepted application.*

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 SE 26-22-03 W5M in accordance with the submitted application and as accepted by Foothills County Council as the Development Authority, through replacement of the Primary Residence by a +/- 3,766 sq. ft. Single Family Dwelling, the addition of a +/- 1,342 sq. ft. Secondary Suite, Principal within the Primary Residence, and the addition of a +/- 1,536 sq. ft. Detached Garage.

## **SUGGESTED CONDITIONS OF APPROVAL FOR COUNCIL'S CONSIDERATION**

Council may wish to provide any additional conditions as pre-release condition(s) should they be of the opinion that the requirement be addressed prior to the Development Permit being signed and issued.

### **PRE-RELEASE CONDITIONS**

Pre-Release Conditions must be fulfilled before the Development Permit will be signed and released, unless a time extension is issued under agreement between the Development Authority and the Applicant(s). Failure to complete the pre-release conditions on or before **October 27, 2026**, will see this approval be deemed null and void.

The Development shall not proceed until such time as the County has issued a signed Development Permit.

1. The applicant shall provide either:
  - a. A site plan demonstrating that the proposed Detached Garage is 30 metres or more from the >15% slope as well as 2.4 metres or more from the Primary Residence shall be provided, to the satisfaction of the Public Works department; **OR**
  - b. A Geotechnical Report for Slope Stability for the Detached Garage, as well as engineering review fees, shall be provided, to the satisfaction of the Public Works department.

### **CONDITIONS OF APPROVAL:**

*The following requirements must be completed within twenty-four (24) months from the date the Development Permit is signed and issued unless a time extension is approved under agreement between the Development Authority and the Applicant(s). Failure to complete the conditions of approval will see the Development Permit be deemed null and void.*

1. The applicant shall execute and maintain the development in accordance with all conditions of approval, including those plans or reports provided as pre-release conditions, and the application for development permit that has been acknowledged by the municipality to be appropriate. **Any revisions and/or additions to use of this land shall not proceed except under benefit of appropriate approvals and permits;**
2. The applicant is required to obtain all necessary building and safety codes permits and inspections from Foothills County, to the discretion of the County's Safety Codes Officer;
3. It is the applicant's responsibility to obtain and properly post independent County address(es) for the new Dwelling, Single Family and Secondary Suite, Principal prior to occupancy. Please contact the County's GIS Department to be assigned new address(es) and obtain information regarding address signage. *The applicants are advised that additional addressing may cause a change to the existing mailing address for the property. Please contact the County's GIS department for information in this regard;*
4. The applicant shall provide written notification to the Development Authority upon completion of the development, as approved herein;

### **ADVISORY REQUIREMENTS:**

*The following requirements are provided by Foothills County to inform the applicant(s) and landowner(s) of their necessity. It is the responsibility and liability of the applicant(s) and landowner(s) to ensure adherence with these requirements for the life of the development.*

1. This approval is in addition to development permit 24D 157 and does not alter or replace prior approvals/permits and/or conditions.
2. A minimum of two parking spaces located entirely within the boundaries of the legally titled parcel shall be available for use by the occupant(s) of the Secondary Suite, Principal, at all times;
3. The applicants are responsible to comply with the requirements of Alberta Health Services, including but not limited to the regulatory requirements under the Alberta Public Health Act, Housing Regulation 173/99 and the Minimum Housing and Health Standards (MHHS);
4. As per the executed *Declaration of Understanding* submitted with the application for the Secondary Suite, Principal, it is the landowners' responsibility to ensure that water servicing and sanitary sewer servicing are

adequately provided, maintained, and operated; in compliance with all pertinent regulatory requirements, for the life of the development;

5. All structures shall be located as to adhere to Municipal setback requirements from the boundaries of the legally titled property. No variance for yard setbacks has been considered under this approval;
6. No portion of the Detached Garage and Secondary Suite, Principal shall be utilized for any business related purposes without first receiving the appropriate approvals from the County;
7. No topsoil shall be removed from the subject property and natural drainage of the property must be maintained. Alterations to natural drainage may proceed only under the authorization of an issued Development Permit for Lot Grading;
8. All installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw.
9. 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;
10. The applicant agrees to indemnify and hold harmless Foothills County from any and all third party claims, demands, or actions for which the applicant is legally responsible, including those arising out of negligence or willful acts by the applicant or the applicant's agent(s). In addition, the applicant will carry insurance to cover general liability including bodily injury and property damage to a third party;
11. 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;

**Notes:**

1. Contravention of any of the above conditions and/or requirements will result in this permit being considered null and void.
2. This Development Permit shall thereafter be null and void if the development or use is abandoned for a period of six months.
3. The conditions of this Development Permit must be met and adhered to at all times. Fines and/or Enforcement action may occur if operating outside of the Development Permit.

**OPTION #2 POSTPONE A DECISION ON THE APPLICATION**

Should Council have concerns regarding certain aspects of the application or feel that they require additional information in order to render a decision, Council may choose to postpone a decision on the application in order to obtain additional information from the applicant or to hold a Public Meeting at which the landowner/applicant is in attendance.

