


**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)

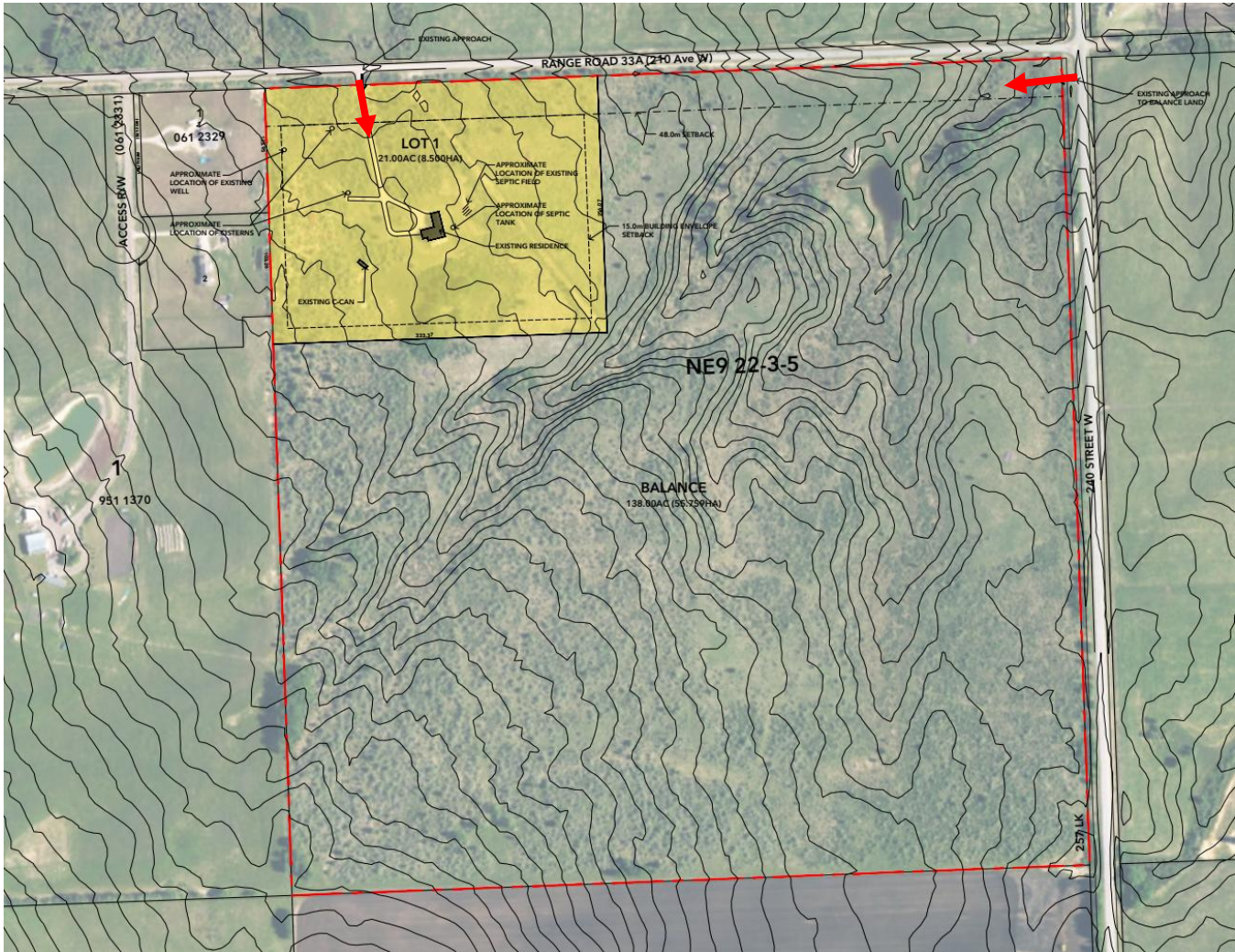
**Referral Considerations:**

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:**

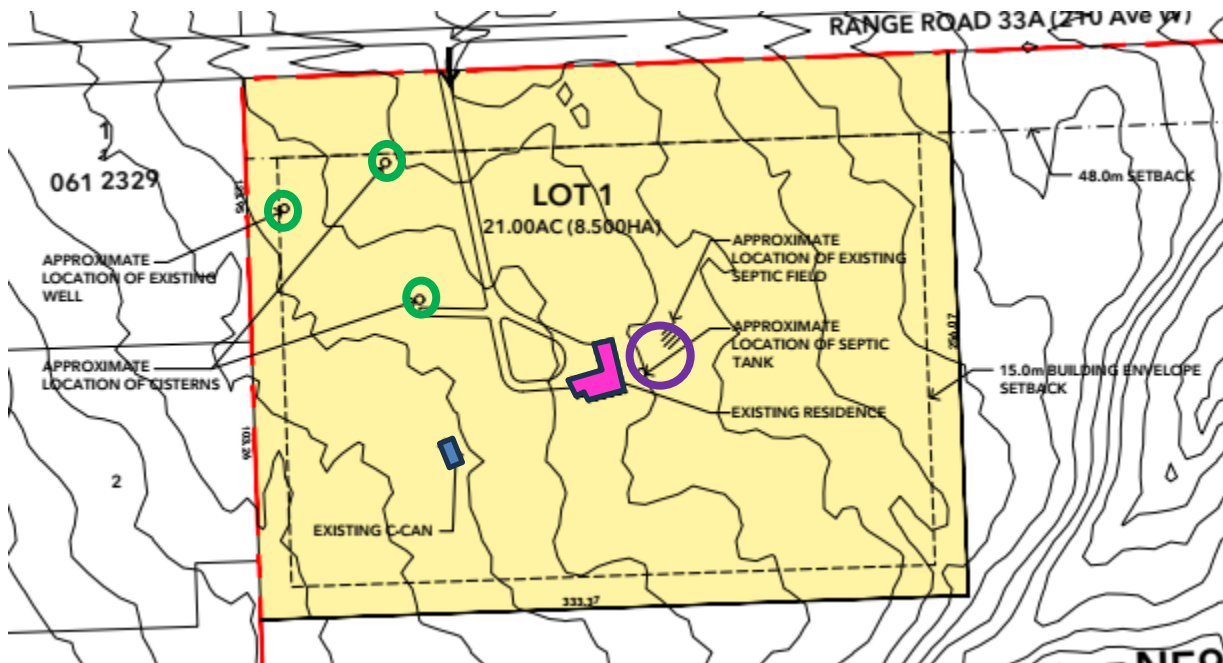
The proposed parcel is located in the northwest corner of the subject property and contains a generally level topographic bench with minimal slope. Vegetation within the proposed parcel consists of low brush and scattered mature trees.

