


**PUBLIC HEARINGS AND MEETINGS
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
SITE SPECIFIC AMENDMENT**

May 27, 2026

To be heard at: 1:30pm

APPLICATION INFORMATION		File No. 26R 018
	LEGAL DESCRIPTION: NE 7-22-1 W5M	
	LANDOWNER(S): ESTATE OF MIRIAN SINNEAVE DAVID WOOD	
	AGENT: KRISTI BEUNDER of TOWNSHIP PLANNING + DESIGN	
	AREA OF SUBJECT LANDS: 20 ACRES	
	CURRENT LAND USE: COUNTRY RESIDENTIAL DISTRICT	
PROPOSAL: 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.		
DIVISION NO: 5	COUNCILLOR: Alan Alger	FILE MANAGER: 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 85th 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 85th 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.

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works	<p>Suggested Conditions for Consideration:</p> <ul style="list-style-type: none"> - Stormwater Management Plan <p>Recommendation on Approach Requirements:</p> <ul style="list-style-type: none"> - 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. - There are suitable approach locations off 210 Ave W. - It is Council’s decision if they will permit the existing and proposed access to continue across the adjacent parcel. - 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.
Building & Safety Codes	<ul style="list-style-type: none"> - 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. - An Architect and an Engineer, the building will need to meet the Requirements for the Energy Code 2020.
EXTERNAL	
ATCO	No conflicts
PUBLIC	
Western Wheel	May 13 th and 20 th .
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 1st 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