The suggested motion for Option #2 is as follows:

*Moved that Council postpone making a decision on Development Permit application 26D092 until such time as the applicant has provided (the requested information) for Council's consideration OR until such time that a Public Meeting is held.*

**APPENDICES:**

**APPENDIX A: MAP SET**

MAP 1 – LOCATION MAP

MAP 2 – SITE PLAN

MAP 3 – ORTHO PHOTO

**APPENDIX B: DEVELOPMENT PERMIT APPLICATION DETAILS**

APPLICANT'S ADDITIONAL COMMENTS

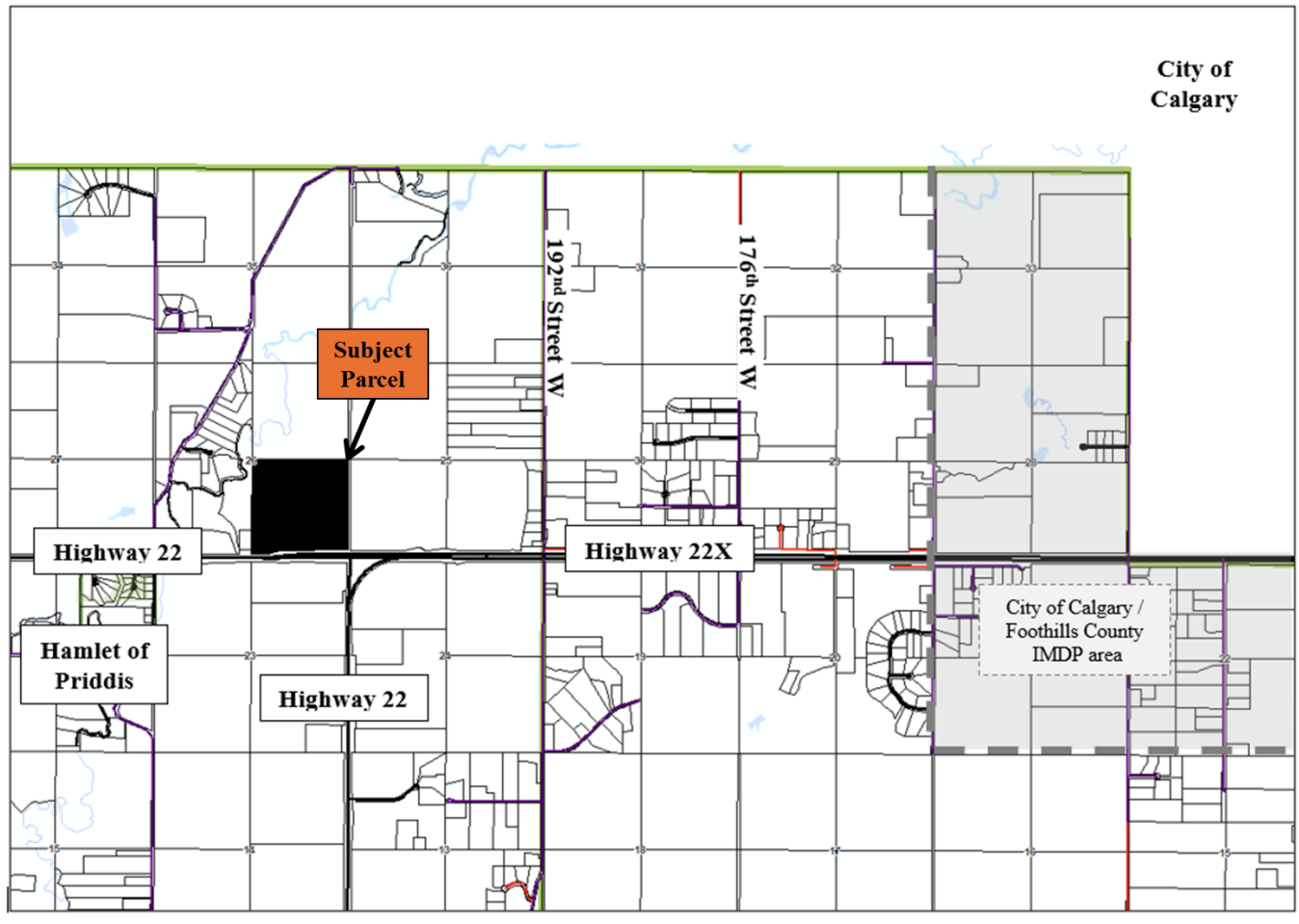
PROPOSED PRIMARY RESIDENCE TOP VIEW

PROPOSED PRIMARY RESIDENCE FRONT AND REAR VISUALS

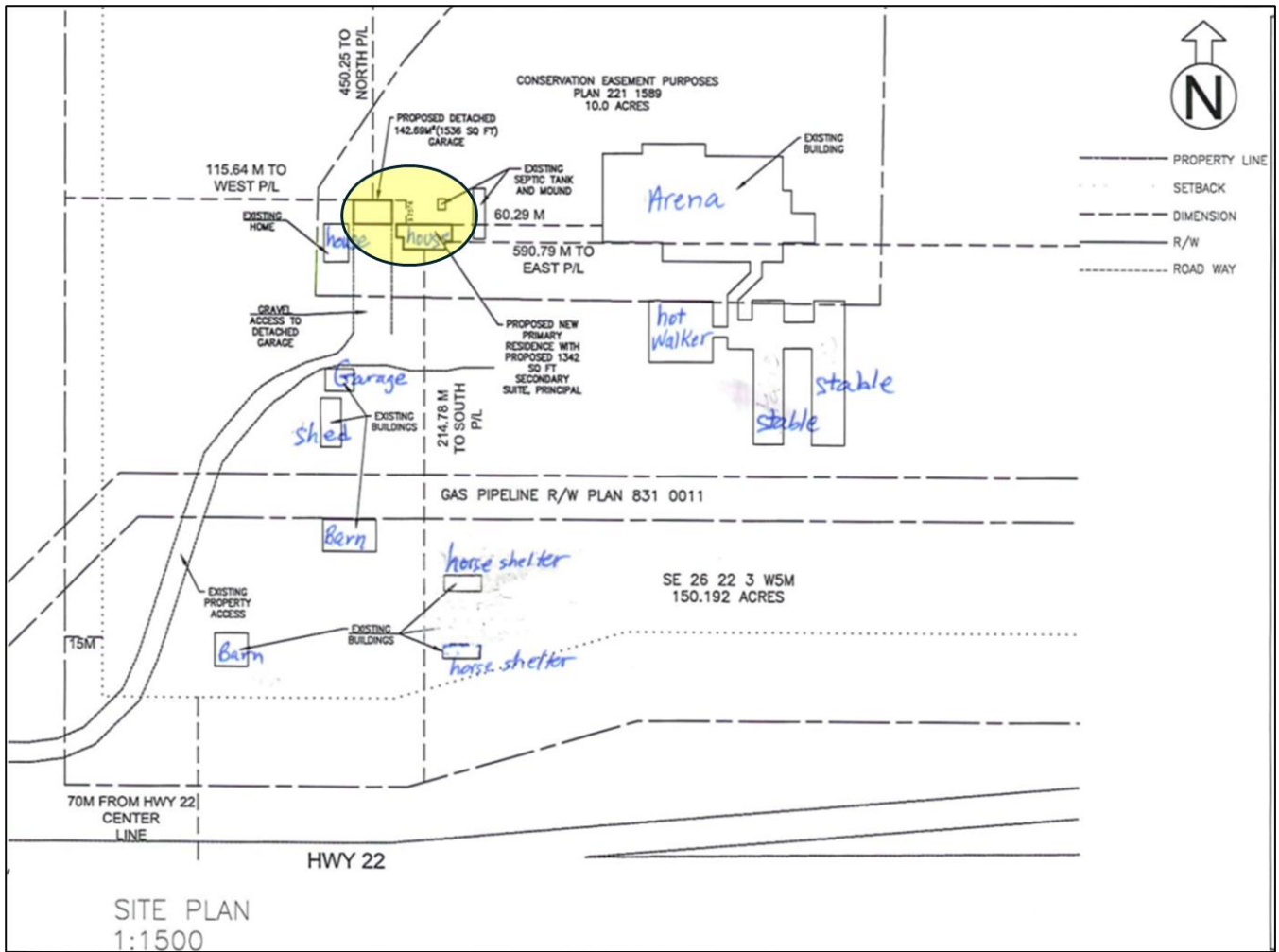
PROPOSED PRIMARY RESIDENCE FLOOR PLANS

**APPENDIX C:**

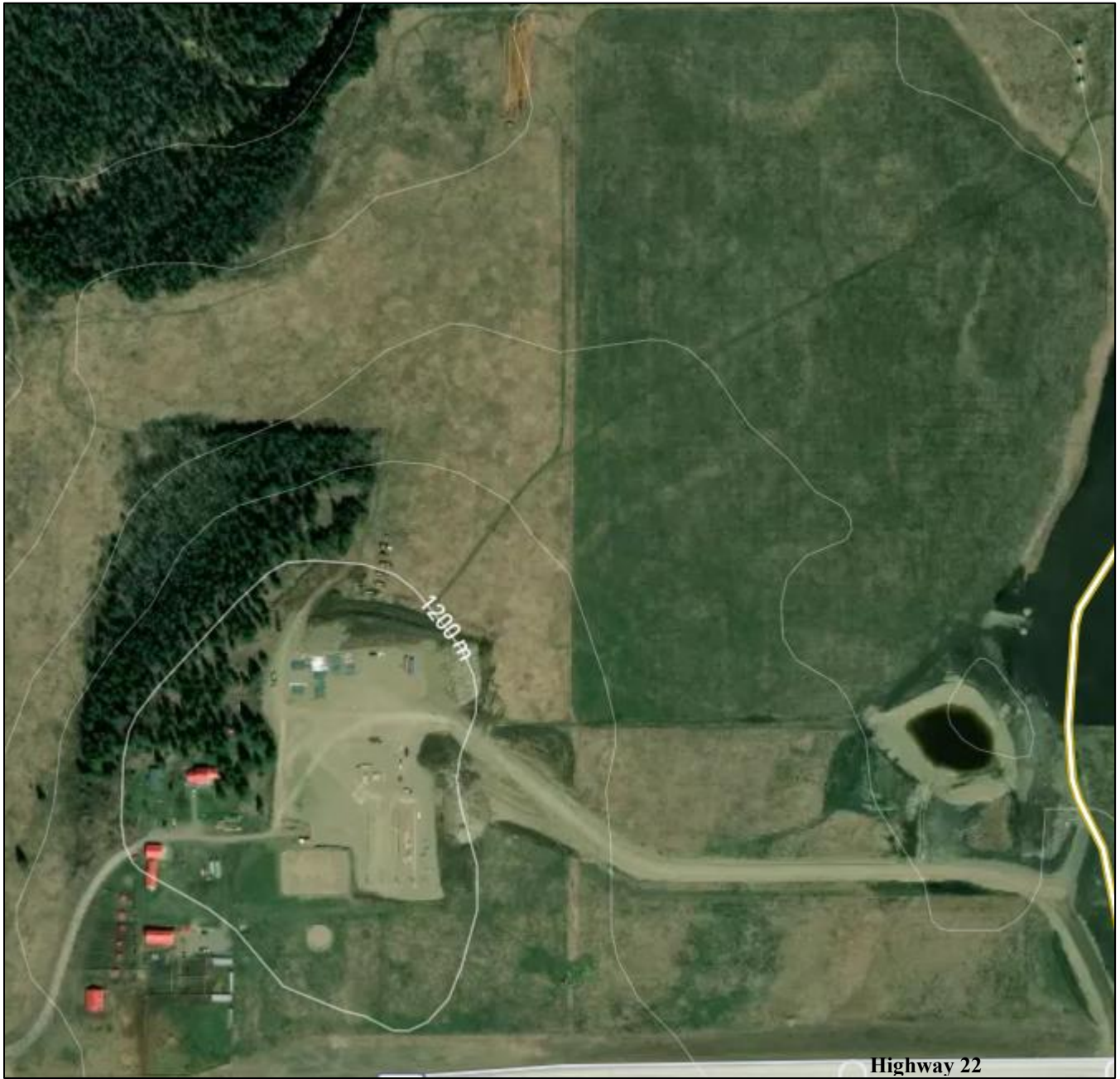
DIRECT CONTROL DISTRICT #29



MAP 2 – SITE PLAN