**Balance Parcel:**

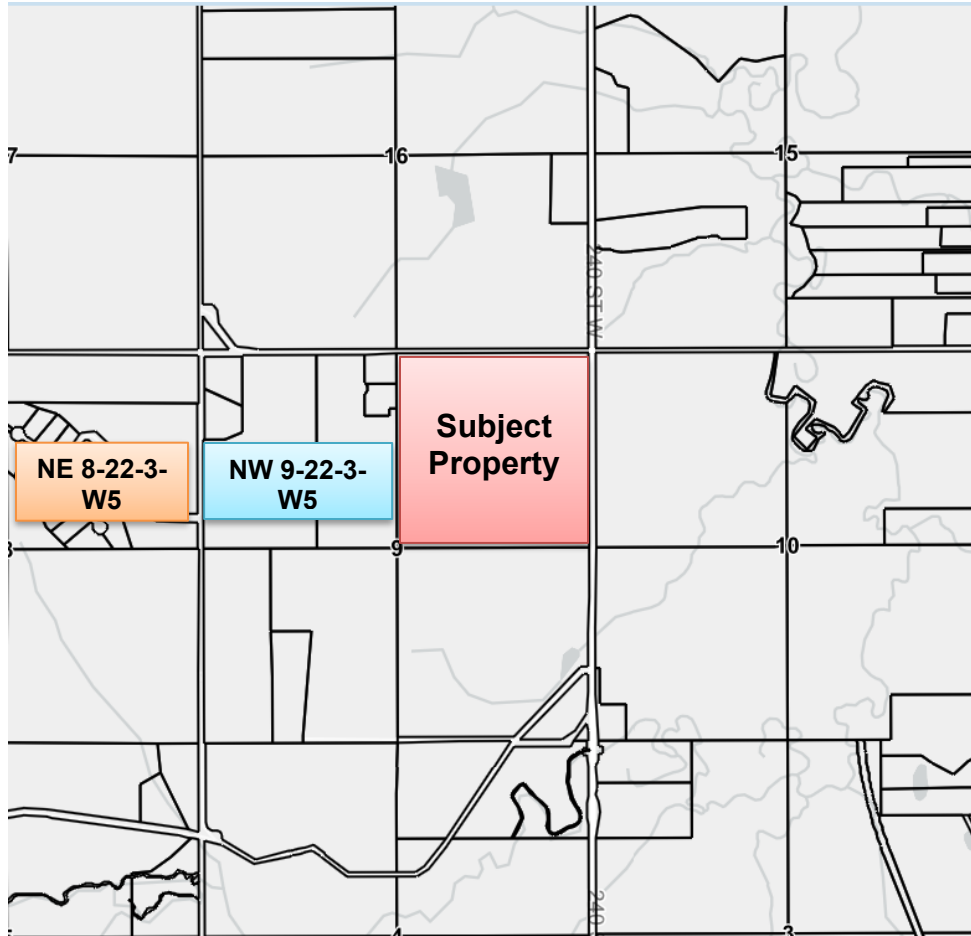
The Balance Parcel is at a slightly lower elevation from the Proposed Parcel, and there are a number of overland and seasonal drainage courses throughout, including a ponded area in the northeast corner of the quarter. The vegetation on the Balance Parcel varies but is mainly covered in shrubs.

