

FOOTHILLS COUNTY

COUNCIL MINUTES

June 10, 2026, 9:00 a.m.

Present: Reeve Siewert, Deputy Reeve Oel, Councillor Alger, Councillor McHugh, 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 and Recording Secretary G. Stanley

GENERAL MATTERS

Call Meeting to Order

The meeting was called to order at 9:00 a.m.

Approval of the Agenda

That Council approve the agenda for the Council meeting of June 10, 2026.

MISCELLANEOUS MUNICIPAL ITEMS

Director of Public Works W. Kruger, Manager of Operations, Public Works 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.

Wild Caraway - Bylaw 14/2026 (2nd & 3rd Reading)

Bylaw 14/2026

Bylaw 14/2026 was reintroduced into the meeting to establish the Wild Caraway Bylaw.

That Bylaw 14/2026 be given second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

That Bylaw 14/2026 be given third reading.

THE BYLAW WAS PASSED

160 Street West/306 Avenue West - Request for Extension of Dust Control

That Council deny the request for an extension of dust control spot treatment running west of 160 Street W down 306 Avenue W to the intersection of Highway 549, noting the additional dust control spot treatment may be requested at the residents' own cost in accordance with the Dust Control Policy.

CARRIED

2026 Capital Expenditure - Request to Purchase Tablets

That Council approve the 2026 Capital Expenditure for 10 tablets for the Public Works department for a total not to exceed \$12,199,23 including applicable taxes.

CARRIED

2026 Terry Fox Ride for Hope - Request for Use of Municipal Roads

That Council postpone consideration of the application requesting the use of Municipal Roads for the Terry Fox Ride for Hope until June 17, 2026, to allow administration to provide a report on information obtained from the organizers.

CARRIED

Foothills County - Ann & Sandy Cross Conservation Area - Request to Close Undeveloped Road Allowances

That Council is in receipt of the request from Alberta Forestry and Parks to close multiple road allowances within the Ann & Sandy Cross Conservation Area and agree that they have jurisdiction over this area. Council respectfully requests that they conclude, as directed in their letter, the consultation with neighbours and other agencies, and advise Foothills County of the outcome.

CARRIED

1st Curve East of Highway 762 - Bylaw 25/2026 (2nd & 3rd Reading)

Bylaw 25/2026

Bylaw 25/2026 was reintroduced into the meeting to authorize a 60 km/h zone and a 30 km/h zone for the first curve on Plummers Road between Highway 762 and 1.0 km East of Highway 762, and the installation of corresponding speed limit signage (RB-1(60)) and (RB-1(30)).

That Bylaw 25/2026 be given second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

That Bylaw 25/2026 be given third reading.

THE BYLAW WAS PASSED

Bow River Bottom Trail East - Bylaw 24/2026 (2nd & 3rd Reading)

Bylaw 24/2026

Bylaw 24/2026 was reintroduced into the meeting to authorize a 30 km/h zone on Bow River Bottom Trail East and installation of the corresponding 30 km/h speed limit signage (RB-1(30)).

That Bylaw 24/2026 be given second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

That Bylaw 24/2026 be given third reading.

THE BYLAW WAS PASSED

Rescind Stop Sign - 314 Avenue & 32 Street - Bylaw 29/2026 (2nd & 3rd Reading)

Bylaw 29/2026

Bylaw 29/2026 was reintroduced into the meeting to rescind Bylaw 16/2023, being a bylaw for the authorization of the installation of STOP signs (RA-1) at the intersection of 314 Avenue East and 32 Street East (northbound and southbound traffic).

That Bylaw 29/2026 be given second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

That Bylaw 29/2026 be given third reading.

THE BYLAW WAS PASSED

SCHEDULED MEETINGS & PUBLIC HEARINGS

10:00 a.m. - Jackson - E-19-19-27 W4M - Request to License Undeveloped Road

Allowance

The application for Jackson - E 19-19-27 W4M to License Undeveloped Road Allowance was withdrawn by the applicant, and subsequently, the public hearing, which was scheduled and duly advertised in order to hear the application, was cancelled.

There were no attendees present.

That Council acknowledge that the application for Jackson - E 19-19-27 W4M to License Undeveloped Road Allowance was withdrawn by the applicant.

CARRIED

MISCELLANEOUS MUNICIPAL ITEMS

690 Avenue East/232 Street East - Corridor Review

Closed Session - ATIA s. 29

That, in accordance with Section 197 of the *Municipal Government Act*, Council move into a Closed Meeting at 10:24 a.m. to discuss advice from officials as per Section 29 of the *Access to Information Act (ATIA)*. CAO R. Payne, Director of Planning H.

Hemingway, Director of Public Works W. Kruger 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 11:09 a.m.

CARRIED

SCHEDULED MEETINGS & PUBLIC HEARINGS

11:00 a.m. - Tomlin - SE 05-21-29 W4M - Amend CR

J. Tomlin and Agent K. Beunder were in attendance for the public hearing in connection to the application to further amend the Land Use Bylaw by authorizing an amendment to the Country Residential District land use rules to allow for the future subdivision of one new 4.05 +/- acre Country Residential District lot, and one new 5.58 +/- acre Country Residential District lot, leaving a 9.63 +/- acre Country Residential District balance parcel on Plan 8410347, Block D; Ptn. SE 05-21-29 W4M.

Also in attendance was K. Marchant.

One letter of support was received from L. Reid and one letter of concern was received from J. West.

The public hearing was closed.

MISCELLANEOUS MUNICIPAL ITEMS

690 Avenue East/232 Street East - Corridor Review

That Council postpone the decision on the 690 Avenue / 232 Street E Corridor Review Report to the June 17, 2026 Council meeting.

CARRIED

MISCELLANEOUS PLANNING ITEMS

Weir/Pitzoff - NW 01-19-28 W4M - Development Permit 26D 021

That Development Permit 26D 021 allowing for the operation of a commercial Dog Kennel and Training Facility and Relaxation of Setbacks on the subject parcel, being a portion of Plan 0813086, Block 1, Lot 1; NW 01-19-28 W4M.

