

FOOTHILLS COUNTY  
COUNCIL AGENDA



Wednesday, July 8, 2026, 9:00 a.m.  
Foothills County Administration Office  
309 Macleod Trail South – High River

---

	Pages
<b>A. GENERAL MATTERS</b>	
A.1 Call Meeting to Order	
A.2 Approval of the Agenda	
<b>B. MISCELLANEOUS MUNICIPAL ITEMS</b>	
B.1 <b>Alternate Land Use Services (ALUS) - Establishment of Program</b> Presented by: Manager of Agricultural Services Keith Kornelsen	4
B.2 <b>GlobalFest (Spruce Meadows) - Request for Road Closure</b> Presented by: Director of Community and Emergency Services Rick Saulnier	8
B.3 <b>Prairie Economic Gateway - Request for Letter of Support</b> Presented by: Economic Development Officer Mark Laver	15
B.4 <b>Burnell - NW 1/4 11-20-01 W5M - Request to License Undeveloped Road Allowance</b> Presented by: Municipal Lands Administrator Donna Fowler	20
B.5 <b>JGL Livestock - Request to Purchase Undeveloped Road Allowance</b> Presented by: Municipal Lands Administrator Donna Fowler	24
B.6 <b>Indenbosch - Request to License Municipal INR Parcel</b> Presented by: Municipal Land Administrator Donna Fowler	29
B.7 <b>DeWinton Riding Club Road - Speed Limit Reduction - Bylaw 15/2026 (2nd &amp; 3rd Reading)</b> Presented by: Engineering Technologist Kallum Umscheid	36
B.8 <b>Dunbow Road (Highway 2A to Artesia) - Request for Speed Limit Adjustment - Bylaw 36/2026 (2nd &amp; 3rd Reading)</b> Presented by: Director of Public Works Wiaan Kruger	40
B.9 <b>Municipal Public Utilities Bylaw</b> Presented by: Director of Public Works Wiaan Kruger	43
B.10 <b>Fish Creek Water Co-op - Request for Meeting</b> Presented by: CAO Ryan Payne	83
B.11 <b>Highwood Riverbank Armouring - NE 30-18-29 W4M</b> Presented by: Reeve Rob Siewert	

<b>C.</b>	<b>SCHEDULED MEETINGS &amp; PUBLIC HEARINGS</b>	
C.1	10:00 a.m. - Hutterian Brethren Church of Cayley - E 09-17-29 W4M & W 10-17-29 W4M - Site Specific Amendment Presented by: Planning Officer Stacey Kotlar	87
C.2	11:00 a.m. - Hutterian Brethren Church of Cayley - NE 09-17-29 W4M & NW 10-17-29 W4M - Road Closure for Purchase of Undeveloped Road Allowance Presented by: Municipal Lands Administrator Donna Fowler	104
C.3	1:30 p.m. - Penaojas - NE 01-20 29 W4M - Amend CR Presented by: Planning Officer Theresa Chipchase	110
<b>D.</b>	<b>MISCELLANEOUS PLANNING ITEMS</b>	
D.1	Chinook Feeders 2024 Ltd. - SE 11-17-27 W4M - Bylaw 59/2025 (2nd Reading) Reeve Siewert, Deputy Reeve Oel, Councillor Alger, Councillor McHugh	129
D.2	Temple - SW 35-20-01 W5M - Request for Concurrence for Telecommunication Tower	137
D.3	Stumpf - SE 26-21-02 W5M - Bylaw 77/2025 (2nd & 3rd Reading)	228
D.4	Reduction of Red Tape - Proposed Land Use Amendments	237
D.5	Foothills Crossing Area Structure Plan Design Guidelines - Circulation and Engagement Summary	262
D.6	Eldridge - NE 11-19-29 W4M - Bylaw 19/2026 (2nd & 3rd Reading)	268
<b>E.</b>	<b>SUBDIVISION APPROVING AUTHORITY ITEMS</b>	
E.1	Keith - NE 15-17-28 W4M - Request for Subdivision	275
E.2	D. Bishop Family Inc. - SW 16-21-04 W5M - Request for Subdivision Approval	284
E.3	Eldridge - NE 11-19-29 W4M - Request for Subdivision	292
E.4	Dykstra - SE 23-18-29 W4M - Request for Time Extension	300
E.5	Stumpf - SE 26-21-02 W5M - Request for Subdivision	305
<b>F.</b>	<b>CONFIDENTIAL CLOSED SESSION</b>	
F.1	2026 Capital Expenditure - Real-time Kinematic (RTK) Base Station - ATIS s. 29 Presented by: Community and Recreation Coordinator Johanna Kortenschyl-Allan	
F.2	Advice from Officials - ATIA s. 29	
<b>G.</b>	<b>MOTIONS ARISING FROM CONFIDENTIAL CLOSED SESSION</b>	
<b>H.</b>	<b>ACKNOWLEDGEMENTS AND INFORMATION ITEMS</b>	
H.1	Friends of Foothills Schools Foundation - Request to Attend Fore	312

## Education Golf Tournament

### I. OTHER MATTERS

I.1 Lunch

I.2 Accounts

Deputy Reeve Oel, Councillors Kendal, Alger

I.2.1 Accounts - July 1, 2026

Deputy Reeve Oel, Councillors Kendall, Alger

I.2.2 Accounts - July 8, 2026


Deputy Reeve Oel, Councillors Kendall, Alger

I.3 Minutes – June 24, 2026

I.4 Committee Reports

I.5 Next Meeting – August 26, 2026

I.6 Adjourn

<b>COUNCIL ADMINISTRATIVE REPORT</b> Department: ASB (Public Works) TITLE: Alternate Land Use Services (ALUS)		
<b>Presenter: Keith Kornelsen</b>		<b>DATE: July 8, 2026</b>
<b>ATTACHMENTS:</b>	Letter to ALUS from Foothills County and Potential 3 year budget	

**PURPOSE:**

For Council to authorize Agricultural Services to establish an ALUS program within Foothills County.

**DISCUSSION:**

At the Nov 4, 2025 ASB ALUS representative Christine Campbell presented to the ASB on what it meant for Foothills County to have an ALUS program.

At the January 8, 2026 ASB meeting it was recommended by the ASB to ask council to direct Agricultural Services to establish an ALUS program within Foothills County.

The ALUS program can be terminated by either ALUS or Foothills County from year to year.

The Rural Conservation Advisor would be the lead position for ALUS.

Accounting has been made aware of the possibility of working with ALUS funding.

The objectives of the ALUS position align with the ASB Grant Resource Management goals.

ALUS would still have to accept our request to join and is contingent on ALUS raising funds to support projects in Foothills County.

**FINANCIAL IMPLICATION:**

- Providing up to ½ of a full time position (Agricultural Services Coordinator).
- Administration must accept money from ALUS and distribute it to ratepayers who participate in the program.
- \$5000 annual fee which is usually waived the first year of establishment.
- Attendance at an annual conference which is often covered by ALUS funders.
- Partnership Advisory Committee expenses which are often covered by ALUS funders.

- The agreement can be cancelled from year to year by either party.

**RECOMMENDATION:**

Authorize Foothills County to start the process to establish an ALUS program in Foothills County.

Council may recommend another course of action.



## FOOTHILLS COUNTY

309 Macleod Trail, Box 5605  
High River, Alberta T1V 1M7  
Phone: 403-652-2341  
Fax: 403-652-7880  
[www.FoothillsCountyAB.ca](http://www.FoothillsCountyAB.ca)

July 8, 2026

ALUS Canada  
555-2938 Dundas St. W  
Toronto, ON M6P 4E7

### **RE: Foothills County Letter of Intent with ALUS**

Dear Christine Campbell

Foothills County wants to partner with ALUS Canada to deliver an ALUS program in Foothills County. We believe that a community-developed, farmer-delivered ALUS program will enable Foothills County to invest in farmers and ranchers who are producing acres of clean air, clean water, wildlife habitat, and other ecosystem services.

Foothills County commits to administer and implement an ALUS program following ALUS Canada guidelines and using the prescribed ALUS model. A community-developed Partnership Advisory Committee will be established to oversee the program. Foothills County is committed to supporting the program by providing staffing (Agricultural Services Coordinator), administration support, the \$5000 annual fee, sending one staff to an annual field conference, and providing per diems for the Partnership Advisory Committee if required.

Foothills County is interested in exploring an ALUS partnership at this time because the program aligns with local priorities or challenges in the following ways:

- Improving water quality.
- Improving air quality.
- Improving soil health.

We would like to begin a formal relationship with ALUS Canada and begin our program in April, 2027. We anticipate establishing our first ALUS projects in the summer of 2027.


Foothills County authorizes ALUS Canada to seek opportunities for partnerships and fund development to support program implementation.

Sincerely,

Rob Siewert, Chairman  
Agricultural Service Board  
Foothills County

## ALUS Funding 3 Year Plan

Year	Indirect County	Direct County	ALUS	Other	Total
<b>2027</b>	\$ 85,000.00		\$ 8,200.00	\$ 1,000.00	\$ 94,200.00
<b>2028</b>	\$ 77,000.00	\$ 5,000.00	\$ 94,500.00	\$ 20,500.00	\$ 197,000.00
<b>2029</b>	\$ 72,000.00	\$ 5,000.00	\$ 101,500.00	\$ 23,000.00	\$ 201,500.00

<b>DEPARTMENT:</b>	
	<b>TOPIC: GlobalFest Road Closure (Spruce Meadows)</b>
<b>REPORT PRESENTED BY: Director Rick Saulnier</b>	
<b>Attached: 1- Request for Road Closure. 2 – Site Map / Event Layout and Description.</b>	

**PURPOSE**

To seek Council approval for a temporary road closure of a portion of Tournament Lane SW to facilitate the GlobalFest event being hosted at Spruce Meadows from August 27 to August 30, 2026.

**BACKGROUND**

Spruce Meadows has submitted a formal request to close Tournament Lane SW during evening hours to support the safe operation of GlobalFest, an international fireworks festival. The event includes nightly fireworks, and drone shows and is expected to attract approximately 15,000 attendees per day.

Requested Closure:

- Dates: August 27–30, 2026
- Times: Approximately 8:00 PM to 11:00 PM
- Location: Tournament Lane SW (County roadway)

The purpose of the closure is to facilitate safe access, support traffic management, and enhance public safety during event operations.

**Discussion**

As Tournament Lane SW is a County roadway, a Council resolution is required to authorize the temporary closure.

Operational Considerations:

1. Emergency Access: Must be maintained at all times for emergency services.
2. Traffic Management: Organizers are responsible for all signage, barricades, and control measures at their cost.
3. Permits: All required permits, including fireworks approvals, must be obtained.
4. Emergency Response Plan: A comprehensive ERP must be submitted and approved prior to the event.

5. Fire Services Considerations: Elevated risk associated with fireworks and high attendance will require coordination and potential on-site resources.

### **Financial Impact**

All costs related to traffic control, staffing, and event operations will be borne by the event organizers. No direct financial impact on Foothills County is anticipated.

### **Options / Motion**

1. That Council approve the temporary closure of Tournament Lane SW from August 27 to August 30, 2026, between approximately 8:00 PM and 11:00 PM daily, subject to the following conditions:
  - a). The closure be limited to the dates and times provided.
  - b). Emergency access be maintained at all times.
  - c). All signage, barricades, staffing, and notifications are provided by the organizers at their cost.
  - d). All required permits be obtained prior to the event.
  - e). An Emergency Response Plan is submitted and approved prior to the event.
  - f). Administration is authorized to finalize operational requirements in consultation with relevant agencies if needed.
  
2. Deny the request and or require revised event operations.



**SPRUCE MEADOWS**

18011 Spruce Meadows Way SW  
Calgary, Alberta, T2X 4B7 Canada  
403.974.4200  
sprucemeadows.com

Foothills County Council  
Box 5605  
High River  
Alberta  
T1V 1M7

18<sup>th</sup> June 2026

**Request for Road Closure – Tournament Lane SW, Thursday 27<sup>th</sup> – Sunday 30<sup>th</sup> August 2026.**

Dear Foothills County Council,

Please accept this letter as a formal request for a road closure of Tournament Lane SW.

**Purpose**

This request is directly related to facilitate GlobalFest Fireworks event at Spruce Meadows.

GlobalFest is a annual multicultural summer festival in Calgary that celebrates the city's diversity through cultural pavilions, international food vendors, live performances, and an international pyromusical fireworks competition. After many years being held in Ellison Park Calgary the event has moved to Spruce Meadows.

The nature of the road closure is to protect public safety during the pyromusical fireworks competition.

**Dates and Times**

GlobalFest will run Thursday 27<sup>th</sup> – Sunday 30<sup>th</sup> August with nightly pyromusical fireworks competition. The road closure request has been limited to the minimum required time of 8pm to 11pm each night.

**Assurance and Considerations**

1. Emergency Access will be maintained at all times for Foothills Fire Department, EMS, RCMP and any other emergency response or government agencies.
2. Appropriate signage, barricade, staffing and public notification will be provided by the event organisers and costs associated will be the responsibility of the event organisers.
3. The event organisers will obtain all other required permits (including firework related approval) prior to the event.



**SPRUCE MEADOWS**

18011 Spruce Meadows Way SW  
Calgary, Alberta, T2X 4B7 Canada  
403.974.4200  
sprucemeadows.com

4. A comprehensive Emergency Response Plan will be drafted for the event and will be submitted alongside permit relating to the firework related approval.
5. We welcome authorities (Foothills Fire Department, Public Works, Enforcement Services, etc.) to consult and finalize the operational requirements for the temporary closure.

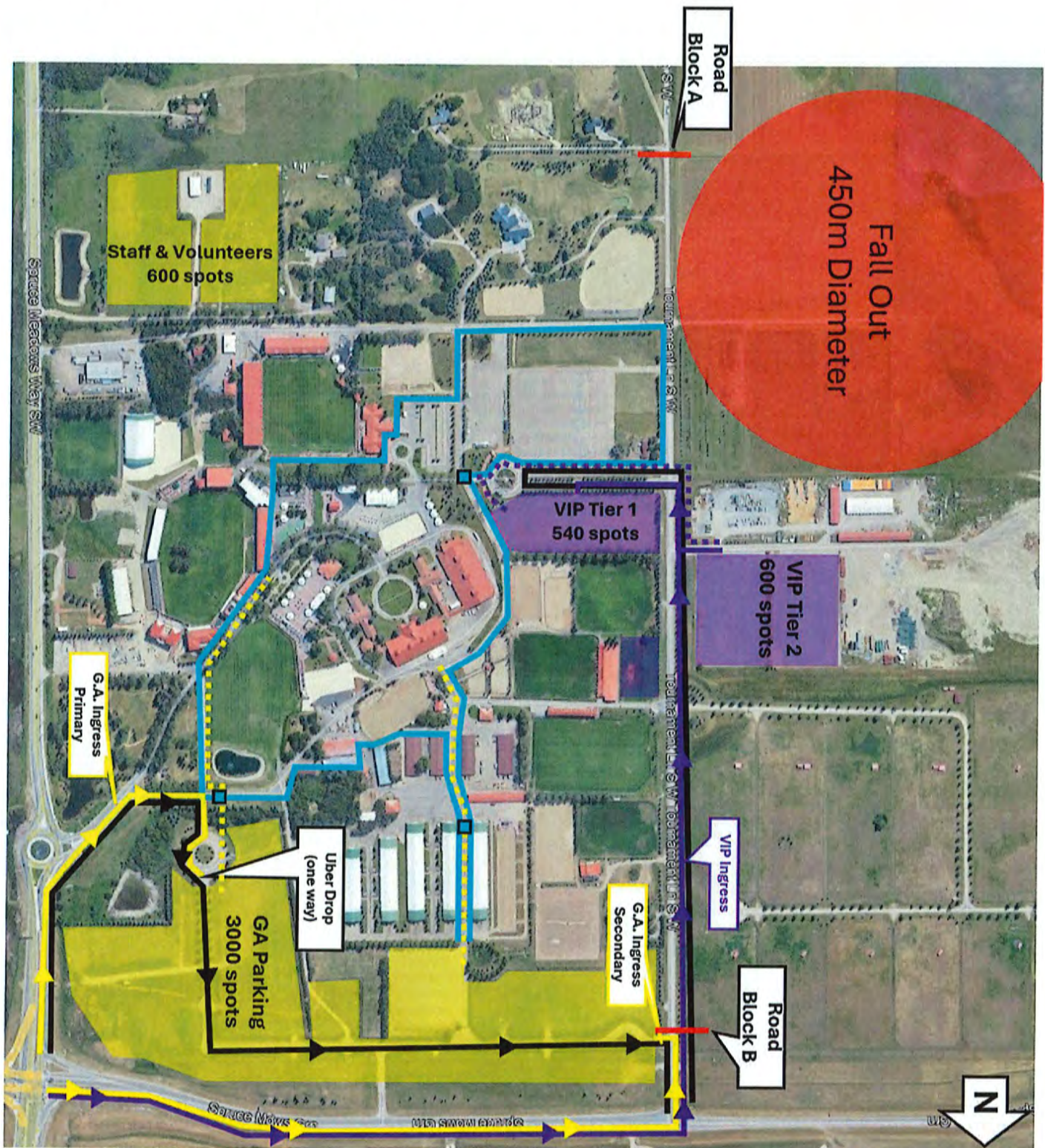
Please find attached Annex A for the Event Traffic Management Plan.






Kind Regards

Devin Morrison

Strategic Advisor & Business Development

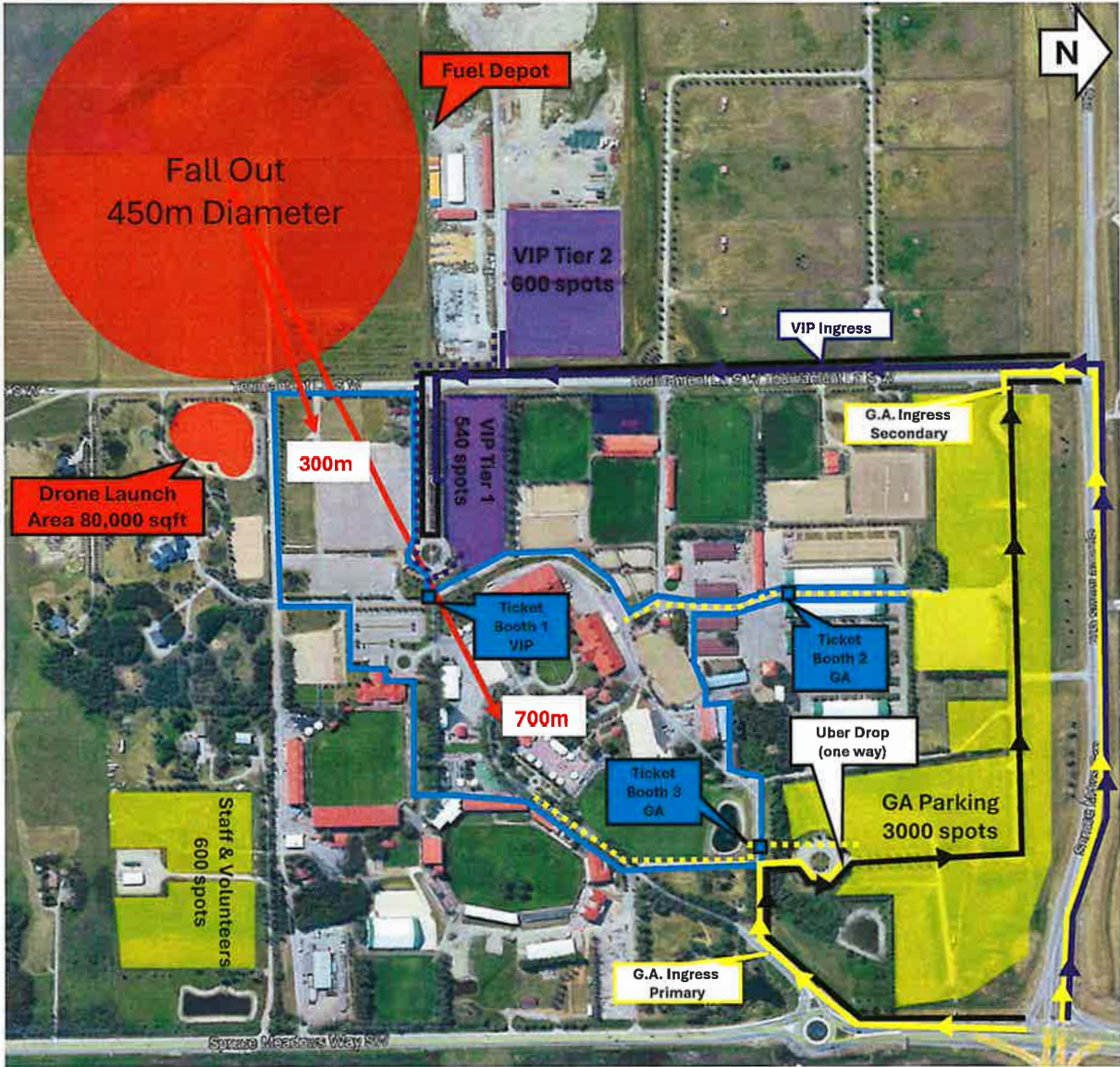
# Annex A – Event Traffic Management Plan



-  Event Boundary
-  VIP Vehicles
-  VIP Pedestrians
-  G.A. Vehicles
-  G.A. Pedestrians
-  Uber Route
-  Roadblock

**GlobalFest - Full Site**

-  Event Boundary
-  VIP Vehicles
-  VIP Pedestrians
-  G.A. Vehicles
-  G.A. Pedestrians
-  Uber Route





**SPRUCE MEADOWS**

18011 Spruce Meadows Way SW  
Calgary, Alberta, T2X 4B7 Canada  
403.974.4200  
sprucemeadows.com

Dear Neighbours,

We are writing to share information about an exciting new arts and culture event at Spruce Meadows as we continue to diversify the venue and welcome new community events to the property. This August, Spruce Meadows will host GlobalFest, an international cultural festival featuring evening fireworks displays. The 2026 event is scheduled for August 27 to 30 at Spruce Meadows. The fireworks will be staged on the west side of Tournament Lane, behind the bermed area, in our west parking lot (previously where the school buses parked).

Because this is a new event for Spruce Meadows, we want to be good neighbours by providing advance notice, answering questions, and working with nearby residents to address concerns wherever possible. We understand that fireworks can affect livestock, dogs, and other animals, and we want to ensure our rural neighbours have the information they need so they can make any arrangements they feel are appropriate during the event.

GlobalFest at Spruce Meadows is planned for August 27, 28, 29, and 30, 2026. Event information can be found at [www.globalfest.ca](http://www.globalfest.ca)

GlobalFest is a cultural and entertainment festival that includes a variety of international food offerings, cultural experiences, live entertainment, and nightly fireworks presentations. Specific programming and event features may vary from day to day.

Fireworks are anticipated to take place each evening between approximately 9:30 p.m. and 10:15 p.m., subject to weather and operational requirements.


Our goal is to communicate early and clearly so that anyone with livestock, horses, dogs, or other animals can plan accordingly. If you have questions, concerns, or suggestions, we would welcome the opportunity to hear from you and work toward solutions wherever we can.

Thank you for your understanding and for being a valued member of the neighbouring community.

Sincerely,

Devin Morrison, Strategic Advisor & Business Development  
Spruce Meadows  
[Devin.Morrison@sprucemeadows.com](mailto:Devin.Morrison@sprucemeadows.com) | 403.974.4200

**MISCELLANEOUS PLANNING ITEM  
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
 REQUEST TO WRITE LETTER OF SUPPORT  
 July 8, 2026**

<b>REQUEST FOR MOTION FROM COUNCIL</b>	<b>TO WRITE A LETTER OF SUPPORT FOR THE PRAIRIE ECONOMIC GATEWAY.</b>
<b>The following Councillors can vote on this item: All</b>	
	<p><b>PROPOSAL:</b>          Staff seek permission from Council to write a Letter of Support for the Prairie Economic Gateway (an initiative of Rocky View County and the City of Calgary) to assist with their application for funding from the Federal Government’s Trade Diversification Corridors Fund.</p>
<b>PREPARED BY: Economic Development</b>	

**PURPOSE OF REQUEST:**

Staff is seeking Council’s permission to write a letter of support for the Prairie Economic Gateway to assist with their application for funding from the Federal Government’s Trade Diversification Corridors Fund.

**BACKGROUND:**

The Prairie Economic Gateway is a new inland port in development in southeast Calgary/Rocky View County – the Gateway is located north of CPKC’s main line, south of Glenmore Trail, east of Stoney Trail and adjacent to Calgary’s southeastern limits. The Gateway is considered an inland port; its main purpose is to reduce congestion at Canada’s ports.

**REASON FOR INITIATION**

The Prairie Economic Gateway team has requested a Letter of Support to assist with their application for funding from the Federal Government’s Trade Diversification Corridors Fund.

**RECOMMENDED MOTION**

Staff suggests the following be considered by the members of Council:  
*Council directs Administration to write a Letter of Support for the Prairie Economic Gateway.*

# Prairie Economic Gateway

Connecting us to everywhere

A historic opportunity to enable private sector investment, create jobs, advance shared priorities, and grow the Alberta Advantage.

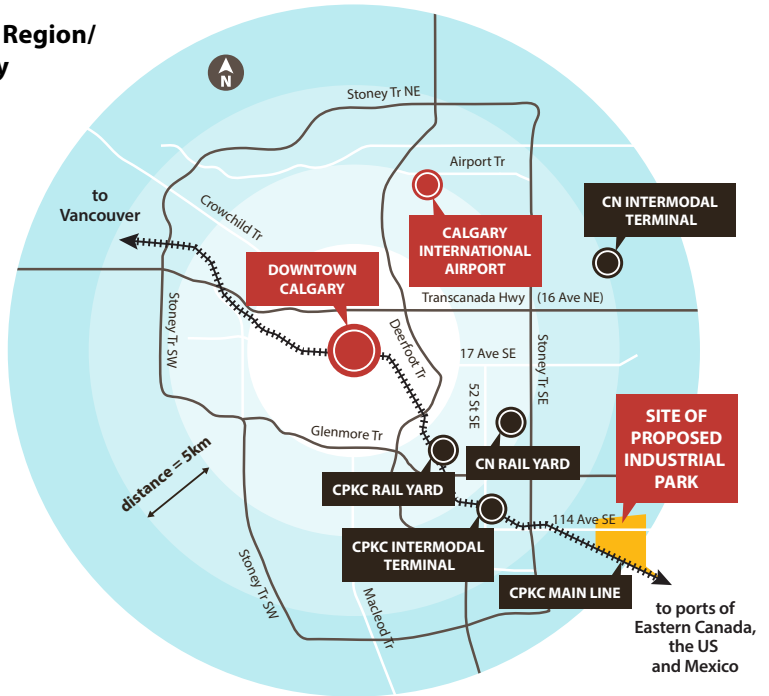
## Meeting the needs of a modern, industrial and diversified Alberta economy



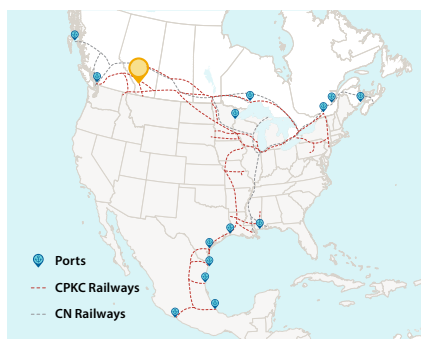
- **JOB CREATION** – The Calgary Economic Region is among the fastest-growing economic regions in Canada, with **more than 140,000 new jobs needed in the next five years.**
- **ECONOMIC BENEFIT** – Priority public infrastructure projects will address transportation bottlenecks and enhance water, wastewater, and stormwater services, generating more than **\$7.0B in economic output and more than 30,000 new jobs across the construction phase alone.**
- ★ **SITE READINESS** – The lands have been **designated a top 'gold' tier site** in CPKC's site selection process to match clients with projects on their line.

 **CPKC Site Ready Program**

### Calgary Region/ Gateway



### Continental connectivity



The Gateway has the potential to become a significant inland port, **starting with 20M sq. ft. of new rail-served industrial development, and up to 30M sq. ft. at full build out.** Strategically located on CPKC's mainline, this site is minutes from the Calgary International Airport and at the intersection of the TransCanada and QEII highways.

In partnership with



# Partnering to grow the Alberta advantage

The Prairie Economic Gateway delivers, municipal, **regional** and provincial priorities now and in the future.



## Strengthening economic activity and attracting investment:

- The City and Rocky View County are making significant municipal infrastructure investments grounded in a Deal Agreement signed in February 2025.
- Port capacity and labour issues continue to threaten critical supply chains, and the availability of rail-proximate, serviced industrial lots in Alberta is limited.
- There is potential for investment in existing and emerging sectors, including agri-food and agri-processing, hydrogen, defence, and manufacturing.

## Building better communities:

- Historic intermunicipal collaboration will ensure coordinated regional decision-making, effective delivery of intermunicipal services, and value for tax dollars.

- This partnership will offer the flexibility needed to adapt to changing circumstances while providing long-term certainty to the business community in the greater Calgary area.

## Enabling private sector job creators:

- Driven by private sector demand and led by private sector investment.
- The government is focused on reducing administrative burdens for job creators, with public funds limited to a select number of strategic investments.
- There is significant Alberta trade in six categories of goods that are most optimally moved by rail, including temperature-controlled and agricultural products made in the Calgary Economic Region.
- Every public dollar invested is expected to leverage **\$8.90** in private sector investment. These private sector investments are expected to generate more than **\$5.8B in economic output and 25,250 new jobs** through the development phase.

# Opportunities for regional collaboration



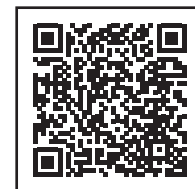
## Unlocking the Region's potential:

- Beyond the **2,190** acre Gateway footprint, there are **thousands of acres in neighbouring communities** available for additional development.
- The Calgary Region is home to a large, highly-skilled and diverse labour force
- Gateway's location places it in close proximity to De Havilland Aircraft's future production hub and headquarters in Wheatland County
- Gateway's unique rail-served model **opens opportunities for advanced and heavy manufacturing** end users that require direct rail access

## A near-term, shovel ready initiative:

- With municipal approvals already in place, Gateway represents a brand new rail investment to enhance regional supply-chain resilience and market access supported by a 3rd party rail operator, with opportunities for short line rail tie-ins.

Scan here to learn more:



June 2026 update



June XX, 2026

Program Evaluation Committee  
Trade Diversification Corridors Fund (TDCF)  
Transport Canada

**Re:** Letter of Support – Prairie Economic Gateway – Trade Diversification Corridors Fund (TDCF) Application

Dear Program Evaluation Committee,

On behalf of [Municipality], I am pleased to express our support for the Prairie Economic Gateway (Gateway) project and its application to Transport Canada's Trade Diversification Corridors Fund. We recognize Gateway as a strategically important inland logistics and industrial initiative that will strengthen Canada's trade-enabling transportation network and improve the resilience and efficiency of goods movement across the Prairie trade diversification corridor.

[Municipality] supports Gateway because it represents Alberta-critical trade and supply-chain infrastructure with benefits that extend into and beyond the Calgary Region. Gateway will create new regional capacity for logistics, warehousing, and value-added manufacturing that can strengthen supply chains for businesses located in or served by [Municipality]. It can also improve routing optionality and reliability during periods of port congestion or rail disruption, supporting economic competitiveness and investment attraction across the broader region.

*Insert information specific to your municipality here – local economic priorities, examples of local businesses that could benefit from Gateway's improved road/rail connectivity, etc.*

We support the Gateway team's efforts to advance this project on an accelerated timeline and encourage Transport Canada to give this application full and favourable consideration. As the project proceeds, [Municipality] is prepared to collaborate with regional partners to align economic development and investment-attraction narratives, identify complementary opportunities for local businesses, and support a coordinated regional approach to strengthening Alberta's trade corridors.

Thank you for your consideration. Please do not hesitate to contact me should you require any additional information regarding [Municipality]'s support for the Prairie Economic Gateway.

Sincerely,

[Name]

[Title]

[Municipality]

[Phone] | [Email]



**MISCELLANEOUS MUNICIPAL ITEM  
REPORT TO COUNCIL**  
**Request To License Undeveloped Road Allowance**  
July 8, 2026

<b>Application information</b>		<b>File: PL2001-11NW</b>
<b>LEGAL DESCRIPTION:</b> A portion of the undeveloped road allowance adjacent to the west boundary of the NW ¼ of 11-20-01 W5M containing ~4 acres.		
<b>LANDOWNER:</b> Foothills County		
<b>LICENCE APPLICANT:</b> Alan Burnell		
<b>PROPOSAL:</b> Request to License Undeveloped Road Allowance		
<b>DIVISION NO:</b> 2	<b>COUNCILLOR:</b> Benita Estes	
<b>FILE MANAGER:</b> Donna Fowler, Municipal Lands Administrator		

**LOCATION**

The undeveloped road allowance is located approximately 2 km southwest of the Town of Okotoks on the south side of 402 Ave W within an undeveloped portion of 32 Street W

**BACKGROUND**

On May 4, 2026, an application was submitted by Alan Burnell, to request Council’s consideration to license the above noted portion of undeveloped road allowance for the purpose of cultivation.

The applicant owns the quarter section bordering the east side of the road allowance. The RA along the north boundary of his parcel is currently licensed to the owners of SW 14-20-01 W5 for the purpose of grazing.