**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**

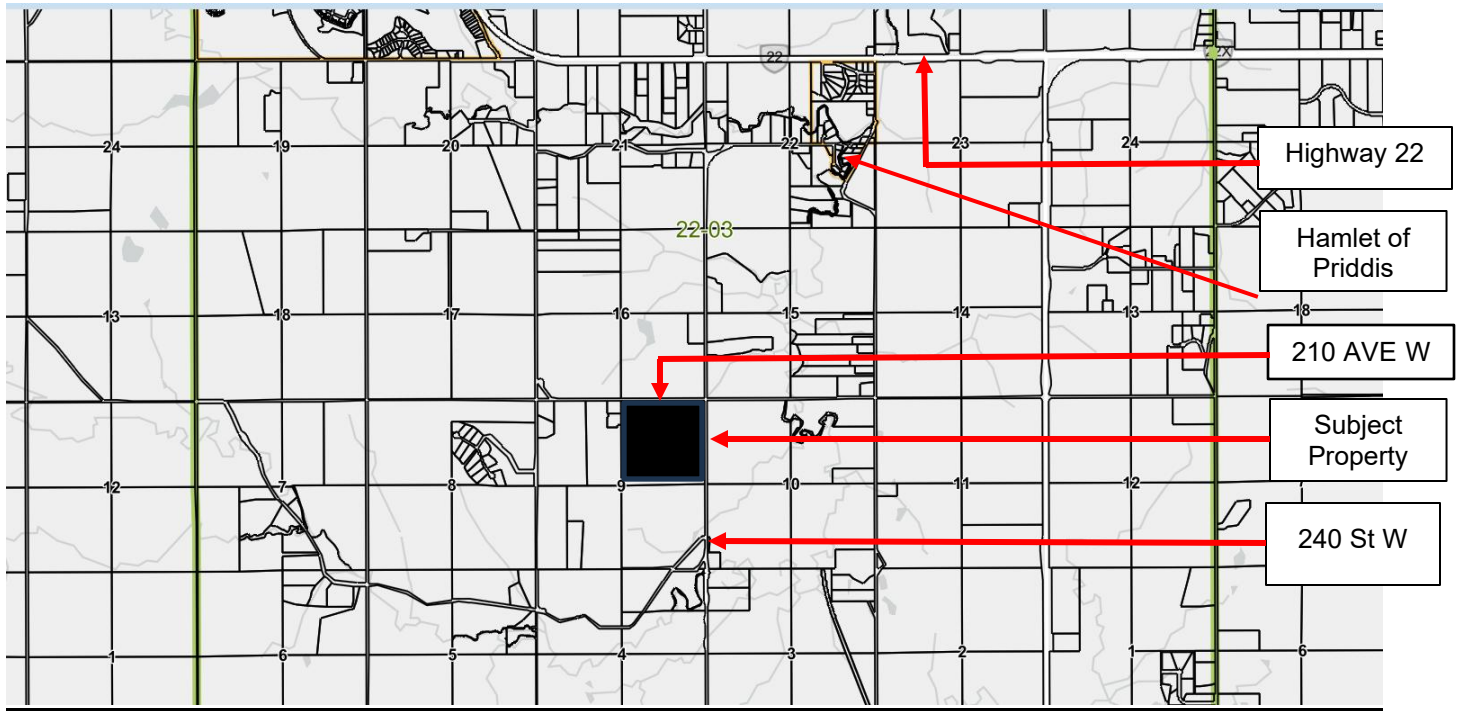