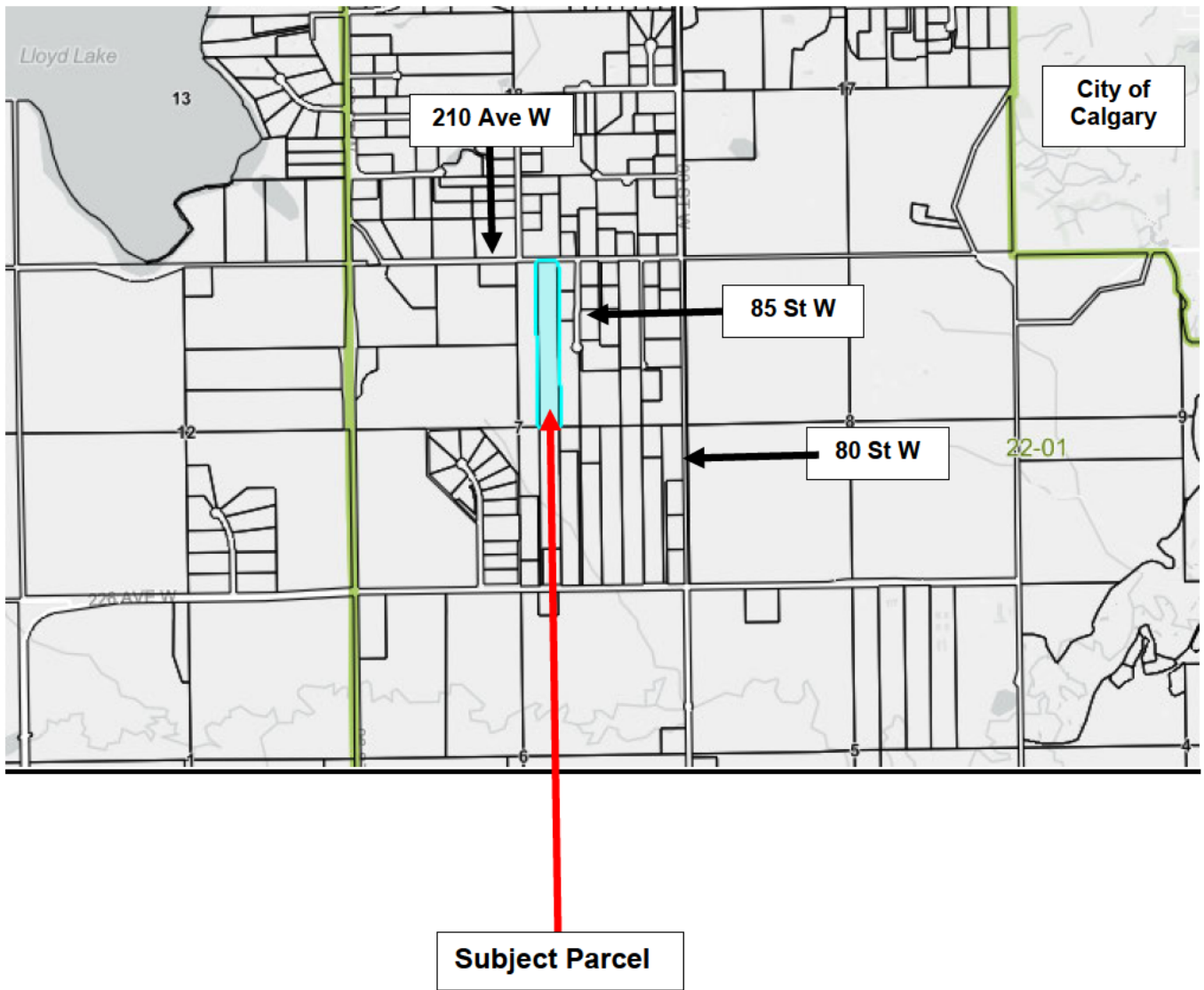
SITE PLAN

ORTHO PHOTO

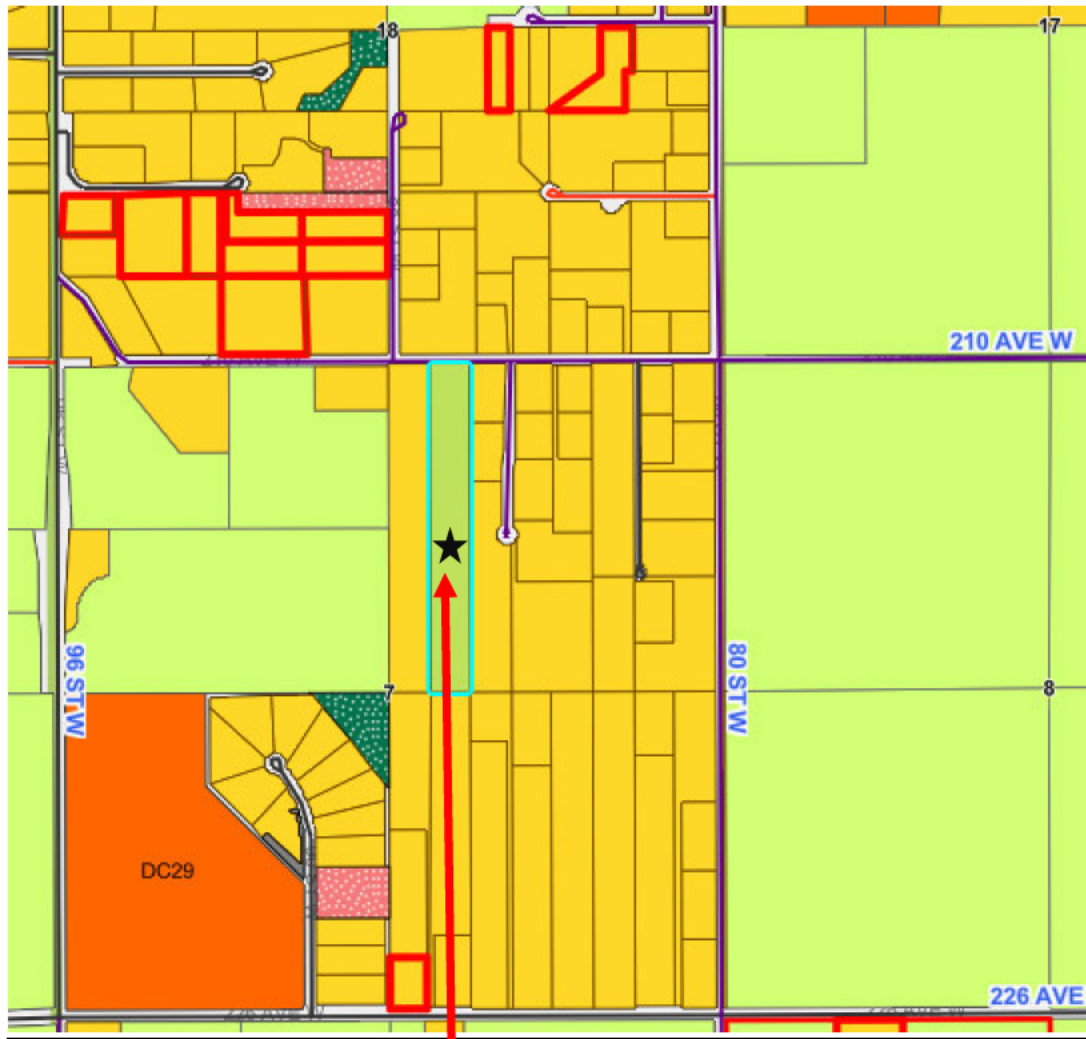
APPENDIX B: PROPOSED BYLAW:

APPENDIX C: LANDOWNER SUBMISSION

APPENDIX A: LOCATION MAP



APPENDIX A: LAND USE



Subject Parcel

- | | | |
|------------------------------------|-------------------------|----------------------------|
| Roads | Private | Land Use Districts |
| — 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 A: ORTHO



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 .

APPENDIX C: LANDOWNER SUBMISSION

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 85th 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 85th 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 85th Street.

Thank you for reading and considering my words.

Sincerely,

A. Brent Saklofske