**REQUEST OF COUNCIL**

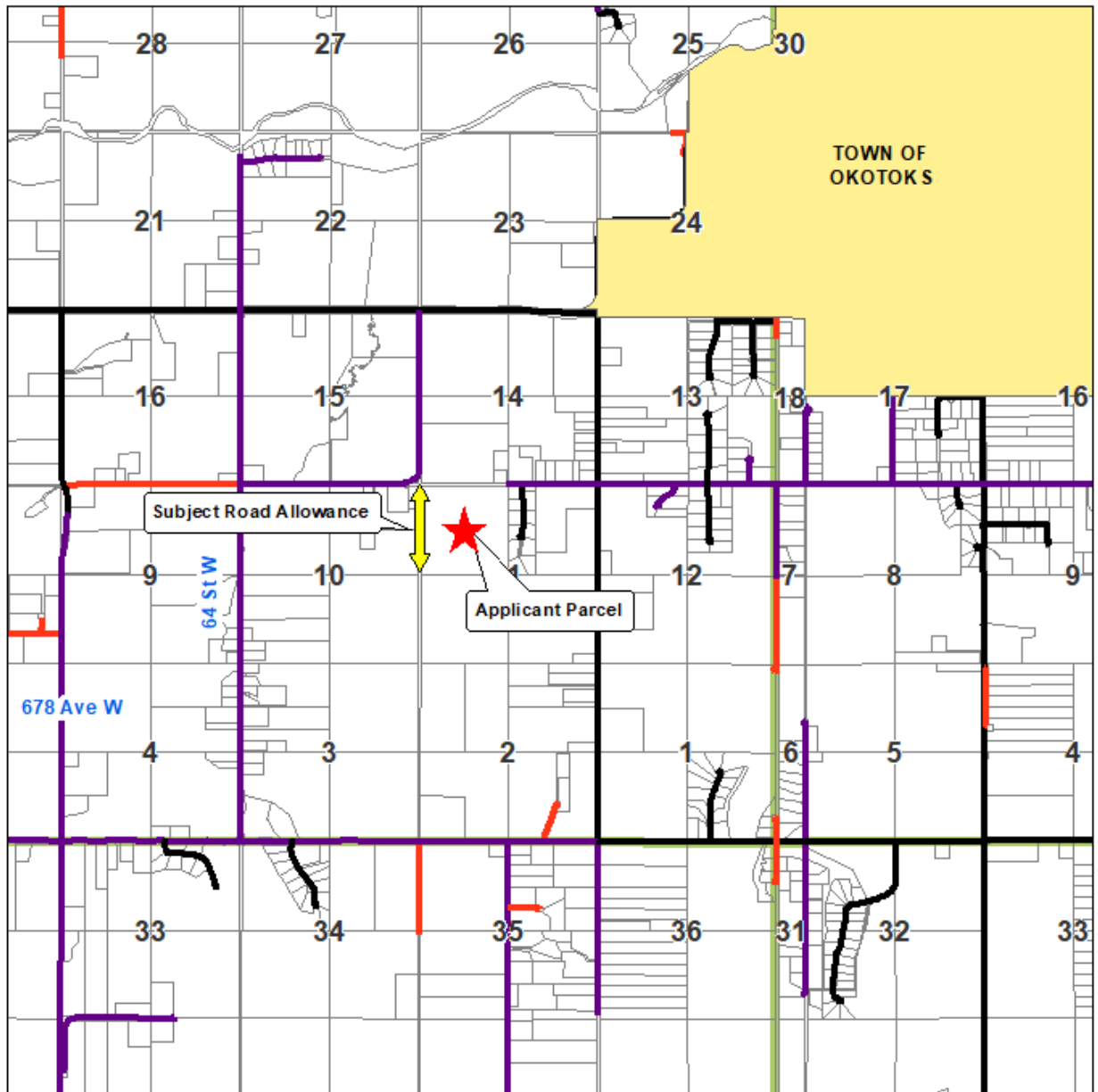
If Council is amenable to the landowner’s request, direct administration to proceed with a public hearing to consider the closure for license of the undeveloped road allowance adjacent to the west boundary of the NW ¼ of Sec 11-20-01 W5M containing ~4 acres, for the purpose of cultivation. Access will not be denied.

**APPENDICES**

**APPENDIX A - Location Map**

**APPENDIX B - Application Form**

**APPENDIX A:  
LOCATION MAPS**





**APPENDIX B:  
Road Allowance License Application**

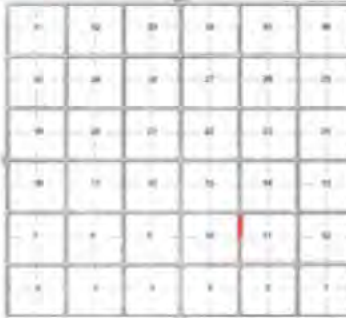
**Foothills County**

309 MACLEOD TRAIL SW, BOX 5605, HIGH RIVER, AB T1V 1M7  
TELEPHONE (403) 652-2341 OR (403) 931-1905 FAX 403-652-7880

**ROAD CLOSURE APPLICATION**

**SECTION A: Applicant Information**  
 Applicant Name: ALAN BURNELL  
 Mailing Address: \_\_\_\_\_ Town / City: \_\_\_\_\_  
 Postal Code: \_\_\_\_\_ Phone (daytime): \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 Rural Address: \_\_\_\_\_  
 Legal Land Description: NW 11-20-1-5  
 Plan Number \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Roll# 20011150000  
 Identify applicant property and point to the road allowance or road location on map below.  
 Signature of Applicant: \_\_\_\_\_ Date: May 4, 2026

**SECTION B: Site Information**  
 Purchase \_\_\_\_\_ Transfer \_\_\_\_\_ Licence  Other \_\_\_\_\_  
 Intended Land Use (i.e. grazing, cultivation, other): CULTIVATION  
 Quarter: NW Section: 11 Township: 20 Range: 1 West 5 M  
 Boundary (north, south, east, **west**) Number of Acres to license/ purchase 4  
 Identify road allowance or road location on map below.



**For Office Use Only:**

<u>Licence:</u>	New Licence	Transfer(NewLO)	Receipt No:	Date
Filing Fee:	\$100	\$100	457749	May 4/26
Initial Application Fee:	\$400	\$160		
Final Application Fee:	\$400	\$125		
<b>Total Due:</b>			# of Acres:	

<u>Purchase:</u>	Amount	Date
Filing Fee:	\$100	Receipt No: _____
Initial Application Fee:	\$400	Receipt No: _____
Final Application Fee:	\$400	Receipt No: _____
Price set by Council:		Receipt No: _____

**Landowner pays all Survey Costs** Updated March 2025



**Miscellaneous Municipal Item  
REPORT TO COUNCIL  
Request to Purchase Undeveloped Road Allowance  
July 8, 2026**

<b>Letter of Request information</b>	
<b>LEGAL DESCRIPTION:</b> Portion of Undeveloped Road Allowance between E 05 & W 04-19-26 W4M containing ~ 6.14 acres (2.48 ha)	
<b>LANDOWNER:</b> Foothills County	
<b>LICENCE APPLICANT:</b> JGL Livestock	
<b>PROPOSAL:</b> Request to Purchase Road Allowance	
<b>DIVISION NO:</b> 1	<b>COUNCILLOR:</b> Rob Siewert
<b>FILE MANAGER:</b> Donna Fowler, Municipal Lands Administrator	

**LOCATION**

The road allowance is located 4 km SE of the Hamlet of Blackie, North of Hwy 23 within an undeveloped portion of 304 Street E.

**BACKGROUND**

The applicant submitted the attached letter request May 21, 2026, to request Council’s consideration to close for purchase the above noted portion of road allowance.

The applicant owns all adjacent parcels of agriculturally zoned land, which are bisected by the CPKC Railway line. The applicant states that CPKC will not allow a level crossing to be built across their tracks on this road allowance, which would effectively block the future construction of a through road on this undeveloped portion of 304 Street E.

Established railway crossings are located to the west on C.I.L Road E and to the east on an undeveloped portion of 320 St E.

The applicant is planning on submitting a future application for the development of an Agri Business on the lands, which they hope to build across both Section 4 and 5, so being able to close and utilize the road allowance land would enable them to make the best use of the site.

**REQUEST OF COUNCIL**

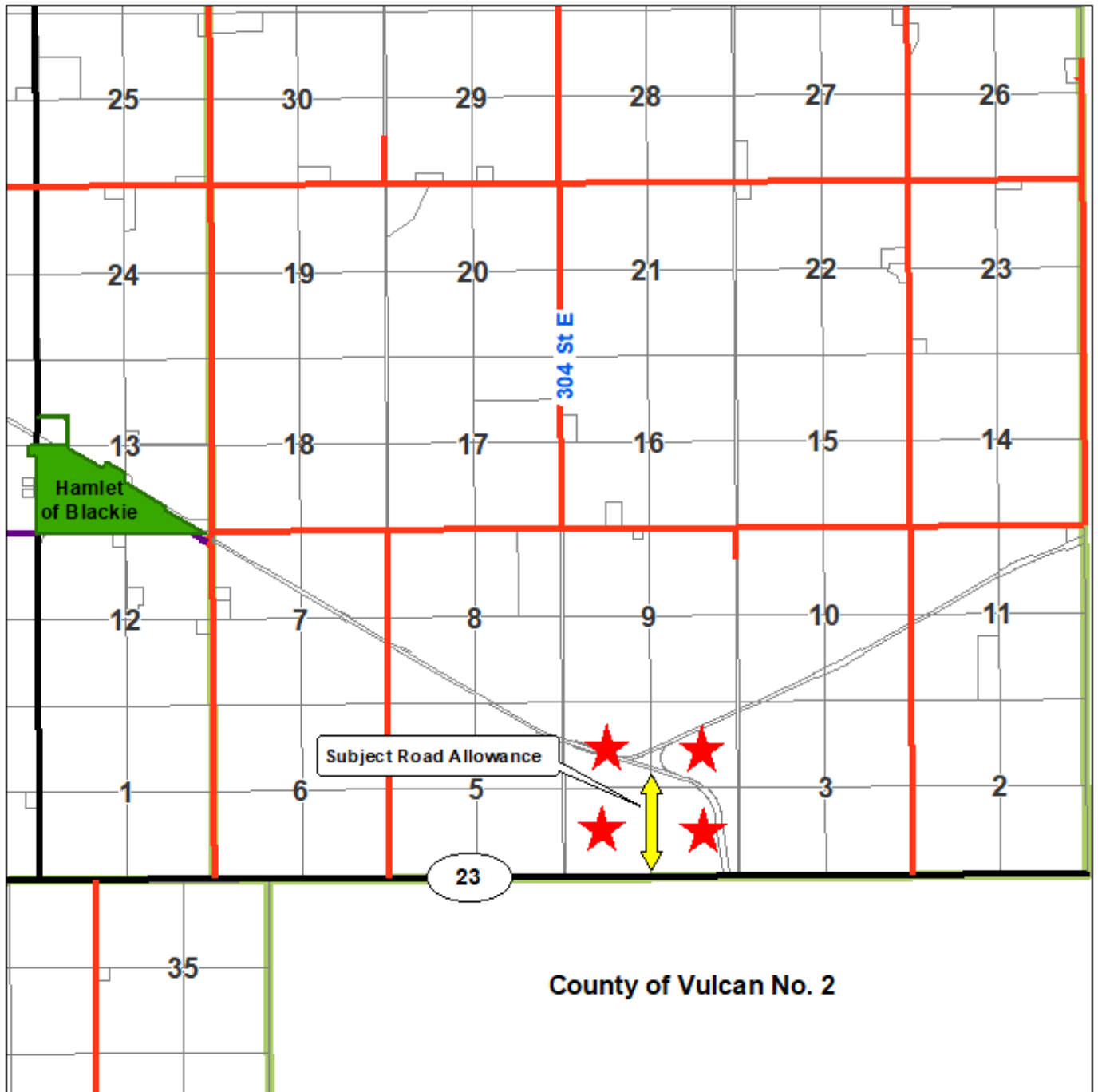
If Council is amenable to the landowner’s request, direct administration to proceed with a public hearing to consider the road closure of the portion of undeveloped road allowance between E 05 & W 04-19-26 W4M containing ~ 6.14 acres (2.48 ha), for purchase and consolidation.

**APPENDICES**

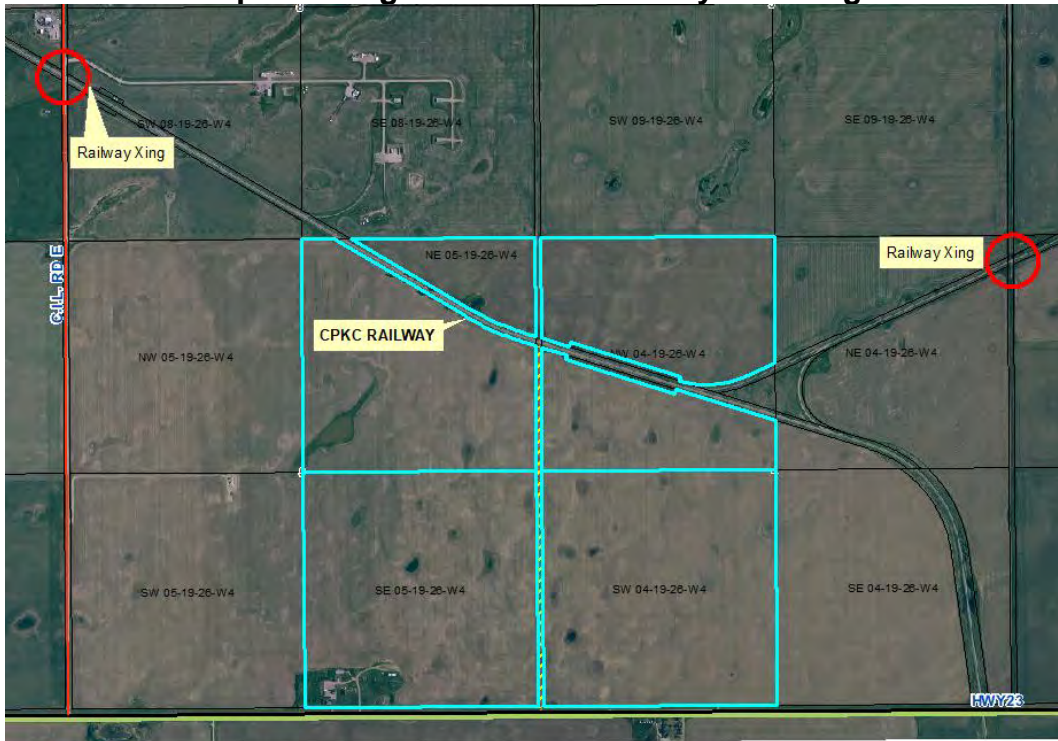
**APPENDIX A – Location Maps**

**APPENDIX B –Applicant Request Letter**

**APPENDIX A:  
LOCATION MAP**



Map Showing Established Railway Crossings



Map Showing Adjacent Parcels, Railway Line & Road Allowance



## APPENDIX B: APPLICANT REQUEST LETTER



Foothills County  
Box 5605  
High River, AB  
T1V 1M7

Attn: Donna Fowler, Municipal Lands Administrator

Dear Donna,

Re: Future Agri Business Development 04-19-26 W4M and 05-19-26 W4M  
Owners: 2817558 Alberta Ltd.

JGL Livestock, as partners in the development of a future Agri business, located north of Highway 23, near Eltham, AB, respectfully ask that Foothills County close and allow us to purchase the Alberta road allowance immediately north of Highway 23 and south of the CPKC main line to facilitate our proposed site for the following reasons.

Primarily, CPKC has expressly stated to the current landowner that it will not allow a level crossing to be built across their track on this road allowance. The landowner had asked for a crossing to move his farm machinery across the tracks to adjacent land to the north. Therefore, the 1290 m +/- section of road allowance is landlocked south of the tracks. There are already railway crossings 1.6 km west and east of this location to allow for emergency services and regular traffic flow.

Secondly, the road allowance in question is a T-intersection with Highway 23 due to it being a correction line. Therefore, there is no direct southbound flow for egress anyway.

Our development will extend from section 4 to section 5, and we believe that given the two conditions above, the site makes an excellent candidate for the business. We have highlighted the road allowance below in yellow. The land is currently all farmed.

We look forward to working with Foothills County to develop a site that supports modern agriculture.

Kind regards,

Lorne

**JGL Livestock**

RR 280 Hwy #1 West, Box 40,  
Moose Jaw, SK S6H 4N7

**p:** 306.692.4911  
**f:** 306.624.2395

**w:** [www.jgl.ca](http://www.jgl.ca)





**Lorne Petersen**

*Director, Strategic Partnerships*

*JGL Group of Companies*

C: 403-415-9444

E: [lorne.petersen@jgl.ca](mailto:lorne.petersen@jgl.ca)

[JGL – Partners in agriculture.](#)

A: RR 280 Hwy #1 West,

Box 40, Moose Jaw, SK S6H 4N7



The information contained in this message may be confidential. It may contain proprietary, privileged, confidential or sensitive material. It is intended to be read only by the individual or entity to whom it is addressed. If the reader of this message is not the intended recipient, you are notified that any distribution of this message, in any form, is strictly prohibited. If you have received this message in error, please immediately notify the sender and delete and destroy any copy of this message.

**JGL Livestock**

RR 280 Hwy #1 West, Box 40,  
Moose Jaw, SK S6H 4N7

**p:** 306.692.4911  
**f:** 306.624.2395

**w:** [www.jgl.ca](http://www.jgl.ca)





**MISCELLANEOUS MUNICIPAL ITEM  
REPORT TO COUNCIL**

Request To License Municipal Parcel  
July 8, 2026

<b>Application information</b>		<b>File: Indenbosch</b>
<b>LEGAL DESCRIPTION:</b> Municipal INR parcel located within NE 17-18-01 W5M; Plan 1013204, Blk 3, Lot 3, containing 78.83 acres more or less.		
<b>LANDOWNER:</b> Foothills County		
<b>LICENCE APPLICANT:</b> Tom Indenbosch		
<b>PROPOSAL:</b> Request to License a portion of a Municipal INR Parcel		
<b>DIVISION NO:</b> 2	<b>COUNCILLOR:</b> Benita Estes	
<b>FILE MANAGER:</b> Donna Fowler, Municipal Lands Administrator		

**LOCATION**

The Municipal INR (Natural Resource Extraction) parcel is located 9 km east of the town of Longview and 4.5 km north of Hwy 540 W along 578 Ave W.

**BACKGROUND**

**March 16, 2026:**

The applicants submitted an email request to utilize a 25 acre portion of the County’s INR parcel for the purpose of cattle grazing.

The Municipal INR parcel is currently being mined by Foothills County and is part of our Hogg gravel pit. The portion the applicants are requesting to license is not being mined currently.

The applicants own the adjacent undivided quarter section on the west side and indicate they would maintain the current fencing and install electric fence where required to keep their cattle out of the active mining area.

Orthophotos indicate that the parcel may have be hayed by a neighbour in previous years. Although we have no record of an appropriate license in place for these activities.

This request was circulated to internal departments with the following comments:

Community Services: *The parcel is shallow gravel and as such, grazing shouldn’t commence until June on an average year to avoid overgrazing.*

Agricultural Services: No comment

Public Works: *The fencing around the Counties land is way off the property line on the East side and most of it is in poor shape. There is also a short section missing all together about*

100 meters. If we were to lease it out, I would recommend a 2-year term in case the county decides to crush material in the future.

Public Works also recommends only licensing the 16 acres shown on the map attached as Appendix A, to avoid removing the existing encroaching fenceline. If fencelines are moved, a survey may be necessary, which should be at the licensee's expense.

The applicants specified that they would pay the yearly minimum of \$250 or \$30 per cow and calf pair/month, whichever is higher, as per our Fee Bylaw Schedule.

Depending on moisture, this could be 20-30 head probably in late summer/early fall; 30-60 days or when the grass is gone. Animals would have access to water on the applicant's quarter.

## **REQUEST OF COUNCIL**

Council may wish to consider one of the following options:

### **Option A:**

If Council is amenable to the landowner's request, direct administration to accept the applicants request to license a \_\_\_ acre portion of subject parcel for the purpose of grazing, being legally described as NE 17-18-01 W5M; Plan 1013204, Blk 3, Lot 3, with the following terms:

Yearly Fee: \$\_\_\_\_\_/yr (*council to direct*)

Proposed Term: \_\_\_ years (*council to direct*)

Purpose: Grazing

Proposed Management Plan: fencing, weed control, maintenance, water

Access to the public will be denied.

### **Option B:**

If Council is amenable to the landowner's request, direct administration to proceed with advertising to accept bids to license the subject parcel, being legally described as NE 17-18-01 W5M; Plan 1013204, Blk 3, Lot 3, with the following terms:

Yearly Licensing Fee:

Purposed Term:

Purpose:

Proposed Management Plan:

Access to the public may be denied.

### **Option C:**

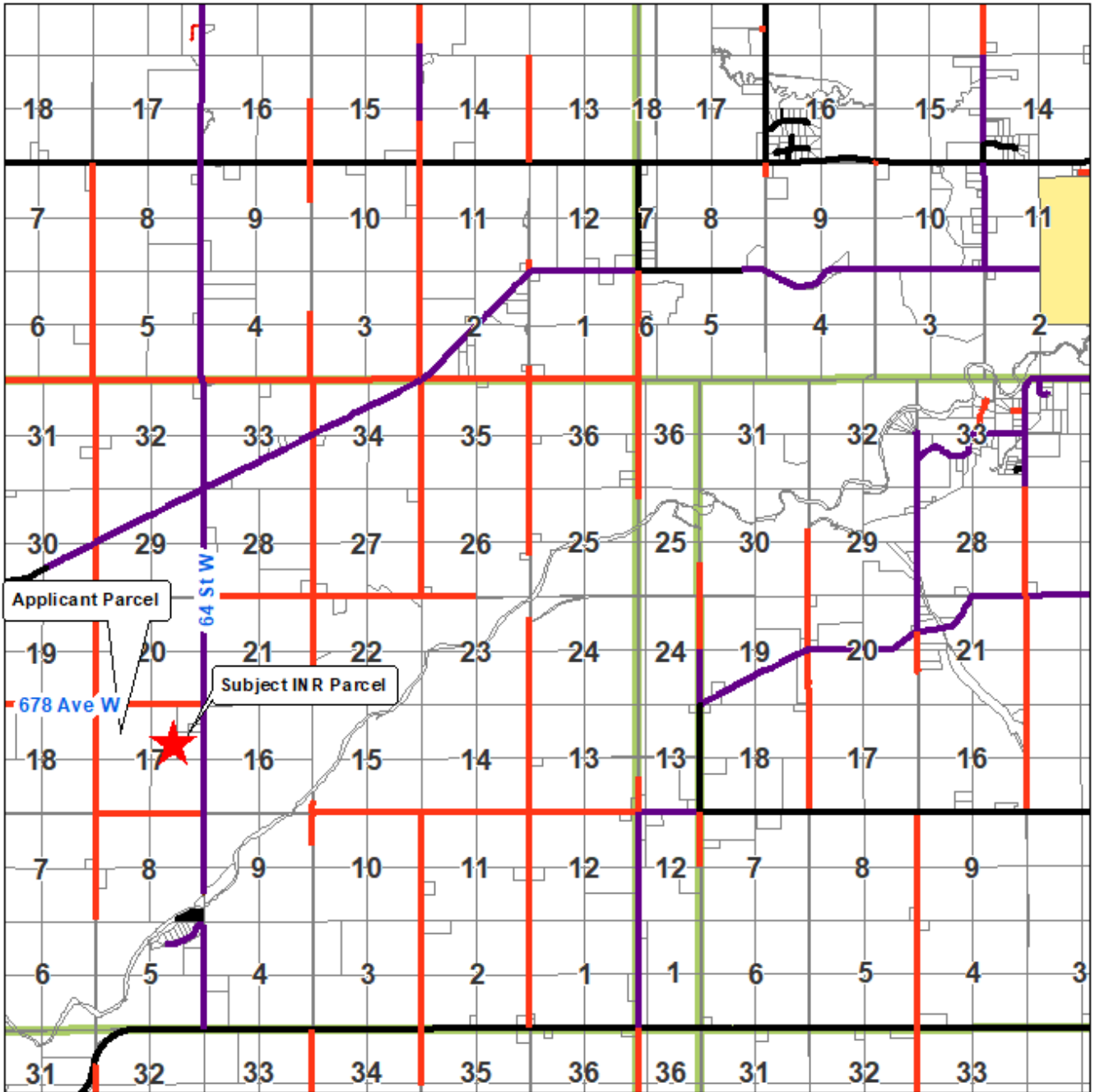
To deny the request, at this time.

## **APPENDICES**

### **APPENDIX A – Location Maps & Orthophotos**

### **APPENDIX B- Applicant Request Letter**

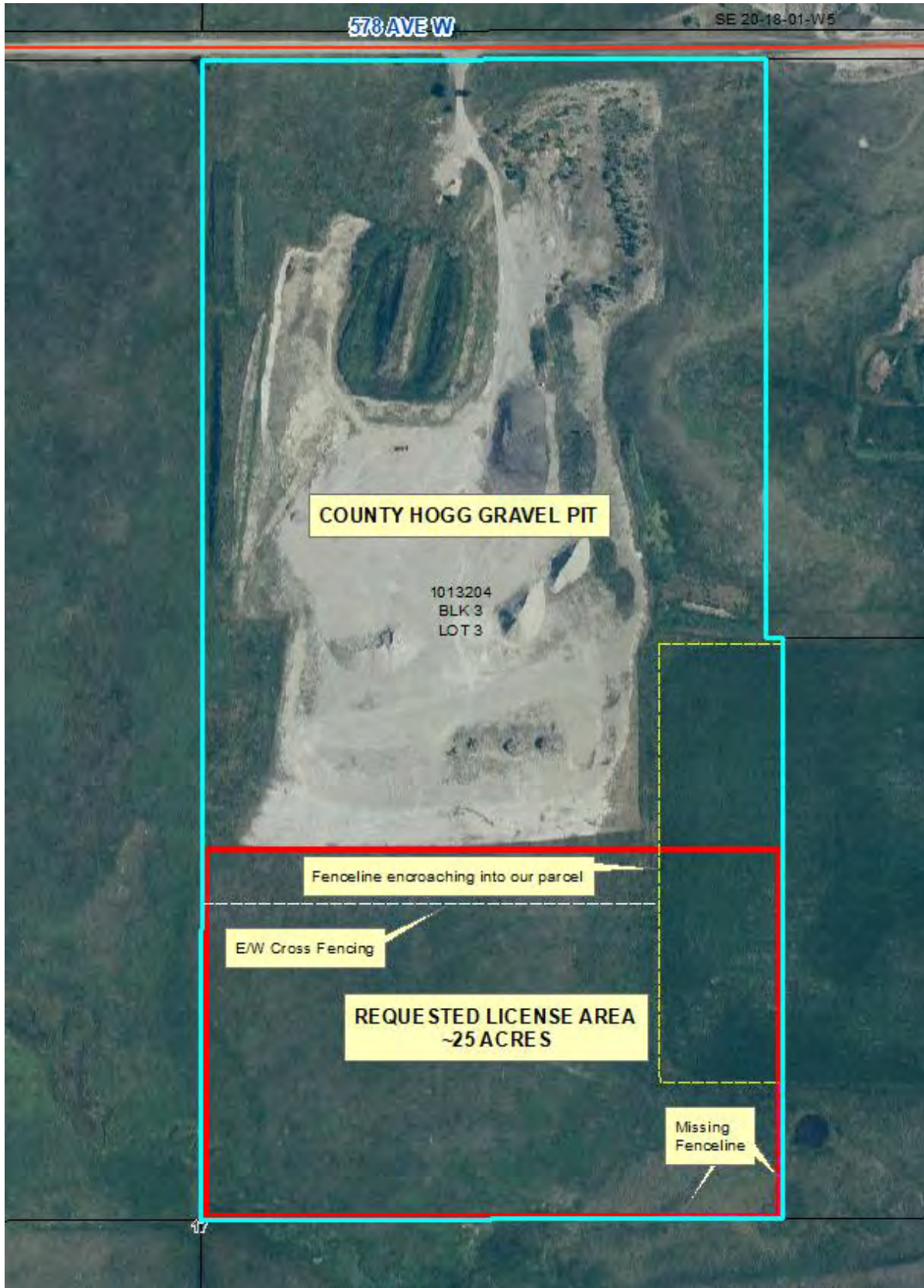
**APPENDIX A:  
Location Maps**



Ortho Showing Current Layout and PW recommended ~16 acre License Area



Ortho showing applicant requested ~25 acre License Area



**Looking Southeast at the E/W interior cross fencing and at the dilapidated fenceline encroaching into our parcel**



**APPENDIX B:**  
**Applicant Request Letter**

**Donna Fowler**

---

**From:** Tom Indenbosch [REDACTED]  
**Sent:** March 16, 2026 3:23 PM  
**To:** Donna Fowler  
**Subject:** Re: Land rent

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

You don't often get email from [REDACTED]. [Learn why this is important](#)

hey Donna we would like to rent the back 25 acres of the gravel pit, we would like to graze the cows on there and we would take full responsibility for the up keep of existing fences and run electric fence where there is no fence. thanks

Hey there is field connected to our ranch that belongs to the county and we would like to rent it, so i was told to email the county about it and you guys would put it up for tender because some one else is currently farming it but does not own any land around it, legal land is NE 17 18 1 w5

Thanks!

Tom Indenbosch  
[REDACTED]

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

# COUNCIL ADMINISTRATIVE REPORT

Department: Public Works



**TITLE:** Speed Limit Reduction - DeWinton Riding Club Road -  
Bylaw 15/2026  
(From 16<sup>th</sup> Street East to 32<sup>nd</sup> Street East)

**Author:**

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

**DATE: July 8, 2026**

**Presenter:**

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

**ATTACHMENTS:**

Map of Location, Site Photos

**PURPOSE:**

To provide Council with findings from a staff review of the existing speed limit on DeWinton Riding Club Road. Then based upon this, have Council review and provide direction regarding the proposed speed limit change.

**BACKGROUND/DISCUSSION:**

As there is currently no speed limit signage on DeWinton Riding Club Road, it is assumed to have a posted limit of 80 km/hr. An area resident has expressed safety concerns and requested the limit be reduced to 50 km/hr.

Administration has reviewed the request for a reduced speed limit and completed an investigation.

- The road is classified as an internal subdivision road.
- Field measurements were taken of existing superelevation on the 2 horizontal curves
- Ball-bank indicator testing was also performed for both curves in both directions of travel
- This information along with a desktop study to confirm curve lengths and radii were utilized to compare against Alberta Transportation and Economic Corridors' Geometric design guide recommended speeds.

Based upon the findings, it is recommended that the posted speed limit be reduced to 50km/hr.

Photos below are included from Public Works field investigation for visual of the roadway.

No feedback is required at this stage, as the public have received notification of the results of the investigation and of first reading.

**FINANCIAL IMPLICATIONS:**

Two signs will be required; the cost will be \$250 per sign location including post for a total of \$500.

**SUGGESTED MOTIONS FOR CONSIDERATION:**

1. That Council provides 2<sup>nd</sup> and 3<sup>rd</sup> reading to Bylaw 15/2026 for the implementation and installation of a reduced speed limit of 50 km/hr on DeWinton Riding Club Road.

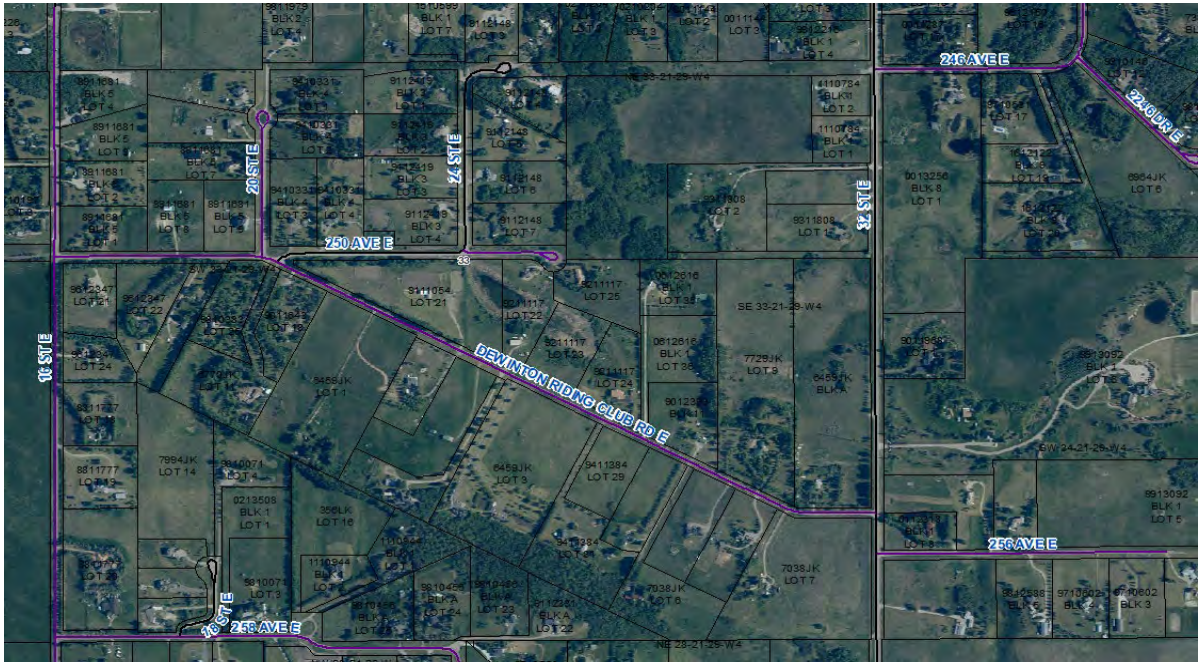
- That Council acknowledge the request for a reduced speed limit on DeWinton Riding Club Road.

# COUNCIL ADMINISTRATIVE REPORT

Department: Public Works



**TITLE:** Speed Limit Reduction – Dewinton Riding Club Road



**Figure 1 – Map of Area**



Figure 2 - Site Photo – Looking East – at 20<sup>th</sup> Street East and 250<sup>th</sup> Ave East

# COUNCIL ADMINISTRATIVE REPORT

Department: Public Works



**TITLE:** Speed Limit Reduction – Dewinton Riding Club Road



Figure 3 - Site Photo – Looking East - Approaching 32<sup>nd</sup> Street East



**Maximum 50 Sign**

Code: RB-1-50

Figure 4 - Type of Sign (RB-1-50) (Max. 50 km/hr)

**BYLAW 15/2026**

**BEING A BYLAW OF FOOTHILLS COUNTY IN THE PROVINCE OF ALBERTA TO  
AUTHORIZE THE ERECTION OF TRAFFIC CONTROL SIGNS AND  
TO AUTHORIZE THE IMPOSITION OF A SPEED ZONE**

**WHEREAS** the Council of Foothills County in the Province of Alberta deems it expedient to impose a speed limit on a portion of a Municipal Roadway.

**AND WHEREAS** pursuant to the provisions of the Traffic Safety Act, being Chapter T-6, R.S.A 2000, and amendment thereto, the Council of Foothills County in the Province of Alberta, enacts as follows:

1. That Council authorize a 50 km/h zone on DeWinton Riding Club Road and installation of the corresponding 50 km/h speed limit signage (RB-1(50)).
2. This Bylaw shall have effect on the date of its third reading and upon being signed.