**LAND USE**

**SITE PLAN**

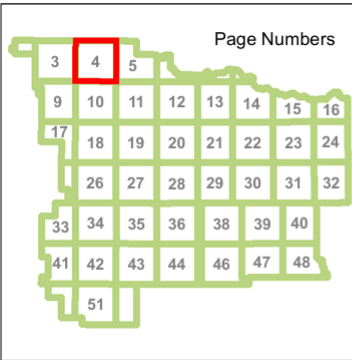
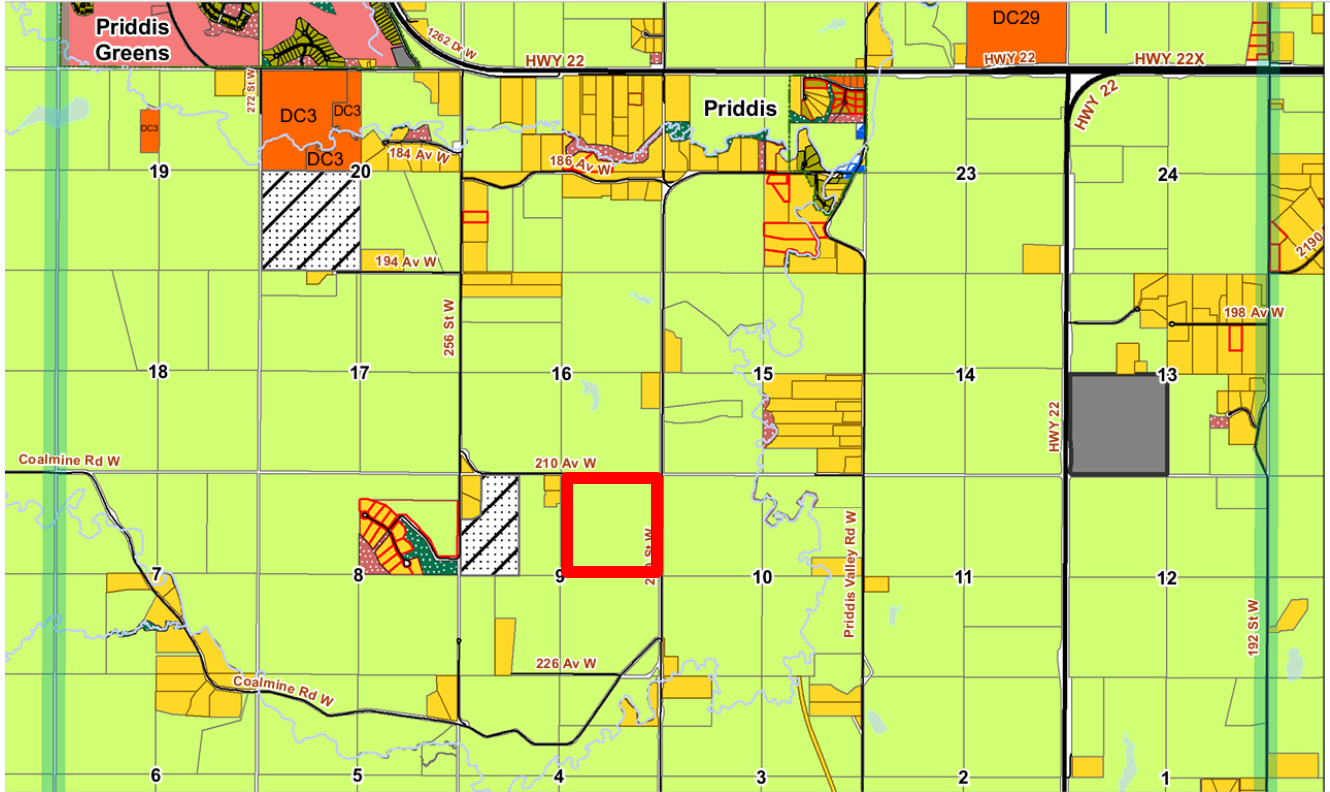
**ORTHO PHOTO**