APPROVAL DESCRIPTION:

Upon completion of the Pre-Release Condition, this approval allows for the development and use of Plan 0813086, Block 1, Lot 1; Ptn: NW 01-19-28 W4M in accordance with the submitted application, and as accepted by the Foothills County Council as the Development Authority. The proposed application includes the following:

- Use of the 308 +/- sq. ft. accessory building utilized for Boarding, Training, and Breeding of Dogs.
- Maximum 16 dogs on site at any given time.
This maximum includes the boarding, training, and dogs owned by the landowner.
- Maximum 5 business visits per day. This includes clientele, infrequent deliveries, and future employees.
- Relaxation of Setbacks for the existing kennel building to remain located 8.26m from the north property line.

PRE-RELEASE CONDITION:

Pre-Release Condition(s) must be complied with before the Development Permit will be signed and issued. Failure to complete the pre-release condition(s) on or before September 15, 2026 will see this approval deemed null and void, unless a time extension is issued under agreement between the Development Authority and the Applicant(s).

1. The existing chicken coop and garden shed shall be removed from the road allowance to the north and be relocated wholly within the property boundaries, meeting all Municipal Setback distances. Proof to be provided to the satisfaction of the Development Authority;
2. The existing fence constructed in the road right of way can remain temporarily; and
3. That the landowner enter into an encroachment agreement which will be registered by way of caveat on the title and which will stipulate that the County can request the fence be removed at any time at the landowner's expense.

CONDITIONS OF APPROVAL:

Please note that 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(s). Failure to complete and/or comply with the conditions of approval will see the Development Permit deemed null and void.

1. The applicant shall develop, operate and maintain the development in accordance with all conditions of approval and plans as submitted to and acknowledged by the Development Authority to be appropriate. Additions and/or revisions to the uses approved herein may occur only upon obtaining appropriate approvals from the County;
2. The applicant shall obtain all necessary building and safety code permits and inspections applicable to the use and occupancy of the existing building as a Kennel Facility (if applicable), to the discretion of the Safety Codes Officer;
3. The applicant shall contact the Foothills Fire Department and obtain all necessary approvals and inspections prior to occupancy. It is the applicant's responsibility to provide proof of such to the Development Authority. Appropriate emergency addressing for the property shall be posted; National Fire Code 2019 Div. B Sec. 2.1.5 and NFPA 10 compliant fire extinguisher(s) to be installed; and a Fire Safety Plan is to be posted to the satisfaction of the Foothills Fire Department;
4. The applicant is required to obtain and maintain an annual business license with Foothills County;
5. Landscaping and screening shall be implemented and maintained as illustrated on accepted plan. It is the applicant's responsibility to ensure that the vegetation and natural landscaping and/or screening is maintained and must at all times be safe, functional, and in a good state of repair;
6. One identification sign, having an area that does not exceed 0.55m² (5.92 sq. ft.), and located wholly within the boundary of the property that is the subject of this development permit, is permitted. No additional signage is permitted without first obtaining appropriate approvals through Foothills County;
7. It is the applicant's responsibility to obtain and properly post independent County address(es). Please contact the County's GIS Department to be assigned a new address(es) and obtain information regarding address signage and any potential changes. Emergency address signage shall be installed and maintained for the life of the development;

8. An Emergency Response Plan shall be submitted for review and acceptance by the County's Director of Emergency Management; and
9. It is the applicant's responsibility to provide notification to the Development Authority upon completion of the development.

ADVISORY REQUIREMENTS:

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

1. Development shall comply with all applicable Building, Safety, and Fire codes at all times;
2. The development shall at all times comply with the requirements of Alberta Health Services and that the development is maintained in accordance with the Alberta Public Health Act (RSA 2000), Nuisance and General Sanitation Regulation 243/2003 which states: *No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance;*
3. It is the responsibility of the applicants to maintain internal access roads for all business-related traffic, sufficient parking, and turnaround space within the boundaries of the titled parcel; *All parking/loading areas and laneways must be kept free of debris, materials and/or equipment and it is the landowner's responsibility to ensure access for fire department apparatus is provided for at all times;*
4. All dogs shall remain indoors between the hours of 9:00 PM and 7:00 AM daily, unless supervised. Animals kept in outdoor areas during daytime hours are to be under the control of the business owners or any authorized representative at all times;
5. A variance for relaxation of setbacks has been considered under this approval and relates to the location of the accessory building utilized for the kennel to the north property line only. All other existing and future development shall adhere to Municipal Setback distances;
6. All installation(s) of exterior lighting shall adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;
7. No offensive noise, vibration, smoke, dust, odor, heat, glare, electrical, or radio disturbance detectable beyond the boundary of the subject property to be produced by the business;
8. Natural drainage of the property must be maintained. Alteration to natural drainage may only proceed under the authorization of an approved Development Permit for Lot Grading permit;
9. Containers for garage or recycling materials that are located outdoors shall be weatherproof and animal-proof and must be fully screened from adjacent lands and roadways. All waste materials shall be disposed of 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;
10. The applicants shall comply with all applicable requirements of Alberta Environment with respect to water use and shall obtain all required licenses and approvals from that Provincial authority, or waiver of such, prior to any use of well water. The applicant is advised that the use of well water for business related purposes without appropriate licensing is prohibited. Failure to obtain appropriate licensing from Alberta Environment shall require the use of water from a licensed off-site source;
11. The applicants 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;
12. The applicant shall be responsible for payment of any professional costs including legal fees that may be incurred by the County with respect to this permit; and
13. The issuance of a development permit by the County does not relieve the applicants of the responsibility of complying with all relevant municipal bylaw and requirements, nor excuse violation of any provincial or federal regulation or act which may affect use of the land.