FIRST READING: April 1, 2026

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
CAO

SECOND READING:

\_\_\_\_\_  
Reeve


\_\_\_\_\_  
CAO

THIRD READING:

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
CAO

PASSED IN OPEN COUNCIL assembled at the Town of High River in the Province of Alberta this \_\_\_\_ day of \_\_\_\_\_, 2026.

<b>DEPARTMENT: Public Works</b>	
	<b>TOPIC: Dunbow Road Speed Limit Adjustment (Highway 2A to Artesia) 2nd &amp; 3rd Reading</b>
<b>REPORT PRESENTED BY: Wiaan Kruger, Director of Public Works</b>	

**PURPOSE OF REQUEST**

To obtain Council approval to reduce the posted speed limit on Dunbow Road between Highway 2A and the Artesia intersection from 80 km/h to 50 km/h.

**BACKGROUND/DISCUSSION**

Dunbow Road between Highway 2A and Highway 2 is currently undergoing roadway improvements, with an active construction zone in place. The majority of the corridor is presently posted at 50 km/h as part of the construction zone, with a remaining portion near Highway 2 continuing to be posted at 80 km/h.

As construction progresses and traffic patterns continue to shift within the corridor, Administration is proposing to implement a consistent 50 km/h speed limit across the entire stretch between Highway 2A and Highway 2. The intent of this change is to:

- Align the posted speed limit with current operating conditions during construction
- Improve driver expectation and reduce confusion caused by inconsistent speed transitions
- Enhance safety within the corridor where construction activities and altered road geometry are present

Additionally, based on the long-term design and planned configuration of the corridor, the speed limit would be required to be reduced following project completion. Implementing the 50 km/h limit at this stage ensures a consistent approach and avoids the need for a subsequent change in the near future.

Council provided first reading on June 24, 2026.

**SUGGESTED MOTIONS**

**OPTION 1:**

That Council gives second and third reading to Bylaw 36/2026 to amend the Traffic Bylaw to reduce the posted speed limit from 80 km/h to 50 km/h on Dunbow Road between Highway 2A and the Artesia intersection, and authorize Administration to proceed with required signage.

**OPTION 2:**

That Council direct Administration to maintain the current posted speed limits on Dunbow Road between Highway 2A and Highway 2.

**BYLAW 36/2026**

**BEING A BYLAW OF FOOTHILLS COUNTY IN THE PROVINCE OF ALBERTA TO  
AUTHORIZE THE ERECTION OF TRAFFIC CONTROL SIGNS AND  
TO AUTHORIZE THE IMPOSITION OF A SPEED ZONE**

**WHEREAS** the Council of Foothills County in the Province of Alberta deems it expedient to impose a speed limit on a portion of a Municipal Roadway.

**AND WHEREAS** pursuant to the provisions of the Traffic Safety Act, being Chapter T-6, R.S.A. 2000, and amendments thereto, the Council of Foothills County in the Province of Alberta enacts as follows:

1. That Council authorize a 50 km/h zone on Dunbow Road between Highway 2A and Highway 2 and the installation of corresponding speed limit signage (RB-1(50)).
2. This Bylaw shall have effect on the date of its third reading and upon being signed.

FIRST READING:

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
CAO

SECOND READING:

\_\_\_\_\_  
Reeve


\_\_\_\_\_  
CAO

THIRD READING:

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
CAO

PASSED IN OPEN COUNCIL assembled at the Town of High River in the Province of Alberta this \_\_\_\_ day of \_\_\_\_\_, 2026.

<b>DEPARTMENT: Public Works</b>	
	<b>TOPIC: Municipal Public Utilities Bylaw</b>
<b>REPORT PRESENTED BY: Wiaan Kruger, Director of Public Works</b>	

**PURPOSE OF REQUEST**

Review the proposed Municipal Public Utilities Bylaw and consider first reading of Bylaw ##/2026, which would repeal and replace Bylaw No. 195/2007 upon the proposed bylaw receiving third reading and coming into force.

**BACKGROUND**

Bylaw No. 195/2007 currently provides the County’s regulatory framework for municipal water, wastewater, and solid waste services.

Administration has reviewed Bylaw No. 195/2007 and is recommending that Council consider a new Municipal Public Utilities Bylaw rather than proceeding by individual amendment. The proposed bylaw maintains the overall intent of regulating municipal utility services, while updating the structure, terminology, and administrative framework to better reflect current utility operations and future servicing needs.

Should Council grant first reading of Bylaw ##/2026, Council may, at its discretion, direct administration to schedule a Public Meeting. If Council elects to proceed with a Public Meeting, notice of the Public Meeting and the proposed Municipal Public Utilities Bylaw would be advertised in two consecutive issues of the Western Wheel newspaper and made available on the County’s website.

**SUMMARY OF PROPOSED BYLAW**

**1. Updated Structure and Scope**

The proposed bylaw reorganizes the County’s utility rules into a more complete framework for water, wastewater, solid waste, billing, metering, connections, system protection, enforcement, and cost recovery.

Relevant sections:

- Part 1, sections 1 to 4
- Section 2.1: Purpose
- Sections 3.1 and 3.2: Application
- Section 5.1: Definitions

**2. Clearer Administrative Authority and Procedures**

The bylaw identifies the CAO as the Utility Authority and allows authority to be delegated. It also allows the County to maintain technical and administrative procedures outside the bylaw, as long as they are consistent with the bylaw.

Relevant sections:

- Section 6: Utility Authority
- Section 7: Servicing Standards and Administrative Procedures
- Section 8: Rates and Charges
- Schedule A: Rates, Fees, Charges, and Deposits

### **3. Accounts, Billing, Payment, and Arrears**

The proposed bylaw clarifies that utility accounts are generally in the owner's name, and the owner remains responsible for utility charges even if invoices are sent to a tenant or another person.

Relevant sections:

- Section 9: Application for Service
- Section 10: Account Responsibility
- Section 11: Billing
- Section 12: Billing Errors
- Section 13: Payment and Arrears
- Section 14: Tax Roll Recovery

### **4. Connection Requirements**

Where County water or wastewater service is available to a premises, the owner is required to connect at the owner's expense and in accordance with County requirements.

Relevant sections:

- Section 21: Water Service Connections
- Section 22: Connection to Water System
- Section 29: Wastewater Service Connections
- Section 30: Connection to Wastewater System
- Definition of "Available for Service" in section 5.1

### **5. Metering and Protection of Utility Infrastructure**

The proposed bylaw clarifies that the County controls County-owned utility infrastructure, including mains, meters, hydrants, valves, and curb stops. Owners are responsible for protecting meters and for the private portions of their service connections.

Relevant sections:

- Section 15: County Control
- Section 16: Entry and Inspection
- Section 16.7: Entry into dwelling limitations
- Section 18: Cost Recovery
- Section 21.3: Owner responsibility for private water service line
- Section 24: Meters
- Section 26: Hydrants and Fire Protection
- Section 29.3: Owner responsibility for private wastewater service line

## **6. Water System Protection, Cross-Connections, and Backflow Prevention**

A cross-connection is an actual or potential connection between the potable water system and a source of contamination or pollution. Backflow is the reversal of normal flow in the water system, which can allow contamination to flow back into the potable water supply.

Relevant sections:

- Section 5.1: Definitions of Backflow, Backflow Prevention Device, and Cross-Connection
- Section 23.1: Non-potable water, process water, and alternate water source separation
- Section 27: Cross-Connections and Backflow Prevention
- Schedule B: Specified penalties

## **7. Non-Potable Water, Process Water, Bulk Water, and Non-Standard Utility Service**

The proposed bylaw creates a clearer framework for situations that are not standard residential or small commercial utility service. This includes high-demand customers, non-potable water systems, process water, bulk water, water hauling, and customers that may affect system capacity or operations.

Relevant sections:

- Section 5.1: Definitions of High-Demand Customer, Non-Potable Water, Process Water, Special Utility Service Agreement, and Water Hauling
- Section 20: Special Utility Service Agreements
- Section 23: Potable Water, Non-Potable Water, and Process Water
- Section 28: Bulk Water, Hauling, and Distribution

## **8. Wastewater Discharge Management**

The proposed bylaw gives the County a more detailed framework to regulate what can be discharged into the wastewater system, especially from non-residential or unusual sources.

Relevant sections:

- Section 31: Wastewater Discharge Permit
- Section 32: Prohibited Discharges
- Section 33: Restricted Waste and Technical Limits
- Section 34: Non-Contact Cooling Water, Water from Other Sources, and Drainage Discharges
- Section 38: Overstrength and Special Agreements
- Schedule C: Wastewater Discharge Limits

## **9. Pretreatment, Sampling, Monitoring, and Spill Reporting**

The proposed bylaw allows the County to require equipment or processes to reduce risk before wastewater enters the County system. It also allows the County to require sampling points, testing, monitoring, and reporting.

Relevant sections:

- Section 35: Pretreatment, Equalization, and Source Control
- Section 36: Monitoring Access, Sampling, and Testing
- Section 37: Spill Notification and Reporting
- Section 18: Cost Recovery

## 10. Solid Waste Services

The proposed bylaw updates the solid waste provisions so the County can provide service directly or through a contractor, and can establish collection areas, schedules, bag limits, container requirements, set-out locations, and preparation standards.

Relevant sections:

- Section 39: Solid Waste Services
- Section 40: Responsibilities of Owners and Occupants
- Section 41: Refusal of Collection
- Schedule B: Specified penalties

## 11. Enforcement, Cost Recovery, and Penalties

The proposed bylaw gives the County clearer tools to address non-compliance. This includes written orders, immediate action where necessary, violation tags, violation tickets, penalties, and cost recovery.

Relevant sections:

- Section 18: Cost Recovery
- Section 42: Orders
- Section 43: Immediate Action
- Section 44: County Remedy in Default
- Section 45: Offence
- Section 46: Violation Tag
- Section 47: Violation Ticket
- Section 48: Specified Penalties
- Section 49: Other Remedies
- Schedule B: Specified Penalties

## 12. Transition and Repeal

Existing accounts, approvals, agreements, permits, exemptions, or directions continue after the new bylaw comes into force unless they are amended, replaced, terminated, expired, or inconsistent with the new bylaw.

Relevant sections:

- Section 52: Transition
- Section 53: Repeal
- Section 54: Effective Date

## REQUEST OF COUNCIL

Should Council support the proposed bylaw, Council is respectfully requested to grant first reading to Bylaw ##/2026, being a bylaw of Foothills County to regulate the provision, use, protection, and control of municipal public utility services.

## APPENDICES

Appendix A: **Bylaw No. 195/2007**

Appendix B: **Proposed Municipal Public Utilities Bylaw ##/2026**

**BYLAW NO. 195/2007**

**BEING A BYLAW OF THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31  
TO REGULATE THE INSTALLATION AND OPERATION  
OF WATER AND SEWER SYSTEMS AND  
TO LEVY FEES AND FINES  
FOR WATER, SEWER AND GARBAGE**

R.M.  
**WHEREAS** pursuant to the provisions of the Municipal Government Act, being Chapter M-26, RS.A. 2000, and amendments thereto, the Council of the Municipal District of Foothills No. 31 in the Province of Alberta, enacts as follows:

**1.0 Definitions**

"bag" means a flexible plastic container designed for the purpose of storing garbage.

"billing period" means the period of two (2) calendar months or other time period as may be directed by the Municipal Engineer.

"biochemical oxygen demand" means the quantity of oxygen utilized in the biochemical oxidation of matter within a 120 hour period at 20 degrees Celsius as determined in procedures as set forth in Standard Methods.

"collector" means the person or firm appointed by Council for the purposes of Collecting and disposing of garbage.

"combined water service connection" means a single water service connection which provides both domestic use and fire protection system water.

"commercial or industrial premises" means premises used or proposed to be used for the conduct of a profession, business, trade, industry, occupation, employment or anything other than a dwelling unit as defined by the Land Use Bylaw.

"consumer" means any person, or persons, corporation or similar entity, any other municipal corporation, board or government whose property is connected to the Water Utility or any lessee or occupant of such property. This includes any entity that obtains water from any Municipal District owned hydrant, stand pipe or Fire Station.

"container" means a secure storage vessel designed to store garbage that is weather proof and animal proof.

"contaminant" means any solid, liquid or gas or any combination of any of them or heat in the water resulting in a change in the temperature or chemical composition of the water supply or sewer system.

"Council" means the Council of the Municipal District of Foothills No. 31.

"cross-connection" means any temporary or permanent water connection that may potentially allow contact with the water utility, by backflow or otherwise, contaminants, pollutants, infectious agents or other material or substance that will change the water quality. This included swivel or changeover devices, removable sections, jumper connections and bypass arrangements.

"curb stop" means the water valve on the Municipal District owned portion of the water system, between the main and the property line. This is installed for the purposes of enabling the Municipal District to turn on or off the water supplied to the consumer.

"easement" means an easement, interest or right held by the Municipal District for the purpose of locating the system or works for the provision of water and sewer.

"garbage" means domestic garbage and does not include large items, hazardous materials, brush, and any materials not accepted at the Foothills Regional Landfill Site.

"grease" means an organic substance that can be extracted from aqueous solution or suspension by hexane solvent and includes but is not limited to hydrocarbons, esters, oils, fats, waxes and high molecular fatty acids.

"inceptors" means a receptacle approved by the Municipal Engineer and designed to prevent grease, oil, sand and other matter from the source thereof into the sewerage system.

"mains" shall mean the portion of the Municipal District's water and/or sewer system that is located on the Municipal District owned land or easements for the purpose of servicing more than one person.

"Municipal Engineer" means the person duly appointed by the Council and includes any person appointed in writing by the Municipal Engineer to act as his appointee.

"pH" means the measure of intensity of the acidic or alkaline condition of a solution as determined by the hydrogen ion concentration in the solution as per Standard Methods.

"septic tank sludge" means any material containing in whole or in part human or animal bodily wastes released or discharged from any premise.

"sewage" means a solution or combination of any water carrying waste including septic tank sludge, or both, discharged or released from any premise.

"service connection" shall mean the water or sewer lateral service from the Municipal District's water or sewer main to a building or registered lot.

"sewer system" means all laterals services, pipes, mains, equipment, buildings and structures, for the collection, pumping, storage, or treatment of sewage operated by the Municipal District, but excludes storm sewers.

"Standard Methods" means the analytical methods provided in the current edition published jointly by the American Public Health Association and the American Water Works Association or any publication by or under the authority of the Canadian Standards Association.

"storm sewer" means a sewer and all related structures designed exclusively for storm water drainage;

"storm water" means water that is accumulated as a result of an atmospheric disturbance;

"suspended solids" means solid matter that can be removed by filtration through a standard glass fibre filter, as provided in Standard Methods;

"voluntary disconnection" this is a disconnection made by the request of the customer for a fixed period of time;

"waste" means any materials discharged into the sewerage system;

"water course" means:

- (1) the bed and shore of a river, stream, lake, creek, lagoon, swamp, marsh or other natural or man-made body of water or
- (2) a channel ditch, reservoir or other man-made surface feature, whether it contains or conveys water continuously or intermittently;

R.M. |  
"water meter" or "meter" means any device approved by the Municipal Engineer which is designed to measure the quantity of water used by the consumer. A water meter may have attached to it a remote reading device as a component of the meter.

"water shut-off valve" means the water valve in the building on the consumer's premises, usually located near the water meter or point of entry of the water service lateral, which when closed, does not allow the flow of any water into the building

"water utility" means the system of water wells, water treatment plants, reservoirs, mains, service connections and appurtenances and all other equipment and devices of any kind owned and operated by the Municipal District for the purpose of delivering potable water to consumers.

## **2.0 Compliance with other Laws**

Nothing in this Bylaw relieves any person from complying with the provision of any Federal or Provincial Legislation or any other bylaw of the Municipal District.

## **Installation of Services**

### **3.0 Requirements to Connect and Use**

The owner of any building situated upon land abutting on any street or public place wherein there is a sewer and/or water main shall install connections and appurtenances with the water and sewer mains and use the services supplied. Exclusions for the use of an alternative water supply and/or sewage system shall require the written consent of the Municipal Engineer.

#### **3.1 Refusal to Connect**

When the owner refuses, fails or neglects to connect within a period of time as specified by Council, the Municipal District may enter upon the land and building or structure concerned and make the required connection to the water and/or sewer system. The cost of the connection shall be charged against the owner in the same manner as taxes and with the same priority as to lien and to payment thereof as is the case for ordinary municipal taxes.

### **4.0 Alternate Water Supply and Sewage Disposal**

No person or entity owning any building on land abutting any street or public right-of-way wherein there is a water or sewer main shall use any alternate source of water supply or sewage disposal other than the utility without the written consent of the Municipal Engineer.

#### **4.1 Terms and Conditions for Alternate Water Supply**

The Municipal Engineer may grant consent for a person to use an alternate water supply or sewage disposal system, but the following terms shall apply:

- A. a limit on the period of time may be set
- B. the alternate system cannot be connected, either directly or indirectly to the utility.

## **5.0 Application to Connect**

No connections shall be made to the water and/or sewer system without the completion of an Application to Connect (Schedule 'C') by the owner of the property and approval from the Municipal Engineer. Schedule 'A' is the Application for Water and Sewer Services Adjacent to Existing Services. Schedule 'B' is the Application for Water and Sewer Services Requiring Main Extensions.

## **6.0 Fee for Connection**

A fee, as set out in Schedule 'D' will be required to be submitted with each application.

If an extension of the watermain or modification to the plant or distribution or collection is required as a result of a new connection, this shall be completed by the applicant at his/her expense. Such extension would require the approval of Council.

## **7.0 Resale of Services**

No owner may resell or rebill for services for downstream users without the express consent of Council.

## **8.0 Number of Service Pipes**

Each building shall be serviced by one service pipe for each water and sewer, of a size sufficient, in the opinion of the Municipal Engineer, to deliver an adequate supply of water or carry out a sufficient quantity of sewage respectively.

In the case of a duplex or comparable commercial building, a separate service will be required for each one.

## **9.0 Water Shut-Off Valve**

All water service connections shall be provided with a water shut-off valve provided immediately inside the outside wall of the premises and on the inlet side of the water meter (if appropriate) to enable the consumer to shut off the supply of water.

## **10.0 Meters**

All water service connections in the Hamlets of Aldersyde, Blackie and Cayley as well as all properties outside these boundaries, serviced by a system owned by the Municipal District shall have a water meter installed. The customer shall be responsible for the connection costs for each meter for the amount in Schedule 'D' and the meter shall remain the property of the Municipal District. The Municipal District shall determine the meter size required.

The water meter and readout shall be installed and made operational in a location and manner approved by the Municipal Engineer.

The customer shall pay an installation cost as established in Schedule 'D' of this bylaw for connection to the water utility.

If there is no water meter installed, the municipal engineer may estimate the water consumption for billing purposes.

## **11.0 Construction Standards**

All water and sewer mains and lateral services shall be installed in compliance with the "Water and Sewer Construction Standards" which are set out by Council. These standards may be amended from time to time to ensure that good engineering practices are being met.

### **11.1 Construction Materials**

All materials used in the installation of water and sewer services shall meet the standards set by the Municipal District.

### **11.2 Provincial Compliance**

All plumbing and sewer work shall be completed in accordance with the regulations under the Public Health Act of the Province of Alberta and the Safety Codes Act and amendments thereto.

### **11.3 Inspections**

The service lines shall be inspected and approved by the Municipal District prior to backfilling the trenches.

### **11.4 Backflow Prevention**

All industrial and commercial consumers shall install and maintain at their cost, backflow prevention devices.

## **Operations**

### **12.0 Access to Premise**

For the purpose of conducting water use surveys, or sampling, leakage, flow and pressure tests; or reading, installing, repairing, replacing and removing water meters or backflow prevention devices and related equipment upon any water or sewer service connection within or without any house or building as may be required, employees of the Municipal District or its contractors employed for that purpose, shall have free access at reasonable hours of the day and upon reasonable notice given and request made, or on the written authority of the Reeve given in respect if a special case, without notice, to all parts of every building or other premises in which water is delivered or consumed.

### **13.0 Protection and Maintenance of Water Meters**

The customer is responsible for the protection of the water meter and any remote reading device that may be installed with the water meter on the customer's property. The meter and appurtenances shall be protected from freezing, excessive heat, overheating of water, external and internal damage of any kind which may affect the operation or reading of the meter. The costs of replacement or repairs shall be borne by the customer should the damage be caused by any of the foregoing or any other causes within the customer's control.

### **13.1 Relocation of Meters or Appurtenances**

No person shall relocate, alter or change any existing water metering facility without the written permission of the Municipal Engineer. The customer or authorized agent may submit plans and specifications for the proposed relocation and, if approved by the Municipal Engineer, the customer shall pay the entire cost, including any costs incurred by the Municipal District, in making such a relocation, alteration or change.

If building alterations lead to meters and remote read-outs being in an inappropriate location, then the customer shall be responsible for all costs incurred for relocation.

### **13.2 Unions with Meter Installations**

No unions, except those associated with the installation of the meter, shall be installed upstream of the meter without the permission of the Municipal Engineer.

### **13.3 Notification of Malfunction**

A customer shall notify the Municipal District immediately if the meter or remote read-out is not operating or if any part of it becomes damaged or broken.

### **13.4 Removed or Stolen Meter**

If the water meter or remote read-out is removed or stolen, the owner of the premise shall pay the cost replacement including installation. If not paid, the costs may be added to the taxes levied on the property and collected in the same manner as municipal taxes.

### **13.5 Interference or Tampering with Equipment**

No person shall interfere or tamper with the operation of any water meter or remote read-out device. All bypass valves shall be sealed by the Municipal District and no one shall open said bypass valves except for emergency use. The Municipal Engineer shall be notified within twenty-four (24) hours if a seal is broken for an emergency operation of a bypass valve. A water service shall be immediately discontinued if the water meter has been deliberately tampered or interfered with.

### **13.6 Meter Readings**

Each water meter shall be read at such times as the Municipal Engineer may designate.

### **13.7 Request to Test Water Meter**

The owner of the premise may request the Municipal District to test the water meter located on the owner's premise. If the water meter is found to be measuring within two percent (2%) of accuracy, the owner shall pay the fee established in Schedule 'E' of this Bylaw, otherwise the Municipal District shall not charge the owner for the meter test.

## **14.0 Boosting Devices**

No person shall use any devices for the purposes of increasing water pressure on any water service connection, on the upstream side of a water meter.

### **15.0 Ownership of Lateral Services**

The Municipal District is owner of any water or sewer lateral within any street, easement or Municipal District property. The Municipal District shall have responsibility for maintenance on any lateral water service from the water main and up to and including the curb stop. Municipal District ownership does not imply responsibility for the cost of construction.

The property owner is owner of any portion of the lateral services located within the property or beyond the curb stop, whichever is shorter.

Should a sewer service become restricted or blocked whereby maintenance is required, it is assumed that the source of the blockage originated from the residence or building itself. As such, the cost of such maintenance is the sole responsibility of the property owner unless it is proven that there is a physical defect in the lateral service within the municipal right of way.

### **16.0 Replacement and Relocation**

Any consumer who wishes to have an existing lateral service within any street, easement or on Municipal District property replaced with a connection of a different size or relocated to a different location, shall apply to the Municipal Engineer in writing for approval. The entire cost of these modifications shall be borne by the consumer.

### **17.0 Maintenance**

As a condition of receiving service from the utility, the owner is responsible for maintaining the portion of the service located on his/her property in a state of good repair, with sufficient protection from freezing, free of leakage, and other loss. This includes the meter and remote reading device.

If the owner of the property neglects, fails or refuses to maintain, repair or replace a water or sewer service connection as required by the Municipal Engineer, the

Municipal Engineer may:

- A. Discontinue service until the repairs have been completed to stop leakage. Require that proof of required repairs have been completed before restoring the service. OR conduct the necessary repairs, the cost of which shall be assessed to the owners of the properties taxes for payment in the same manner as municipal taxes.
- B. Estimate the volume of water loss or sewer spilt and require payment and restoration for that amount and that amount shall be due and payable upon demand made.
- C. Require payment of appropriate connection or other fee as outlined in Schedule 'D' and 'E'.

### **18.0 Trespassing**

No person shall trespass on any Municipal District property which forms part of the water utility or sewer system.

### **19.0 Interference with Utilities**

No person shall, in any way, interfere with or cause any interference with the use of the utility by another consumer, and without limiting the generality of the foregoing, no person shall attach any device to any water pipe which may create noise, a pressure surge, contamination or cause, or permit contaminants to enter the water utility.

### **20.0 Seals**

No person shall tamper with, break or remove any seal installed by the Municipal District on any valves or flagged outlets on water service connections or water metering facilities, except in the case of an emergency.

In the event a person breaks a seal in order to obtain a supply of water for emergency purposes, that person shall notify the Municipal Engineer within twenty-four (24) hours. If no notice is given, and the seal has been tampered with, broken or removed, the supply of water may be disconnected.

### **21.0 Valves**

No person, except someone authorized by the Municipal Engineer, shall turn on or off a water service valve or any other valves in the water utility.

No person, except someone authorized by the Municipal Engineer, shall turn on a water service valve which has been turned off by the Municipal District.

Anyone who wishes to operate a specific water service valve on Municipal District property or within any street or easement for the purpose of turning on water for testing a new plumbing station, or for replacing or renewing a water shut-off valve or a stop or waste valve, or for the replacing a water service connection or piping on private property, shall first obtain permission from the Municipal Engineer.

### **22.0 Storm Drainage**

No person shall direct, allow or suffer any storm drainage to be placed in the sewerage system. This also includes sub-soil seepage into foundations.

### **23.0 Prohibited Discharge**

Except as otherwise provided in this By-Law, no person shall release, discharge, suffer or allow the following sewage or waste to enter into the sewerage system:

- a) Any inflammable or explosive material;
- b) A solvent or petroleum derivative including but not limited to gasoline, benzene, naphtha or fuel oil;
- c) Carbon bisulphide, hydrogen sulphide, ammonia, trichloro-ethylene, sulphur dioxide, or formaldehyde.
- d) Any pesticides or herbicides;
- e) Any corrosive, noxious or malodorous material or substance which, either by itself or by reaction with other wastes, is capable of:
  1. Causing damage to the sewerage system: or
  11. Creating a public nuisance or hazard; or
  111. Preventing any person entering the sewers for maintenance
- f) Waste which, either by itself or upon the reaction with other material, becomes highly coloured;
- g) Water containing wastes from oil or petroleum;

h) Water containing the following materials in excess of the following concentrations:

BOD	600 milligrams/litre
Suspended Solids	600 milligrams/litre
Oil and Grease	350 milligrams/litre
Cyanide	3 milligrams/litre
Copper	3 milligrams/litre
Chromium	3 milligrams/litre
Nickel	3 milligrams/litre
Lead	1 milligram/litre
Cadmium	1 milligram/litre
Mercury	0.01 milligrams/litre
Zinc	3 milligrams/litre
Phenol Compounds	0.1 milligrams/litre
Sulphides	3 milligrams/litre

- 2-m.
- i) Sewage having a pH of less than 5.5 or greater than 10.0
  - j) Any animal carcasses or parts thereof;
  - k) Any ashes, cinders, sand, mud, straw, shavings, metal, glass, rags, tar, plastic or wood;
  - l) Sewage containing a radioactive substance;
  - m) Sewage having a temperature in excess of seventy-seven degrees Celsius;
  - n) Grit removed from commercial or industrial premises including but not limited to grit removed from car washing establishments, automobile garages and restaurant sumps or from interceptors;
  - o) Any corrosive or toxic sewage or other wastes which could adversely affect the sewage system;

Should there be any violations to the above contaminant concentrations, both the water and sewer service may be discontinued at council's discretion until such time that the Municipal Engineer is satisfied that the problem has been rectified. The cost of follow-up compliance testing for contaminants shall be the sole responsibility of the consumer.

#### **24.0 Liability for Damage**

All persons who by themselves, their servants, or agents by act, default, neglect, or omission, occasion any loss, damage or injury of the water or sewer systems, including any stream, watercourse, drain, treatment facilities, plant machinery and fittings or appurtenances thereof, are liable to the Municipal District for or in respect thereof.

#### **25.0 Garbage Service**

The Hamlets of Blackie and Cayley shall receive weekly garbage pickup service for regular domestic garbage. If garbage is not collected due to non-compliance with the conditions outlined henceforth, the fee outlined in Schedule 'E' still applies. The rates charged shall be as per Schedule 'E'.

##### **25.1 Garbage Bags**

All garbage for collection must be in plastic garbage bags of capacity less than 80 litres each and stored in a garbage container. Garbage not stored in the above manner will not be collected.

### **25.2 Garbage Containers**

Every householder shall provide garbage container(s) of capacity to hold seven (7) days worth of garbage from their domicile. In the case of a multiple dwelling, it shall be the responsibility of the landlord to supply the garbage container(s). All garbage for collection must be in plastic bags and stored in an approved container. Garbage not stored in the above manner will not be collected.

### **25.3 Bag Limit**

The weekly bag limit is (4) four bags for all users.

### **25.4 Bag weight**

All bags shall weigh less than 44 lbs or 20 kilograms. Bags in excess of 44 lbs shall not be collected.

### **25.5 Garbage for Collection**

All garbage containers placed out for collection must be done in a position that the collectors have unobstructed and convenient access to them. The householder shall keep the lane or street of the premises occupied to the centre of the lane or street in a clean and tidy condition and free from refuse of any nature. All garbage containers are to be placed so they will not overturn or be overturned.

## **Payment**

### **26.0 Account Names**

The account will at all times be maintained in the name of the building owner. The owner may request that the bill be forwarded to another party, such as the tenant. The owner will at all times be responsible for any outstanding balance.

### **28.0 Applicable Rates**

The water, sewer and garbage rates to be charged by and payable to the Municipal District shall be set forth in Schedule 'E' attached.

### **29.0 Reduction for Interruption**

No reduction in rates shall be made for interruption of the water or sewer service on account of any service or main becoming frozen or out of order as a result of frost, nor for any interruption of service for the tie-ins, maintenance or supply failure.

### **30.0 General Payment of Utility Bills**

All rates are due and payable, unless otherwise established by the Municipal Engineer, upon the rendering of the account by the Municipal District.

### **31.0 Late Payment**

All accounts not paid shall receive a late payment penalty at the rate set out in Schedule 'E'.

**32.0 Transfer to Taxes**

If the account remains unpaid after a period of three months, all arrears shall be charged against the owner in the same manner as taxes and with the same priority as to lien and to payment thereof as is the case for ordinary municipal taxes.

**33.0 Voluntary Disconnection**

At the request of the consumer, the service can be disconnected for a fixed period of time. The voluntary disconnection fee is as per the fees outlined in Schedule 'E'.

**35.0 Account Closure**

The total outstanding amount must be paid within thirty (30) days of account closure. If the balance is not paid after this time, the outstanding amount shall be transferred to taxes as in Section 32.

**36.0 Billing Errors**

Errors, omissions and misdirection on the utility bill does not invalidate any other information on the bill and the bill remains due and payable.

**37.0** This Bylaw rescinds Bylaw No. 135/99 of the M.D. of Foothills No. 31.

**38.0** That this Bylaw shall have effect on the date of its third reading.

First Reading: September 20, 2007

[Redacted]  
Reeve

[Redacted]  
Municipal Manager

Second Reading: September 20, 2007

[Redacted]  
Reeve

[Redacted]  
Municipal Manager

Third Reading: September 20, 2007

[Redacted]  
Reeve

[Redacted]  
Municipal Manager

**PASSED IN OPEN COUNCIL** assembled at the Town of High River in the  
Province of Alberta, the 20 day of September, 2007.

SCHEDULE 'A'

WATER AND SEWER CONNECTION APPLICATION  
ADJACENT TO EXISTING SERVICES

Applicants Name: \_\_\_\_\_

Property Address: \_\_\_\_\_  
(Street or Legal)

\_\_\_\_\_

Within the Municipal District of Foothills #31

Requesting connection to the

Water                       Sewer

Size of Service Requested: \_\_\_\_\_

I/We do hereby agree to comply with the following terms and conditions

1. To comply with all relevant MD by-laws.
2. To comply with all relevant provincial statutes and regulations.
3. To be responsible for all installation costs even those located within the property of the Municipal District of Foothills.
4. To pay the connection fee.

SCHEDULE 'B'

WATER AND SEWER CONNECTION APPLICATION  
REQUIRING MAIN EXTENSIONS

Applicants Name: \_\_\_\_\_

Property Address: \_\_\_\_\_  
(Street or Legal)

\_\_\_\_\_

Within the Municipal District of Foothills #31

Requesting connection to the

Water  Sewer

Size of Service Requested: \_\_\_\_\_

I/We do hereby agree to comply with the following terms and conditions

1. To comply with all relevant MD by-laws.
2. To comply with all relevant provincial statutes and regulations.
3. To be responsible for all installation costs even those located within the property of the Municipal District of Foothills.
4. To pay the connection fee.
5. To provide fully engineered drawings for the proposed main extension and services for review and approval by the Municipal Engineer. Best engineering practices shall be applied to all design.
6. The Municipal Engineer may request the completion of a modelling analysis for overall system impact. This cost shall be borne by the applicant.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

SCHEDULE 'C'  
AGREEMENT FOR  
WATER AND SEWER SERVICES

\_\_\_\_\_, I/We being the owner of the following property

Property Address: \_\_\_\_\_  
(Street or Legal)

\_\_\_\_\_  
Within the Municipal District of Foothills #31

Do hereby request the following service:

Water                       Sewer                       Garbage

Please forward any correspondence to me at the following address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please forward the billings relating to this account to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I wish to receive a copy of all billings

I/We do hereby agree to comply with the following terms and conditions

1. To comply with all relevant MD by-laws.
2. To comply with all relevant provincial statutes and regulations.
3. If the amount remains unpaid for a period of three months, all arrears shall be charged against my property in the same manner as taxes and with the same priority as to lien and to payment thereof as is the case for ordinary municipal taxes.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

SCHEDULE 'D'

WATER AND SEWER CONNECTION RATES

No.	Unit Type	Cost/Unit
1	Residential	\$50.00
2	Commercial and Industrial	\$100.00
3	Institutional	No Charge

No.	Type of Unit	Meter Size	Cost/Meter
1	Residential	5/8"	\$150.00
2	Residential or commercial	All other sizes	Cost+ 10%

SCHEDULE 'E'

WATER, SEWER and GARBAGE RATES

All rates are per billing period.