**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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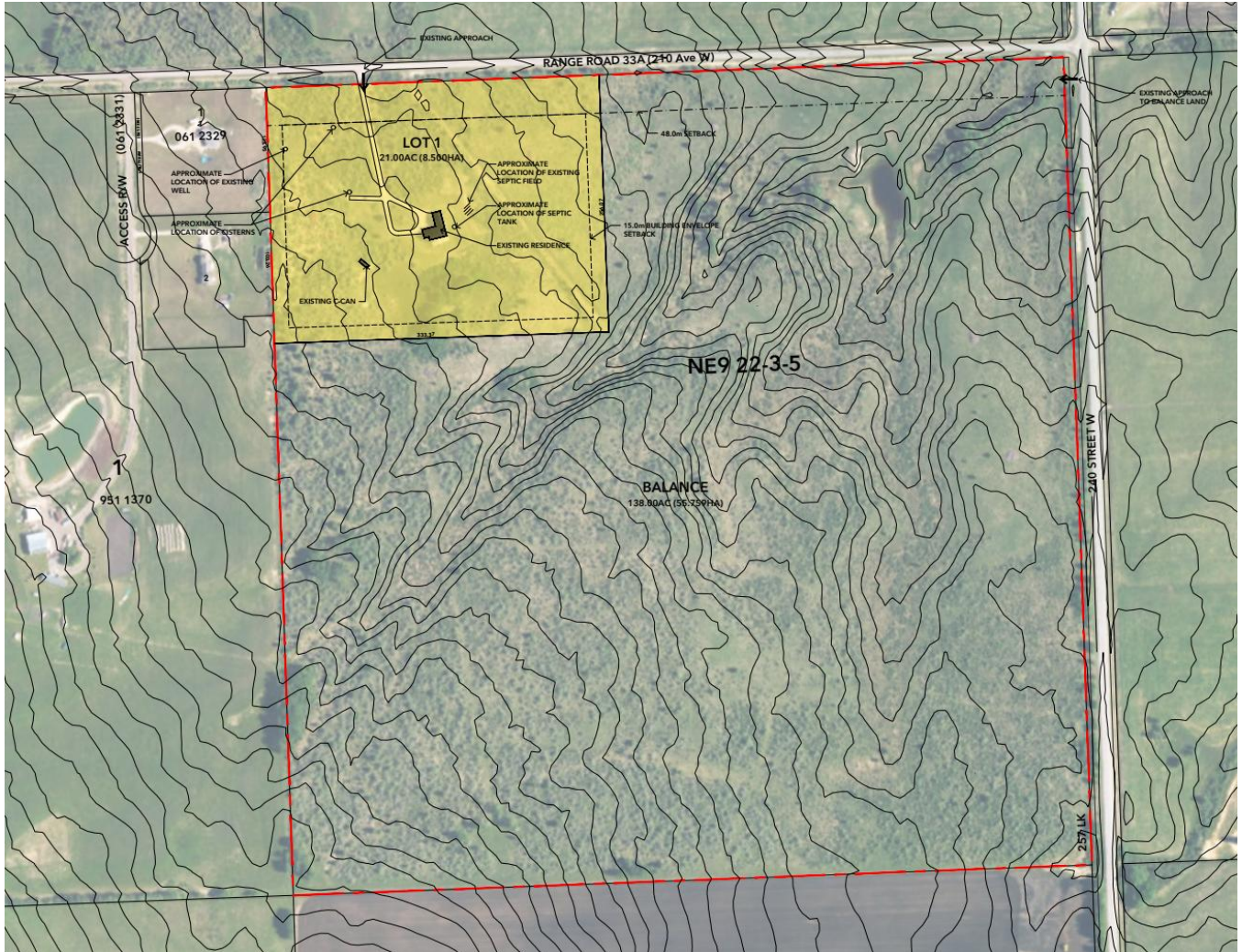
Data Sources Include Municipal Records and Altal,IS.  
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February 28, 2026