**MAP 3 – ORTHO PHOTO**



**APPLICANT'S ADDITIONAL COMMENTS**

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**Application for a Development Permit - Part 2**

This Application for a Development Permit is two-pronged - for a dwelling and for a secondary suite.

**Dwelling**

As shown in the attached Site Plan, the existing Renner house which was partially constructed in 1934 and completed in 1940, is located immediately to the west of the new jumping arena that is under construction. As is also shown on the Site Plan, the Renner house is located within the "Excluded Area" of the Alberta Farmland Trust Conservation Easement on this property.

We have spent some time pursuing our original idea to renovate the Renner house. However, having received advice from a structural engineer that the foundation is failing and the insulation and windows all need to be changed, it has been concluded that it would be less costly to tear down the Renner house and rebuild at the same location. A new three car un-attached garage is planned off the NW corner of the proposed new house.

We attach a set of Design Drawings of the proposed new house. Those Drawings are currently being converted into Construction Drawings.

The area of the proposed new house would be approximately 2,000 square feet on the main floor and 1,766 square feet on the second floor. The Drawings indicate that the house would be approximately 32 feet high, well below the height restriction applicable to DC29.

We are proposing to simply replace the long-standing Renner house on the property in a similar design and on a footprint that is virtually the same.

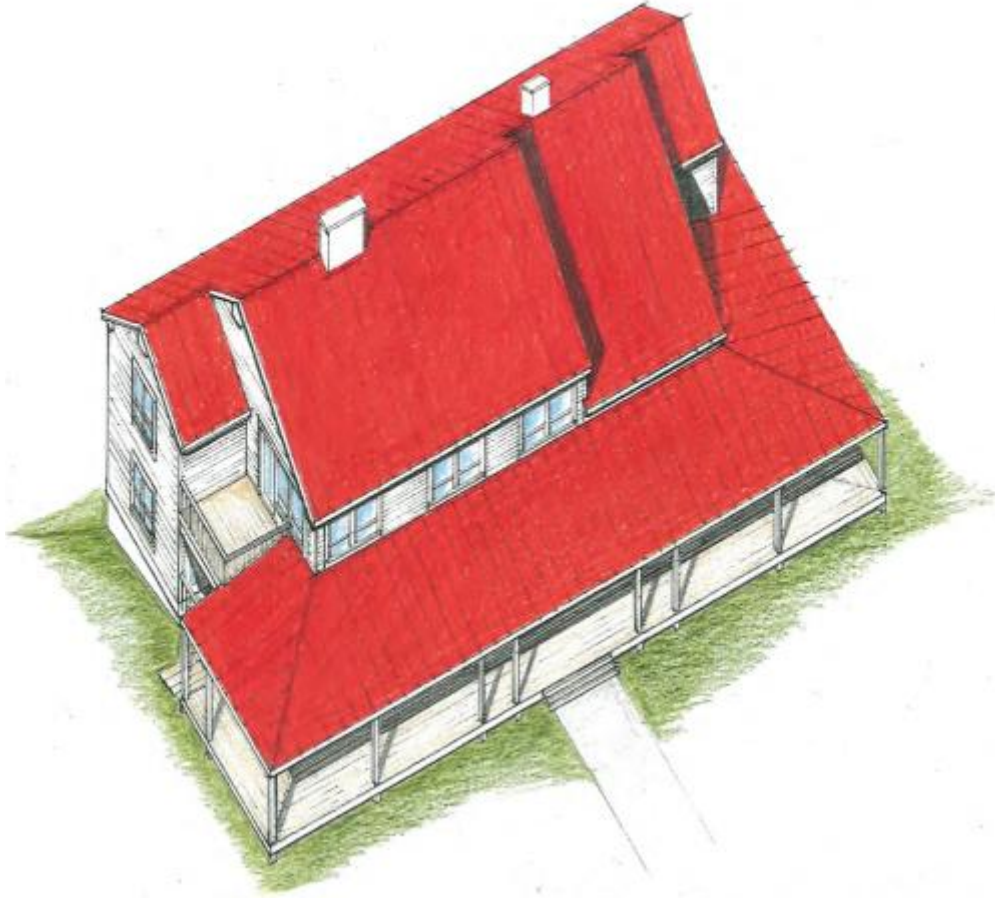
The Renner house has a relatively new septic field which will likely need to be extended to some degree. Water for the house would come from wells on the property.