1.0 Abild Industrial Park

Water

Meter Size	Base Charge for first 32 cu. M. \$/billing period
5/8"	\$55.00
1"	\$165.00
1.5"	\$220.00
2"	\$275.00
3"	\$385.00
6"	\$770.00

Fee for the next:	
33-72 cu. M.	\$0.72 per cu. M.
73-86 cu. M.	\$0.83 per cu. M.
87 - 100 cu. M.	\$0.88 per cu. M.
101 - 114 cu. M.	\$0.99 per cu. M.
115 - 128 cu. M.	\$1.16 per cu. M.
129-142 cu. M.	\$1.32 per cu. M.
Over 142 cu. M.	\$1.54 per cu. M.

Sewer

60% of water fees.

2.0 Aldersyde

Water

Meter Size	Base Charge for first 7000 gallons \$/billing period
5/8"	\$55.00
1"	\$165.00
1.5"	\$220.00
2"	\$275.00
3"	\$385.00
6"	\$770.00

Fee for the next:		
7,001 - 16,000	\$3.25 per 100	
16,001-19,000	\$3.75 per 100	
19,001 - 22,000	\$4.00	
22,001 - 25,000	\$4.50	
25,001 - 28,000	\$5.25	
28,001 - 31,000	\$6.00	
Over 31,000	\$7.00	

Sewer

60% of water fees.

3.0 Blackie

Water

Meter Size	Base Charge For first 32 cu.M.
------------	-----------------------------------

	\$/billina oeriod
5/8"	\$55.00
1"	\$165.00
1.5"	\$220.00
2"	\$275.00
3"	\$385.00
6"	\$770.00

Fee for the next:	
33-72 cu. M.	\$0.72 per cu. M.
73-86 cu. M.	\$0.83 per cu. M.
87 -100 cu. M.	\$0.88 per cu. M.
101 - 114 cu. M.	\$0.99 per cu. M.
115-128 cu. M.	\$1.16 per cu. M.
129-142 cu. M.	\$1.32 per cu. <b>M.</b>
Over 142 cu. <b>M.</b>	\$1.54 per cu. <b>M.</b>

Sewer

60% of water fees.

Garbage

Residential Garbage - \$16.20  
Commercial Garbage - \$21.20

4.0 Cayley

Water

Meter Size	Base Charge for first 30 cu.M. \$/billing period
5/8"	\$38.00
1"	\$76.00
1.5"	\$152.00
2"	\$190.00
3"	\$266.00
6"	\$532.00

Fee for the next:	
31 - 72 cu. <b>M.</b>	\$1.03 per cu. <b>M.</b>
73-86 cu. <b>M.</b>	\$1.06 per cu. <b>M.</b>
87 -100 cu. <b>M.</b>	\$1.08 per cu. <b>M.</b>
101 - 114 cu. <b>M.</b>	\$1.12 per cu. <b>M.</b>
115-128 cu. <b>M.</b>	\$1.16 per cu. <b>M.</b>
129-142 cu. <b>M.</b>	\$1.31 per cu. <b>M.</b>
Over 142 cu. <b>M.</b>	\$1.50 per cu. <b>M.</b>

Sewer

60% of water fees.

Garbage

Residential Garbage - \$16.80  
Commercial Garbage - \$16.80

5.0 Silvertip

Water

Meter Size	Base Charge for first 32 cu.M. \$/billin eriod

5/8"	\$55.00
1"	\$165.00
1.5"	\$220.00
2"	\$275.00
3"	\$385.00
6"	770.00

Fee for the next:	
33-72 cu. M.	\$0.72 per cu. M.
73-86 cu. M.	\$0.83 per cu. M.
87 -100 cu. M.	\$0.88 per cu. M.
101 - 114 cu. M.	\$0.99 per cu. M.
115 - 128 cu. M.	\$1.16 per cu. M.
129 -142 cu. M.	\$1.32 per cu. M.
Over 142 cu. M.	\$1.54 per cu. M.

**Sewer**

60% of water fees.

6.0 **All Customers**

**Bulk Fill Rates** \$12.00 per 1000 Imperial Gallons

**Voluntary Disconnect** \$25.00

**Meter Testing** \$50.00

## BYLAW XX/2026

### **A BYLAW OF FOOTHILLS COUNTY IN THE PROVINCE OF ALBERTA TO REGULATE THE PROVISION, USE, PROTECTION, AND CONTROL OF MUNICIPAL PUBLIC UTILITY SERVICES**

**WHEREAS** the Municipal Government Act, RSA 2000, c M-26, as amended (the MGA), provides that a Council of a municipality may enact a bylaw respecting public utilities and services provided by the County;

**AND WHEREAS** the Council of Foothills County deems it necessary and desirable to regulate the supply and use of water services, wastewater services, solid waste services, and related municipal public utility services within Foothills County;

**NOW THEREFORE** the Council of Foothills County, in the Province of Alberta, duly assembled, hereby enacts as follows:

#### **PART 1 SHORT TITLE, PURPOSE, AND APPLICATION**

##### **1. Short Title**

1.1 This Bylaw may be cited as the “**Municipal Public Utilities Bylaw**”.

##### **2. Purpose**

2.1 The purpose of this Bylaw is to:

- a) regulate the provision and use of municipal public utility services;
- b) establish the responsibilities of the County, Owners, Customers, and Occupants respecting Utility Services;
- c) protect the integrity, safety, reliability, and operation of the County’s utility systems;
- d) regulate service connections, metering, billing, water supply, non-potable and process water separation, wastewater discharge, cross-connections, and related matters; and
- e) provide for enforcement, cost recovery, and penalties.

##### **3. Application**

3.1 This Bylaw applies to all Premises receiving, applying for, connected to, or capable of being connected to Utility Services supplied by or on behalf of the County.

3.2 This Bylaw applies to all Owners, Customers, Occupants, Applicants, and other Persons who use, receive, construct, alter, discharge to, or interfere with Utility Services.

##### **4. Conflict**

4.1 Where there is a conflict between this Bylaw and any Servicing Standards and Administrative Procedures, this Bylaw prevails.

4.2 Nothing in this Bylaw relieves any Person from complying with any applicable federal or provincial enactment, permit, licence, approval, code, regulation, or any other bylaw of the County.

#### **PART 2 DEFINITIONS**

##### **5. Definitions**

5.1 For the purposes of this Bylaw, the following words will have the following meanings:

- a) **“Account”** means the utility account established by the County for the provision of Utility Services to a Premises.
- b) **“Administrative Procedures”** means the forms, notices, submission requirements, protocols, workflows, administrative processes, and internal or public-facing procedures approved by the County for the administration of this Bylaw.
- c) **“Applicant”** means an Owner or authorized agent applying for Utility Services or for an approval under this Bylaw.
- d) **“Arrears”** means any amount owing to the County after the date on which payment is due.
- e) **“Available for Service”** means, in relation to a Premises, that the County has determined the Premises fronts, abuts, or is otherwise capable of being connected to a County Utility Main in accordance with County requirements.
- f) **“Backflow”** means the reversal of normal flow in the Water System.
- g) **“Backflow Prevention Device”** means a device, assembly, or method approved by the County to prevent Backflow into the Water System.
- h) **“Bulk Water”** means Water supplied by the County for use at a location other than the point of purchase or delivery, including water obtained from a bulk fill station or similar facility.
- i) **“Bylaw Enforcement Officer”** means a peace officer, bylaw enforcement officer, or other Person authorized by the County to enforce this Bylaw.
- j) **“CAO”** means the Chief Administrative Officer of the County, or delegate.
- k) **“Commercial Premises”** means Premises used for commercial, institutional, business, or non-residential purposes, but does not include Industrial Premises.
- l) **“County”** means Foothills County.
- m) **“Cross-Connection”** means any actual or potential connection between the Water System and any source of contamination or pollution.
- n) **“Customer”** means the Person in whose name an Account is established.
- o) **“Curb Stop”** means the valve installed by the County to control water service to a Premises.
- p) **“Designated Officer”** means a Person designated by the CAO to administer or enforce this Bylaw.
- q) **“Fee Schedule Bylaw”** means the County’s fee schedule bylaw, as amended or replaced from time to time.
- r) **“Flow Monitoring Point”** means an access point, manhole, dipwell, sampling chamber, or other facility approved by the County for the purpose of monitoring flow or collecting representative samples of Wastewater discharged from a Premises.
- s) **“High-Demand Customer”** means an Owner, Customer, Premises, use, or development which, in the opinion of the County, has unique, non-standard, high-volume, high-rate, high-strength, high-risk, or system-sensitive servicing characteristics, including significant demand for Water Services, significant discharge to the Wastewater System, unusual peaking characteristics, or special operational requirements.
- t) **“Industrial Premises”** means Premises used for manufacturing, processing, assembly, repair, storage, servicing, cooling, data handling, equipment operation, or similar industrial purposes.
- u) **“Institutional Premises”** means Premises used by a school, health care facility, government facility, community facility, religious assembly, public service facility, or similar institutional use.
- v) **“Meter”** means a water meter, remote reading device, or related equipment used to measure water consumption.

- w) **“Monitoring Access Point”** means a cleanout, manhole, inspection chamber, Flow Monitoring Point, or other structure approved by the County for inspection, sampling, or testing of Wastewater.
- x) **“Non-Contact Cooling Water”** means water used for cooling purposes that has not come into direct contact with process materials, contaminants, or Wastewater, and includes condenser water, cooling jacket water, and similar water.
- y) **“Non-Domestic Wastewater”** means any Wastewater other than ordinary domestic sewage from residential use, and includes commercial, industrial, institutional, cooling, process, or hauled Wastewater.
- z) **“Non-Potable Water”** means water that is not intended for human consumption and includes reclaimed water, recycled water, raw water, groundwater, rainwater, Process Water, and any other water source not supplied as Potable Water by the County.
- aa) **“Occupant”** means a Person in lawful possession of Premises.
- bb) **“Order”** means a written direction issued by the County under this Bylaw requiring a Person to take or stop a specified action.
- cc) **“Owner”** means the registered owner of land under the *Land Titles Act*, and includes a purchaser under an agreement for sale.
- dd) **“Person”** includes an individual, corporation, partnership, association, society, or other legal entity.
- ee) **“Potable Water”** means water supplied by or on behalf of the County that is intended for human consumption and domestic use.
- ff) **“Premises”** means land, a parcel, a building, a structure, or any part thereof.
- gg) **“Pretreatment Facility”** means equipment, works, or facilities intended to remove, reduce, equalize, cool, settle, intercept, screen, separate, neutralize, or otherwise condition Wastewater before discharge to the Wastewater System.
- hh) **“Private Service Line”** means that portion of a Service Connection located on private property and owned by the Owner.
- ii) **“Private Wastewater Disposal System”** means a septic tank, holding tank, sewage treatment unit, disposal field, or other private wastewater disposal works.
- jj) **“Process Water”** means water used for cooling, industrial processing, manufacturing, heat rejection, humidification, irrigation, equipment operation, or other non-domestic purposes, whether supplied by the County or from another source.
- kk) **“Prohibited Waste”** means any material or discharge prohibited under this Bylaw.
- ll) **“Qualified Professional”** means a professional engineer licensed to practice in Alberta, or another qualified professional acceptable to the County for the matter under review.
- mm) **“Rates and Charges”** means all rates, fees, charges, deposits, penalties, costs, and other amounts payable under this Bylaw.
- nn) **“Restricted Waste”** means Wastewater that may only be discharged in accordance with limits, conditions, permits, approvals, or standards established by the County.
- oo) **“Sampling Manhole”** means a manhole or other access structure approved by the County and installed for inspection, sampling, or flow measurement of Wastewater leaving a Premises.
- pp) **“Service Area”** means an area in which the County provides Utility Services.
- qq) **“Service Connection”** means the piping, valves, fittings, and appurtenances connecting a Premises to a Utility Main.
- rr) **“Servicing Standards and Administrative Procedures”** means the County’s standards, specifications, technical requirements, forms, protocols, notices, procedures, workflows, and administrative

requirements approved by the County from time to time for the administration of this Bylaw.

- ss) **“Solid Waste Services”** means municipal solid waste collection or related services provided by or on behalf of the County.
- tt) **“Special Utility Service Agreement”** means an agreement required by the County for a High-Demand Customer, Applicant, Owner, Customer, Person, proposed Utility Service, existing Utility Service, or other utility service arrangement with unique or non-standard servicing requirements.
- uu) **“Standard Methods”** means the latest edition of Standard Methods for the Examination of Water and Wastewater, or another equivalent sampling, testing, or analytical method approved by the County.
- vv) **“Stormwater”** means water resulting from rainfall, snowmelt, runoff, roof drainage, groundwater seepage, or foundation drainage.
- ww) **“Utility Authority”** means the CAO, or delegate, responsible for administration of this Bylaw.
- xx) **“Utility Main”** means a County-owned water main, wastewater main, force main, hydrant, or related utility infrastructure.
- yy) **“Utility Service”** or **“Utility Services”** means Water Services, Wastewater Services, Solid Waste Services, or any of them.
- zz) **“Violation Tag”** means a notice issued by the County requiring payment of a specified penalty for a contravention of this Bylaw.
- aaa) **“Violation Ticket”** means a ticket issued pursuant to the *Provincial Offences Procedure Act*.
- bbb) **“Wastewater”** means domestic, commercial, industrial, institutional, cooling, process, or hauled liquid waste discharged from Premises, but does not include Stormwater.
- ccc) **“Wastewater Discharge Permit”** means a permit, approval, or written authorization issued by the County permitting the discharge of specified Wastewater to the Wastewater System subject to terms and conditions.
- ddd) **“Water Hauling”** means the transport and delivery of Water by a Person for use at an individual Premises, and does not include the supply or distribution of Water through a fixed or shared distribution system serving multiple Premises.
- eee) **“Wastewater Services”** means the collection, conveyance, treatment, and disposal of Wastewater by or on behalf of the County.
- fff) **“Wastewater System”** means the County’s wastewater collection, pumping, transmission, treatment, disposal, monitoring, and related works.
- ggg) **“Water”** means Potable Water or other water supplied by or on behalf of the County, as the context requires.
- hhh) **“Water Services”** means the supply and distribution of Water by or on behalf of the County.
- iii) **“Water System”** means the County’s potable water supply, treatment, storage, distribution, metering, and related works.

### **PART 3 ADMINISTRATION**

#### **6. Utility Authority**

- 6.1** The CAO is the Utility Authority for the purposes of this Bylaw.
- 6.2** The Utility Authority may delegate any power, duty, or function under this Bylaw to a Designated Officer, employee, agent, contractor, or Qualified Professional, except where the power, duty, or function must by law be exercised by Council.

#### **7. Servicing Standards and Administrative Procedures**

- 7.1** The Utility Authority may establish, approve, amend, and replace Servicing Standards and Administrative Procedures consistent with this Bylaw.
- 7.2** Without limiting section 7.1, the Servicing Standards and Administrative Procedures may address:
- a) application forms and procedures;
  - b) technical requirements for Service Connections;
  - c) water service sizing, alignment, capacity allocation, and metering;
  - d) meter sizing, location, reading, testing, telemetry, and protection;
  - e) cross-connection control and Backflow Prevention Devices;
  - f) wastewater discharge, pretreatment, testing, and sampling;
  - g) Sampling Manholes and Flow Monitoring Points;
  - h) requirements for High-Demand Customers;
  - i) records, reporting, and document submission requirements;
  - j) water restrictions, conservation requirements, or curtailment protocols;
  - k) solid waste collection procedures; and
  - l) any other technical or administrative matter required to carry out this Bylaw.

## **8. Rates and Charges**

- 8.1** Rates and Charges may be established by Schedule to this Bylaw, by the Fee Schedule Bylaw, or by another bylaw of the County.
- 8.2** The County may require payment of deposits, fees, or charges as a condition of providing or continuing Utility Services.
- 8.3** The County may enter into agreements respecting Utility Services on terms approved by the County.

## **PART 4**

### **APPLICATIONS, ACCOUNTS, BILLING, AND PAYMENT**

## **9. Application for Service**

- 9.1** No Person shall receive or connect to Utility Services unless an application has been made in the form required by the County and all required approvals, fees, and deposits have been satisfied.
- 9.2** The County may require an Applicant to provide such information as the County considers necessary to evaluate the application.

## **10. Account Responsibility**

- 10.1** Unless otherwise approved by the County or required by law, Utility Accounts shall be established in the name of the Owner.
- 10.2** Unless otherwise required by law or expressly agreed to by the County in writing, the Owner remains responsible for all Rates and Charges in relation to the Premises whether or not invoices are sent to another Person.
- 10.3** Sending invoices to an Occupant or other Person does not relieve the Owner of responsibility for payment.

## **11. Billing**

- 11.1** Utility Services shall be billed at the times and in the manner determined by the County.
- 11.2** Failure to receive an invoice does not relieve any Person from the obligation to pay any amount owing.
- 11.3** Where a Meter cannot be read, is inaccessible, has malfunctioned, has been bypassed, or has been tampered with, the County may estimate consumption on any reasonable basis.

## **12. Billing Errors**

- 12.1** The County may correct any billing error, including an error arising from:

- a) incorrect meter reading;
- b) meter malfunction;
- c) incorrect rate application;
- d) incorrect meter size;
- e) data entry or administrative error; or
- f) meter tampering or bypass.

**12.2** The County may adjust charges retroactively for the period during which the error existed, as determined by the County acting reasonably.

### **13. Payment and Arrears**

**13.1** All Rates and Charges are due and payable on the due date shown on the invoice.

**13.2** Any unpaid amount becomes Arrears after the due date.

**13.3** The County may impose late payment penalties on Arrears.

**13.4** Where an Account is in Arrears, the County may, after reasonable notice where required by law:

- a) require payment of a deposit or additional deposit;
- b) refuse or suspend Utility Services;
- c) disconnect Utility Services;
- d) commence collection proceedings;
- e) recover the amount as a civil debt; and
- f) add the amount to the tax roll where authorized by law.

### **14. Tax Roll Recovery**

**14.1** Any Rates and Charges, penalties, costs, or expenses that may lawfully be added to the tax roll may be collected in the same manner as property taxes.

## **PART 5**

### **GENERAL UTILITY PROVISIONS**

### **15. County Control**

**15.1** The County has control of all County-owned Utility Mains, Meters, hydrants, valves, and other utility infrastructure.

**15.2** No Person shall operate, alter, remove, damage, obstruct, tamper with, or interfere with County utility infrastructure except with written authorization from the County.

**15.3** No Person other than the County or its authorized representative shall operate a Curb Stop, hydrant, or Utility Main valve.

### **16. Entry and Inspection**

**16.1** A Designated Officer or authorized representative of the County may, in accordance with the *Municipal Government Act* and after giving reasonable written notice to the Owner or Occupant, enter onto or into any Premises at a reasonable time for the purpose of:

- a) inspecting utility works;
- b) reading, testing, repairing, replacing, or removing a Meter;
- c) inspecting Cross-Connections or Backflow Prevention Devices;
- d) conducting sampling, testing, or monitoring;
- e) inspecting any Sampling Manhole, Flow Monitoring Point, Pretreatment Facility, or Monitoring Access Point;
- f) carrying out maintenance or repairs;
- g) disconnecting or restoring Utility Services; or
- h) enforcing this Bylaw.

**16.2** Notwithstanding section 16.1, the County may enter onto or into Premises without prior notice where immediate action is required to protect the Water

System, the Wastewater System, public health, public safety, property, or to respond to an emergency.

- 16.3 Any Person exercising authority under this section shall produce identification on request.
- 16.4 The Owner or Occupant shall provide safe and unobstructed access to any Meter, Curb Stop, Backflow Prevention Device, cleanout, manhole, Sampling Manhole, Flow Monitoring Point, Pretreatment Facility, or other utility infrastructure required to be inspected, read, tested, maintained, repaired, disconnected, or restored under this Bylaw.
- 16.5 The County may enter upon any easement, utility right-of-way, or other area in which the County has a legal interest for the purpose of inspection, observation, measurement, maintenance, repair, replacement, or operation of County utility infrastructure.
- 16.6 Where access is denied or obstructed, the County may estimate consumption, charge applicable fees, issue an Order, discontinue Utility Services where authorized by this Bylaw, or take any other action permitted by law.
- 16.7 Nothing in this Bylaw authorizes entry into a dwelling except with the consent of the Occupant, under the authority of a court order, warrant, or other lawful authority, or in circumstances where entry is otherwise authorized by law.

### **17. Service Interruptions**

- 17.1 The County does not guarantee continuous or uninterrupted Utility Services.
- 17.2 The County may reduce, restrict, suspend, discontinue, or curtail Utility Services where necessary for maintenance, repair, emergency, safety, operations, system protection, source constraints, treatment limitations, or capacity management.
- 17.3 The County is not liable for loss or damage arising from any interruption, reduction, fluctuation, discontinuance, or curtailment of Utility Services, except as required by law.
- 17.4 Except where required by law, nothing in this Bylaw obligates the County to provide Utility Services to any Person, Premises, or area, or to expand, upgrade, or extend any Utility System.
- 17.5 The provision of Utility Services is subject to the availability of capacity, licensing, infrastructure, and any other consideration the County deems relevant.

### **18. Cost Recovery**

- 18.1 Any Person who damages County utility infrastructure, contravenes this Bylaw, or causes the County to incur expense under this Bylaw shall pay all resulting costs.
- 18.2 Recoverable costs include labour, equipment, contractors, materials, inspections, engineering, professional review, administration, sampling, analysis, restoration, and legal or collection costs.

### **19. Third-Party Systems and Infrastructure**

- 19.1 The County assumes no responsibility for the design, construction, operation, maintenance, or performance of any privately owned water distribution system, including any system used to supply Water to multiple Premises.
- 19.2 No connection to the Water System, approval, or agreement under this Bylaw shall be interpreted as creating any obligation for the County to acquire, operate, maintain, or assume ownership of any privately constructed infrastructure.

## **PART 6**

### **SPECIAL OR NON-STANDARD UTILITY SERVICE**

### **20. Special Utility Service Agreements**

- 20.1 Where, in the opinion of the County, a proposed or existing Utility Service has unique, non-standard, high-volume, high-rate, high-strength, high-risk, or system-sensitive servicing characteristics, the County may require the Owner, Customer, Applicant, or other Person to enter into a Special Utility Service

Agreement as a condition of application review, connection, continued service, change of use, expansion, bulk or wholesale supply, or approval of any alteration to service.

**20.2** Without limiting section 20.1, the County may require a Special Utility Service Agreement for:

- a) a High-Demand Customer;
- b) a customer requiring significant Water Services capacity;
- c) a customer with unusual peaking characteristics;
- d) a customer with significant or unusual Wastewater discharge;
- e) a customer using or proposing Non-Potable Water or Process Water in a manner that may affect County Utility Services;
- f) a customer requiring monitoring, telemetry, equalization, dedicated infrastructure, or special operating conditions;
- g) any other customer the County considers appropriate; or
- h) a Person receiving or proposing to receive bulk or wholesale supply of Water for the purpose of supplying, distributing, or providing Water to multiple Premises.

**20.3** A Special Utility Service Agreement may address, without limitation:

- a) engineering, servicing, or hydraulic studies;
- b) wastewater capacity and impact studies;
- c) connection terms and conditions;
- d) design criteria, capacity allocation, and peak demand limits;
- e) storage, equalization, recirculation, reuse, or source-reduction measures;
- f) separate metering, sub-metering, telemetry, or continuous monitoring;
- g) flow measurement, testing, reporting, and record retention;
- h) Pretreatment Facilities, cooling systems, or other conditioning works;
- i) dedicated mains, oversized services, or off-site improvements;
- j) deposits, securities, special rates, surcharges, or cost contributions;
- k) curtailment, interruption, or emergency operating conditions; and
- l) such other terms as the County considers necessary.

## **PART 7 WATER SERVICES**

### **21. Water Service Connections**

**21.1** No Person shall install, alter, repair, replace, or reconnect a water Service Connection except in accordance with this Bylaw and the Servicing Standards and Administrative Procedures.

**21.2** The County may determine the location, size, alignment, and specifications of any water Service Connection.

**21.3** The Owner is responsible for all costs of installation, maintenance, repair, and replacement of the Private Service Line unless otherwise determined by the County.

### **22. Connection to Water System**

**22.1** Where Water Services are Available for Service to a Premises, the Owner shall connect the Premises to the Water System at the Owner's expense in accordance with this Bylaw and the Servicing Standards and Administrative Procedures.

**22.2** Where Water Services are Available for Service to a Premises, no alternate potable water source shall be accepted or used in place of connection to the Water System for the purpose of serving any building, dwelling unit, commercial use, industrial use, or other improvement on the Premises.

**22.3** No Person shall construct, maintain, or use a well, cistern, hauled water system, or other alternate potable water supply in lieu of connection to the Water System where Water Services are Available for Service.

- 22.4 Any existing alternate potable water supply serving a Premises required to connect to the Water System shall be disconnected from the building plumbing and decommissioned, or otherwise permanently isolated from the Premises plumbing system to the satisfaction of the County.
- 22.5 Except as expressly approved under section 23.1, no Person shall connect, or permit to remain connected, any alternate water source to the Water System or to any plumbing system supplied by the Water System.

### **23. Potable Water, Non-Potable Water, and Process Water**

- 23.1 No Person shall connect, or permit to remain connected, any Non-Potable Water, Process Water, or alternate water source to the Water System or to any plumbing system supplied by the Water System, except as expressly approved in writing by the County and protected by any Backflow Prevention Device, separation, signage, metering, inspection, and operating requirements imposed by the County.
- 23.2 The County may require complete physical separation between Potable Water systems and any Non-Potable Water or Process Water system.
- 23.3 Any future supply by the County of Process Water or Non-Potable Water shall only occur on terms approved by the County, including by Special Utility Service Agreement where required.

### **24. Meters**

- 24.1 All Water supplied to a Premises shall be metered unless the County approves another charging method.
- 24.2 The County may determine the size, type, and location of any Meter.
- 24.3 The Owner shall provide a suitable location for the Meter and shall protect the Meter from freezing, heat, moisture, vibration, tampering, and damage.
- 24.4 No Person shall tamper with, bypass, alter, remove, or interfere with a Meter or remote reading device without written approval from the County.
- 24.5 Where a Meter is damaged, lost, destroyed, frozen, or rendered inaccurate through the act or neglect of the Owner, Customer, Occupant, or contractor, the cost of repair or replacement may be charged to the Account.
- 24.6 A Customer may request meter testing subject to payment of the applicable fee. If the Meter is not accurate within the acceptable range determined by the County, the County may waive or refund the fee and adjust the Account as appropriate.

### **25. Water Use and Waste**

- 25.1 No Person shall waste Water or use Water contrary to this Bylaw or any restriction imposed by the County.
- 25.2 The County may impose restrictions on water use where necessary to protect supply, source availability, treatment capacity, pressure, fire protection capacity, public health, or system integrity.

### **26. Hydrants and Fire Protection**

- 26.1 No Person shall take Water from a hydrant or other fire protection appurtenance unless expressly authorized by the County.
- 26.2 No Person shall obstruct access to a hydrant or otherwise interfere with fire protection infrastructure.

### **27. Cross-Connections and Backflow Prevention**

- 27.1 No Person shall create, maintain, or permit a Cross-Connection.
- 27.2 Where the County determines that a risk of Backflow exists, the County may require the installation, testing, repair, replacement, or maintenance of a Backflow Prevention Device.
- 27.3 Commercial Premises, Industrial Premises, and any other Premises designated by the County shall install and maintain Backflow Prevention Devices as required by the County.

- 27.4** Testable Backflow Prevention Devices shall be tested upon installation and at least annually, or at such other intervals as required by the County.
- 27.5** Test reports shall be submitted to the County in the form required by the County.
- 27.6** The County may maintain a registry of Premises required to have Backflow Prevention Devices and may require Owners and Customers to provide such information, reports, certifications, and test results as the County considers necessary to administer a cross-connection control program.
- 27.7** Where the County determines that a Cross-Connection or Backflow risk exists, the County may immediately discontinue Water Services until the deficiency has been corrected.

## **28. Bulk Water, Hauling, and Distribution**

- 28.1** The County may supply Bulk Water on terms and conditions approved by the County, including through a Special Utility Service Agreement where required.
- 28.2** The provision of Bulk Water is subject to available system capacity, regulatory approvals, and any applicable licensing requirements.
- 28.3** Subject to sections 22 and 23, the transport and delivery of Water by means of Water Hauling to an individual Premises is permitted and does not require additional approval under this Bylaw, unless otherwise directed by the County in writing.
- 28.4** No Person shall supply, distribute, or provide Water obtained from the County to multiple Premises through a fixed, shared, or piped distribution system unless expressly authorized in writing by the County.
- 28.5** For greater certainty, a Person who distributes Water to multiple Premises through a fixed or shared distribution system may be required to enter into a Special Utility Service Agreement and to comply with any conditions imposed by the County.

## **PART 8 WASTEWATER SERVICES**

### **29. Wastewater Service Connections**

- 29.1** No Person shall install, alter, repair, replace, or reconnect a wastewater Service Connection except in accordance with this Bylaw and the Servicing Standards and Administrative Procedures.
- 29.2** The County may determine the location, size, alignment, and specifications of any wastewater Service Connection.
- 29.3** The Owner is responsible for all costs of installation, maintenance, repair, and replacement of the Private Service Line unless otherwise determined by the County.

### **30. Connection to Wastewater System**

- 30.1** Where Wastewater Services are Available for Service to a Premises, the Owner shall connect the Premises to the Wastewater System at the Owner's expense in accordance with this Bylaw and the Servicing Standards and Administrative Procedures.
- 30.2** Where Wastewater Services are Available for Service to a Premises, no Private Wastewater Disposal System shall be used in place of connection to the Wastewater System for the purpose of serving any building, dwelling unit, commercial use, industrial use, or other improvement on the Premises.
- 30.3** Any septic tank, holding tank, treatment unit, disposal field, or other Private Wastewater Disposal System serving a Premises required to connect to the Wastewater System shall be abandoned, removed, filled, cleaned, or otherwise decommissioned in accordance with applicable law and County requirements.
- 30.4** No Person shall discharge Wastewater from a Premises to any Private Wastewater Disposal System where the Premises is required to be connected

to the Wastewater System.

### **31. Wastewater Discharge Permit**

- 31.1** The County may require an Owner or Customer to obtain a Wastewater Discharge Permit as a condition of discharging Non-Domestic Wastewater, hauled Wastewater, high-strength Wastewater, high-volume Wastewater, cooling water, Process Water, or any other unusual Wastewater to the Wastewater System.
- 31.2** A Wastewater Discharge Permit may include terms and conditions respecting:
- a) permitted discharge characteristics;
  - b) maximum rates, volumes, or times of discharge;
  - c) sampling, testing, reporting, and record retention;
  - d) Flow Monitoring Points, Sampling Manholes, or Monitoring Access Points;
  - e) Pretreatment Facilities, cooling systems, equalization, or other works;
  - f) spill prevention and notification;
  - g) surcharge rates or cost recovery;
  - h) water originating from a source other than the County Water System;
  - i) reuse, recirculation, or source-reduction measures; and
  - j) any other matter the County considers necessary.
- 31.3** No Person shall discharge Wastewater contrary to a Wastewater Discharge Permit or fail to comply with any condition of a Wastewater Discharge Permit.

### **32. Prohibited Discharges**

- 32.1** No Person shall discharge or permit to be discharged into the Wastewater System:
- a) Stormwater;
  - b) foundation drainage;
  - c) roof drainage;
  - d) groundwater;
  - e) water from swimming pools, hot tubs, spas, or similar recreational water systems, unless expressly authorized in writing by the County;
  - f) Wastewater from recreational vehicles, septic tanks, holding tanks, portable toilets, or hauled Wastewater, except at a facility specifically designated or approved by the County for that purpose; or
  - g) any Prohibited Waste.
- 32.2** No Person shall discharge any substance into the Wastewater System that may:
- a) cause fire or explosion;
  - b) obstruct or damage the Wastewater System;
  - c) interfere with wastewater collection, conveyance, or treatment;
  - d) endanger public health or safety;
  - e) cause the County to contravene any approval, licence, permit, or enactment;
  - f) adversely affect biosolids, treatment processes, infrastructure, or the receiving environment; or
  - g) exceed any parameter, limit, or standard established by the County.

### **33. Restricted Waste and Technical Limits**

- 33.1** The County may establish limits, conditions, or standards for Restricted Waste, including limits respecting:
- a) temperature;
  - b) pH;
  - c) flow rate or volume;
  - d) solids, fats, oils, grease, metals, nutrients, or other contaminants;
  - e) toxicity, corrosivity, or flammability;
  - f) Non-Contact Cooling Water;

- g) water originating from a source other than the County Water System; and
- h) any other discharge characteristic the County considers necessary.

**33.2** No Person shall discharge Restricted Waste except in accordance with the requirements of the County.

**33.3** No Person shall dilute Wastewater for the purpose of achieving compliance with this Bylaw, a Wastewater Discharge Permit, or any limit, condition, or standard imposed by the County.

#### **34. Non-Contact Cooling Water, Water from Other Sources, and Drainage Discharges**

**34.1** No Person shall discharge Non-Contact Cooling Water, cooling tower blowdown, condenser water, or other clear water waste to the Wastewater System except where expressly authorized by the County and then only in accordance with a Wastewater Discharge Permit and any conditions imposed by the County.

**34.2** Except for ordinary domestic Wastewater from an approved potable water source, no Person shall discharge to the Wastewater System any water or Wastewater originating from a source other than the County Water System unless expressly authorized by the County, and then only in accordance with any permit, monitoring, metering, testing, pretreatment, and reporting conditions imposed by the County.

**34.3** No Person shall discharge or permit the discharge of water from swimming pools, hot tubs, spas, or similar recreational water systems to any County stormwater system, storm sewer, ditch, culvert, drainage course, stormwater management facility, watercourse, road right-of-way, or County lands except in accordance with applicable law and any written requirements or authorization of the County.

#### **35. Pretreatment, Equalization, and Source Control**

**35.1** Where, in the opinion of the County, Wastewater from a Premises may adversely affect the Wastewater System, treatment processes, approvals, biosolids, receiving environment, or public safety, the County may require the installation, operation, maintenance, repair, replacement, and monitoring of screens, interceptors, separators, equalization works, cooling systems, recirculation systems, source-reduction measures, or Pretreatment Facilities, at the Owner's expense.

**35.2** The Owner of a Premises referred to in section 35.1 is responsible for all costs of installation, maintenance, repair, replacement, testing, and operation.

**35.3** The County may require the Owner or Customer to provide plans, specifications, reports, operating records, sampling results, monitoring data, or certifications from a Qualified Professional.

#### **36. Monitoring Access, Sampling, and Testing**

**36.1** The County may require any Commercial Premises, Industrial Premises, Institutional Premises, High-Demand Customers, or other designated Premises to install and maintain, at the Owner's expense, an accessible Sampling Manhole, Flow Monitoring Point, or other Monitoring Access Point on each service connection or discharge line leaving the Premises.