CARRIED

SCHEDULED MEETINGS & PUBLIC HEARINGS

Tomlin - SE 05-21-29 W4M - Amend CR – Decision

Bylaw 33/2026

Bylaw 33/2026 was introduced into the meeting to authorize the amendment of the Country Residential District land use rules on Plan 8410347, Block D; Ptn. SE 05-21-29 W4M in order to allow for the future subdivision of one new 4.05 +/- acre Country Residential District lot, and one new 5.58 +/- acre Country Residential District lot, with 0.75 +/- acres of road dedication, and a 9.63 +/- acre Country Residential District balance parcel.

In their consideration of the criteria noted in Residential Policy 3 and 9 of the MDP2010, Council is of the opinion that the lands are suitable for the intended residential use and that the application falls within the density provisions and lot size restrictions of the Country Residential District within the County's Land Use Bylaw.

Further, Council is supportive of the application, as it is considered to be in alignment with the intent of the Residential section of the MDP2010, specifically with respect to directing additional Country Residential development to lands already zoned Country Residential.

The new 4.05 +/- acre proposed lot and the 9.63 +/- acre balance parcel will be designated as Country Residential Sub-District "A" to ensure that the recommendations and restrictions as outlined in the building envelopes, septic disposal evaluation, high water table testing (provided as conditions of subdivision), and lot grading/overland drainage plans (provided as conditions of development permit) are complied with, to the satisfaction of the Public Works department. A completion certificate by a Professional Engineer verifying that all aspects of the noted reports have been met, and a \$5000.00 deposit as a pre-release condition to ensure compliance of all conditions of the development permit will be required.

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

1. Applicant to fully execute and comply with all requirements as outlined within a Development Agreement for the purposes of grading, drainage and payment of the community sustainability fee and any other necessary municipal and onsite improvements as required by Council and/or the Public Works department;
2. Proof of adequate water supply provided in accordance with the Provincial Water Act, to the satisfaction of the County;
3. Septic Disposal Evaluations to be provided for the proposed 4.05 +/- acre lot and the 9.63 +/- acre balance parcel in accordance with Part 2 Section 6(4)(b) of the Matters Related to Subdivision and Development Regulation, to the satisfaction of the Public Works department, as a condition of subdivision;
4. Lot Grading Plan to be provided for the proposed 4.05 +/- acre lot and the 9.63 +/- acre balance parcel, to the satisfaction of the County's Public Works department, as a condition of development permit;
5. Comprehensive Site Drainage Plan, to be provided for the subject lands, to the satisfaction of the County's Public Works department, as a condition of development permit;
6. Site Plan to be provided which identifies building envelopes, for the proposed 4.05 +/- acre lot and the 9.63 +/- acre balance parcel, which meet the requirements as outlined in Policy 9, under the Residential section of the MDP2010, to the satisfaction of the Public Works department, as a condition of subdivision;
7. Geotechnical Report completed in accordance with Municipal standards to be provided for High Water Table Testing for the proposed 4.05 +/- acre lot and the 9.63 +/- acre balance parcel, to the satisfaction of the Public Works department, as a condition of subdivision;
8. 15.28 metres road widening to be surveyed out along the east boundary of balance parcel, to the satisfaction of the Public Works department, as a condition of subdivision;
9. Final amendment application fees to be submitted; and
10. Submission of an executed subdivision application and the necessary fees.

That Bylaw 33/2026 be given first reading.

THE BYLAW WAS PASSED FOR ONE READING

MISCELLANEOUS PLANNING ITEMS

Buitelaar - NE 18-22-01 W5M - Bylaw 03/2026 (2nd & 3rd Reading)

Bylaw 03/2026

Bylaw 03/2026 was introduced into the meeting to authorize the redesignation of a 48.73-acre portion of Ptn. NE 18-22-01 W5M from Agricultural District to Country Residential District in order to allow for the future subdivision of two 4.50 +/- acre Country Residential District lots with an Agricultural District balance parcel and 9.02 +/- acres of Environmental Reserve Easement.

In their consideration of the criteria noted in Agriculture Policy 4 of the MDP2010, Council is of the opinion that fragmentation of the subject lands would not be detrimental to the agricultural nature of the area. Additionally, the application falls within the density provisions and lot size restrictions of the Country Residential District and Agricultural District within the County’s Land Use Bylaw.

The two new 4.50 +/- acre lots will be designated as Country Residential Sub-District “A” to ensure that the recommendations and restrictions as outlined in the septic disposal evaluations, grading/overland drainage plan, and building envelopes (provided as a condition of subdivision) are complied with to the satisfaction of the Public Works department. A completion certificate by a Professional Engineer verifying that all aspects of the noted reports have been met, and a \$5000.00 deposit as a pre-release condition to ensure compliance with all conditions of the development permit will be required.

That Bylaw 03/2026 be given second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

That Bylaw 03/2026 be given third reading.

THE BYLAW WAS PASSED

Doyon - SW 29-21-01 W5M - Bylaw 35/2025 (2nd & 3rd Reading)

Bylaw 35/2025

Bylaw 35/2025 was reintroduced into the meeting to authorize the redesignation of a 7.62 +/- acre portion of Plan 7410201, Block 1; Ptn. SW 29-21-01 W5M from Agricultural District to Country Residential District in order to allow for the future subdivision of one 7.62 +/- acre Country Residential District lot with an approximate 32.53 +/- acre Agricultural District balance parcel and 1.68 +/- acres of Environmental Reserve Easement registered over the drainage area within the balance parcel.

In consideration of the criteria noted within Agricultural Policy 5 of the MDP2010, Council is of the opinion that the lands are suitable for the intended use and fragmentation of the subject lands would not be detrimental to the overall nature of the area.

Further, the application falls within the density provisions and lot size restrictions of the Country Residential District within the County’s Land Use Bylaw.

The new 7.62 +/- acre parcel shall be Country Residential Sub-District “A” to ensure that the recommendations and restrictions as outlined in the septic disposal evaluation, lot grading/drainage plan and building envelopes (provided as conditions of subdivision) are complied with to the satisfaction of the Public Works department. A completion certificate by a Professional Engineer verifying that all aspects of the noted reports have been met, and a \$5,000.00 deposit as a pre-release condition to ensure compliance of all conditions of the development permit will be required.