**Secondary Suite**

As can be seen from the attached Design Drawings for the proposed new house, it is proposed that there would be a secondary suite with two bedrooms in the basement of the house. That accommodation is required for barn staff who ideally should be resident onsite and who, in some cases, will not have a vehicle of their own. The secondary suite would be served by its own HVAC and separate entrance.

PROPOSED PRIMARY RESIDENCE TOP VIEW

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PROPOSED PRIMARY RESIDENCE FRONT AND REAR VISUALS



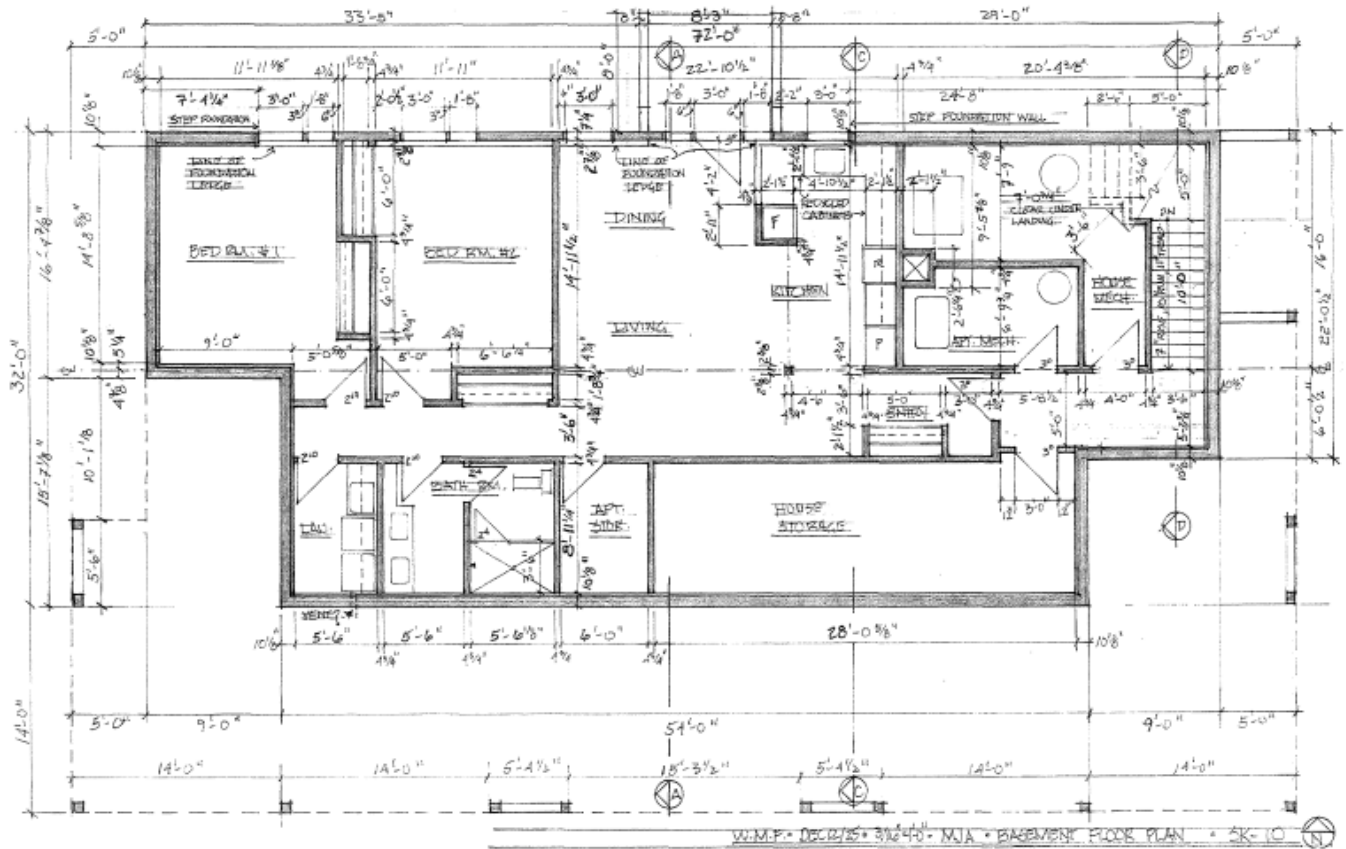
W.M.F. • DEC 12/25 • 3/6/10 • M.J.A. • RENDERED SOUTH ELEVATION • SK-05