**36.2** The County may inspect, sample, test, and analyze Wastewater discharged from any Premises.

**36.3** The County may require the Owner or Customer to conduct sampling, testing, monitoring, or flow measurement and to submit results to the County in the form and at the times required by the County.

**36.4** Where non-compliance is suspected or confirmed, the County may require the Owner or Customer to pay all sampling, analysis, and review costs.

#### **37. Spill Notification and Reporting**

**37.1** A Person who causes, permits, or becomes aware of a spill, release, or discharge to the Wastewater System that may contravene this Bylaw shall immediately notify the County and provide such information as the County may require.

**37.2** The Person referred to in section 37.1 shall take immediate steps to stop, contain, mitigate, and remediate the spill or discharge and shall provide written follow-up information where required by the County.

### **38. Overstrength and Special Agreements**

**38.1** The County may impose surcharges or enter into agreements respecting Wastewater of unusual strength, volume, composition, timing, or flow characteristics.

**38.2** The County may refuse, suspend, or discontinue Wastewater Services where Wastewater from a Premises adversely affects the Wastewater System or where a Person fails to comply with this Bylaw, a Wastewater Discharge Permit, or any Special Utility Service Agreement.

## **PART 9**

### **SOLID WASTE SERVICES**

#### **39. Solid Waste Services**

**39.1** Where the County provides Solid Waste Services, such services may be provided by the County directly or through a contractor or service provider retained by the County.

**39.2** The County may establish collection areas, collection schedules, material preparation standards, bag limits, container requirements, set-out locations, and other service requirements, and such requirements may be administered on the County's behalf by its authorized contractor or service provider.

#### **40. Responsibilities of Owners and Occupants**

**40.1** An Owner or Occupant receiving Solid Waste Services shall comply with the requirements established by the County for the collection, preparation, storage, and set-out of waste.

**40.2** Without limiting section 40.1, an Owner or Occupant receiving Solid Waste Services shall:

- a) use containers approved by the County;
- b) place waste for collection in the manner required by the County;
- c) maintain containers in sanitary condition and good repair;
- d) comply with all diversion and collection requirements; and
- e) remove any uncollected or non-compliant waste as required by the County.

#### **41. Refusal of Collection**

**41.1** The County may refuse collection of waste that is unsafe, overweight, improperly prepared, prohibited, or set out contrary to County requirements.

**41.2** The County is not liable for missed collection caused by weather, road conditions, equipment failure, safety concerns, or non-compliant set-out.

## **PART 10**

### **ENFORCEMENT**

#### **42. Orders**

**42.1** Where the County believes a Person has contravened this Bylaw, or where a condition exists that may endanger the utility system, public safety, public health, property, or the environment, the County may issue a written Order requiring the Person to remedy the contravention within the time specified.

**42.2** An Order may require, without limitation:

- a) connection or disconnection of services;
- b) repair, replacement, relocation, isolation, or removal of utility works;
- c) installation or testing of Meters or Backflow Prevention Devices;
- d) cessation of a prohibited discharge or use;
- e) cleanup, restoration, pretreatment, monitoring, or reporting;
- f) removal of an obstruction;

- g) installation of a Sampling Manhole, Flow Monitoring Point, Monitoring Access Point, or Pretreatment Facility; or
- h) any other action necessary to achieve compliance.

#### **43. Immediate Action**

**43.1** Where the County considers immediate action necessary to protect the utility system, public health, safety, property, or the environment, the County may enter onto Premises, shut off services, suspend service, stop a discharge, isolate a connection, or take any other action authorized by law without prior notice.

#### **44. County Remedy in Default**

**44.1** Where a Person fails to comply with an Order, the County may take whatever steps it considers necessary to remedy the contravention.

**44.2** All costs incurred by the County under section 44.1 are recoverable from the Person responsible and, where authorized by law, from the Owner.

### **PART 11**

#### **OFFENCES AND PENALTIES**

#### **45. Offence**

**45.1** A Person who contravenes any provision of this Bylaw is guilty of an offence.

**45.2** Each day that a contravention continues constitutes a separate offence.

#### **46. Violation Tag**

**46.1** A Designated Officer or Bylaw Enforcement Officer may issue a Violation Tag to any Person who contravenes this Bylaw.

**46.2** Where a Violation Tag is issued, the Person may pay the specified penalty within the time set out on the Violation Tag.

**46.3** Payment of a Violation Tag does not relieve a Person from complying with this Bylaw.

#### **47. Violation Ticket**

**47.1** If a Violation Tag is not paid within the time permitted, or where the County considers it appropriate, a Violation Ticket may be issued.

**47.2** A Person who is convicted of an offence under this Bylaw is liable to a fine in an amount not less than the specified penalty and not more than the maximum permitted by law.

#### **48. Specified Penalties**

**48.1** The specified penalties for offences under this Bylaw are set out in Schedule "B".

#### **49. Other Remedies**

**49.1** A prosecution under this Bylaw does not bar the County from pursuing any other remedy available at law.

### **PART 12**

#### **GENERAL**

#### **50. Service of Notices**

**50.1** Any notice or Order issued under this Bylaw may be served by:

- a) personal delivery;
- b) ordinary mail to the last known address of the Person or Owner;
- c) posting the notice on the Premises;
- d) electronic delivery where accepted by the County; or
- e) any other method permitted by law.

#### **51. Severability**

51.1 If any provision of this Bylaw is held invalid, the invalid provision is severed and the remainder of this Bylaw remains in force.

**52. Transition**

52.1 Any Account, approval, agreement, permit, exemption, or direction lawfully in effect on the date this Bylaw comes into force continues until amended, replaced, terminated, or expired, to the extent it is not inconsistent with this Bylaw.

**53. Repeal**

53.1 Bylaw No. 195/2007 is repealed upon this Bylaw coming into force.

**54. Effective Date**

54.1 This Bylaw comes into force on the date of third reading.

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                      , 2026.

**SCHEDULE "A"**  
**RATES, FEES, CHARGES, AND DEPOSITS**

The Rates and Charges payable under this Bylaw shall be as established by Council from time to time by Schedule, Fee Schedule Bylaw, or other bylaw of the County.

Without limitation, Rates and Charges may include:

1. utility service rates;
2. fixed service charges;
3. account administration fees;
4. deposits;
5. late payment penalties;
6. disconnection and reconnection fees;
7. meter testing fees;
8. inspection, sampling, testing, telemetry, and analysis charges;
9. Wastewater Discharge Permit application or administration fees;
10. surcharge rates for unusual Wastewater;
11. solid waste collection fees; and
12. cost recovery charges.

**SCHEDULE “B”  
SPECIFIED PENALTIES**

Unless otherwise provided, the specified penalty for a contravention of this Bylaw is the amount set out below:

<b>Offence</b>	<b>Specified Penalty</b>
Unauthorized operation of Curb Stop, hydrant, or valve	\$250.00
Tampering with or bypassing a Meter	\$500.00
Creating or maintaining a Cross-Connection	\$500.00
Failure to install or test a required Backflow Prevention Device	\$500.00
Prohibited Wastewater discharge	\$500.00
Failure to comply with a Wastewater Discharge Permit	\$500.00
Failure to install or maintain a required Sampling Manhole, Flow Monitoring Point, or Monitoring Access Point	\$500.00
Diluting Wastewater to achieve compliance	\$500.00
Obstructing access or inspection	\$250.00
Improper solid waste set-out after notice	\$100.00
Unauthorized discharge to stormwater system, drainage course, road right-of-way, or County lands	\$500.00

For a second or subsequent offence, the specified penalty may be doubled.


**SCHEDULE “C”  
WASTEWATER DISCHARGE LIMITS**

No Person shall discharge Wastewater to the Wastewater System in excess of the following limits, unless otherwise approved in writing by the County:

Parameter / discharge	Limit or Rule
Biochemical Oxygen Demand (BOD)	600 mg/L unless otherwise approved
Suspended Solids	600 mg/L unless otherwise approved
Oil and Grease	350 mg/L unless otherwise approved
Cyanide	3 mg/L
Copper	3 mg/L
Chromium	3 mg/L
Nickel	3 mg/L
Lead	1 mg/L
Cadmium	1 mg/L
Mercury	0.01 mg/L
Zinc	3 mg/L
Phenol compounds	0.1 mg/L
Sulphides	3 mg/L
pH	not less than 5.5 and not greater than 10.0
Temperature	not greater than 77°C
Stormwater / foundation drainage	not permitted
Explosive, flammable, corrosive, toxic, radioactive, noxious materials	not permitted

The County may require lower limits, additional parameters, monitoring, pretreatment, equalization, cooling, storage, or source-reduction measures where necessary to protect the Wastewater System.

Unless otherwise approved by the County, sampling, testing, and analysis for the parameters listed in this Schedule shall be conducted in accordance with Standard Methods or another method approved by the County.

<b>DEPARTMENT: Legislative Department</b>	
	<b>TOPIC: Fish Creek Water Co-op Ltd. - Request to Meet with Council</b>
<b>REPORT PRESENTED BY: CAO Ryan Payne</b>	

**PURPOSE OF REQUEST**

To consider the Fish Creek Water Co-op Ltd. request to meet with Council.

**BACKGROUND**

The Fish Creek Water Co-op has requested to meet with Council to make an application to become a customer of the Foothills Water Treatment Plant.

**REQUEST OF COUNCIL**

*Proposed Motion:*

That Council approve OR deny the request from the Fish Creek Water Co-op for a meeting with Council.

**APPENDICES**

**Appendix A:** Letter of Request - Fish Creek Water Co-op Ltd.



# Fish Creek Water Co-op Ltd.

Request for Council meeting and decision on supplying treated water  
June 15, 2026

Dear Reeve and Council,

We, Fish Creek Water Co-op Ltd., request an opportunity to appear before Council to make an application to become a customer of Foothills Water Treatment Plant.

Acting on advice from the Alberta Water Federation, the Fish Creek Water Co-operative requested a meeting with the Reeve and Deputy Reeve. On Monday June 1<sup>st</sup>, 2026, Representatives for the Fish Creek Water Co-operative met with representatives from the Foothills County Council and administration to introduce the Co-op to the County and provide information on our purpose and goals.

We have organized residents of the NW corner of Foothills County, Division Four, represented by Councilor Suzanne Oel. Our intent is to help the residents of Division Four, – along the north end Highway 762 and Highway 22 as far East as the Hamlet of Priddis – obtain potable, reliable water.

Our water co-op has been established as a way for our communities to pool resources, share ownership and operating costs, and collectively benefit from a self-managed water system. Our Co-op will provide a way for those residents who want water, to receive water without burdening those who don't want water with a local improvement tax.

The existing water storage and water treatment plant known as the Fish Creek Ranch Reservoir and Water Treatment Plant has been operated by Foothills County since 2012. This existing facility is under-utilized, having the potential to service from 400 – 600 residences but presently only services four residences at an annual cost of approximately \$500 k.

Again, acting on advice from the Alberta Water Federation, we are requesting to become a customer of Foothills County, purchasing water from the Fish Creek Ranch Water treatment plant. We have an MPE Engineering report dated in 2018 which was commissioned and approved by Foothills County Council in 2018 as "shovel ready." This report describes the construction of a water trunk-line extending from the Fish Creek Ranch Water Treatment Plant to the Hamlet of Priddis, providing service to the homes and communities along the way.

## Potential Benefits include

- Access to clean, treated, potable water from a consistent County operated source.
- Improved property value for residents.
- Access to fire truck fill vaults to benefit fire insurance premiums and fire suppression.
- Co-operative community environment by not setting neighbours against neighbours.
- Pool our resources and talents on projects.
- The Co-op makes applications for regional grants possible.
- Democratic control of our utility
- Cost efficiency with greater numbers.
- Community advocacy.
- Reliability.
- The current Fish Creek Ranch facility, with value in excess of \$15 M will begin to perform as designed, reducing costs to the county
- The Co-op will take the burden for this project from the County
- Opportunity for new development thus new tax base
- Ability to apply for grant funding.
  
- Points to resolve:
  - Cost of updating MPE engineering report. This is grant fundable.
  - Cost of building the Trunk Line. This is grant fundable.
  - Possible upgrading the Water treatment plant. This is grant fundable.
  - Ownership of the trunkline - equips discussion with County.
  - Future concerns about potential County take over - Engineering study needs to be to County standards to ensure project meets all requirements for a County system.
  
- Day-to-day maintenance - handled by County as part of their present operations of plant and bulk fill.
  
- Legal contracting - we will be looking to the Water Federation for assistance
- Water Licence changes and/or additions. Licence at the WTP can service over 400 homes. Extra licensing can be transferred to the project. Or used as part of a regional system.

The Fish Creek Water Co-op respectfully request a spot on the Council Meeting Agenda to present our plans and request the County to sell us water from the Fish Creek Ranch Water Treatment Facility. As this proposal has been years in the making, we request time as soon as possible.


Kind regards,

The Fish Creek Water Co-op

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

**July 8, 2026**

**To be heard at: 10:00 am**

<b>APPLICATION INFORMATION</b>		<b>File No. 26R 030</b>
	<b>LEGAL DESCRIPTION:</b> E 09-17-29 W4M & W 10-17-29 W4M	
	<b>LANDOWNER(S):</b> Hutterian Brethren Church of Cayley	
	<b>AGENT:</b> Henry Walter & Jeffrey Stahl	
	<b>AREA OF SUBJECT LANDS:</b> 160 acres each quarter section	
	<b>CURRENT LAND USE:</b> Agricultural District	
	<b>PROPOSED LAND USE:</b> Agricultural District	
<b>PROPOSAL:</b> Application for a Site Specific Amendment to bring the Hutterian Brethren Church of Cayley into compliance with the Land Use Bylaw.		
<b>DIVISION NO:</b> 1	<b>REEVE:</b> Rob Siewert	<b>FILE MANAGER:</b> Stacey Kotlar

**EXECUTIVE SUMMARY:**

**Location:**

The subject parcel is located:

- Adjacent to and south of 690 Ave E
- 1,600 m north of the Municipal Boundary with Willow Creek

**Policy Evaluation:**

Reviewed within the terms of the:

- South Saskatchewan Regional Plan (SSRP);
- 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:**

Application for a Site Specific Amendment to bring the existing Cayley Colony into compliance with the current Land Use Bylaw.

It is requested that an amendment to the Agricultural District land use rules for this specific property allow for additional uses, in conjunction with the available uses under the existing Agricultural District zoning.

The application includes the request for the following additional uses:

1. **Agricultural District Section 12.1.4 Permitted Uses:**

Add the following as Permitted Uses only for NE 9-17-29 W4 and the portion of SE 9-17-29 W4 that lies north of Mosquito Creek:

- Dwelling, Semi-detached
- Dwelling, Townhouse

**2. Agricultural District Section 12.1.5 Discretionary Uses:**

Add the following as Discretionary uses only for NE 9-17-29 W4 and the portion of SE 9-17-29 W4 that lies north of Mosquito Creek:

- Educational Services, Private/Charter
- Child Care Facility
- Community Buildings and Facilities
- Assembly Use
- Religious Assembly
- \*Industry, Light
- \*Manufacturing, Light
  - \* These uses are also proposed to be restricted to the following requirements:
  - No Retail Sales permitted on site
  - Shall not employ anyone outside of the residents of the property/Colony members
  - Cumulative Business Visits for all business uses shall not exceed 12 per day

**3. Agricultural District Section 12.1.5 Discretionary Uses:**

Add the following as a Discretionary Use only for NW 10-17-29 W4 and the portion of SW 10-17-29 W4 that lies north of Mosquito Creek:

- Utility Services, Major

**4. Agricultural District Section 12.1.7.2 Maximum Dwelling Unity Density:**

Proposed to be increased from 3 Dwelling Units to a total of 35 Dwelling Units combined for NE 9-17-29 W4 and the portion of SE 9-17-29 W4 that lies north of Mosquito Creek.

Currently there are 28 Dwelling Units located on NE 9-17-29 W4 and the portion of SE 9-17-29 W4 that lies north of Mosquito Creek. The landowner would like to add 4 new Dwelling Units as soon as possible, and there may be a need in the future for 3 additional Dwelling Units, which is why 35 Dwelling Units total is being requested.

Building sites for all of the Dwelling Units are required to be setback a minimum of 300m from the working area of the operating sewage lagoon. The 28 existing Dwelling Units currently meet this required setback.

**5. Agricultural District Section 12.1.7.7 Minimum Habitable Area per Dwelling Unit:**

The 28 existing Dwelling Units are all approximately 1,024 sq. ft. in size. Given that these dwellings are existing, the landowner is requesting Council to consider a Site Specific Amendment to allow for the minimum habitable area to be reduced from 1,077 sq. ft. to 1,024 sq. ft. for these 28 existing Dwelling Units. The landowner understands that if any of these existing dwelling units need to be wholly replaced in the future or if new dwellings are to be constructed in the future they will be required to meet the minimal habitable area of 1,077 sq. ft. as per the Land use Bylaw – Agricultural District Section 12.1.7.7.

In addition to the proposed Site Specific Amendment, the Landowner is requesting Council's consideration of the following acknowledgment:

1. **Land Use Bylaw Section 9.27.17 Environmental Considerations:**

3 existing buildings, identified as numbers 21, 22 and 23 on the site map found as Appendix A do not currently meet the required 30m setback to Mosquito Creek. Given the age of these structures, the landowner is requesting Council to consider acknowledging them as non-conforming. The landowner understands that if these buildings need to be replaced in the future that they will be required to meet all setback requirements.

**Access, Water & Wastewater Servicing and Encroachments:**

1. **Land Use Bylaw Section 9.1 Access to Property:**

Presently the Colony is accessed by way of a private road that extends from 690 Ave E, through NW 10-17-29 W4, providing access to the subject lands, being NE 9-17-29 W4, the portion of SE 9-17-29 W4 that lies north of Mosquito Creek, NW 10-17-29 W4 and the portion of SW 10-17-29 W4 that lies north of Mosquito Creek.

To address the requirements of Land Use Bylaw Section 9.1, the landowner is proposing to execute and register an access easement agreement to ensure that the subject lands have legal physical access. The landowner understands that Council may direct that the County be added as a third party to the access easement agreement. The landowner further understands that the private road may be required to be identified by an access right-of-way plan that would be required to be registered with the Alberta Land Titles office concurrently with registration of the access easement agreement.

2. **Water and Wastewater Servicing**

The existing development (i.e. Colony) is currently serviced by way of on-site private communal water and wastewater systems. The wastewater system includes a Sewage Lagoon, which is why *Utility Services, Major* is proposed to be added as a Discretionary Use (see point 3 above).

3. **Agricultural District Section 12.1.7.3 Minimum Yard Setbacks:**

There are several existing structures that encroach over the quarter line between NE 9-17-29 W4 and SE 9-17-29 W4. Also, a few structures encroach into a portion of the municipal road allowance between NE 9-17-29 W4 and NW 10-17-29 W4.

To address the structures that encroach over the quarter line between NE 9-17-29 W4 and SE 9-17-29 W4, the landowner is looking into the requirements to consolidate these quarter sections to be under a single title. County staff have been advised by Alberta Land Titles office that subdivision approval will not be required for this consolidation; however, the landowner will need to hire a surveyor to complete a survey plan to show the consolidation and to complete the registration process with the Alberta Land Titles office.

To address the structures that encroach into a portion of the municipal road allowance between NE 9-17-29 W4 and NW 10-17-29 W4, Council will see an application also on today's agenda from the County's Municipal Lands Administrator to close, purchase and consolidate this portion of the undeveloped road allowance. This may also require the landowner to consolidate the NW 10-17-29 W4 and SW 10-17-29 W4 to be under one title to ensure that no parcels are left land locked.

**BACKGROUND:**

2015 Redesignation of NE 9-17-29 W4, Plan 0310107, Block 1, Lot 1 (2.0 acres) parcel containing the Hutterian Brethren Church of Cayley Cemetery from Commercial Rural District to Service District in order to align with the new Land Use Bylaw 60/2014

**CONCURRENT APPLICATIONS:**

NRCB: An application has been reviewed by the NRCB and was determined to be complete. The application is to increase chicken layer numbers from 7,488 to 47,488, decrease swine farrow to finish numbers from 50 to 0, and construct a chicken layer barn. This will bring total animal numbers at this CFO to 700 sheep, 47,488 chicken layers, 8 dairy cows (plus associated dries and replacements), and 1,000 chicken broilers. A grandfathering determination is being made as part of the decision of this application. There are six (6) existing buildings being considered under this application (shown in red), and one (1) proposed (shown in yellow).



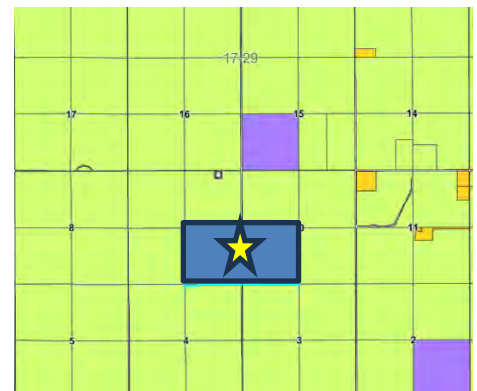
Municipal Lands: An application will go before Council today regarding the proposed closure of the municipal road allowance between NE 9-17-29 W4 and NW 10-17-29 W4. This application has been submitted to address the structures that encroach into a portion of the municipal road allowance. The application is to close, purchase and consolidate this portion of the undeveloped road allowance. This may also require the landowner to consolidate the NW 10-17-29 W4 and SW 10-17-29 W4 to be under one title to ensure that no parcels are left land locked.



**SITE CONSIDERATIONS:**

**Surrounding Area:**

Lands in this area are predominantly Agricultural District, with the nearest County Residential Properties being a full quarter section away. The other Land Use Districts in the area are Natural Resource Extraction District.



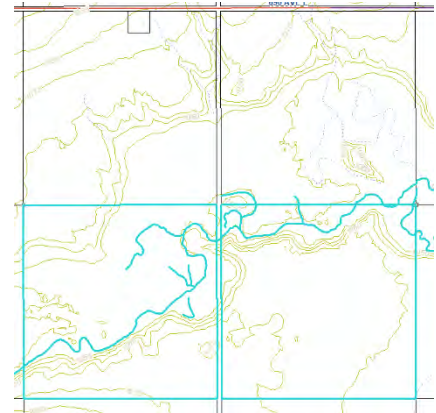
**Access:**

Access is currently by way of a private road that extends from 690<sup>th</sup> Ave E through properties owned by the Colony. As previously stated, the landowner is proposing to execute and register an access easement agreement and road acquisition agreement.



**Physiography:**

The subject lands are characterized by gently undulating topography bisected by a defined valley corridor that traverses the site in a generally northeast-southwest direction. Mosquito Creek runs along the southern edge of the valley floor. Several minor recurring season drainage channels are also present in the valley system.



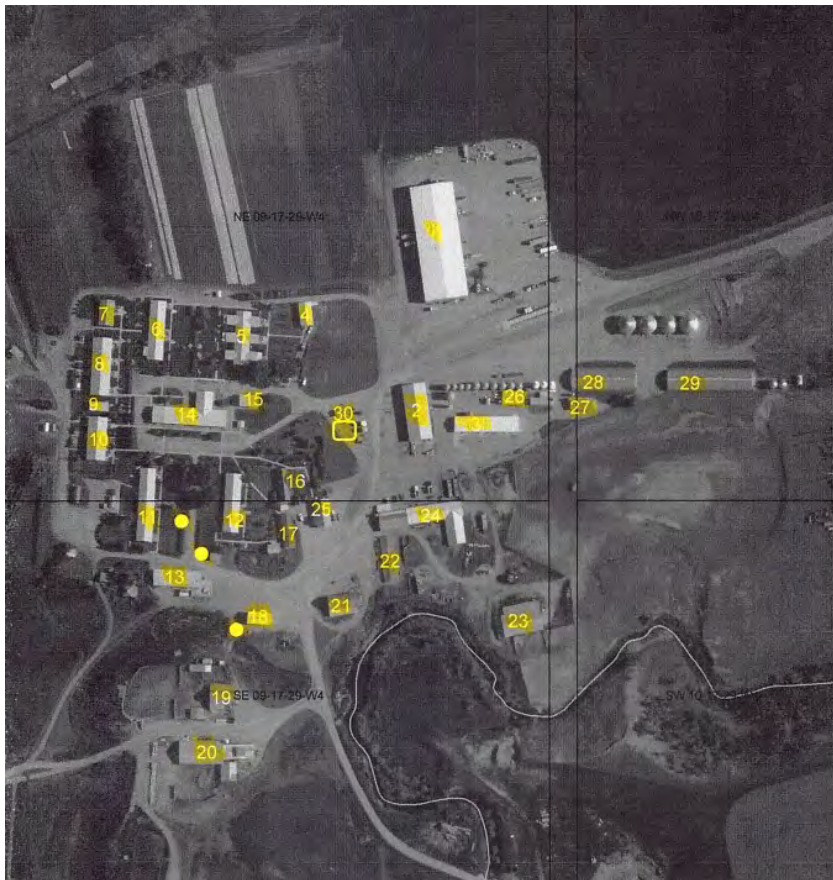
**Servicing Consideration:**

**Sanitary Sewage** is currently serviced by way of on-site private communal wastewater system. This wastewater system includes a Sewage Lagoon. Section 17 of the Municipal Government Act *Matters Relating to Subdivision and Development Regulations* stipulates that a suitable building site for school, hospital or residential use is 300m or more from the working area of an operating wastewater treatment plan. The map on the right shows a 300m radius around the sewage lagoon. Only Agricultural Use buildings are located within that radius.



**Existing Development:**

Below find the site plan depicting all of the existing structures that are within the subject parcels.



E 1/2 9-17-29-W4 & W1/2 17-29-W4		Approx Size (Ft)
1	Mechanic Shop/ Carpentry	300x100
2	Welding Shop	50x150
3	Layer Barn	80x250
4	School	50x80
5	6 unit dwelling	40x150
6	4 unit dwelling	32x120
7	single dwelling	40x60
8	4 unit dwelling	40x120
9	kindergarten	20x40
10	3 unit dwelling	40x90
11	5 unit dwelling	32x150
12	4 unit dwelling	32x120
13	canning kitchen	40x80
14	kitchen/dining hall/church	200x50
15	Laundry	30x40
16	2 unit dwelling	40x80
17	modular home	18x70
18	Backup Power	30x60
19	Calf Barn	40x50
20	Dairy Barn	40x100
21	Barn	40x50
22	sheep Barn	30x60
23	sheep Barn	50x70
24	sheep Barn	40x90
25	Storage	40x60
26	Broiler Barn	30x50
27	Chicken Barn	30x40
28	Quonset (Storage)	30x70
29	Quonset (Storage)	30x90
Dot	Water Well	
Square	Lift Station	
NW-10-17-29-W4	Square	Septic Field

CIRCULATION REFERRALS	
REFEREE	COMMENTS
<b>INTERNAL</b>	
Public Works	The following are recommended: -5m road widening along 690 Ave E by caveat (excluding the cemetery parcel) - it is the applicant's responsibility to reach out to Alberta Environment to satisfy conditions they may have regarding the building within 30m of Mosquito Creek.
<b>EXTERNAL</b>	
Alberta Energy Regulator (AER)	AER advised that the well head located on the subject parcel is identified as Abandoned with a setback of 100m from the well head. This is well outside of the subject area.

## **POLICY EVALUATION:**

### **South Saskatchewan Regional Plan (SSRP):**

Objectives under the Agricultural section of the SSRP support the maintenance and diversification of the region's agricultural industry through: maintaining agricultural land base, supporting diverse and innovative irrigated agriculture, maximizing opportunities for value-added agricultural products, recognizing the contribution of local production in addition to existing domestic and international market opportunities, supporting the next generation of agricultural, food and rural entrepreneurs, and recognizing and rewarding continued stewardship and conservation of private agricultural land and diversification of the agricultural economy.

Municipalities are expected to:

- Identify areas where agricultural activities, including extensive and intensive agriculture and associated activities, should be the primary land use in the region;
- Limit the fragmentation of agricultural lands and their premature conversion to other, non-agricultural uses, especially within areas where agriculture has been identified as a primary land use in the region. Municipal planning, policies and tools that promote the efficient use of land should be used wherever appropriate to support this strategy;
- Employ appropriate planning tools to direct non-agricultural subdivision and development to areas where such development will not constrain agriculture activities, or to areas of lower-quality agricultural lands;
- Minimize conflicts between intensive agricultural operations and incompatible land uses by using appropriate planning tools, setbacks distances and other mitigating measures.

### **Municipal Development Plan (MDP2010):**

- Policies under the Agricultural Section of the MDP2010 support maintaining the integrity of the agricultural land base and note that agricultural uses and industries that support agriculture should be encouraged. Non-agricultural uses should only be permitted on lands where the County judges the proposal to have minimal negative impacts on the agricultural resource, and potential agricultural use of the property and properties that may be affected.

### **Growth Management Strategy:**

The subject parcel lies within the South Central District under the Growth Management Strategy. The vision for the South central District notes that moderate growth is expected, with the majority of this growth taking place on the east side of the district close to highway 2 and the town of Okotoks and High River. It is noted that land use redesignation will be carefully considered to avoid land use conflicts particularly with respect to long establish agricultural operations.

### **Land Use Bylaw 60/2014:**

Definitions:

ASSEMBLY USE means a development that is used by an association or organization for the meeting, social or recreational activities of its members, and which may or may not include the general public. Typical assembly uses include but are not limited to lodges, clubs, and service clubs.

CHILD CARE FACILITY means a child care program offered or provided for under a facility-based license, to provide child care to more than 6 children, not including the person's own children, in

accordance with the Early Learning and Child Care Act. (For example, day care, preschool care, out of school care).

COMMUNITY BUILDINGS AND FACILITIES means buildings and facilities which are available for the use and enjoyment of the inhabitants of the County and the rural area for the purposes of assembly, culture, and recreational activity.

CONFINED FEEDING OPERATION has the meaning given to it by the Agricultural Operations Practice Act, as it may be amended from time to time. *Appendix "C"* to this Bylaw sets out the policies and procedure of the Foothills County regarding a Confined Feeding Operation.

DWELLING, SEMI-DETACHED means a building containing two dwelling units sharing a common wall extending from the first floor to the roof and located side by side with each dwelling unit having at least one separate entrance

DWELLING, TOWNHOUSE means a building divided vertically into three or more separate dwelling units, each of which has an independent entrance either directly or through a common vestibule.

EDUCATIONAL SERVICES, PRIVATE/CHARTER means development for instruction and education purposes, involving assembly for educational, training or instruction purposes by a private school system or individual and includes administration offices, dormitory and accessory buildings. Typical facilities would include private schools, charter schools, or seminaries, community colleges, universities, technical and vocational facilities that are privately owned or operated.

INDUSTRY, LIGHT – means the use of land, buildings, or structures for an industrial activity where activities and uses are primarily carried on within an enclosed building and no significant nuisance factor is created or apparent outside an enclosed building.

MANUFACTURING, LIGHT means the assembling of goods, products, or equipment whose activities are primarily carried on within an enclosed building and no nuisance factor is created or apparent outside of the building.

RELIGIOUS ASSEMBLY means development used for worship and related religious, philanthropic, or social activities and includes accessory rectories, manses, meeting rooms, classrooms, dormitories, and other buildings. Typical facilities would include churches, chapels, mosques, temples, synagogues, parish halls, convents, and monasteries.

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.

UTILITY SERVICES, MAJOR means development for public or private utility infrastructure purposes which is likely to have a major impact on the environment or adjacent land uses by virtue of their emissions, effect, or appearance. Typical facilities would include sewage and/or water treatment plants, sewage lagoons, dams, power generating stations, cooling plants, incinerators, and, and high voltage electrical transmission towers.

## **SUMMARY**

It is requested that Council approve the application for Site Specific Amendment to the Agricultural District (A), to support the proposed application to bring the Cayley Colony into compliance with the Land Use Bylaw.

## **OPTIONS FOR COUNCIL CONSIDERATION:**

### **OPTION #1 – FIRST READING APPROVAL**

Council may choose to grant first reading to the application for a Site Specific Amendment to Agriculture District land use in order to allow for the additional uses presented as a portion of E 09-17-29 W4M and W 10-17-29 W4M in order to bring the Hutterian Brethren Church of Cayley into compliance with the Land Use Bylaw, for the following reason:

*In their consideration of the criteria within the MDP2010 and LUB 60/2014; Council is of the opinion that allowing the proposed uses on the subject lands would not be detrimental to the intended use of the subject parcel and neighbouring parcels.*

Subsequent approval and issuance of a Development Permits will be required.

#### **Recommended Conditions for Option #1:**

1. Staff is seeking Councils direction as to structures within the road allowance. Council may wish to consider:
  - a. Require the finalization of the proposed road closure prior to 3<sup>rd</sup> reading of the bylaw;
  - or
  - b. Execution and registration of an Encroachment Agreement until such time that the road closure is complete, or into perpetuity should the road closure not be approved.
2. Execution and Registration of an Access Easement Agreement and Road Acquisition Agreement for the existing private drive providing access to E 9-17-29 W4M through W 10-17-29 W4;
3. Final amendment application fees to be submitted;
4. Submission of an executed development permit application and the necessary fees.

### **OPTION #2 – POSTPONE**

Council may choose to adjourn the hearing and postpone a decision on the application should they feel that additional information is required to determine the merits of the application.

### **OPTION #3 REFUSE APPLICATION**

Council may choose to refuse the application for a Site Specific Amendment to the Agricultural District land use of the subject parcels if Council is of the opinion that the proposed development density and intensity are not appropriate for the lands.

