

## **FOOTHILLS COUNTY**

### **COUNCIL MINUTES**

**May 6, 2026, 9:00 a.m.**

Present: Reeve Siewert, Deputy Reeve Oel, Councillor Alger, Councillor Callister, Councillor Kendall, Councillor Estes  
Administration: CAO R. Payne, Municipal Advisor H. Riva Cambrin, Director of Planning H. Hemingway, Manager of Legislative Services S. Barrett, Recording Secretary J. Schuler  
Absent: Councillor RD McHugh

### **GENERAL MATTERS**

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

The meeting was called to order at 9:04 a.m.

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

That Council approve the agenda for the Council meeting of May 6, 2026 with the removal of item of B.6. New Utility Operator Position - Request for Approval.

**CARRIED**

### **MISCELLANEOUS MUNICIPAL ITEMS**

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

#### **2026 Road Event - Branch Out Bike Tour**

That Council postpone consideration of the application requesting the use of municipal roads for the 2026 Branch Out Bike Tour until May 13, 2026 to allow administration to obtain additional information from the organizers.

**CARRIED**

#### **2026-2027 Gravel Crushing Program - Award Of Tender**

That Council award the 2026-2027 Gravel Crushing Program to SAGE Management Ltd., for a total cost not to exceed \$1,171,440.00 plus applicable taxes.

**CARRIED**

#### **2026-2027 Micro Surfacing Program - Award Of Tender**

That Council award the 2026-2027 Micro Surfacing Program to West-Can Seal Coating Inc., for a total cost not to exceed \$249,046.00 plus applicable taxes.

**CARRIED**

#### **Davisburg Cemetery Concrete Ribbon Project**

That Council award the Davisburg Cemetery Concrete Ribbon Project to Westrun Construction for a total cost not to exceed \$26,369.63 plus applicable taxes and contingency.

**CARRIED**

#### **Davisburg Cemetery Portable Washroom Project**

That Council award the Davisburg Cemetery Portable Washroom Project to Westrun Construction for a total cost not to exceed \$6,438.00 plus applicable taxes and contingency.

**CARRIED**

#### **Show & Shine 2026 - The Lake at Heritage Pointe - Request for Road Closure**

That Council authorize the road closure of Heritage Lake Blvd for the 2026 Show and Shine, between Heritage Lake Drive and the Heritage Landing intersections.

**CARRIED**

#### **High River District Health Care Foundation - Request for Sponsorship**

That Council acknowledge the invitation to attend the High River District Health Care Foundation Dinner and Auction and authorize support by way of a Champion Sponsor in the amount of \$1,200.00 and the donation of a silent auction item.

**CARRIED**

#### **Bow River Basin Council - Request to Meet With Council**

That Council approve the request from the Bow River Basin Council for a meeting with Council.

**CARRIED**

### **CONFIDENTIAL CLOSED SESSION**

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

That, in accordance with Section 197 of the *Municipal Government Act*, Council move into a Closed Meeting at 9:45 a.m. to discuss advice from officials as per Section 29 of

the *Access to Information Act (ATIA)*. CAO R. Payne, Municipal Advisor H. Riva Cambrin, Director of Public Works W. Kruger Director of Planning H. Hemingway, and Manager of Legislative Services S. Barrett attended the closed session of Council for the purpose of providing information to Council.

**CARRIED**

Return to Open Session

That Council return to its open meeting of Council at 9:54 a.m.

**CARRIED**

**SCHEDULED MEETINGS & PUBLIC HEARINGS**

10:00 a.m. - High River Agricultural Society - NE 12-19-29 W4M - Site Specific Amendment

E. Sims was in attendance for the public hearing in connection to the application of a Site-Specific Amendment to the Direct Control District #32 Agricultural Societies land use rules for the existing 80.28 acre parcel to allow for Educational Services, Private/Charter use as a Permitted Use, and Private Amenity Space (accessory to the Educational use on site) as a Permitted Use.

Also in attendance were R. Hamel and M. Cooper.

The public hearing was closed.

High River Agricultural Society - NE 12-19-29 W4M – Decision

**Bylaw 22/2026**

Bylaw 22/2026 was introduced into the meeting to authorize a Site-Specific Amendment to the Direct Control District #32 Agricultural Societies land use rules for the existing 80.28 acre parcel to allow for Educational Services, Private/Charter use and Private Amenity Space (accessory to approved use on site) as Discretionary Uses.

In their consideration of the criteria noted in Recreation Policies 2, 3, 5 and 7 of the MDP2010, Council is of the opinion that amendment to the land use district and subsequent intended use of the subject lands would be compatible with surrounding land uses in the area, not unduly interfere with neighbouring land uses or materially interfere with or affect the use, enjoyment or value of neighbouring properties, and has adequate water supply system and wastewater disposal systems. The application is consistent with the IDP with the Town of High River.