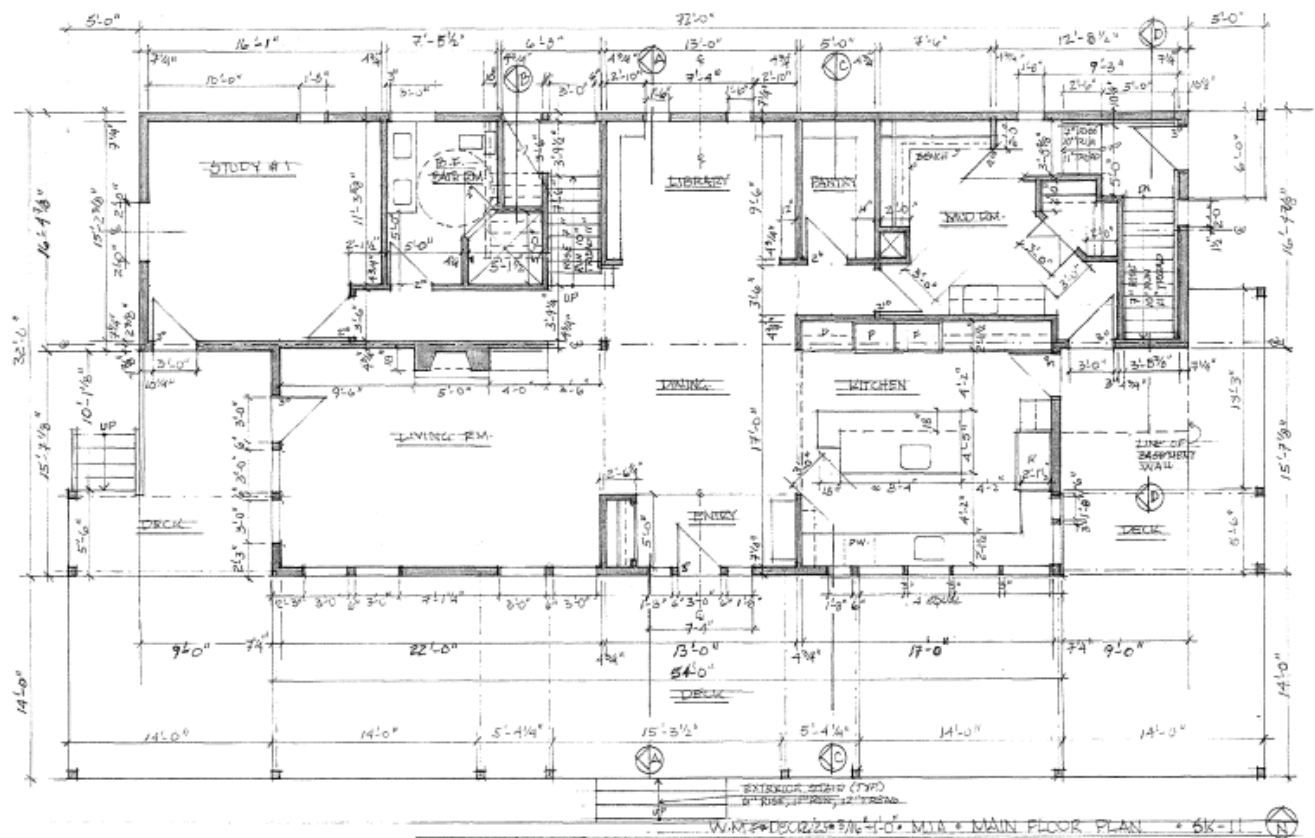
W.M.F. • DEC 12/25 • 3/6/10 • M.J.A. • RENDERED NORTH ELEVATION • SK-03

# PROPOSED PRIMARY RESIDENCE FLOOR PLANS

## Primary Residence basement floor plan (Secondary Suite, Principal)



## Primary Residence main floor plan





Foothills County Land Use Bylaw |

**18.29 DIRECT CONTROL DISTRICT #29 (DC 29)  
LIMITED PUBLIC OR COMMERCIAL RIDING ARENA**

**DC#29**

**18.29.1 PURPOSE AND INTENT**

To allow for the development of a Limited Public or Commercial Arena, as defined in Section 2.5 of this bylaw, to operate on lots, with or without a single family residence, and to allow for the Direct Control by Council over development on the following lots:

- NW 12-20-02-W5M, PLAN 0810029, LOT 5 (87.7 ACRES)
- NW 12-20-02-W5, PLAN 0810029, BLOCK 1, LOT 5 (87.70 ACRES)
- NW 08-21-28-W4 (40.0 ACRES)
- NE 35-20-29-W4 (23 +/-1 ACRES)
- NW 21-20-02-W5 (134.85 ACRES)
- SE 22-20-02-W5, PLAN 1012174, BLOCK 1, LOT 3 (74.06 ACRES)
- SW 07-22-01-W5, PLAN 0212015, BLOCK 2, LOT 16 (92.67 ACRES)
- SW 34-21-29-W4, PLAN 9913092, BLOCK 1, LOT 6
- S ½ NE 35-19-01-W5, PLAN 731046, BLOCK 3 (19.82 ACRE PTN.)
- SE 35-21-02-W5 (119 ACRES)
- SW 24-21-02-W5 (64.43 ACRES)
- PLAN 0716214, BLOCK 1, LOT 2, NE 34-19-01-W5 (81.52 ACRES)
- SW 13-20-01-W5, PLAN 9711715, LOT 6 (29.31 ACRES)

**18.29.2 PERMITTED USES**

- Accessory Buildings not requiring a development permit (accessory to the Dwelling)
- Agricultural, General
- Accessory Uses to the Dwelling
- Dwellings, Single Family
- Dwelling, Manufactured Home
- Dwelling, Mobile home on lots 80 acres or greater in size
- Home Office
- Public Works
- Signs not requiring a development permit
- Solar Power System, Private (Not requiring a Development Permit)
- Temporary storage of up to 5 unoccupied recreation vehicles

**18.29.3 DISCRETIONARY USES**

- Accessory Use
- Accessory Building
- Animal Boarding Services
- Arena, Commercial
- Arena, Limited Public
- Campground, Minor - Accessory to the Arena on parcels 8.49 ha (21 acres) or greater in size
- Dwelling, Mobile Home on lots less than 80 acres in size
- Dwelling, Moved On
- Dwelling Temporary
- Home Based Business Type I - only on parcels with a residence
- Home Based Business Type II - only on parcels with a residence
- Home Based Business Type III - only on parcels with a residence
- Intensive Livestock Operation
- Lot Grading

## Foothills County Land Use Bylaw |

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Manmade water features requiring a permit  
Public Quasi Public Installations and Facilities  
Secondary Suite, Detached  
Secondary Suite, Principal  
Special Event (accessory to the Arena or Business use)

- Discretionary use only on parcels 8.49 ha (21 acres) or greater in size

Signs requiring a Development Permit  
Solar Power System, Private (Requiring a Development Permit)  
Temporary (short-term) Manure Storage  
Utility Services, Minor

### 18.29.4 LAND USE REQUIREMENTS

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

### 18.29.5 DEVELOPMENT REQUIREMENTS

18.29.5.1 Maximum Height of Structures:

- a. Principal buildings, first vehicle garage, and car ports:
  - i. 12m (39.37 ft.);
- b. Accessory Buildings and Arenas:
  - i. 10.67m (35 ft.);
- c. Radio antennas, internet towers and wind turbines:
  - i. 16m (52.49 ft.);
- d. Or as determined by Council.

18.29.5.2 Maximum Floor Area of Arena Building:

- a. The maximum allowable size of the Arena Building for an Arena, Limited Public or Arena, Commercial shall be at the discretion of Council.

18.29.5.3 Maximum Lot Coverage

- a. No building or group of buildings including their accessory buildings and impervious surfaces shall cover more than sixty (60) percent of the lot area.

18.29.5.4 Maximum Dwelling Unit Density

- a. Maximum dwelling unit density for a parcel under 80 acres is one Dwelling, Single Family and either one Dwelling, Secondary Suite, or one Dwelling, Temporary, where the use is listed as a permitted or discretionary use in the specific district in accordance with Section 10.26 Secondary Suites and Section 10.10 on Dwellings.
- b. Maximum dwelling unit density for a parcel 80 acres or larger in size is two Dwellings, Single Family and either one Dwelling, Secondary Suite, or one Dwelling, Temporary, where the use is listed as a permitted or discretionary use in the specific district in accordance with Section 10.26 Secondary Suites and Section 10.10 Dwellings.

18.29.5.5 Minimum Yard Setback Requirements:

- a. Front Yard Setback:
  - i. 15m (49.21 ft.) from the right of way of an Internal Subdivision Road;
  - ii. 48m (157.48ft.) from the centre line of a Municipal Road;
  - iii. 40m (131.23 ft.) from the ultimate right of way or 70 meters from the centreline of a Provincial highway, whichever is greater;
  - iv. Or as determined by Council.
- b. Side Yard Setback:
  - i. 15m (49.21 ft.) from property line;
  - ii. Or as determined by Council.
- c. Rear Yard Setback:
  - i. 15m (49.21 ft.) from property line;
  - ii. Or as determined by Council.
- d. If the title to a lot is subject to a caveat in respect of a land dedication or an agreement for the acquisition of land for road widening purposes, the dedicated area or area of future road widening shall be considered the future property boundary for which setback distances set out shall apply.
- e. Corner Parcel Restrictions:
  - i. In accordance with Sections 9.27.9 - 9.27.12.