**APPENDICES**

**APPENDIX A: MAP SET:**

**LOCATION MAP**

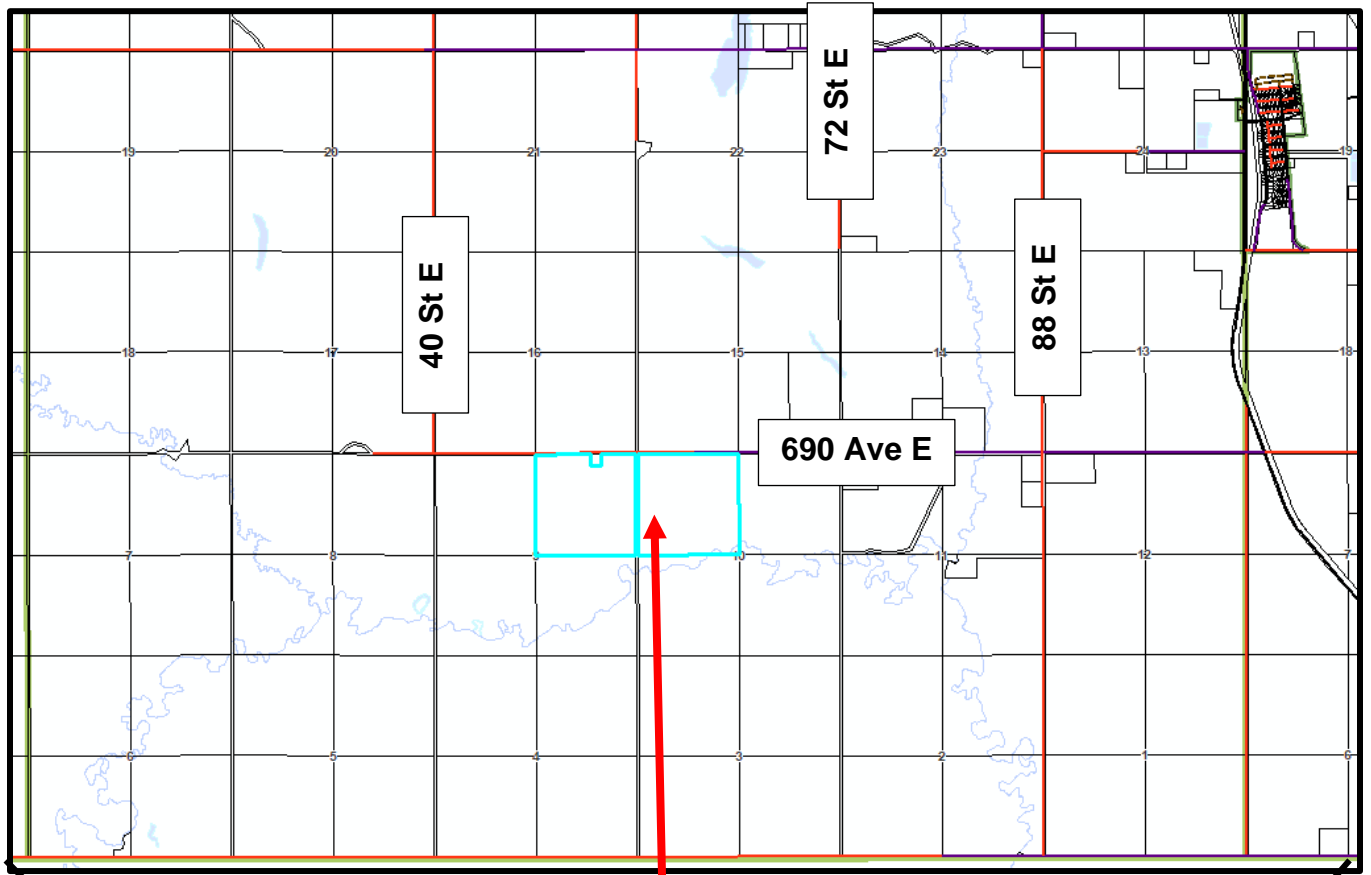
**LAND USE - HALF MILE MAP**

**SITE PLAN**

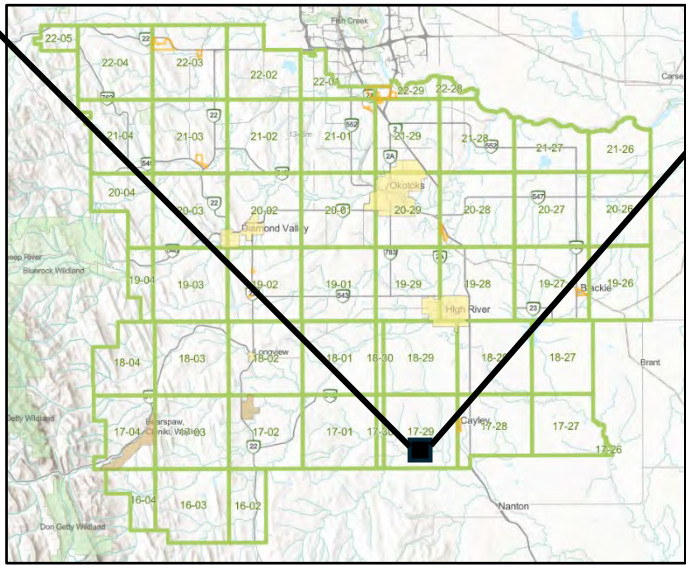
**ORTHO PHOTO**

**APPENDIX B: PROPOSED BYLAW:**

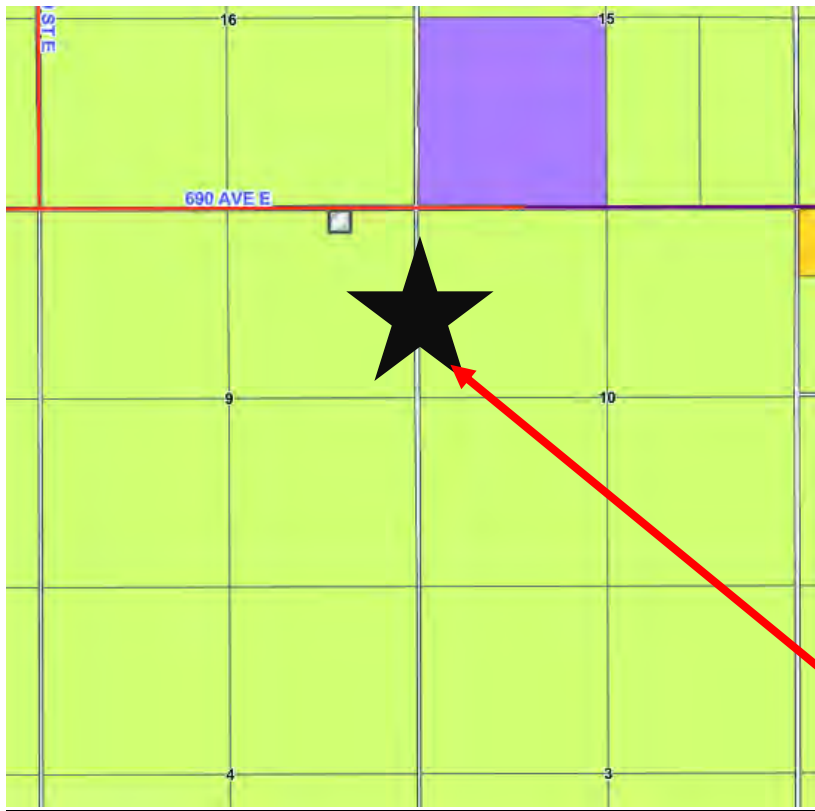
**APPENDIX A: LOCATION MAP**



**Subject Parcels**



**APPENDIX A: LAND USE**

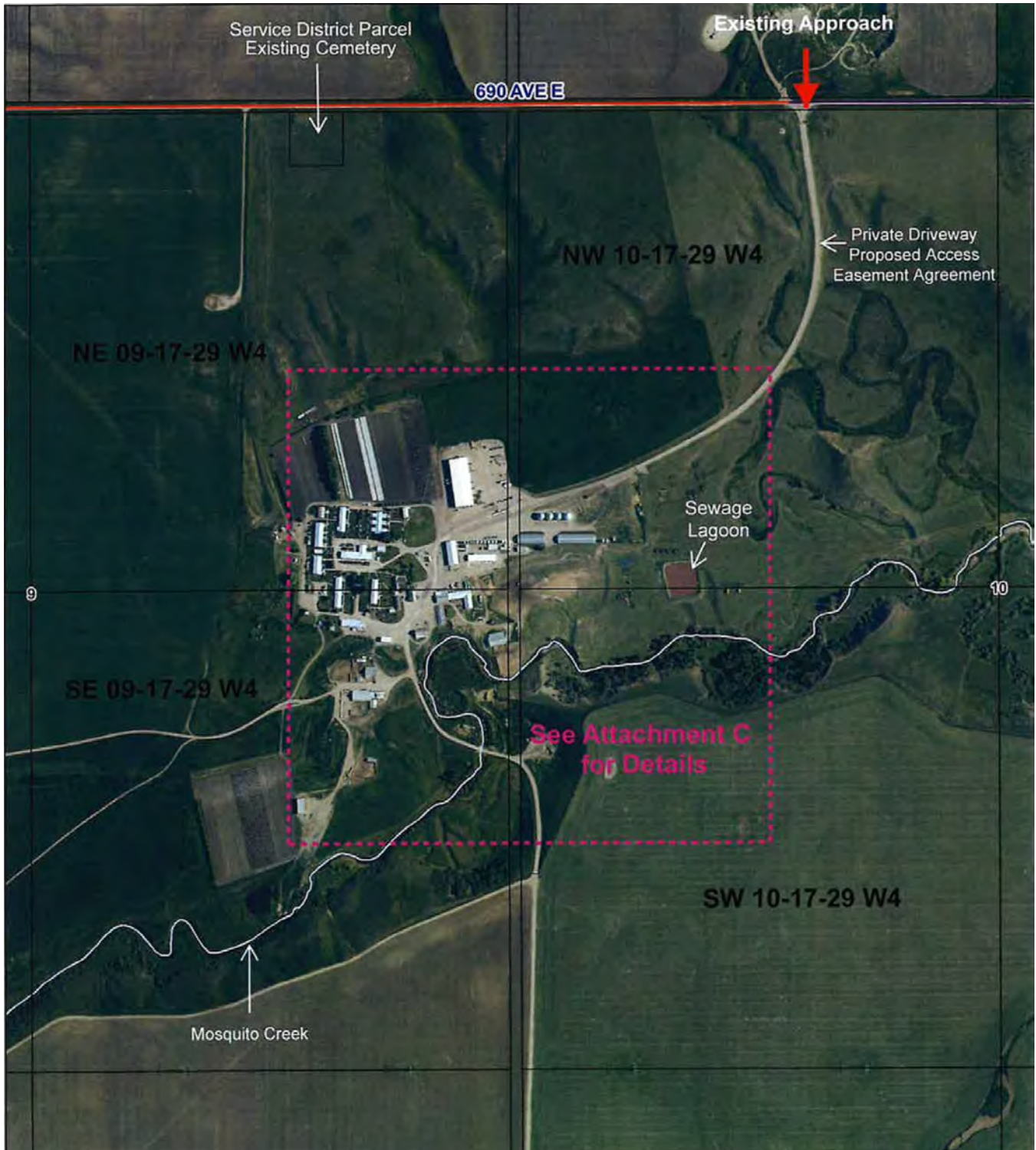


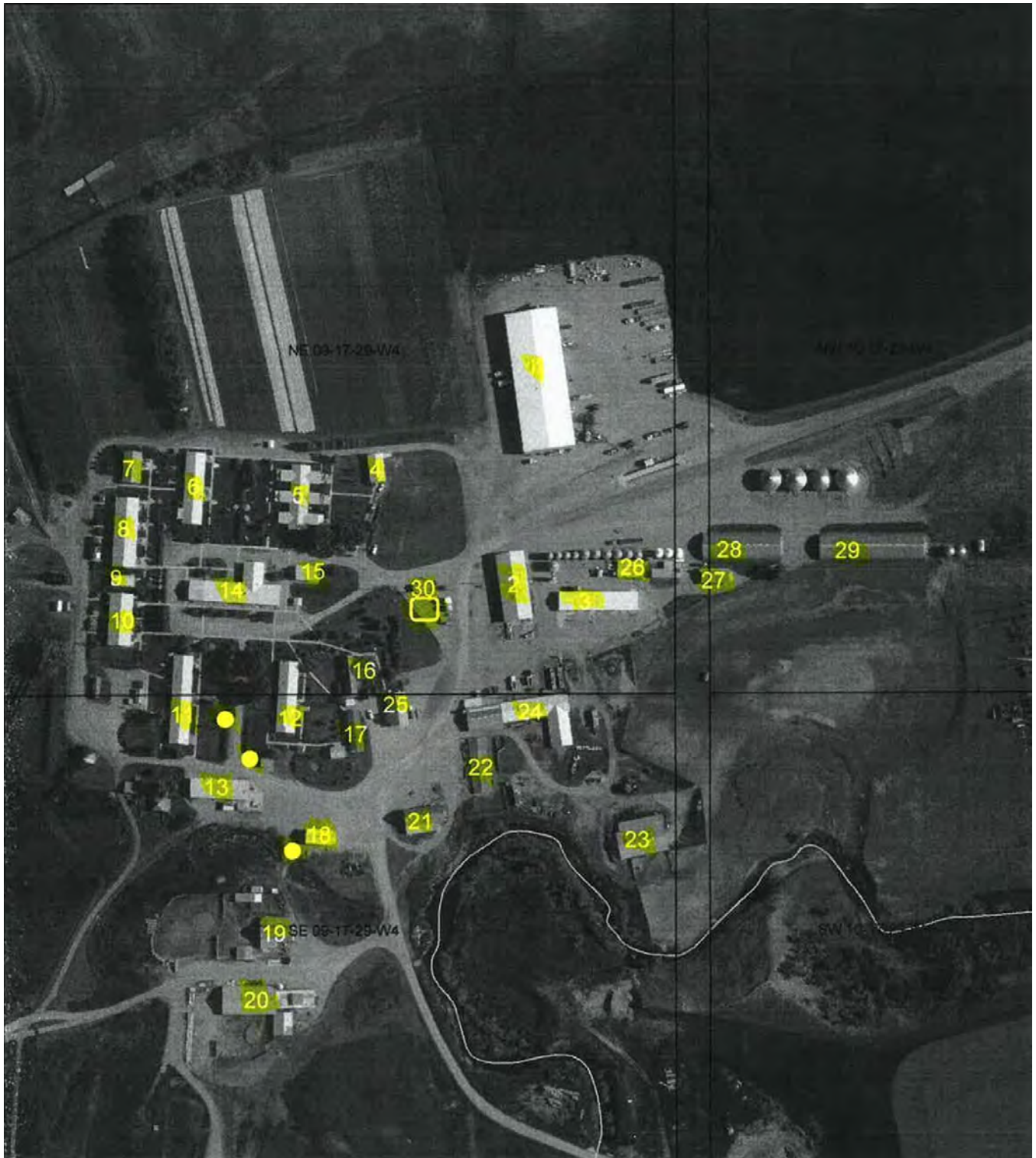
**Legend**

- A- Agricultural
- AA- Agricultural Sub A
- AB- Agriculture Business
- BP- Bussiness Park
- CMC- Community Commercial
- HC- Highway Commercial
- RB- Rural Business
- CR- Country Residential
- INR- Natural Resource Extraction

**Subject Parcel**

**APPENDIX A: SITE PLAN**





**APPENDIX A: ORTHO PHOTO**



**BYLAW XX/2026**

**BEING A BYLAW OF FOOTHILLS COUNTY TO AUTHORIZE AN AMENDMENT TO THE LAND USE BYLAW NO. 60/2014; AS AMENDED.**

**WHEREAS** pursuant to the provisions of the Municipal Government Act, Chapter M-26 Revised Statutes of Alberta 2000, and amendments thereto, the Council of Foothills County (hereinafter called the "Council") in the Province of Alberta, has adopted Land Use Bylaw No. 60/2014 and amendments thereto;

**AND WHEREAS** the Council has received an application to further amend the Land Use Bylaw by authorizing a Site-Specific Amendment to the Agricultural District to allow for Dwelling, Semi-detached and Dwelling, Townhouse as permitted uses on the portion NE 09-17-29 W4M and the portion SE 09-17-29 W4M that lies north of Mosquito Creek.

**AND WHEREAS** the Council has received an application to further amend the Land Use Bylaw by authorizing a Site-Specific Amendment to the Agricultural District to allow for Educational Services, Private/Charter, Child Care Facility, Community Buildings and Facilities, Assembly Use, Religious Assembly, Industry, Light and Manufacturing, Light as discretionary uses on the portion NE 09-17-29 W4M and the portion SE 09-17-29 W4M that lies north of Mosquito Creek.

**AND WHEREAS** the Council has received an application to further amend the Land Use Bylaw by authorizing a Site-Specific Amendment to the Agricultural District to allow for Utility Services, Major as discretionary uses on the portion NW 10-17-29 W4M and the portion SW 10-17-29 W4M that lies north of Mosquito Creek.

**AND WHEREAS** the Council has received an application to further amend the Land Use Bylaw by authorizing a Site-Specific Amendment to the Agricultural District to allow for 35 Dwelling Units on the portion NE 09-17-29 W4M and the portion SE 09-17-29 W4M that lies north of Mosquito Creek.

**AND WHEREAS** the Council has received an application to further amend the Land Use Bylaw by authorizing a Site-Specific Amendment to the Agricultural District to allow for the minimum habitable area to be reduced from 1,077 sq. ft. to 1,024 sq. ft for the 28 existing Dwelling Units on the portion **NE 09-17-29 W4M** and the portion **SE 09-17-29 W4M** that lies north of Mosquito Creek.

**AND WHEREAS** Council has held a public hearing as required by section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26, as amended:

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

1. Under SECTION 12.1. AGRICULTURAL DISTRICT, the following shall be added under SECTION 12.1.4 PERMITTED USES:

*Dwelling, Semi-detached  
Dwelling, Townhouse*

2. Under SECTION 12.1 AGRICULTURAL DISTRICT, the following shall be added under SECTION 12.1.5 DISCRETIONARY USES

*Educational Services, Private/Charter  
Child Care Facility  
Community Buildings and Facilities  
Assembly Use  
Religious Assembly  
\*Industry, Light  
\*Manufacturing, Light*

*\*These uses are restricted to the following:*

- *No retail sales permitted on site*
- *Shall not employ anyone outside of the residents of the property/Colony*

- *Cumulative Business Visits for all business use shall not exceed 12 per day*

3. Under SECTION 12.1 AGRICULTURAL DISTRICT, the following shall be added under SECTION 12.1.5 DISCRETIONARY USES

*Utility Services, Major*

4. Under SECTION 12.1 AGRICULTURAL DISTRICT, the following shall be added under SECTION 12.1.7.2 MAXIMUM DWELLING UNIT DENSITY

*To allow for 35 Dwelling Units*

5. This Bylaw shall have effect on the date of its third reading.

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      , 2025.



**PUBLIC HEARING  
REPORT TO COUNCIL**  
Request to Purchase an Undeveloped Road Allowance  
Public Hearing 11:00am July 8, 2026

<b>Application information</b>		<b>File: PL1729-NE09</b>
<b>LEGAL DESCRIPTION:</b> A portion of the original road allowance adjoining the east boundary of NE 09-17-29 W4M, and the west boundary of NW 10-17-29 W4M containing 2.0 acres +/-		
<b>LANDOWNER:</b> Foothills County		
<b>LICENCE APPLICANT:</b> Hutterian Brethren Church of Cayley		
<b>PROPOSAL:</b> Request to Purchase a Portion of an Undeveloped Road Allowance		
<b>DIVISION NO:</b> 1	<b>COUNCILLOR:</b> Rob Siewert	
<b>FILE MANAGER:</b> Donna Fowler, Municipal Lands Administrator		

**LOCATION**

The Road Allowance is located approximately 5.5km southwest of the Hamlet of Cayley, on 690 Ave E, within an undeveloped portion of 56th Street East.

**BACKGROUND**

On February 12, 2026, the applicants submitted a letter to request Council’s consideration to purchase and consolidate a portion of the undeveloped road allowance bisecting properties owned by the applicant. The portion of undeveloped road allowance lies between the east boundary of NE 9-17-29W4, and the west boundary of NW 10-17-29W4.

On April 22, 2026 Council directed administration to proceed with a public hearing to consider the road closure request.

Foothills County has been working with the applicants on a land use application to bring their property into compliance with the Land Use Bylaw. This application is part of the holistic approach to rectifying those deficiencies.

This portion of road allowance runs directly through the main yard of the colony and multiple buildings are located partially within its boundaries.

The intention is to consolidate the land 50% into NE ¼ 9 and 50% into NW ¼ 10. This split would ensure that each existing building is wholly located within the quarter section and not on the new quarter section line.

Should this application for purchase and consolidation be successful, the applicant will work with a surveyor and land titles to consolidate the NE & SE ¼’s into one parcel (E 9) and the NW & SW ¼’s into one parcel (W 10). This will ensure that the portions of SE 9 & SW 10 on the north side of mosquito creek are not landlocked by the closure and help solve other setback issues.

The applicant currently licenses the road allowance between E 9 and W 10 and would continue to license the remaining portions should this purchase be successful.

The applicant owns all adjoining parcels.

**CIRCULATION:**

The Application File was circulated internally and externally with responses as indicated:

Foothills County Website – Application file posted on July 24, 2026

Western Wheel Advertisement – June 24 & July 1, 2026

Adjacent Landowner Circulation – No concerns to June 30, 2026

External Agencies Circulated – No concerns to June 30, 2026

Internal Circulation – No concerns to June 30, 2026

**REQUEST OF COUNCIL**

OPTION 1 – APPROVAL

That Council grants first reading to Bylaw XX/2026 to authorize the closure of a portion of the original road allowance adjoining the east boundary of NE 09-17-29 W4M, and the west boundary of NW 10-17-29 W4M containing 2.0 acres +/- more or less, for purchase and consolidation. Access will be denied.

*Subject to approval from the Minister of Transportation and Economic Corridors prior to second and third reading of the Bylaw*

OPTION 2 – POSTPONE

That Council postpones their decision to allow administration to gather more information.

OPTION 3 – REFUSAL

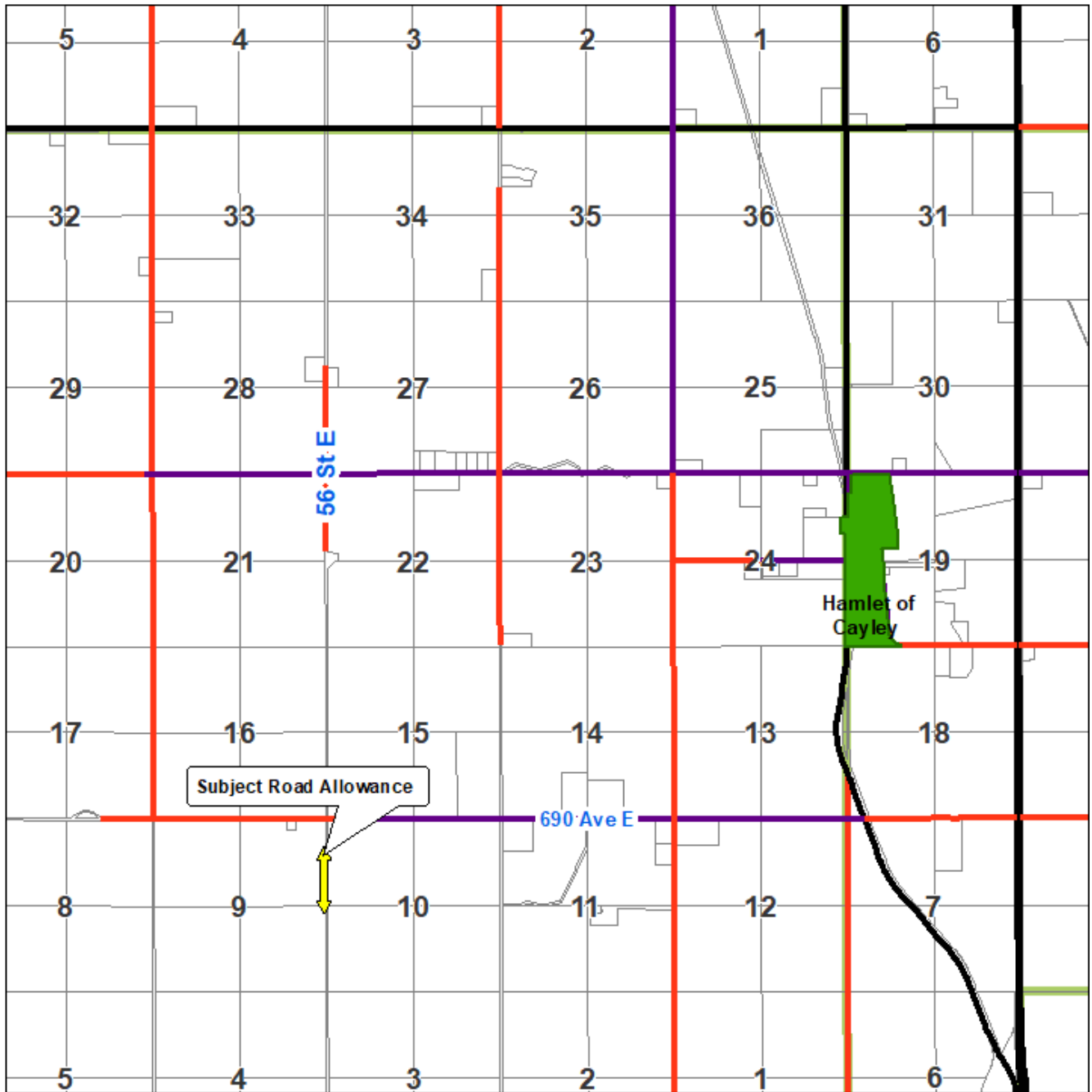
That Council denies the application, at this time.

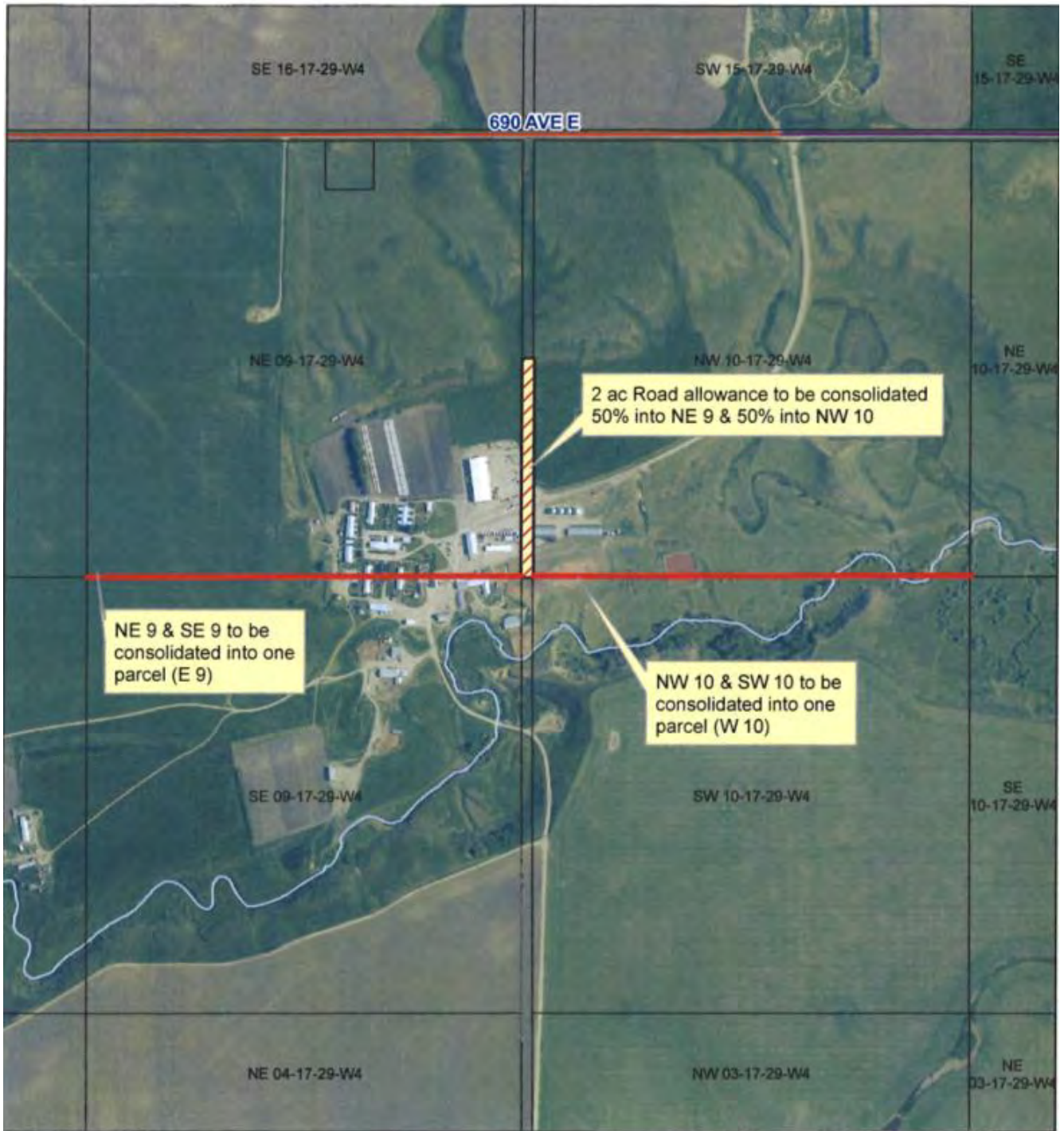
**APPENDICES**

**APPENDIX A – Location Maps & Orthophotos**

**APPENDIX B – Draft Bylaw**

**APPENDIX A:  
LOCATION MAPS**







2 ac Road allowance to be consolidated  
50% into NE 9 & 50% into NW 10

BYLAW XX/2026

A BYLAW OF FOOTHILLS COUNTY FOR THE PURPOSE OF CLOSING TO PUBLIC TRAVEL AND PURCHASE OF PORTIONS OF A PUBLIC HIGHWAY IN ACCORDANCE WITH SECTION 22 OF THE MUNICIPAL GOVERNMENT ACT, CHAPTER M26, REVISED STATUTES OF ALBERTA 2000, AS AMENDED.

WHEREAS the lands hereafter described are no longer required for public travel, and

WHEREAS application has been made to Council to have the highway closed, and

WHEREAS the Council of Foothills County deems it expedient to provide for a bylaw for the purpose of closing certain roads, or portions thereof, situated in the said municipality, and

WHEREAS notice of intention of Council to pass a bylaw has been given in accordance with Section 606 of the Municipal Government Act, and published in the Western Wheel on June 24, 2026, and July 1, 2026, and

WHEREAS Council was not petitioned in writing by a person claiming to be prejudicially affected by the bylaw.

NOW THEREFORE BE IT RESOLVED that the Council of Foothills County in the Province of Alberta does hereby close to public travel and create title to the following highways, subject to the rights of access granted by other legislation:

THE SOUTHERNMOST 400 VERTICAL METERS OF THE ROAD ALLOWANCE LYING EAST OF THE NORTHEAST ¼ OF SECTION 09 TOWNSHIP 17 RANGE 29 WEST OF THE 4<sup>TH</sup> MERIDIAN CONTAINING 2.0 ACRES (0.81 HECTARES) MORE OR LESS

Excepting thereout all mines and minerals.

Received first reading this \_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Chief Elected Official  
(Seal)

\_\_\_\_\_  
Chief Administrative Officer

APPROVED this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Minister of Transportation & Economic Corridors


Received second reading this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Received third reading and finally passed this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Chief Elected Official  
(Seal)

\_\_\_\_\_  
Chief Administrative Officer

**PUBLIC HEARINGS AND MEETINGS  
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
 LAND USE AMENDMENT  
 July 8, 2026  
 To be heard at: 1:30 PM**

<b>APPLICATION INFORMATION</b>		
	<b>LEGAL DESCRIPTION:</b> Plan 9211338, Block 6, Lot 2, PTN: NE 01-20-29-W4M	
	<b>LANDOWNER:</b> Romel and Cristy Penaojas	
	<b>AGENT:</b> Township Planning and Design / Robyn Erhardt	
	<b>AREA OF SUBJECT LANDS:</b> 9.19 acres	
	<b>CURRENT LAND USE:</b> Country Residential District	
	<b>PROPOSED LAND USE:</b> Country Residential District	
<b>PROPOSAL:</b> Amendment to the Country Residential District to allow the future subdivision of one 4.59 +/- acre Country Residential District lot, with a 4.59 +/- Country Residential District balance parcel remaining within Plan 9211338, Block 6, Lot 2, PTN: NE 01-20-29-W4M.		
<b>DIVISION NO:</b> 1	<b>REEVE:</b> Rob Siewert	<b>FILE MANAGER:</b> Theresa Chipchase

**EXECUTIVE SUMMARY**

**Summary of Proposal**

To provide one new 4.59 +/- acre Country Residential District lot with a 4.59 +/- acre Country Residential District balance parcel from Plan 9211338, Block 6, Lot 2, PTN: NE 01-20-29-W4M.

**Location**

The parcel is located approximately 8.0 kilometres north of the Town of High River, 6.0 kilometres south and east of the Town of Okotoks, southeast of the Hamlet of Aldersyde, directly south of 418<sup>th</sup> Avenue East, directly east of 79<sup>th</sup> Street East (service road to Hwy 2A), and Provincial highway 2A.

**Access**

Access to the proposed 4.59 +/- acre Country Residential District lot is to be provided through the construction of a new standard approach from the east side of the property connecting the lot to 79<sup>th</sup> Street East which is a partial service road to Highway 2A.

Access to the proposed 4.59 +/- acre Country Residential Balance parcel is to be provided from the existing approach on the north side of the parcel which connects the existing yard site to 418<sup>th</sup> Avenue East.