That Bylaw 35/2026 be given second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

That Bylaw 35/2025 be given third reading.

THE BYLAW WAS PASSED

Keith - NE 15-17-28 W4M - Bylaw 17/2025 (2nd & 3rd Reading)

Bylaw 17/2025

Bylaw 17/2025 was reintroduced into the meeting to authorize an amendment to the Agricultural Land Use District to allow for the future subdivision of one 75.0 +/- acre Agricultural District lot, leaving an 81.98 +/- acre Agricultural District balance parcel on Ptn. NE 15-17-28 W4M.

In their consideration of the criteria noted within the Agricultural Policy 4 of the MDP2010, Council is of the opinion that the lands are suitable for the intended use and fragmentation of the subject lands would not be detrimental to the overall 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.

That Bylaw 17/2025 be given second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

That Bylaw 17/2025 be given third reading.

THE BYLAW WAS PASSED

Chinook Feeders 2024 Ltd. - SE 11-17-27 W4M - Bylaw 59/2025 (2nd & 3rd Reading)

Bylaw 59/2026

Bylaw 59/2026 was reintroduced into the meeting to authorize a site-specific amendment to allow for an Anaerobic Digester Facility, generally as proposed, as a Discretionary Use on the subject lands (Ptn. SE 11-17-27-W4M, 160 acres), and to allow for exceptions to the maximum height requirement for the project as follows:

- i. Anaerobic Digesters up to a maximum height of 30m;
- ii. Accessory building (Biogas upgrading building) up to maximum height of 16m; and
- iii. iii Flare Tower up to a maximum height of 16m.

That Council postpone second and third reading of Bylaw 59/2025 to the July 8, 2026 meeting.

CARRIED

OTHER MATTERS

Lunch

That Council adjourn for lunch.

CARRIED

Reeve Siewert left the Council meeting at lunch.

MISCELLANEOUS PLANNING ITEMS

Condominium Corporation No. 0311515 - E 24-20-29 W4M - Development Permit 26D 071

That Council postpone the decision on Condominium Corporation No. 0311515 – E 24-20-29 W4M - Development Permit 26D 071 to no later than the July 8, 2026 Council meeting to allow administration to provide additional information on fire pits.

CARRIED

OTHER MATTERS

Accounts – June 10, 2026

That the June 10, 2026 bills and accounts totaling \$1,446,075.18 be approved for payment:

Cheque No.	Vendor Name	Vendor Amt.
0070926	Telus Communications Co.	\$106,113.00
EFT No.	Vendor Name	Vendor Amt.
EFT032520	A. LeDuc Developments (1983) Ltd.	\$61,188.75
EFT032522	Advantage VM	\$89,904.40
EFT032528	Canoe Procurement Group of Canada	\$20,980.22
EFT032530	Central Square Canada Software Inc.	\$77,201.45
EFT032534	Davis Inspection Services Ltd.	\$14,253.23
EFT032535	Foothills Regional Emergency Services	\$198,256.94
EFT032537	Frontier Construction Products Ltd.	\$9,069.90
EFT032538	Foothills Regional Services	\$2,168.00
EFT032541	Gregg Distributors Ltd	\$7,026.02
EFT032548	Jepson Petroleum (Alberta) Ltd	\$7,089.52
EFT032550	K2 Engineering Ltd.	\$8,741.25
EFT032552	Lynx Brand Fence Products Alta Ltd.	\$6,916.77
EFT032553	McElhanney Ltd.	\$33,441.81
EFT032566	Read On Roads Incorporated	\$14,310.10
EFT032578	Three Point Industries Ltd.	\$10,266.37
EFT032579	Town of High River	\$425,388.27
EFT032580	UFA Co-operative Limited	\$17,535.12
EFT032583	Western Asphalt Products	\$54,296.10
EFT032585	WFR Wholesale Fire & Rescue Ltd	\$61,037.37
EFT032587	WSP E&I Canada Limited	\$13,292.84
EFT032588	Canoe Procurement Group of Canada	\$27,541.26
Pre-Authorized Payments	Vendor Name	Vendor Amt.
May 26, 2026	TD Visa	\$14,796.42
June 1, 2026	WCB - Employees	\$97,162.94
June 5, 2026	Direct Energy Business	\$7,465.60

CARRIED

Minutes – June 3, 2026

That Council adopt the minutes, as circulated, of its June 3, 2026 Council meeting.

CARRIED

SCHEDULED MEETINGS & PUBLIC HEARINGS

1:30 p.m. - Loscher - SW 27-20-02 W5M - Redesignation (INR to A & FHP)

Agent J. Badke was in attendance for the public hearing in connection to the application to further amend the Land Use Bylaw by authorizing the redesignation of the subject 104.7 acres on Ptn. SW 27-20-02 W5M from Natural Resource Extraction (INR) District to Agricultural (A) District and Flood Hazard Protection (FHP) Overlay.

Agent J. Badke requested that this item be postponed to a future date to allow him time to address new information.

The public hearing was closed.

That the public hearing in connection to the proposed redesignation of the subject 104.7 acres on Ptn. SW 27-20-02 W5M from Natural Resource Extraction (INR) District to Agricultural (A) District and Flood Hazard Protection (FHP) Overlay be postponed to October 14, 2026.

CARRIED

Council Callister recused himself from the meeting at 1:44 p.m.

MISCELLANEOUS PLANNING ITEMS

Killam - SW 07-22-28 W4M - Bylaw 10/2026 (2nd & 3rd Reading)

Bylaw 10/2026

Bylaw 10/2026 was reintroduced into the meeting to authorize the redesignation of a 2.55 +/- acre portion of Ptn. SW 07- 22-28 W4M from Agricultural Sub-District "A" to Country Residential District to allow for the future subdivision of one (1) 2.55 +/- acre Country Residential District lot, and future boundary adjustment of 0.83 +/- acres, with an approximate 28.72 +/- acre Agricultural Sub-District "A" balance parcel.