Prior to further consideration of the Bylaw, the Applicant will be required to submit the following:

1. Submission of a development permit application for Educational Services, Private/Charter use; and
2. Final redesignation application fees to be submitted.

That Bylaw 22/2026 be given first reading.

**THE BYLAW WAS PASSED FOR ONE READING**

11:00 a.m. - Southern Alberta Land Trust Society - Presentation to Council

That Council accept the Southern Alberta Land Trust Society Presentation as information.

**CARRIED**

**MISCELLANEOUS MUNICIPAL ITEMS**

574 Green Haven View - Servicing Options Report (Dunham SE 27-20-29 W4M)

**Bylaw 23/2026**

Bylaw 23/2026 was introduced at the meeting in connection to the application for a Site-Specific Amendment to Section 13.4.6.4 - Utility Servicing Criteria of the Residential Community District to allow for the non-compliant on-site wastewater holding tanks to remain instead of installing the required tertiary treatment system on the subject parcel, being Plan 2210304, Block 8, Lot 18; Ptn. SE 27-20-29 W4M subject to the following conditions:

1. The execution of a road use agreement;
2. That a new development permit be applied for and issued on the basis of the approval of Council speaking to the entirety of the parcel;
3. Final Site-Specific Amendment application fees are to be submitted.

That Bylaw 23/2026 be given first reading.

**MOTION WAS LOST**

That the application for a Site-Specific Amendment to Section 13.4.6.4 – Utility Servicing Criteria of the Residential Community District to allow for the existing non-compliant on-site wastewater holding tanks to remain instead of installing the required tertiary treatment system on the subject parcel, being Plan 2210304, Block 8, Lot 18; Ptn. SE 27-20-29 W4M be refused.

In consideration of the Green Haven Estates Area Structure Plan and the previously approved servicing strategy, Council is of the opinion that the Site Specific Amendment to the land use district, and existing non-compliant wastewater holding tanks, do not meet the intent of Policy 4.9.1.5 of the Green Haven Estates ASP or the servicing strategy that was approved for these lands.

**CARRIED**

**OTHER MATTERS**

Lunch

That Council adjourn for lunch.

**CARRIED**

**SCHEDULED MEETINGS & PUBLIC HEARINGS**

1:30 p.m. - Deka Ventures Ltd. - SE 22-20-01 W5M - Redesignation A to DC #26

Agents R. Dupal-Demers and A. McNeil were in attendance for the public hearing in connection to the redesignation of a 70.09 +/- acre parcel on Ptn. SE 22-20-01 W5M from Agricultural District to Direct Control District #26, in order to allow for a Commercial Kennel (Dogs & Cats) and Dog Park.

Also in attendance were C. Michailuck, J. Dzurka, K. Clark, D. McNeil, C. Shea, L. Twa, and D. Mead.

Two letters in opposition were received by H. Thomas and R. Widmer.

The public hearing was closed.

Deka Ventures Ltd. - SE 22-20-01 W5M – Decision

**Bylaw 24/2026**

**Bylaw 24/2026** was introduced into the meeting to authorize the redesignation of a 70.09 +/- acre parcel on Ptn. SE 22-20-01 W5M from Agricultural District to Direct Control District #26, in order to allow for a Commercial Kennel (Dogs & Cats) and Dog Park.

In their consideration of the criteria within the MDP2010, LUB 60/2014, and GMS; Council is of the opinion that the proposed redesignation of a +/- 70.09 parcel would not be detrimental to the environment or to the nature of the area and will not unduly interfere with neighbouring land uses or materially interfere with or affect the use, enjoyment, or value of neighbouring properties.

Prior to further consideration of the Bylaw, the Applicant will be required to submit the following:

1. Approval from Alberta Transportation and Economic Corridors to be provided, to the satisfaction of the County;
2. Any necessary approvals through Alberta Environment and Protected Areas, or waiver of requirements, and to submit proof of such, to the satisfaction of the County;
3. Final redesignation application fees to be submitted; and
4. Submission of a development permit application for a Commercial Kennel and a Dog Park.

That Bylaw 24/2026 be given first reading.

**THE BYLAW WAS PASSED FOR ONE READING**

**MISCELLANEOUS PLANNING ITEMS**

Hastie - NW 25-19-27 W4M - Development Permit 26D 066

That Development Permit application 26D 066 for a Home-Based Business, Type III on Ptn. NW 25-19-27 W4M to allow the operation of an Equine Retreat "The Cowgirl's Code" be approved subject to the following conditions:

**APPROVAL DESCRIPTION**

- a. This approval allows for the following development on a portion of NW 25-19-27 W4M for: The Cowgirl's Code operating under the criteria for a Home-Based Business, Type III, in accordance with the submitted and accepted Development Permit Application;
- b. Bed and Breakfast accommodation within the residence as four (4) rooms for a maximum of six (6) guests;
- c. Seasonal operation from May through October;
- d. Twenty-five (25) events per year;
  - Ten (10) weekend events with 10 participants (including guests and staff)
  - Twelve (12) one-day events with 15 participants (including guests and staff)
  - Three (3) open house events with maximum 30 participants
- e. Two (2) non-resident employees.