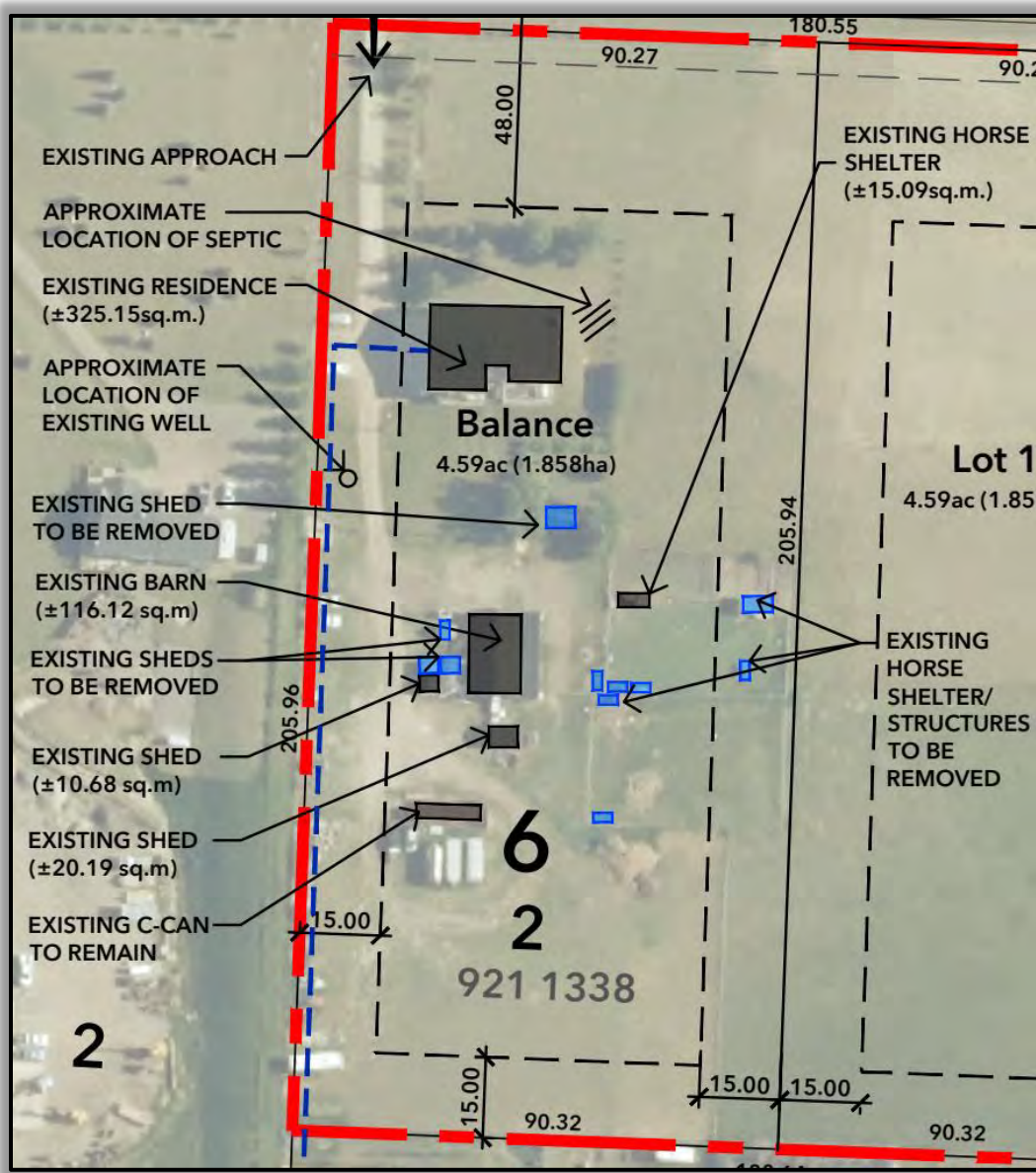
**Water and Wastewater**

The proposed balance parcel is connected to the water line within the Maple Leaf Coop water system and also contains a water well. The proposed new lot is to obtain its water from connection to the Maple Leaf water coop through the extension of the water line through the road right of way for 79<sup>th</sup> Street East, north and into the lot, from the County's water booster station located at the southern end of 79<sup>th</sup> Street East, where this service road comes to a dead

end. Public Works has provided that the new connection will require a trickle fill system to be installed to ensure the overall system maintains adequate pressure.

Wastewater is provided to the existing residence on the balance parcel by a conventional septic tank and tile field. Wastewater is to be determined for the proposed lot in accordance with PSTS testing that is to be provided as a condition of a subdivision approval.

### Accessory Buildings



The balance parcel, as shown above, is proposed to contain all existing accessory buildings, which will exceed those allowed on a 4.59 acre parcel. The County's Land Use Bylaw allows a 4.59 acre parcel, four accessory buildings not to cumulatively exceed 3075 square feet. The applicant's site plan identifies there to be twelve accessory buildings on the existing parcel ranging from very small shelters for goats and chickens to a larger barn structure and a sea-can. The applicants site plan also shows which accessory buildings are proposed to be removed (in blue) from the site and those the landowners wish to retain (in grey).

The applicants would like to retain five accessory structures (barn, three sheds and a sea can), which would still exceed the number of accessory buildings allowed on a parcel of this size, by one, but would reduce the overall square footage on the site to approximately 1959.89 square feet which would be well under the allowable cumulative square footage for a 4.59 acre property.

---

### **Home Based Business**

The applicant is currently storing business related equipment, vehicles and materials outdoors on the property and will require a development permit for a Type III home based business to be approved by the County, in order to continue the business use from within this property.

**NOTE:** In discussions with the applicant's agent, it is anticipated that the appropriate development permits for the sea can, accessory buildings and home based business will be provided as required, to the satisfaction of the County. It is suggested that these permit requirements be provided as conditions of a subdivision approval.

---

### **Pertinent Site Considerations**

The property is for the most part slightly rolling to flat grassland with the eastern side of the property being grazed hay land, and the western side utilized as a yard site for the residence and business. The partial north boundary contains a row of planted spruce trees with poplar, spruce and caragana hedgerows planted around the residence and yard site. Drainage from the property located northwest of the applicant appears to have impacted the County's ditch right of way, adjacent to the north boundary of the applicant's parcel and has further naturalized into a small wetland within the northeast corner of the applicant's property because of this adverse drainage. Wetland vegetation such as bulrush and cattails can be found through the drainage within the County's ditch right of way, as well as within the applicant's property.

---

### **Policy Evaluation**

Reviewed within the terms of the County's Highway 2A Industrial Area Structure Plan, Municipal Development Plan 2010, Growth Management Strategy and Land Use Bylaw.

---

### **Referral Considerations**

Referred to required Provincial and Municipal bodies as well as all utilities.

---

## **PURPOSE OF APPLICATION**

### **Bylaw XX/2026**

**AND WHEREAS** the Council has received an 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 4.59 +/- acre Country Residential lot, leaving a 4.59 +/- acre Country Residential balance parcel.

---

## **POLICY EVALUATION**

### **Municipal Development Plan**

Policy 3, 7, 9, and 11 of the Residential section of the MDP2010 provide that to consider the proposal to be developable by the Subdivision Authority, residential parcels should be compatible with the surrounding area and existing uses. Further recognizing that the design and infrastructure of residential development should consider the efficient use of land, the cumulative effects of development, the suitability of the lands for residential use, the functional linkage of the proposal to adjoining lands and the conservation of water.

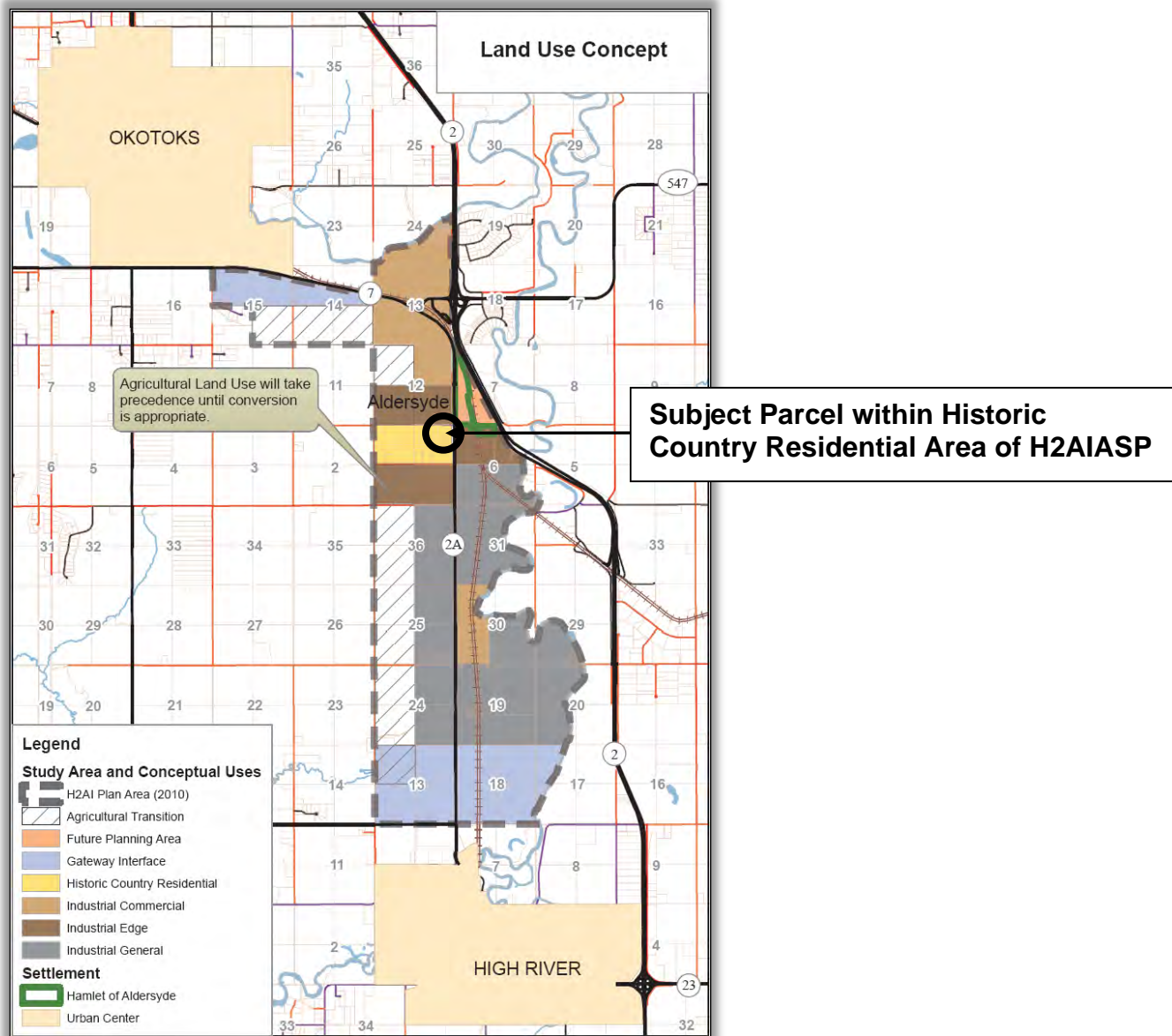
### **Highway 2A Industrial Area Structure Plan:**

The applicants parcel falls within the Historic Country Residential land use within Phase 2 of the ASP's development area.

The intent of the Historic Country Residential policy area is to preserve the integrity of existing residential development within the corridor, but outside of the Hamlet of Aldersyde. When adequate servicing becomes available, existing Historic Country Residential development may benefit from increased residential densities and the introduction of home based businesses.

### **H2AIASP**

The land use concept is represented graphically on Map 3. The Land Use Concept map provides a logical and complementary view of the corridor's future development, with current land use designations being complemented by comprehensive policy direction.



### **3.5.1 Historic Country Residential Intent**

The Historic Country Residential (HCR) policy area will preserve the integrity of existing residential development within the corridor, but outside of the Hamlet of Aldersyde. When

adequate servicing becomes available, existing HCR development may benefit from increased residential densities and the introduction of home based businesses.

### **Policies**

- 3.5.1.1 Further Country Residential subdivision within the plan area should only be considered within the North half of Section 1, Township 20, Range 29, West of the 4<sup>th</sup> Meridian (N1/2 1-20-29-W4M)
- 3.5.1.2 Country Residential subdivision and development outside of the N ½ 1-20-29-W4 and Residential subdivision and development outside the Hamlet of Aldersyde should not occur.
- 3.5.1.3 The subdivision of new Country Residential parcels within the N1/2 1-20-29-W4M shall align with the density provisions set forth in the Land Use Bylaw, unless an increase in density is deemed appropriate by the Approving Authority
- 3.5.1.4 When adequate servicing is available, home based business may be permitted for properties within the N1/2 1-20-29-W4M, if deemed appropriate by the Approving Authority.
- 3.5.1.5 Home based businesses in the plan area shall be required to adhere to the *Enhanced Design Guidelines* found within the *Design Guidelines* (Appendix B).

### **6.1 Water Servicing**

#### **Policies**

- 6.1.1 Other than Country Residential development that meets the density provisions set forth in the LUB and Interim development as deemed appropriate by the Approving Authority, all new development within the plan area shall be serviced by piped water.
- 6.1.2 Water Servicing Levies and connection fees shall be required as per the Development Area Offsite Levy Bylaw.
- 6.1.8 Redesignation/Subdivision/Development approval other than for appropriate interim uses as defined by the Municipality should be considered ONLY when adequate piped water is proven to be available in accordance with policies 6.1.6 and 6.1.7.

### **Wastewater Servicing**

#### **Policies**

- 6.2.2 Development shall connect to communal wastewater systems, unless on-site servicing is deemed appropriate by the Municipality.

### **10.1 Phasing**

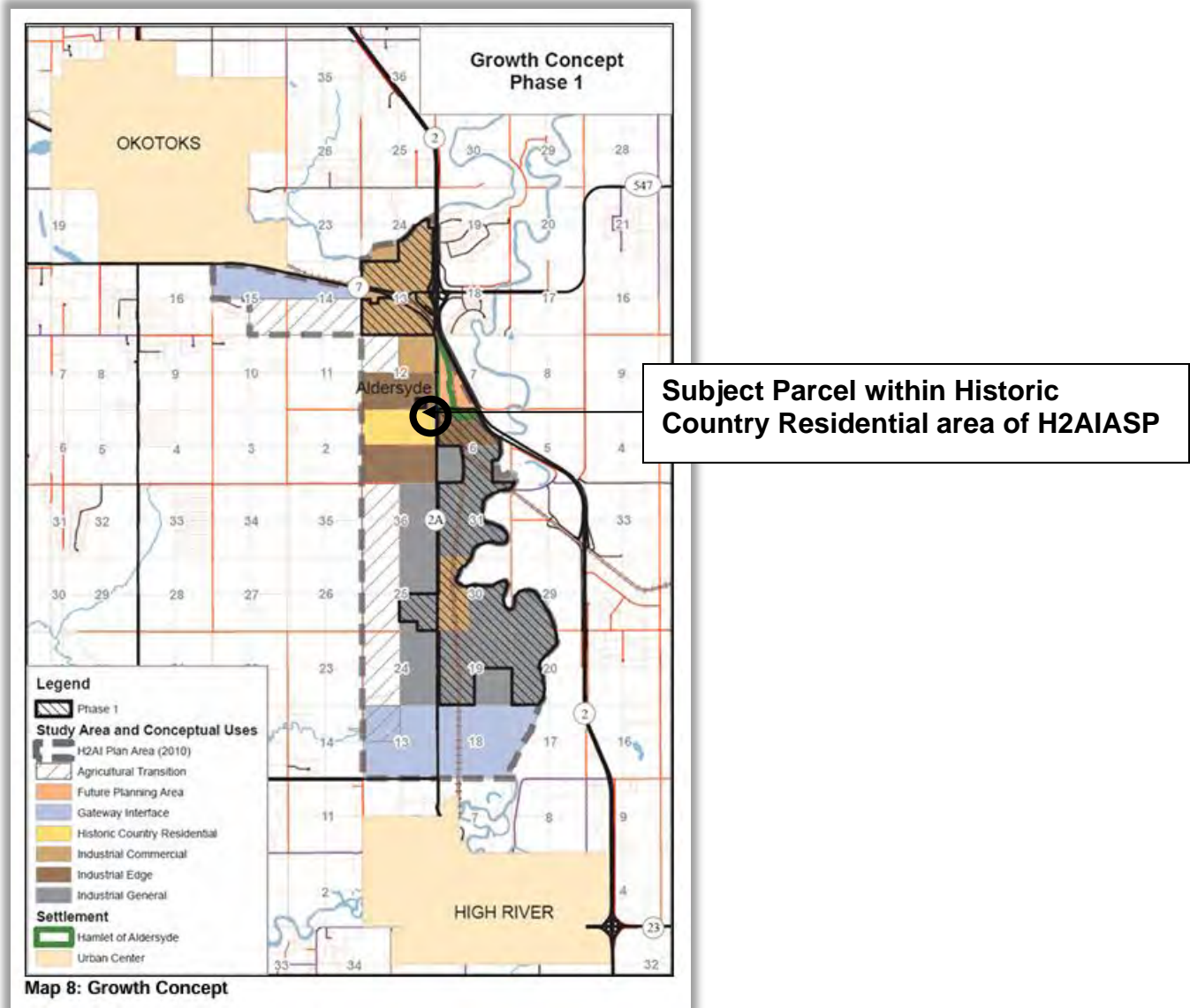
#### **Intent**

The purpose of a comprehensive phasing concept is to ensure the most logical and efficient development of the plan area into the future. Consideration of the existing developed areas of the corridor, available water resources, productive agricultural lands, and a need for the extension of servicing and infrastructure will provide a logical growth pattern.

#### **Policies**

- 10.1.1 Subdivision and Development should follow the phasing concept presented in Map 8
- 10.1.3 Subdivision and Development applications within Phase 1 should be considered based on a combination of available piped water resources and other relevant attributes as determined by the Approving Authority.

- 10.1.4 Subsequent phases of land use redesignation, subdivision and development on these lands outside of Phase 1 shall be considered only when additional piped water resources are secured to the satisfaction of the Approving Authority.
- 10.1.5 Should available piped water resources become available, the planning and development of subsequent phases



**Land Use Bylaw**

Should the application be approved, the proposal would meet the parcel density requirements and parcel size requirements as set out in Section 13.1.6.2 a. and b. of the Country Residential District.

**Country Residential District - Density Provisions**

As provided in the parcel history section of the staff report, on the previous page, it is anticipated that this application would not require an exemption from the County’s density policy with specific respect to the density requirements of the Country Residential District, as the history provided would support the applicant’s lot being considered as a nominal 10 acre lot subdivided from a nominal 20 acre parcel.

## **Growth Management Strategy**

The subject parcel is located within the Central District. The vision for the Central District identifies that lands which fall within this District are expected to see intensified and significant development.

## **CURRENT LAND USES**

### **Subject Parcel**

Country Residential District with Site Specific Amendment for Recreational Vehicle Storage

### **Adjacent Lands**

Country Residential District with Site Specific Amendments, Country Residential District, Industrial Edge (School Bus Yard and Sprung Structures) and Hamlet Industry

### **Area Character**

The applicant's lands are within an area of the H2AISP that is uniquely recognized for its live/work properties, within the Maple Leaf Coop, which are classified within the H2AISP as Historic Country Residential. The County land uses in this area include Industrial Edge (school bus storage yard), Country Residential District with a Site Specific Amendment for Recreational Vehicle Storage (Uncle Bob's Storage) and Agricultural District to the north, Hamlet Industrial (Triple T Holdings – truss and wall panel construction) and Residential Community District to the Northeast, Industrial Edge (Sprung Structure), General Industry (proposed Asphalt Plant) and Agricultural Districts to the east, with Country Residential and Agricultural Districts to the south

## **MAPLE LEAF COOP BACKGROUND**

The Maple Leaf Coop began as a private water coop, obtaining treated water from the Town of High River, as certain parcels within this area had experienced a lack of potable water.

The north half of 01-20-29-W4M was subdivided into sixteen nominal 20 acre blocks under the Calgary Regional Planning Commission, beginning in the early 70's. In the 80's the municipality began to look for water in the Aldersyde area and was unsuccessful, it wasn't until Cargill and the MagCan plant located in the 2A corridor that it became feasible to undertake construction of a pipeline, under agreement, north from the Town of High River. The 20 acre lots petitioned the County to be allowed to connect to the water line, which was approved, with 50 ipgm of the system's capacity allocated to the Maple Leaf Coop and intended to service the sixteen existing 20 acre lots subdivided from the north half of Section 01-20-29-W4M. The Coop then managed connections to this system for each nominal 20 acre parcel and allowed two connections to the system to provide for one new subdivision from each of the 20 acre parcels.

The County took over operation of Maple Leaf Water Coop somewhere in the early 2000's, continuing the practice to allow only two connections to the water system per nominal 20 acre parcel in the Coop area.

Several of the lots within the Coop are also provided with water from individual water wells, which were either existing situations or, in the case of one lot, approved by the Municipal Government Board.

The most recent subdivision within the Coop, registered in 2019, allowed the owner of Plan 1911171, Block 14, Lot 1, the future opportunity to connect both the new lot and the balance parcel to the Water Coop, which would require the future landowner to extend the necessary infrastructure to bring the line to the property and to provide the Municipal Water Supply Connections Fees as required.

## PARCEL HISTORY

The parcel was surveyed out of the north half of Section 01-20-29-W4M, as an 18.87 acre lot which was considered a nominal twenty acre property by Council due to a 100 foot service road being surveyed from the east boundary of the title in 1972 and a 0.1 acre public utility lot being surveyed from the southeast of the lot in 1989 with additional service road dedication surveyed out in 1991.

**1992** – One 8.0 acre lot was subdivided from the 18.77 acre existing title, with a 10.77 acre balance remaining (Penaojas) from the nominal 20 acre parcel within the NE 01-20-29-W4M, with both the lot and the balance remaining further reduced by the 50 foot wide service road dedication surveyed out of the titles. Both lots are also connected to the Maple Leaf Water Coop.

The public utility lot was provided for the construction of a water pumphouse required to service the Maple Leaf Coop residences who were connected to the water line.

At that time, 79<sup>th</sup> Street did not exist, therefore access was provided by easement over 50 feet of caveated land along the east boundary that was required by Alberta Transportation for future service road development. 79<sup>th</sup> Street is now a surveyed out, developed, partial service road with a graveled surface, which dead ends at the water booster station.

**1998** – Subdivision was refused to separate the southern 8.0 acre lot into one 4.05 acre parcel and one 3.95 acre parcel. The subdivision was refused under the following motion:

*“Moved that the subdivision of one 4.05 acre parcel from Plan 9211338, Block 6, Lot 3 in the N.E 01-20-29-W4M be refused as the land is not properly zoned to accommodate the subdivision. The overall intent of the area was to provide a water supply by way of the Maple Leaf Water Coop and the potential for subdivision was not to exceed a maximum of 32 lots in the half section.”*

The subdivision refusal was appealed to the Municipal Government Board who overturned Council’s decision allowing the southern 3.95 acre lot to drill a water well with the 4.05 acre northern balance already connected to the Maple Leaf Coop waterline.

CIRCULATION REFERRALS	
REFEREE	COMMENTS
EXTERNAL	
Alberta Transportation	<p><b>Transportation and Economic Corridors offer the following comments with respect to this application:</b></p> <p>The requirements of Section 18 of the Regulation would not be met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors is prepared to grant approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.</p> <p>The requirements of Section 19 of the Regulation are met, therefore no variance of Section 19 of the Regulation would be required, at the time of subsequent subdivision.</p> <p>If there are any changes to the proposed subdivision that was submitted with this land use referral, a separate referral pursuant to Section 7(6)(d)</p>

## CIRCULATION REFERRALS

	<p>of the Matters Related to Subdivision and Development Regulation is required and the comments in respect of Sections 18 and 19 of the Regulation contained in this decision are no longer valid.</p> <p>Please contact Alberta Transportation and Economic Corridors through the <a href="#">RPATH Portal</a> if you have any questions or require additional information.</p> <p><b>Issued by Gerry Benoit, Development and Planning Technologist, on April 30<sup>th</sup>, 2026, on behalf of the Minister of Transportation and Economic Corridors.</b></p>
<b>ATCO Energy Systems</b>	ATCO Transmission wishes to confirm we have no conflict as we have no high pressure pipelines in the proposed area.
<b>ATCO Pipe</b>	The Distribution Engineering Growth Department of ATCO Gas Distribution has reviewed the named plan and provides conditional approval.
<b>FortisAlberta</b>	FortisAlberta has no concerns with the proposed amendment
<b>INTERNAL</b>	
<b>Public Works</b>	<p>Public Works requests the following as conditions of <b>subdivision</b> for the proposed lot:</p> <ul style="list-style-type: none"> <li>• Septic Disposal Evaluation (PSTS)</li> </ul> <p>Public Works also provides the following::</p> <ul style="list-style-type: none"> <li>• The new approach is to be constructed to current municipal standards. The minimum setback distance for the approach to the 418 Ave/79 Street intersection is 60 metres.</li> <li>• Connection of the new lot to the water co-op is required. Utilities have confirmed there is more than adequate capacity in the system for additional residential usage. With additional licensing being acquired by the County and the upcoming introduction of the County's new water infrastructure. The tie in location will be at the booster station at the southern end of 79<sup>th</sup> Street East.</li> <li>• A trickle fill system will be required for connection of the new lot to the water Co-op to ensure adequate reliable water pressure can be maintained. The system is to be installed by the Developer, as a condition of Development permit.</li> <li>• The applicant is responsible for extension of the new line from the booster station to the proposed parcel. Tie in is to be to the satisfaction of Public Works – Utilities.</li> <li>• Fees to be provided:             <ul style="list-style-type: none"> <li>○ Standard water metre install – 5/8 “- \$149.70</li> <li>○ Base rate water meter install - \$387.21</li> <li>○ Connection fee - \$165.00</li> </ul> </li> </ul>

# CIRCULATION REFERRALS

<b>PUBLIC</b>	
<b>Western Wheel</b>	June 24 <sup>th</sup> and July 1 <sup>st</sup> , 2026
<b>Landowners (Half Mile)</b>	No letters received prior to the submission of this staff report

## SUMMARY

### Bylaw XX/2026

**WHEREAS** the Council has received an 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 4.59 +/- acre Country Residential lot, leaving a 4.59 +/- acre Country Residential balance parcel.

## OPTIONS FOR COUNCIL CONSIDERATION

### OPTION #1: APPROVAL OF AMENDMENT

Council may choose to grant 1<sup>st</sup> reading to the application authorizing amendment of Plan 9211338, Block 6, Lot 2, PTN: NE 01-20-29-W4M. from the Country Residential District land use rules in order to allow for the future subdivision of one new 4.59 +/- acre Country Residential District lot and a 4.59 +/- 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.*

*Additionally, Council is supportive of the application, as it is 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.*

*Finally in accordance with the H2A/ASP, with respect to the Historic Country Residential Policy, the lands fall within the N1/2 01-20-29-W4M where subdivision is supported, piped water is available to allow subdivision to proceed outside of Phase 1 of the ASP and the proposal complies with the density provisions of the County's Land Use Bylaw.*

*Staff suggests Country Residential Sub-District "A" for the new 4.59 +/- acre proposed lot to ensure that the recommendations and restrictions as outlined in the septic disposal evaluation, (provided as conditions of subdivision), and required trickle fill system installation (provided as condition 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 may be required. Council may also wish to request a \$5000.00 deposit as a pre-release condition to ensure compliance of all conditions of the development permit.*

Council may choose to impose the following suggested conditions with the Land Use approval:

### **Recommended Conditions for Option #1:**

1. Applicant to fully execute and comply with all requirements as outlined within a Development Agreement for the purposes of all water utility infrastructure (connection to Maple Leaf Water Coop and future installation of a trickle fill system), water utility servicing extensions, water connection fees, 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. All extensions and connections to the existing maple leaf coop water infrastructure are the responsibility of the Developer;
3. Septic Disposal Evaluation to be provided for the proposed new 4.59 +/- 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, **as a condition of subdivision**;
4. Applicant to provide a complete application for development permit with respect to the sea-can, accessory buildings and business use currently on the property, all of which do not meet the requirements of the County's Land Use Bylaw 60/2014, to the satisfaction of the County, **as a condition of subdivision**;
5. Final amendment application fees to be submitted;
6. Submission of an executed subdivision application and the necessary fees.

**OPTION #2 – REFUSAL OF AMENDMENT**

Council may choose to refuse the application for the amendment of Plan 9211338, Block 6, Lot 2, PTN: NE 01-20-29-W4M. from the Country Residential District land use rules in order to allow for the future subdivision of one new 4.59 +/- acre Country Residential District lot and a 4.59 +/- acre Country Residential District balance parcel, for the following reasons:

*In consideration of the criteria noted in the Residential Policies of the MDP2010, Council is of the opinion that the application does not adequately address the intent of the policy with respect to the cumulative effects of the development and the suitability of the lands for future development.*

*Additionally with respect to the Phasing policies of the Highway 2A Industrial Area Structure Plan, the proposed development is located outside Phase 1 of the overall development of the ASP.*

**APPENDICES**

**APPENDIX A: MAP SET**

- LOCATION MAP
- HALF MILE MAP – LAND USE
- HALF MILE MAP – PARCEL SIZES
- SITE PLAN
- ORTHO PHOTO

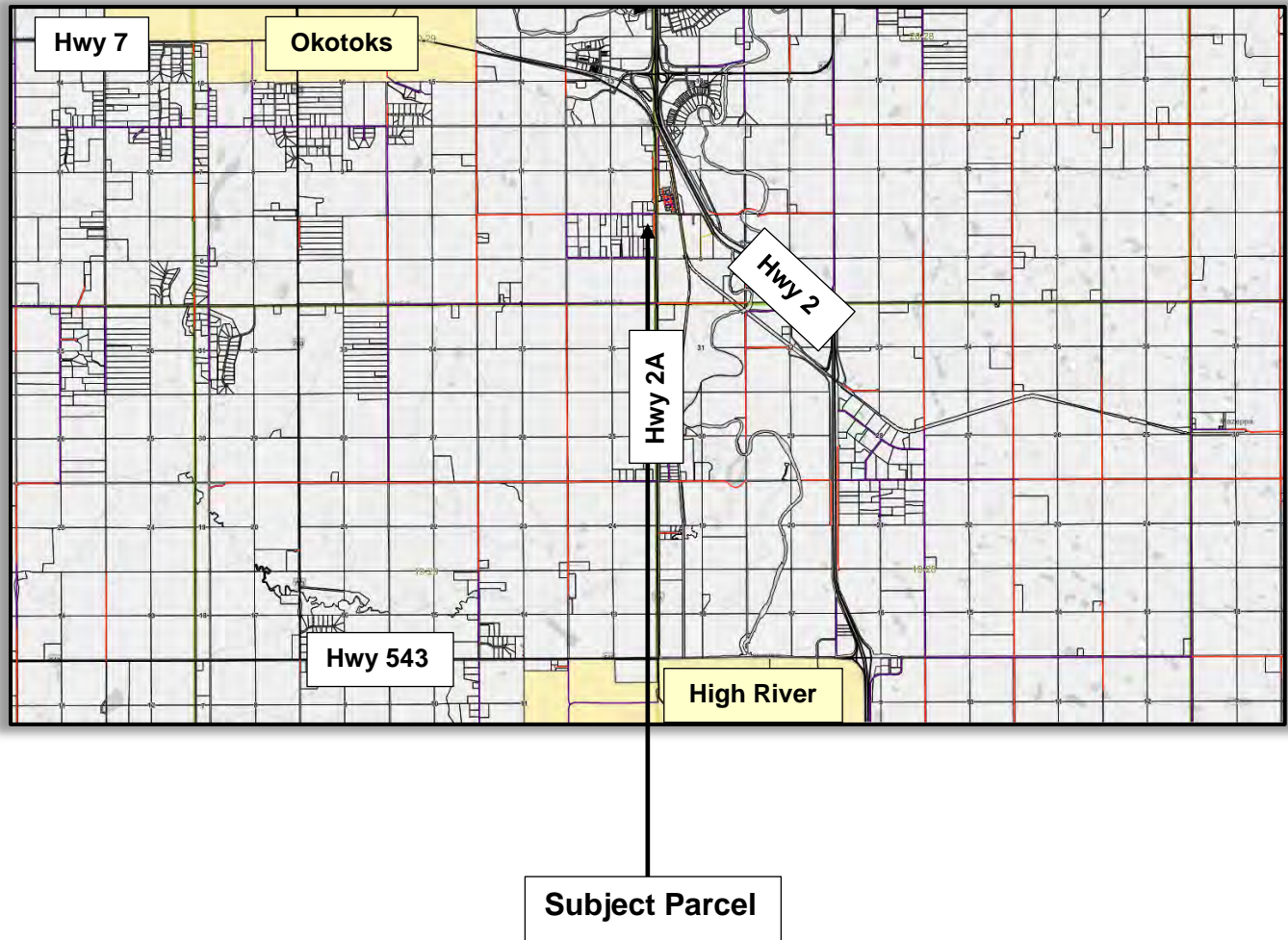
**APPENDIX B:**

- AGENTS LETTER

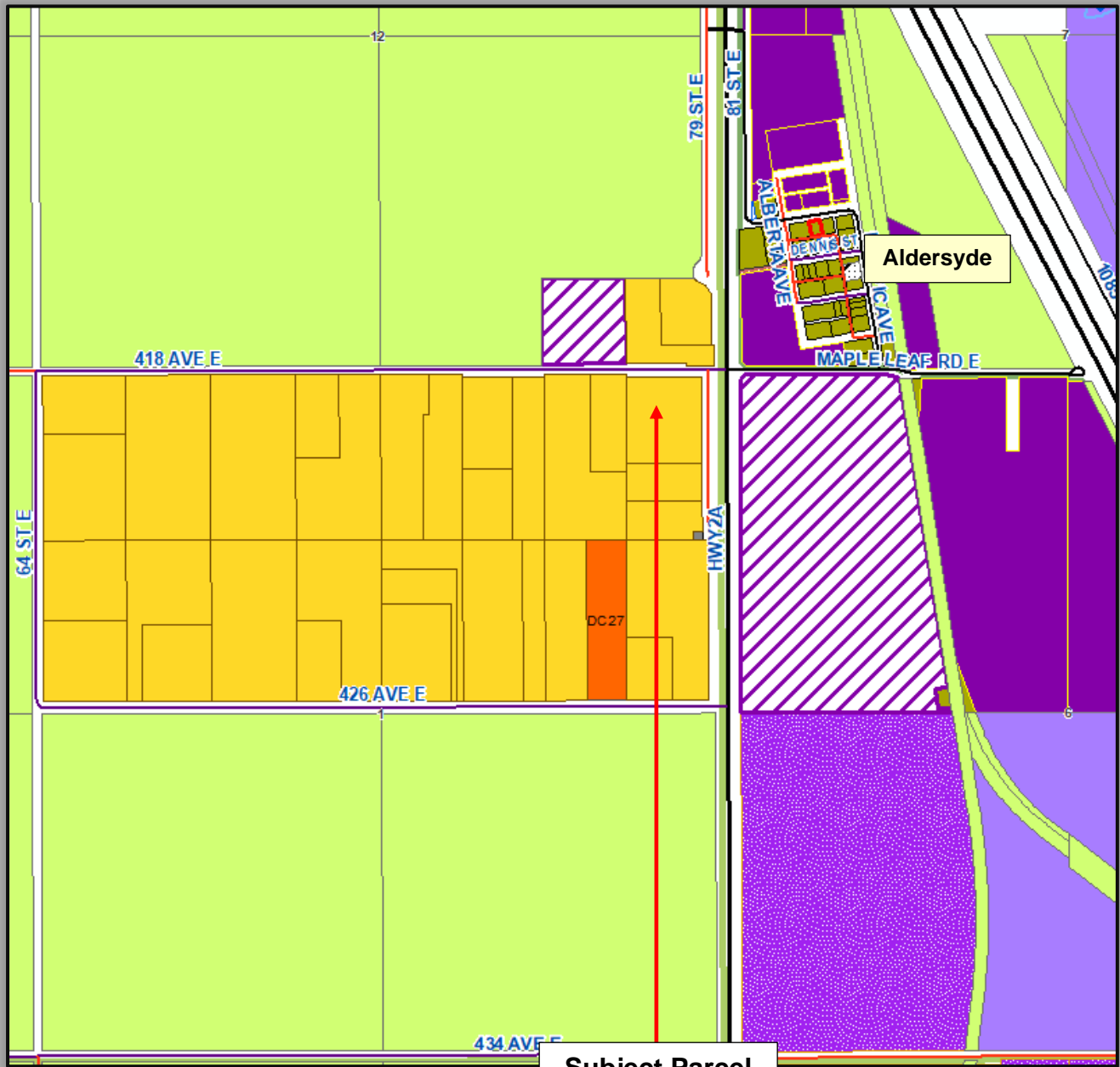
**APPENDIX C:**

- DRAFT BYLAW

**APPENDIX A: LOCATION MAP**



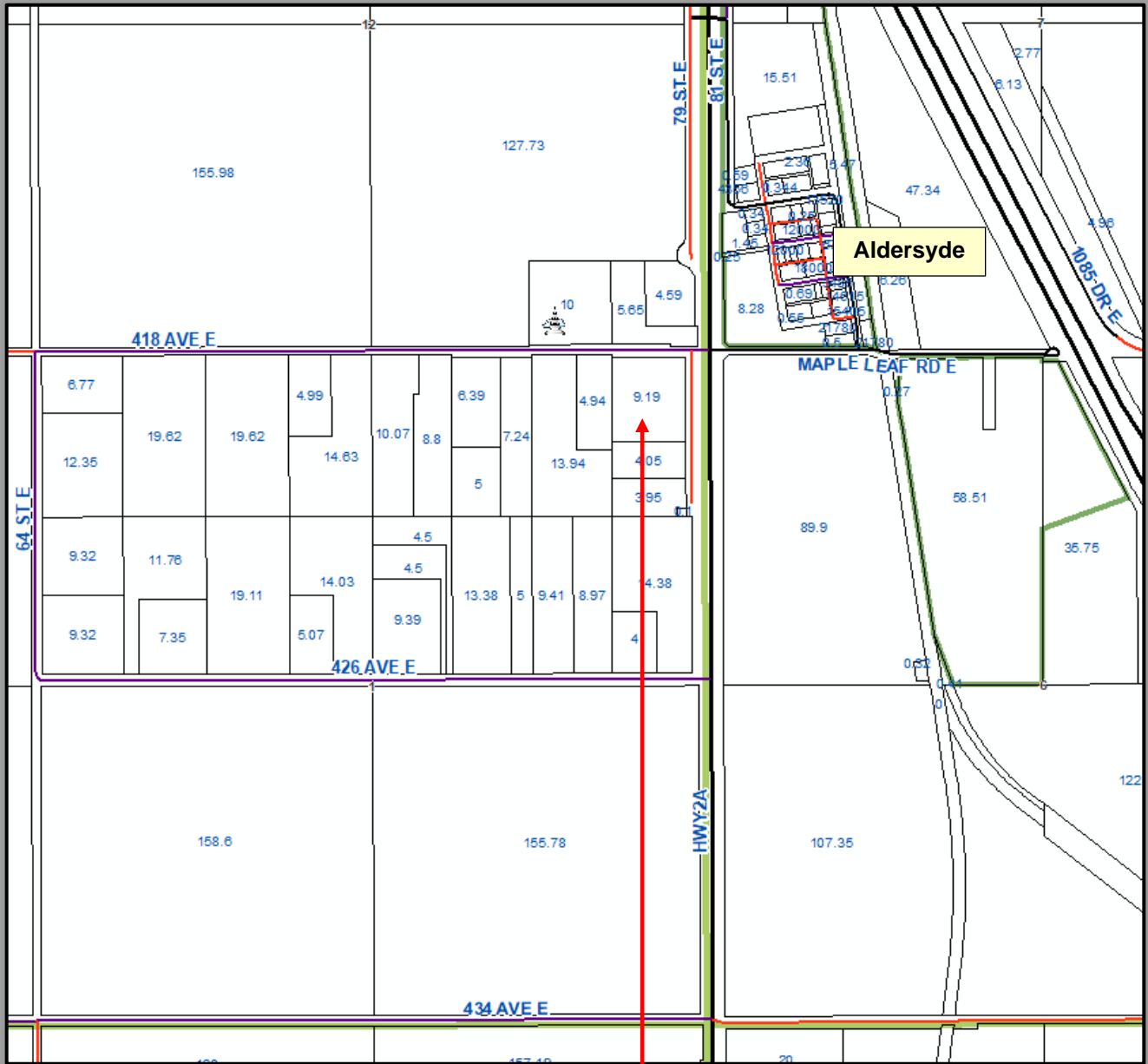
**APPENDIX A: HALF MILE MAP – LAND USE**