In their consideration of the criteria noted within Agricultural Policy 5 of the MDP2010, Council is of the opinion that the lands are suitable for the intended use and fragmentation of the subject lands would not be detrimental to the overall nature of the area. Further, the application falls within the density provisions and lot size restrictions of the Country Residential District within the County's Land Use Bylaw.

The new lot will be designated as Country Residential Sub-District 'A' to ensure that the recommendations and restrictions as outlined in the wetland assessment and impact report (CIMA+), building envelopes, lot grading plans, comprehensive site drainage plan, septic disposal evaluations and high water table testing (provided as conditions of subdivision) are complied with to the satisfaction of the Public Works department. A completion certificate by a Professional Engineer verifying that all aspects of the noted reports have been met and a \$5000.00 deposit as a pre-release condition to ensure compliance of all conditions of the development permit will be required.

That Bylaw 10/2026 be given second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

That Bylaw 10/2026 be given third reading.

THE BYLAW WAS PASSED

SUBDIVISION APPROVING AUTHORITY ITEMS

That Council recess to sit as the Subdivision Approving Authority.

CARRIED

Council Callister recused himself from the meeting at 1:47 p.m.

Killam/Callister - SW 07-22-28 W4M - Request for Boundary Adjustment and Subdivision

That the subdivision of one (1) 2.55 +/- acre Country Residential District Sub-District "A" parcel from Ptn. SW 07-22-28-W4M leaving a 28.72 +/- Agricultural Sub-District "A" balance parcel and a future boundary adjustment whereby 0.83 +/- acres from the north boundary of Plan 1111914, Block 1, Lot 6; Ptn. SW 07-22-28 W4M is consolidated into the west boundary of the newly created 2.55 +/- acre lot within SW 07-22-28 W4M, increasing the size of the lot from 2.55 +/- acres to 3.38 +/- acres to accommodate a panhandle access for the proposed lot to 80th Street East 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 therefore it is recommended that the application be 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 Regulation and;
- The subject lands have the appropriate land use designations.

In their consideration of the criteria noted in the Residential Policy of the MDP2010, Council is of the opinion the lands are suitable for the intended use and are compatible with the surrounding area and that it 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 is approved subject to the following conditions:

1. Subdivision to be affected 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 applicant's responsibility to provide a Real Property Report or an 'as built' drawing signed and sealed by an Alberta Land Surveyor, certifying the location of water wells within the boundaries of the appropriate properties and the adjacent municipal road(s) and that the site plan is surveyed according to municipal setback requirements;
3. Completion of all pre-release conditions as noted in the executed Municipal Development Agreement to the satisfaction of the County and where applicable the appropriate external agencies. These conditions include:
 - a. Payment of the \$11,300 per new lot Community Sustainability Fee;
 - b. Submission of all necessary engineering review fees;
 - c. All utility right of way agreements, easements, licenses and installation requirements to be provided to the satisfaction on the County and utility companies.
4. All accesses to be located and culverts and approaches to be installed to current Municipal subdivision road construction standards, to the satisfaction of the Public Works department;
5. Comprehensive Site Drainage Plan to be provided for the subject lands, to the satisfaction of the Public Works department;
6. Lot Grading Plan to be provided for proposed lot, to the satisfaction of the Public Works department;
7. Septic Disposal Evaluation to be provided for the proposed 3.38 +/- acre lot, in accordance with Part 2 Section 6(4)(b) of the Matters Related to Subdivision and Development Regulation, to the satisfaction of the Public Works department;
8. Engineered driveway design to be provided for the proposed 3.38 +/- acre lot, to the satisfaction of Alberta Environment and Protected Areas and the County's Public Works department;
9. Engineered driveway construction to be provided for the proposed 3.38 +/- acre lot, as a condition of development permit, in accordance with the engineered driveway design submitted as a condition of subdivision approval, to the satisfaction of Alberta Environment and Protected Areas and the County's Public Works department;
10. Applicant to comply with all requirements of the Alberta Environment and Protected Areas Water Act Approval, granted for disturbance to the Class 2 Wetlands, as noted within the CIMA+ Wetland Assessment and Impact Report, in conjunction with the Horizon Surveys site plan. Compliance is to be provided to the satisfaction of Alberta Environment and Protected Areas and the County's public works department, as a condition of development permit;
11. Site plan to be provided which identifies building envelopes for the proposed 3.38 +/- acre lot which meets the requirements as outline in Policy 9 under the Residential section of the MDP2010, to the satisfaction of the Public Works department;
12. Geotechnical Report completed in accordance with Municipal standards to be provided for High Water Table Testing for the proposed 3.38 +/- acre lot, to the satisfaction of the Public Works department;
13. Applicant (Ptn. SW 07-21-28-W4M) to provide a complete application for development permit with respect to the second sea-can currently on the property that is to be retained and moved to be included within the 3.38 +/- acre proposed lot, to the satisfaction of the County;
14. Applicant (Ptn. SW 07-21-28-W4M) to provide a complete application for development permit for relaxation of setbacks for all existing structures which do not meet the setback requirements of the Agricultural District of the County's Land Use Bylaw 60/2014, for the 28.72 +/- acre Agricultural District balance parcel, to the satisfaction of the County;

15. Applicant (Plan 1111914, Block 1, Lot 6; Ptn. SW 07-21-28-W4M) to provide a complete application for development permit with respect to a relaxation of setbacks for the existing residence which will not meet the side yard setback requirements of the Country Residential District of the County's Land Use Bylaw 60/2014, with respect to the proposed boundary adjustment between Plan 1111914, Block 1, Lot 6, Ptn. SW 07-21-28-W4M and Ptn. SW 07- 21-28-W4M, to the satisfaction of the County;
16. Public Reserve: to be provided by cash in lieu of land based on \$41,250.00 per acre on account of 10% of the 2.55 +/- acre proposed parcel, as per the Municipal and School Reserves section of the Municipal Government Act and the County's Public Reserve Policy (adopted April 18/96) with reserves for the balance of Ptn: SW 07-22-08-W4M to be deferred by caveat. Reserves for the boundary adjusted portion of Plan 1111914, Block 1, Lot 6 were previously provided with subdivision of this lot in 2010;
17. Landowners are to pay all arrears of taxes on the existing parcels prior to finalization of the subdivision; and
18. Submission of subdivision endorsement fees.