## **CONDITIONS OF APPROVAL**

The following requirements must be completed within the twenty-four (24) month completion period for this Development Permit unless a time extension is issued under agreement between the Development Authority and the Applicant. Failure to complete the conditions of approval will see the Development Permit deemed null and void.

1. The applicant shall construct and maintain the development in accordance with all conditions of approval, advisory requirements, and plans that have been accepted 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;
2. The applicants are required to obtain all necessary building, plumbing, gas, septic, and electrical permits and inspections applicable to use and occupancy of the existing development used in conjunction with the business;
3. It is the applicant's responsibility to contact the County's Fire Inspector and obtain all necessary approvals and inspections prior to the operations of the business. Proof of such is to be submitted to the Development Authority
4. An Emergency Response Plan shall be submitted for review and acceptance by the County's Director of Emergency Management;
5. It is the applicant's responsibility to obtain and properly post independent County address(es) for the business building. Please contact the County's GIS Department to be assigned the new address and obtain information regarding address signage;
6. The applicant is required to maintain an annual business license with Foothills County;
7. All waste materials are to be handled and disposed of under guidelines provided by governing Provincial regulatory bodies, at an approved waste disposal and/or recycling site. There shall be no long term storage of waste materials on the property, nor burning of waste materials on the property. Garbage and waste must be stored in weatherproof and animal proof containers and must be fully screen from neighboring lands;
8. The applicants are to submit a written verification of waiver or approval of Commercial Well License from Alberta Environmental Protection Agency to the satisfaction of the Development Authority; and
9. The applicants 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 applicant(s) and landowner(s) of their necessity and do not form part of the approval description or conditions of approval. It is the sole responsibility and liability of the applicant(s) and landowner(s) to ensure adherence with these requirements.

1. Development is to comply with the criteria for Home-Based Business Type III that exists at the time of issuance of this approval, and includes:
  - a) One or more residents of the parcel must be the primary owner of the business;
  - b) Parking is provided in accordance with the requirements set out in Section 9.19 of this bylaw;
  - c) Home business shall not generate noise, smoke, odor, dust fumes, exhaust, vibration, heat, glare, refuse matter or other nuisances considered offensive or excessive by the Development Authority;
  - d) Signage no larger than 0.55 sq. m. (5.92 sq. ft) in area. This sign is permitted to be placed at the entry of the property, provided it is solely on the landowner's property and not in the road right of way;
  - e) At all times, the privacy of the adjacent residential dwellings shall be preserved. The home-based business shall not in the opinion of the Development Authority, unduly offend or otherwise interfere with live ability or enjoyment of the neighboring properties and is required to comply with the Community Standards Bylaw;
2. 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;
3. All installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;
4. 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. This includes, but is not limited to:

- a) Compliance with the requirements of Alberta Environment and Parks respecting any use of well water for business uses;
  - b) Compliance with the requirements of Alberta Transportation and Economic Corridors;
  - c) Compliance with the requirements of Alberta Health Services;
5. The landowner/applicant indemnify and hold harmless the County against the cost of any claims or actions, or awards for loss or damage to the Owner(s) arising from the use of the subject property; and
  6. The applicants shall be responsible for payment of any professional costs including legal fees that may be incurred by the County with respect to the implementation of this permit.

**CARRIED**

**SCHEDULED MEETINGS & PUBLIC HEARINGS**

3:00 p.m. – 2025 Annual Assessment Report

That Council accept the Annual Assessment Report for the 2025 assessment year.

**CARRIED**

**MISCELLANEOUS PLANNING ITEMS**

Heritage Estates Land Use - Request to Waive Resubmission Period & Fee

That Council approve the request to waive the six month waiting period and reapplication fee to reapply for Heritage Estates Land Use Redesignation.

**CARRIED**

**SUBDIVISION APPROVING AUTHORITY ITEMS**

That Council recess to sit as the Subdivision Approving Authority.