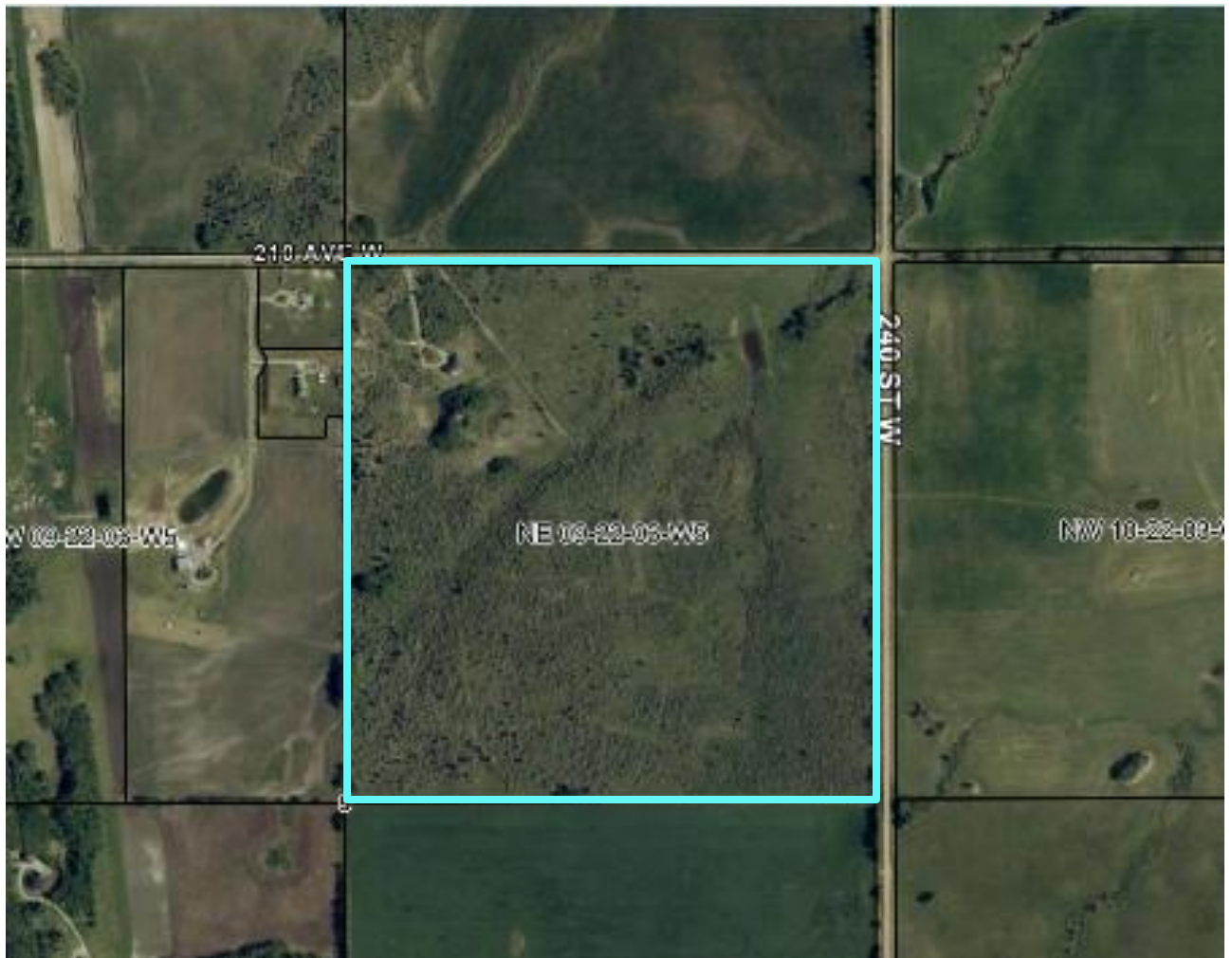


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# APPENDIX A: SITE PLAN



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      .