CARRIED

Buitelaar - NE 18-22-01 W5M - Request for Subdivision Approval

That the subdivision of two (2) 4.25 +/- acre Country Residential District lots from Ptn. NE 18-22-01-W5M 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 the application 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 Regulation, and;
- The subject lands have the appropriate land use designations.

In their consideration of the criteria noted in the Residential Policy of the MDP2010, Council is of the opinion that the lands are suitable for the intended use and are compatible with the surrounding area and that it 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 is approved subject to the following conditions:

1. Subdivision to be affected 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 applicant's responsibility to provide a Real Property Report or an 'as built' drawing signed and sealed by an Alberta Land Surveyor, certifying the location of water wells within the boundaries of the appropriate properties and the adjacent municipal road(s) and that the site plan is surveyed according to municipal setback requirements;
3. Completion of all pre-release conditions as noted in the executed Municipal Development Agreement to the satisfaction of the County and where applicable the appropriate external agencies. These conditions include:
 - a. Payment of the \$11,300 per new lot Community Sustainability Fee;
 - b. Submission of all necessary engineering drawings, cost estimates and engineering review fees for all required external/internal transportation infrastructure, utility infrastructure, storm water management and any other necessary municipal and on-site improvements;
 - c. Submission of all necessary Letters of Credit in accordance with the Municipal Development Agreement, for all required road construction and improvements, stormwater, grading and drainage;
 - d. Submission of all Liability Insurance requirements as noted in the Municipal Development Agreement;
 - e. Submission of a \$20,000.00 contribution to the MRO surfacing requirement for 202nd Avenue West and the extension of 202nd Avenue West, as noted in Schedule C of the executed Municipal Development Agreement; and
 - f. All utility right-of-way agreements, easements, licenses and installation requirements to be provided to the satisfaction of the County and utility companies.

4. All accesses to be located and culverts and approaches to be installed to current Municipal subdivision road construction standards, to the satisfaction of the Public Works department;
5. Complete application for road closure to be submitted for that portion of the existing off set cul de sac that is to be closed and consolidated into the applicant's balance parcel, required as part of the existing portion of 202nd Avenue West and the constructed extension of 202nd Avenue West, to be provided to the satisfaction of the Municipal Lands Administrator;
6. Comprehensive Site Drainage Plan to be provided for the subject lands, to the satisfaction of the Public Works department;
7. Lot Grading Plan to be provided for the two new proposed lots, to the satisfaction of the Public Works department;
8. Septic Disposal Evaluations to be provided for the two new proposed lots, in accordance with Part 2 Section 6(4)(b) of the Matters Related to Subdivision and Development Regulation, to the satisfaction of the Public Works department;
9. Site plan to be provided which identifies building envelopes for the two new proposed lots, which meet the requirements as outlined in Policy 9 under the Residential section of the MDP2010, to the satisfaction of the Public Works department;
10. Environmental Reserve Easement (ERE) agreement to be fully executed and registered by Right of Way Plan, concurrent with the Plan of Survey, to the satisfaction of the County;
11. Public Reserve: to be provided by cash in lieu of land based on \$32,880.00 per acre on account of 10% of the two 4.25 +/- acre proposed parcels, as per the Municipal and School Reserves section of the Municipal Government Act and the County's Public Reserve Policy (adopted April 18/96) with reserves for the balance of Ptn: NE 18-22-01-W5M to be deferred by caveat along with the 0.50 acres previously deferred, minus the 9.09 +/- acre to be provided as Environmental Reserve Easement;
12. Applicant to provide addressing requirements to the satisfaction of the County's GIS department;
13. Landowners are to pay all arrears of taxes on the existing parcels prior to finalization of the subdivision; and
14. Submission of subdivision endorsement fees.

CARRIED

Doyon - SW 29-21-01 W5M - Request for Subdivision Approval

That the subdivision of one (1) 7.62 +/- acre Country Residential Sub-District "A" lot with 1.68 acres of Environmental Reserve Easement along the west boundary of the 32.53 +/- acre Agricultural District balance parcel 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 therefore the application 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 Regulation; and
- The subject lands have the appropriate land use designations.

In their consideration of the criteria noted in the Residential Policy of the MDP2010, Council is of the opinion the lands are suitable for the intended use and are compatible with the surrounding area and that it 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 is approved subject to the following conditions:

1. Subdivision to be affected 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 applicant's responsibility to provide a Real Property Report or an 'as built' drawing signed and sealed by an Alberta Land Surveyor, certifying the location of water wells within the boundaries of the appropriate properties and the adjacent municipal road(s) and that the site plan is surveyed according to municipal setback requirements;
3. Completion of all pre-release conditions as noted in the executed Municipal Development Agreement to the satisfaction of the County and where applicable the appropriate external agencies. These conditions include:

- a. Payment of the \$11,300 per new lot Community Sustainability Fee;
 - b. Submission of all necessary engineering review fees; and
 - c. All utility right-of-way agreements, easements, licenses and installation requirements to be provided to the satisfaction of the County and utility companies.
4. All accesses to be located and culverts and approaches to be installed to current Municipal subdivision road construction standards, to the satisfaction of the Public Works department;
 5. Lot Grading / Drainage Plans to be provided for the subject lands, to the satisfaction of the Public Works department;
 6. Septic Disposal Evaluation to be provided for the 7.62 +/- acre Country Residential Sub-District "A" lot, in accordance with Part 2 Section 6(4)(b) of the Matters Related to Subdivision and Development Regulation, to the satisfaction of the Public Works department;
 7. Site plan to be provided which identifies building envelopes for the new 7.62 +/- acre Country Residential Sub-District "A" lot, which meets the requirements as outlined within Policy 9 of the Residential section of the MDP2010, to the satisfaction of the Public Works department;
 8. Lot Grading/Drainage Plans to be provided for the subject lands, to the satisfaction of the Public Works department;
 9. Public Reserve: Pursuant to the Municipal and School Reserves section of the Municipal Government Act and the County's Public Reserve Policy (adopted April 18/96) reserves are to be provided by cash in lieu of land based on \$21,750.00 per acre on account of 10% of the 7.62 +/- acre Country Residential Sub-District "A" lot, with reserves to be deferred on the 32.53 +/- acre Agricultural District balance parcel, accepting out those lands to be registered as Environmental Reserve Easement;
 10. Environmental Reserve Easement (ERE) agreement to be fully executed and registered by Right of Way Plan, concurrent with the Plan of Survey, to the satisfaction of the County;
 11. Discharge of caveat registration no. 731 072 589, in favour of updated road acquisition agreements, to be registered by caveat, for the provision of five metres of road widening along the full west boundary of the 7.62 +/- acre Country Residential Sub-District "A" lot and the full south boundary of the 7.62 +/- acre Country Residential Sub-District "A" lot, and five metres of road widening along the full south boundary of the 32.53 +/- acre Agricultural District balance parcel, to the satisfaction of the Public Works department;
 12. Landowners are to pay all arrears of taxes on the existing parcels prior to finalization of the subdivision, and;
 13. 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

MISCELLANEOUS PLANNING ITEMS

Condominium Corporation No. 0311515 - E 24-20-29 W4M - Development Permit 26D 071

That Part A for Development Permit 26D 071 to consolidate previous approvals that allowed for decks, sheds and either a gazebo or sunroom development, acknowledge existing buildings currently located on common property and previously approved under independent development permits and allow for Recreation Vehicle Park Businesses, Park Models, construction of a new +/- 65 sq. m (700 sq. ft) Satellite Washroom Building, and to bring an existing Sea-Can into compliance on Ptn. E½ 24-20-29 W4M, Plan 0311515, Common Lot Property, and individual units within County Lane Estates for the following reasons:

APPROVAL DESCRIPTION:

Upon completion of all pre-release conditions, this approval allows for:

- Continued use of existing structures and development on common property including: Clubhouse/Pool, Maintenance Garage, Shed, Satellite Washroom;
- Occupancy of the Recreation Vehicle Park between April 1 and October 31 each year;

- 1 Recreational Vehicle or Park Model on each unit;
- Unit Owners may operate a Recreation Vehicle Park Business within individual units upon approval from the Condo Corporation Board, providing services only to other Unit Owners within the Recreation Vehicle Park;
- Construction of an additional satellite washroom building equal to +/- 65 sq. m (700 sq. ft) as per the accepted and submitted plans;
- One Sea-Can as per the accepted and submitted site plan
- One Shed on each lot no greater than 13.94 sq. m (150 sq. ft.);
- One deck to a maximum of 33.45 sq. m (360 sq. ft.);
 - The deck is permitted to have an engineered roof but shall not be enclosed unless appropriate development permit approval has been obtained from the County (i.e. screened-in deck);
 - The deck and roof must meet the required minimum setback distances;
 - The deck must not exceed the length of the Recreational Vehicle;
- One gazebo or sunroom to a maximum 26 sq. m (280 sq. ft.)
 - Approval must be granted by the Condominium Corporation Board and verify compliance with municipal requirements (i.e. lot coverage, setbacks, etc); and
- Skirting is permitted for decks, Park Models and Recreational Vehicles.

PRE-RELEASE CONDITIONS:

Pre-release conditions must be complied with before the Development Permit is signed and issued. Failure to complete the pre-release condition(s) on or before October 10, 2026, will see this development permit decision deemed null and void, unless a time extension is issued under agreement between the Development Authority and the Applicant(s).

1. An engineer's letter is to be provided, indicating there are no concerns regarding the proposed building/washroom and sea-can and their consistency with the existing Stormwater Management Plan (SWMP). If concerns are raised through the engineer's letter, a revised SWMP will be required. The applicant is advised that review and acceptance of the required report may be subject to payment of review fee(s) as per the Foothills County fee schedule.

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 maintain the development in accordance with all conditions of approval and plans that have been acknowledged by the municipality to be appropriate. Any revisions and/or additions to the use of this land shall not proceed unless appropriate approvals and permits have been obtained;
2. The existing sea-can must be painted to match the adjacent accessory building (existing maintenance building);
3. The applicant shall ensure that all unit owners obtain all necessary building and safety code permits and inspections from Foothills County to the discretion of the County's Safety Codes Officer. A building permit must be obtained for any structures larger than 107.64 sq. ft. (10 sq. m.). Any lighting within a gazebo or sunroom must have an electrical permit in place and no extension cords are permitted for this use;
4. All fire pits, wood burning and propane, shall comply with the requirements of the applicable building, safety and fire code at all times, and all locations shall be reviewed and approved by the condominium board;
5. Any new Condominium Corporation bylaws or rules, or amendments to the existing Condominium Corporation Bylaws or rules shall be filed with Foothills County within fifteen (15) days of their passage or adoptions;
6. The condominium bylaws or rules shall include the following provisions:
 - a. Unit owners shall consent in writing to the removal of any Recreation Vehicle and Park Model located on a Unit in case of a flood which threatens to cause damage to the Recreation Vehicle or Park Model; and
 - b. Unit owners shall comply with the emergency response plan to be prepared and updated annually by the Board and completed to the satisfaction of the County.