**CARRIED**

McEwan - SE 21-21-03 W5M - Request for Boundary Adjustment

The Boundary Adjustment whereby 15.43 +/- acres from Ptn. SE 21-21-03-W5M is consolidated into Ptn: SE 21-21-03-W5M; Plan 2311782, Block 1, Lot 1, resulting in Ptn. SE 21-21-03-W5M to be reduced from 69.50 acres to 54.07 +/- acres and Plan 2311782, Block 1, Lot 1, Ptn, SE 21-21-03-W5M to be increased from 34.04 acres to 49.41 +/- acres has been evaluated in terms of section 654 of the Municipal Government Act and Section 9 of the Matters Related to Subdivision and Development Regulation and is approved as per the tentative plan for the following reasons:

- The application is consistent with Section 9 of the Matters Related to Subdivision and Development; and
- The subject lands have the appropriate land use designations.

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

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

1. Boundary adjustment and consolidation to be effected by Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such other means satisfactory to the Registrar of the South Alberta Land Titles District;
2. It is the Landowners responsibility to provide a Real Property Report or an 'as built' drawing signed and sealed by an Alberta Land Surveyor, certifying the location of the adjacent municipal road(s), approaches, septic tank and field, and water well(s) are within the boundaries of the appropriate properties and that the site plan is surveyed according to municipal setback requirements;
3. Landowners are to provide all utility easements and agreements, to the satisfaction of the County and the utility companies;
4. All accesses are to be located, and culverts and approaches installed to current Municipal Subdivision Road Construction standards, to the satisfaction of the County's Public Works department;
5. All addressing requirements are to be provided to the satisfaction of the County's GIS department;
6. Landowners are to pay all arrears of taxes on the existing parcels prior to finalization of the subdivision; and
7. Submission of subdivision endorsement fees.

**CARRIED**

Adjourn

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

**CARRIED**

**ACKNOWLEDGEMENTS AND INFORMATION ITEMS**

Friends of Foothills Schools Foundation – Press Release

That Council acknowledge the Friends of Foothills Schools Foundation Press Release appointing the new Executive Director for information.

**CARRIED**

**OTHER MATTERS**

Accounts – May 6, 2026

That the following cheques 0070890-0070900, 0070902, EFTs 032146, 032148-032151, 032153-032157, 032159–032164, 032166-032172, 032174-032179, 032181, 032185-032186, 032198-032202, 032205-032209 and Pre-Authorized Payments dated April 13, 2026, April 17, 2026, April 20, 2026, April 22, 2026, April 28, 2026, April 30, 2026 totaling \$71,915.89 be approved for payment:

<b>Cheque No.</b>	<b>Vendor Name</b>	<b>Vendor Amt.</b>
0070901	Receiver General for Canada	\$294,068.59
<b>EFT No.</b>	<b>Vendor Name</b>	<b>Vendor Amt.</b>
EFT032147	AK Brown Ltd	\$21,513.98
EFT032152	BMT Rentals Inc.	\$36,227.98
EFT032158	Canoe Procurement Group of Canada	\$46,141.17
EFT032165	Foothills County	\$750,000.00
EFT032173	Hach Sales & Service Canada	\$14,921.13
EFT032180	Local Authorities Pension Plan	\$113,049.25
EFT032182	Mariah Projects Ltd.	\$6,195.00
EFT032184	Miller Supply Ltd.	\$12,482.99
EFT032187	Nustadia Recreation Inc.	\$12,873.00
EFT032197	Shaw's Enterprises Ltd.	\$24,864.00
EFT032203	Town of Okotoks	\$12,949.59
EFT032204	UFA Co-operative Limited	\$11,274.07
EFT032210	WSP E&I Canada Limited	\$16,095.93
<b>Pre-Authorized Payments</b>	<b>Vendor Name</b>	<b>Vendor Amt.</b>
April 27, 2026	TD Visa	\$18,399.50

**CARRIED**

Minutes – April 29, 2026

That Council adopt the minutes as circulated, of its April 29, 2026 Council Meeting.

**CONFIDENTIAL CLOSED SESSION**

Confidential Closed Session

That in accordance with Section 197 of the *Municipal Government Act*, Council move into a Closed Meeting at 4:16 p.m. to discuss advice from officials as per Section 29 of the *Access to Information Act (ATIA)*. CAO R. Payne and Director of Planning H. Hemingway attend the closed session of Council for the purpose of providing information to Council.

**CARRIED**

Return to Open Session

That Council return to its open meeting of Council at 5:35 p.m.

**CARRIED**

Committee Reports

Council provided the following information and updates on the Council Committees attended for the period of April 29, 2026 - May 5, 2026:

- Reeve Siewert: Economic Development Advisory Committee, Mayors and Reeves of Southern Alberta
- Deputy Reeve Oel: Mayors and Reeves of Southern Alberta
- Councillor Estes: Calgary Region Airshed Zone (CRAZ)
- Councillor Kendall: Economic Development Advisory Committee
- Councillor Alger: Nothing to report for this period
- Councillor Callister: Economic Development Advisory Committee

**OTHER MATTERS**

Adjourn

That Council adjourn at 5:36 p.m.  
**CARRIED**