18.29.5.6 Other Minimum Setback Requirements:

- a. See Section 9.27 “Special Setback Requirements” of Land use bylaw for additional setback requirements that may apply;
- b. The Approving Authority may require a greater building setback for any industrial use which, in the opinion of the Approving Authority, may interfere with the amenity of adjacent uses.

18.29.5.7 Minimum habitable area per Dwelling:

- a. 100 m<sup>2</sup> (1,077 sq. ft.)

**18.29.6 SPECIAL PROVISIONS**

- 18.29.6.1 Home Based Business (Major) does not include Cannabis Production.
- 18.29.6.2 No more than five (5) non-resident employees shall be working on site for an Arena, Limited Public.
- 18.29.6.3 The number of non-resident employees working on site for an Arena, Commercial shall be at the discretion of Council.
- 18.29.6.4 Maximum of sixteen (16) Business Visits permitted per day, or as determined by Council for Arena, Limited Public.

- 18.29.6.5 The maximum number of Business Visits per day for Arena, Commercial shall be at the discretion of Council.
- 18.29.6.6 Any minor or major home business or occupation must be conducted within a dwelling and/or accessory building(s) or on a parcel on which a dwelling is located and where one or more residents of the parcel is/are involved in the occupation or business.
- 18.29.6.7 Any minor or major home business shall not occupy more than 50% of the gross floor area of the principle dwelling plus the area of accessory structures.
- 18.29.6.8 Material Storage:
- a. On parcels 10 acres and larger, exterior storage may be allowed if, in the opinion of the Approving Authority, the exterior storage is adequately screened, a maximum of 5 vehicles or equipment may be stored outdoors.
- 18.29.6.9 Manure Management:
- Applicants for Arena, Commercial or Arena, Limited Public shall provide a manure management plan to the satisfaction of Council as a part of the development permit application for their facility unless requested to do so by Council as part of the Land Use Bylaw amendment application.
- 18.29.6.10 Safety and Fire Code Requirements:
- Applicants shall be required to provide proof of compliance or the ability to become compliant with all Provincial Safety Code and Fire Code requirements as part of the development permit application for their facility unless requested to do so by Council as part of the Land Use Bylaw amendment application.
- 18.29.6.11 Landscaping and Screening:
- a. Landscaping shall be completed in accordance with the Municipal Screening Standards;
  - b. Levels and methods of screening of the site shall be completed in accordance with the Municipal Screening Standards.
- 18.29.6.12 Nuisance:
- a. No offensive noise, vibration, smoke, dust, odor, heat, glare, electrical or radio disturbance detectable beyond the boundary of the lot.
- 18.29.6.13 Camping:
- a. Whether camping is permitted in support of special events at an Arena, Commercial or Arena, Limited Public, shall be at the discretion of Council and will be outlined in the Development Permit. Council may also specify:
    - i. The maximum number of camping units permitted per event;
    - ii. The maximum length of stay; and
    - iii. Number of events where camping shall be permitted annually.

18.29.6.14 The Approving Authority, may, as a condition of issuing a Development Permit impose any condition that addresses a relevant planning and development matter, including but not limited to:

- a. Location and maximum size of Arena building to be constructed;
- b. Development setbacks;
- c. Hours of operation;
- d. Number of non-resident employees;
- e. Number of vehicle visits per day;
- f. Number of Animal units permitted on the property;
- g. Size and number of structures permitted on site;
- h. Number of events or contests permitted annually;
- i. Requirements for evacuation and emergency response plans;
- j. Upgrades on municipal roads;
- k. Mitigation of impacts on municipal roads;
- l. Compliance reporting requirements;
- m. Noise;
- n. Buffering;
- o. Lighting;
- p. Outdoor storage;
- q. Parking requirements;
- r. Screening of facilities;
- s. Proof of compliance with fire and safety codes inspections of the facility;
- t. Manure Storage provisions;
- u. Any other condition that Council deems necessary.

18.29.6.15 Design Guidelines:

- a. All development located within the Highway 2A Industrial Area structure plan (H2AI Area Structure Plan) area shall comply with the Highway 2A Corridor Design Guidelines (2021), as may be amended, or replaced by Council from time to time.

18.29.6.16 Lighting:

- a. All lighting must be in accordance with Section 9.15 of this Land use bylaw and with the Municipal Dark Sky Bylaw.

18.29.6.17 Lot Drainage:

- a. A Development agreement shall be entered into for lot grading to the satisfaction of the Director, Public Works and Engineering;
- b. Lot grading and drainage shall be in accordance with Section 9.17 of the Land use bylaw.

#### **18.29.7 PROCEDURE**

## Foothills County Land Use Bylaw |

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- 18.29.7.1 Notwithstanding the procedure established for development permit applications in Section 4, an application for development permit in respect of lands referred to in Section 18.29.1 shall be referred by the Development Officer to the Council for its approval or refusal.
- 18.29.7.2 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 18.29.1. The council may approve a development permit application with or without conditions or may refuse an application for development permit.
- 18.29.7.3 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 18.29.1.