7. An Emergency Response Plan shall be updated annually by the Condominium Corporation Board and provided to the County by October 15 of each year and shall include the following provisions:- A 24-hour and 48-hour flood emergency plan- A strategic plan outlining how temporary structures would be dismantled, or a back-up plan if structures cannot be dismantled by unit owners;
8. The Recreation Vehicle Park is open from April 1st to October 31st each year and shall have no occupancy of the Units when the park is closed for the season from the date of November 1st to March 31st each year, notwithstanding Section 18.10.6.11, 18.10.6.12 and 18.10.6.13 of the County's Land Use Bylaw;
9. No building/structure or group of buildings/structures including accessory buildings/structures and impervious surfaces shall cover more than 60% of any Unit;
10. Unit Owners may operate a Recreation Vehicle Park Businesses out of their Unit providing services only to other Unit Owners within Country Lane Estates Recreation Vehicle Park, if granted permission from the Condominium Corporation Board, all employees of the business are residents of the Recreation Vehicle or Park Model that the business operates from, with no outdoor storage of business materials situated on the property and no traffic is generated by the business;
11. 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 Transportation and Economic Corridors.
12. 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;
13. The issuance of a development permit by the County does not relieve the landowner(s) of the responsibility of complying with all other relevant County bylaws and requirements, nor excuse violation of any provincial or federal regulation or act or encumbrance held under title to the property; which may affect use of the land;
14. 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.

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 wholly replaces all previous approvals for existing Development on Common Properties and Development Permits 03D 215, 18D 159 and 23D 154;
2. Each unit owner is responsible to obtain approval for the gazebo or sunroom from the Country Lane Estates condo board. The condo board is responsible to ensure all aspects of the Direct Control District have been complied with, including the minimum setback distances and compliance with the maximum lot coverage of 60%;
3. Each Unit Owner shall ensure that all development complies with the Land Use Bylaw and approved development permit(s);
4. Any proposed development that does not align with the Land Use Bylaw and approved development permit(s) shall first obtain a separate development permit approval from the County;
5. An Emergency Response Plan shall be updated annually by the Condominium Corporation Board and provided to the County by October 15 of each year and shall include the following provisions:- A 24-hour and 48-hour flood emergency plan- A strategic plan outlining how temporary structures would be dismantled, or back-up plan if structures cannot be dismantled by unit owners;
6. It is the applicant's responsibility to ensure compliance with the overall Emergency Response Plan at all times;

7. No buildings/structure or group of buildings/structures including accessory buildings/structures, and impervious surfaces shall cover more than sixty (60) percent of any Unit;
8. Development of the land shall comply with the requirements of the Building, Safety and Fire Codes at all times. The applicant shall ensure that all unit owners obtain all necessary building and safety code permits and inspections from Foothills County to the discretion of the County's Safety Codes Officer. A building permit must be obtained for any gazebo or sunroom that is larger than 107.64 sq. ft. (10 sq. m.). Any lighting within a gazebo or sunroom must have an electrical permit in place and no extension cords are permitted for this use;
9. No portion of the gazebo or sunroom shall be used in association with any business, unless approved by the Condo Board for operation of a Recreation Vehicle Park Business;
10. No portion of a gazebo, sunroom, or shed shall be used for the purposes of overnight accommodation;
11. No topsoil shall be hauled off the said land nor shall the placement of the building be permitted to alter the natural drainage of the property;
12. All installation(s) of exterior lighting shall adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;
13. The applicant 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;
14. 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;
15. The issuance of a development permit by the County does not relieve the landowners/applicants of the responsibility of complying with all other relevant municipal bylaw and requirements, nor excuse violation of any provincial or federal regulation or act which may affect use of the land;
16. Anything exceeding provisions contemplated under this approval cannot proceed without the property approvals by the County.

CARRIED

That Part B for Development Permit 26D 071 to allow for a maximum of eight (8) units to be occupied during regular park closure (between November 1 and March 31 each year) to provide maintenance and security for the Country Lane Estates Recreation Vehicle Park on Ptn. E½ 24-20-29 W4M, Plan 0311515, Common Lot Property.

APPROVAL DESCRIPTION:

This approval allows for:

- Maximum eight (8) units to be occupied during regular park closure (between November 1 and March 31 each year) to provide maintenance and security for the park; and
- The term for the winter occupancy approval is be granted for a five (5) year term, ending March 31, 2031.

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 following conditions are in addition to the development permit conditions as outlined in Part A;
2. The Recreation Vehicle Park is open from April 1st to October 31st each year and shall have no occupancy of the Units when the park is closed for the season from the date of November 1st to March 31st each year, notwithstanding Section 18.10.6.13, 18.10.6.12 and 18.10.6.11 of the County's Land Use Bylaw allowing for a maximum of eight (8) units to be occupied during park closure (between November 1 and March 31 each year) to provide maintenance and security for the park;
3. Recreation Vehicles and Park Models shall be certified as Habitable for winter occupancy to the satisfaction of the Condominium Corporation Board;
4. The Unit Owners shall meet the criteria for long-term occupancy established and enforced by the Condominium Corporation No. 0311515 and the Minimum

Housing and Health Standards for Winter Occupancy at the Recreation Vehicle Park;

5. In addition to the requirements outlined in Part A, the Emergency Response Plan to be updated annually by the Condominium Corporation Board shall also include the following provisions:- A list of the Units that will be occupied for Winter Occupancy during park closure; and- The contact information for a primary contact who will be on site during park closure.

CARRIED

CONFIDENTIAL CLOSED SESSION

Closed Session

That, in accordance with Section 197 of the *Municipal Government Act*, Council move into a Closed Meeting at 2:18 p.m. to discuss advice from officials as per Section 29 of the *Access to Information Act (ATIA)*. CAO R. Payne, 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 3:16 p.m.

CARRIED

MOTIONS ARISING FROM CONFIDENTIAL CLOSED SESSION

To authorize administration to engage consultants to prepare preliminary engineering for a roundabout and work associated with creating an off-site levy bylaw in the Dunbow Road area.

CARRIED

OTHER MATTERS

Committee Reports

Council provided the following information and updates on the Council Committees attended for the period of June 3, 2026 - June 9, 2026:

- Deputy Reeve Oel: Foothills Regional Emergency Services Commission, Diamond Valley/Foothills County Intermunicipal Committee
- Councillor Estes: Calgary Region Airshed (CRAZ) AGM
- Councillor Kendall: Diamond Valley/Foothills County Intermunicipal Committee
- Councillor Alger: No committees to report for this period
- Councillor Callister: No committees to report for this period
- Councillor McHugh: No committees to report for this period

Adjourn

That Council adjourn at 3:18 p.m.

CARRIED