**Legend**

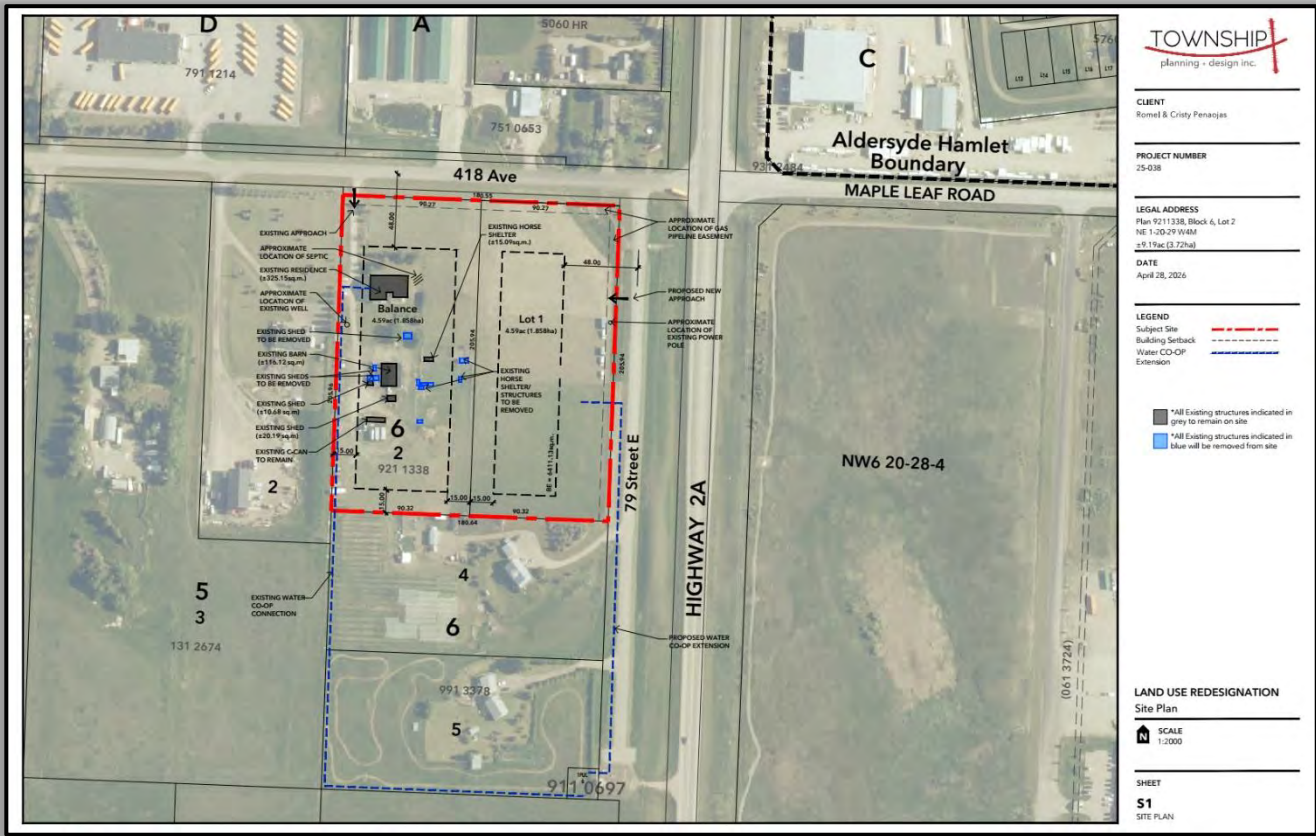
- |                                 |                                     |   |
|---------------------------------|-------------------------------------|---|
| — County Roads                  | CR- Country Residential             | MR- Municipal Reserve                       |
| — Highways                      | CRA- Country Residential Sub A      | REC- Recreation                             |
| Flood Hazard Protection Overlay | CERA- Country Estate Res Sub Dist A | PUL- Public Utility                         |
| In Transition                   | DC - Direct Control                 | RC- Residential Community District          |
| A- Agricultural                 | ER- Environmental Reserve           | RCA- Residential Community Sub-district "A" |
| AA- Agricultural Sub A          | EP- Environmental Protection        |   |
| AB- Agriculture Business        | IE- Industrial Edge                 |   |
| BP- Bussiness Park              | INR- Natural Resource Extraction    |   |
| CMC- Community Commercial       | GI- General Industry                |   |
| HC- Highway Commercial          | HMI- Hamlet Industry                |   |

**APPENDIX A: HALF MILE MAP – LOT SIZES**



**Subject Parcel**

# APPENDIX A: SITE PLAN



APPENDIX A: ORTHO PHOTO



110-259 Midpark Way SE | Phone: 403.880.8921  
Calgary, AB T2X 1M2 | TWPplanning.com



Foothills County  
Box 5605  
High River, AB  
T1V 1M7

December 1<sup>st</sup>, 2025  
Revised June 15, 2026

ATTN: Samantha Payne, Manager of Planning Applications  
RE: Application for Land Use Exemption to allow for the creation of one +/- 4.59 acre (1.858 hectare) Country Residential (CR) District parcel on the land legally described as Plan 921 1338, Block 6, Lot 2, NE 01-20-29 W4M, consisting of +/- 9.19 acres (3.72 hectares) within Foothills County.

Landowners: Romel Penaojas and Cristy Penaojas

Dear Mrs. Payne,

Please find enclosed the following in support of the above-mentioned Land Use Application:

- The formal Application Form for Land Use Amendment;
- The Agency Agreement allowing Township Planning + Design to Act as agent for the landowner(s);
- The Credit Card Authorization form for payment in the amount of \$1,600 for the Land Use Amendment application (\$100 filing fee + Initial Application Fee of \$1,500/new lot (1 new lot);
- A copy of the Abandoned Well Map and Statement;
- A copy of the current Certificate of Title;
- A copy of the Site Plan.

To assist Planning and Development with the evaluation of this application we offer the following additional information.

Overview

The Subject Site is located south of 418 Avenue and west of Highway 2A, directly adjacent to the Aldersyde Hamlet Boundary and approximately 2.5km south of the intersection of Highway 547 and Highway 2A. The Subject Site is surrounded by large agricultural parcels of land to the north, the Hamlet of Aldersyde to the east, and Country Residential lots to the south and west. The land contains one residential dwelling (+/- 3,500 ft<sup>2</sup>), an existing barn (+/- 1,250 ft<sup>2</sup>), and several sheds and animal shelters. The existing residential dwelling on the proposed Balance Lot will utilize the existing well water and septic servicing and continue to use the existing approach in the northwest corner from 418 Avenue. Five accessory structures (four sheds/horse shelters and one sea-can) will remain on the Balance parcel and the remaining structures will be removed.



### Proposed Development

The proposed development will subdivide the lands into a +/- 4.59 acre (1.858 hectare) Country Residential (CR) District lot (referred to as Lot 1) and a +/- 4.59 acre (1.858 hectare) Country Residential (CR) District Balance parcel. The Land Use Application is required to allow for the creation of one new parcel of land, as per Policy 13.1.6.1 of the Foothills County Land Use Bylaw. The parcel is currently +/-9.19 acres in size, which is less than 10 acres required for the creation of a new lot as per the parcel density provision of the LUB Country Residential District; however, the parcel size is due to road widening that occurred previously which removed land from the original parcel. Therefore, we would request that the proposed land use amendment and subdivision be considered to comply with the density provisions of the Country Residential District.

The new CR Lot will be required to connect to the piped water distribution system, will require a new private septic system, and will require a new approach that is proposed to be located at the northeast corner of the proposed Lot 1 from a service road running parallel to Highway 2A.

The landowner wishes to retain a total of five accessory structures, which exceeds the maximum amount of four that is allowed without a Development Permit as per Table 4.3.1.7A. Therefore, we will submit a Development Permit to allow for the additional structure and permit the sea-can to remain.

The proposed Land Use Redesignation application meets the objectives, aligns with development considerations, and follows the guiding principles of the Foothills County Municipal Development Plan and Growth Management Strategy.

Should you have any further questions, please do not hesitate to contact the undersigned.

Sincerely,  
Township Planning + Design Inc.



Robyn Erhardt, B.A., M.Plan, RPP, MCIP  
Senior Planner  
Urban + Regional Planning

Cc: Romel Penajoas and Cristy Penajoas

**BYLAW XX/2026**

**BEING A BYLAW OF FOOTHILLS COUNTY TO AUTHORIZE AN AMENDMENT TO THE LAND USE BYLAW NO. 60/2014 AS AMENDED.**

**WHEREAS** pursuant to the provisions of the Municipal Government Act, Chapter M-26 Revised Statutes of Alberta 2000, and amendments thereto, the Council of Foothills County in the Province of Alberta, has adopted Land Use Bylaw No. 60/2014 and amendments thereto;

**AND WHEREAS** the Council has received an application to further amend the Land Use Bylaw by authorizing an amendment to the Country Residential District land use rules to allow for the future subdivision of one new 4.59 +/- acre Country Residential lot, leaving a 4.59 +/- acre Country Residential balance parcel.

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

- 1. Under SECTION 13.0.0 COUNTRY RESIDENTIAL DISTRICT, the following shall be added under Part 8 Bylaw Amendments:

*Plan 9211338, Block 6, Lot 2; Ptn. NE 01-20-29 W4M within which shall allow for the future subdivision of one new 4.59 +/- acre Country Residential lot, with a 4.59 +/- acre Country Residential balance parcel.*

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

FIRST READING:

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
CAO

SECOND READING:

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
CAO


THIRD READING:

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
CAO

PASSED IN OPEN COUNCIL assembled at the Town of High River in the Province of Alberta this day of \_\_\_\_\_, 20\_\_.

**MISCELLANEOUS PLANNING ITEM  
PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
2<sup>nd</sup> READING TO BYLAW 59/2025  
JULY 8, 2026**

<b>APPLICATION INFORMATION</b>		<b>FILE NO. 25R 051</b>
<b>The following Councillors can vote on this item: Reeve Siewert, Deputy Reeve Oel, Councillor Alger, and Councillor McHugh</b>		
	<b>LANDOWNER:</b> Chinook Feeders 2024 Ltd. <b>APPLICANT:</b> 2716438 Alberta Ltd <b>AGENT:</b> Daniele Chiodini of Taurus Canada Renewable Natural Gas Corporation	
	<b>LEGAL DESCRIPTION OF LANDS:</b> Ptn. SE 11-17-27-W4 (160 ac)	
	<b>AREA OF SUBJECT LANDS:</b> 160 Acres	
	<b>CURRENT LAND USE:</b> Agricultural District	
<p><b>PROPOSAL:</b> Application for a site-specific amendment to the Agricultural District on Ptn. SE 11-17-27-W4 (160 acres), to allow for an Anaerobic Digester Facility as a Permitted Use, and an exception to the maximum height requirements as follows:</p> <ul style="list-style-type: none"> <li>i Anaerobic Digesters up to a maximum height of 30m;</li> <li>ii Accessory building (Biogas upgrading building) up to maximum height of 16m;</li> <li>iii Flare Tower up to a maximum height of 16m.</li> </ul>		
<b>DIVISION NO: 1</b>	<b>COUNCILLOR:</b> Rob Siewert	<b>FILE MANAGER:</b> Heather Hemingway

**PURPOSE OF REQUEST**

Request to Council to provide 2nd reading to Bylaw 59/2025.

**BACKGROUND INFORMATION**

**September 17, 2025**, subsequent to a public hearing, Foothills County Council granted first reading to Bylaw 59/2025 to authorize a site-specific amendment to the Agricultural District to allow for an Anaerobic Digester Facility, generally as proposed, as a Discretionary Use on the subject lands (Ptn. SE 11-17-27-W4 – 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;
- iii Flare Tower up to a maximum height of 16m.

**May 13, 2026**, Foothills County Council postponed 2<sup>nd</sup> and 3<sup>rd</sup> reading to Bylaw 59/2025 to authorize a site-specific amendment to the Agricultural District to allow for an Anaerobic Digester Facility, generally as proposed, as a Discretionary Use on the subject lands (Ptn. SE 11-17-27-W4 – 160 acres) and directed Administration to return with more information regarding haul route, cumulative impacts on roads and traffic, and information related to an appropriate road use contribution.

**June 10, 2026**, Foothills County Council postponed 2<sup>nd</sup> and 3<sup>rd</sup> reading to Bylaw 59/2025 to July 8, 2026.

**MINOR REVISIONS TO PROPOSAL**

The following minor modifications were identified through the Development Permit application:

**a. Renewable Natural Gas (RNG) Transport:**

The applicant has revised its RNG transportation approach. Instead of injecting RNG into a pipeline located closer to the site, the updated proposal involves trucking the RNG via compressed natural gas (CNG) trailers to an injection point on the TransCanada Pipeline system.

- On average, this change is expected to result in approximately **three trucks per day departing the site.**

**b. Site Layout Adjustments:**

Minor changes have been made to the facility layout and component locations, including:

- The lagoon has been redesigned to be shallower due to a higher-than-anticipated groundwater table, resulting in an increased surface area. The lagoon will remain fully

covered, and odour management measures are unchanged.

- The addition of two stormwater management basins to support site drainage and runoff control.

Administration considers the proposed changes to be consistent with the development generally as presented to Council and is of the opinion that they do not affect the overall approval or further readings of the Land Use Bylaw amendment.

### VEHICLE TRIP ANALYSIS

Based on the application materials, the application does not quantify the current day-to-day traffic volume generated by the existing feedlot; it only identifies the current site access as being via Range Rd. 272 or Township Rd. 172 into Chinook Feeders. The materials also state that traffic outside the proposed biodigester facility is expected to follow “similar haul routes as the current practices,” with routing informed by nutrient management plans for land application. This suggests the existing haul route is generally based on the same road network and farm-field application pattern, but the documents do not provide a mapped current haul route beyond the access roads noted above.

For the proposed biodigester, the materials state that no additional public-road traffic is expected from fresh manure deliveries because the biodigester is directly connected to the feedyard, keeping manure transport off public roads. The proposal states the biodigester would reduce public-road truck traffic by approximately 50%, largely as a result of the 190,000 tonnes/year of manure being reduced to approximately 97,440 tonnes/year of solid digestate. Solid digestate would be hauled off-site at an average of 20-25 trucks per day, five days a week, over an eight-month window to avoid spring road-ban periods.

As for truck types, the documents only specify manure/feedstock hauling trucks: tractor with semi-trailer, A-Train, and B-Train configurations, typically in the 24-30 tonne range. Some examples of these vehicles are shown below:



The application materials do not identify truck types for cattle hauling. They also do not identify truck types for solid digestate hauling, although they note that existing land-application equipment with vertical beaters can be used. For RNG delivery, the application proposed pipeline delivery or trucking the RNG to a nearby existing gas collection system.

**PUBLIC WORKS COMMENTS**

Subsequent to the public hearing, Public Works provided the following comments:

The primary haul route is assumed to be west along 690 Avenue East to 232 Street East, then north on 232 Street East to Highway 23. Upgrades will be required to accommodate the proposed use and to manage long-term maintenance impacts, including dust, structural capacity, and overall road performance.

The County’s expectation is that the following road segments are upgraded:

- Approximately 3.2 km of 690 Avenue East (east-west route), and
- Approximately 1.6 km of 232 Street East (north of 690 Avenue East).

These segments are to be treated as heavy duty improvements, including strengthening of the existing road structure, localized reconstruction where needed, a durable base structure, and a dust free wearing surface.

Foothills County Public Works can complete this work using County crews. A developer contribution will be required to fund these upgrades; the required contributions are as follows:

- 690 Avenue East: \$700,000
- 232 Street East: \$350,000

Total contribution: \$1,050,000.

Chinook Feeders Feedlot and the proposed biodigester are both users of this haul route and will jointly benefit from the upgrades. As such, the County requires that the total contribution be provided collectively. The applicants are responsible for determining how this cost is shared between them.

**COUNCIL ACTION REQUESTED:**

Council is requested to consider granting 2nd reading to Bylaw 59/2025 authorizing 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-W4 – 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;
- iii Flare Tower up to a maximum height of 16m.

**Recommended Conditions of 2<sup>nd</sup> reading:**

1. Landowners are to fully execute and comply with all requirements as outlined within the Municipal Development Agreement for the purposes of a road contribution of \$1,050,000 to fund the upgrades to 690 Avenue East and 232 Street East.
2. Payment of the road contribution as noted above will be required in advance of further readings of the bylaw.

**APPENDICES**

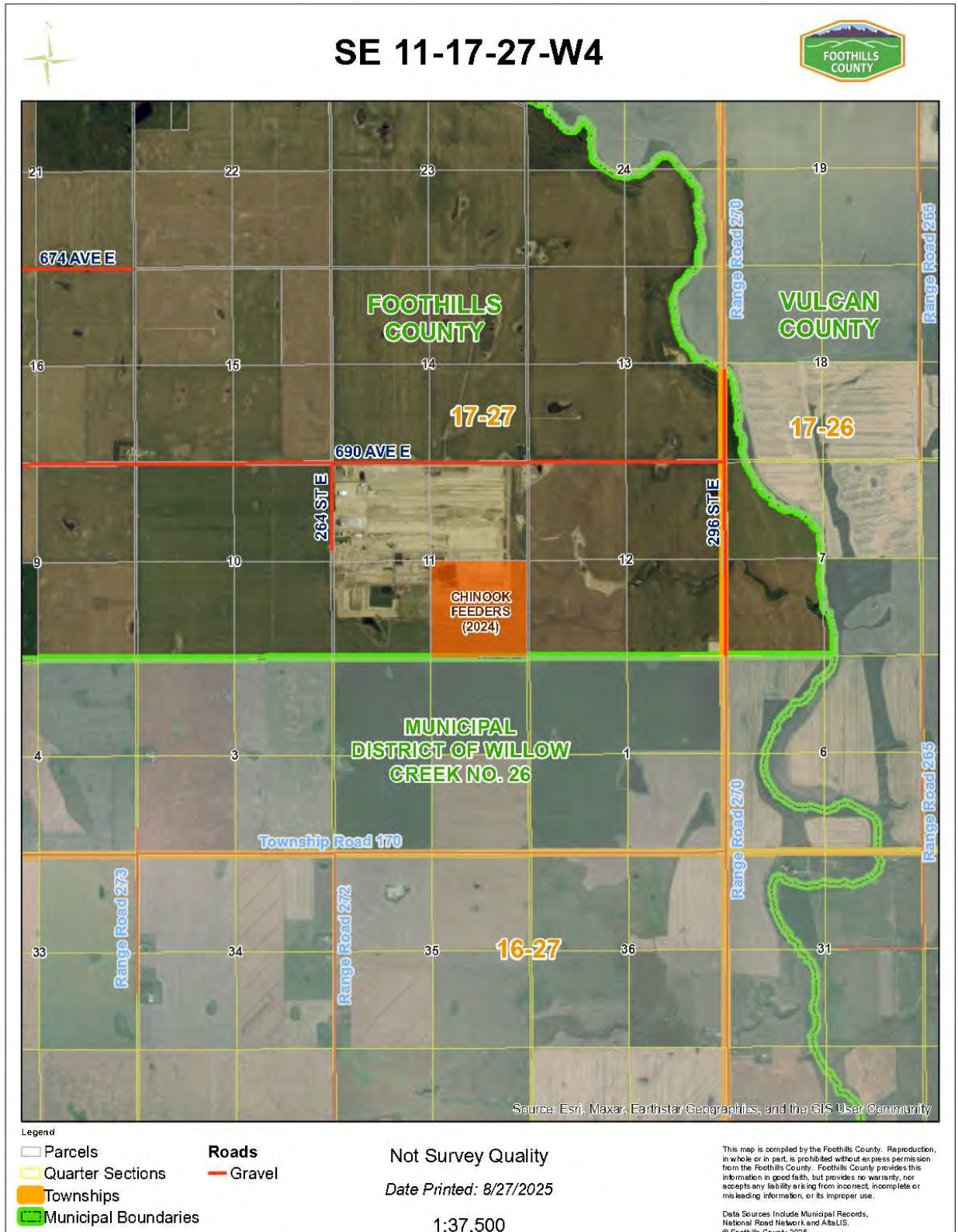
**APPENDIX A: MAP SET:**

Location map  
Original layout map submitted at SSA  
Revised layout map submitted with DP

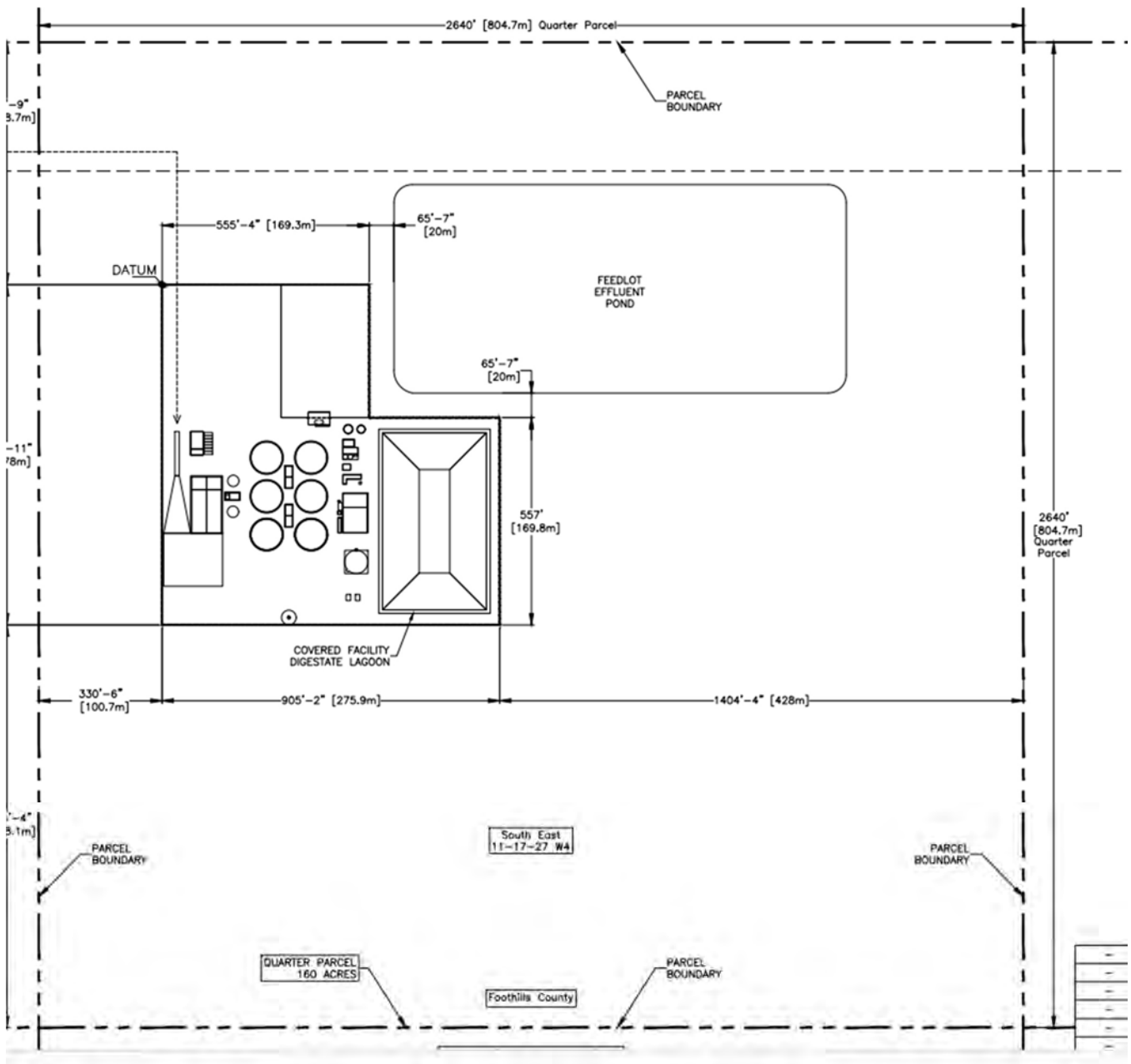
**APPENDIX B: PROPOSED BYLAW**

Draft Bylaw 59/2025 - Bylaw For Site-Specific Amendments For Anaerobic Digester Facility

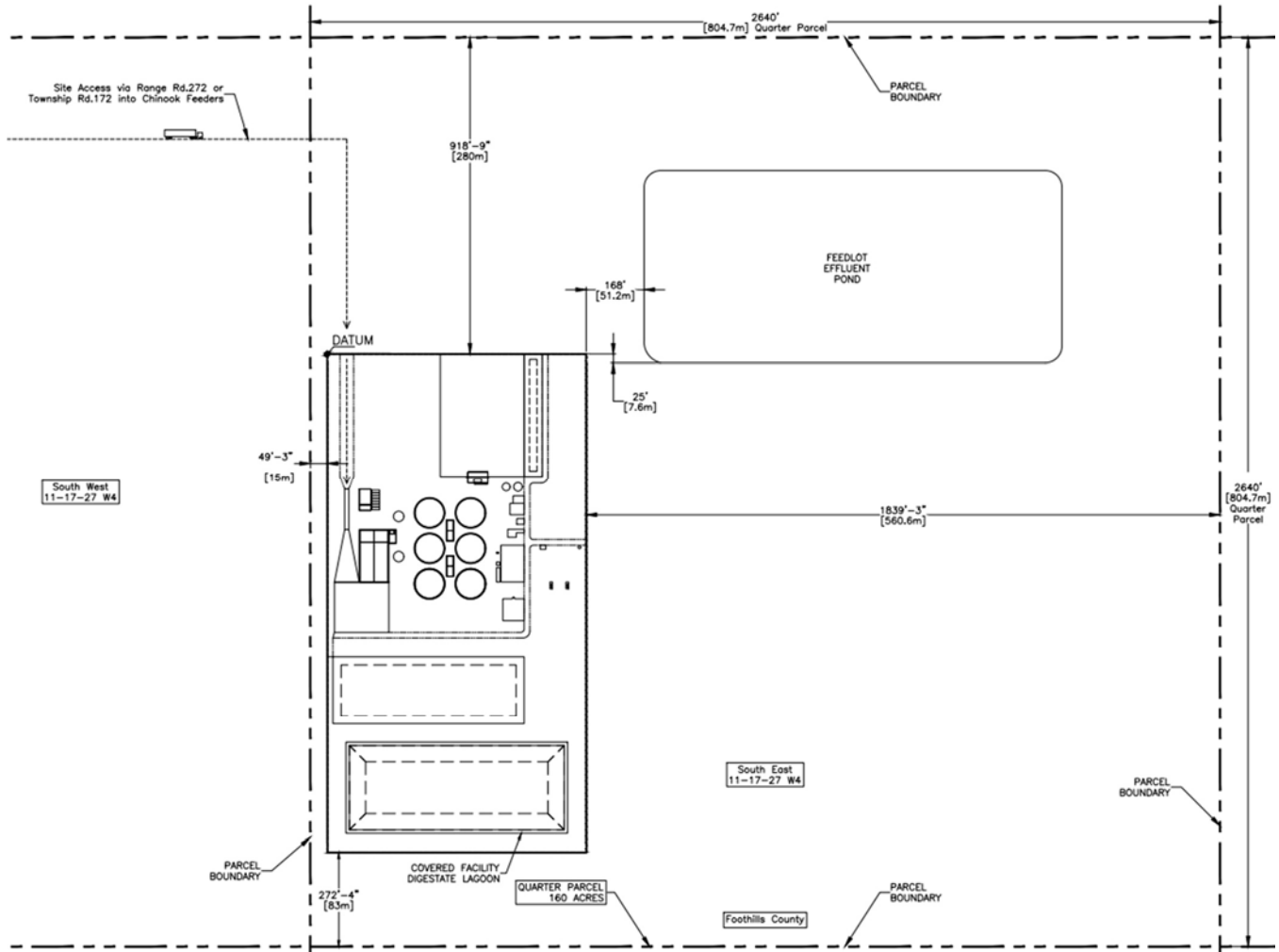
**APPENDIX A – MAP SET**  
 Location Map



**APPENDIX A: MAP SET:**  
Original layout map - SSA Hearing



**APPENDIX A: MAP SET:**  
 Revised layout - Development Permit



**APPENDIX B: PROPOSED BYLAW**

**BYLAW 59/2025**

**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 Agricultural District land use rules to allow for an Anaerobic Manure-Only Biodigester Facility, generally as proposed as a discretionary use and to allow for an exception to the maximum height requirements as follows:

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

all on Ptn. SE 11-17-27 W4M.

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

1. Under SECTION 12.1 AGRICULTURAL DISTRICT, the following shall be added under Section 12.1.5 DISCRETIONARY USES on Ptn. SE 11-17-27 W4M:

*To allow for an Anaerobic Manue-Only Biodigester Facility and to allow for an exception to the maximum height requirements as follows:*

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

*On the lands described as Ptn. SE 11-17-27 W4M (subject lands).*

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

FIRST READING: September 17, 2025

-

\_\_\_\_\_  
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\_\_\_\_\_.



Foothills County Council  
309 Macleod trail  
High River, AB  
T1V 1M7  
c/o [Heather.hemingway@foothillscountyab.ca](mailto:Heather.hemingway@foothillscountyab.ca)

**VIA EMAIL**

June 29, 2026

Dear Foothills County Council,

RE: File # 25R 051 2nd reading to Bylaw 59/2025.

The principals of Chinook Feeder (2024) Ltd. and 2716438 Alberta Ltd (Taurus Canada Renewable Natural Gas Corporation) respectfully request a meeting of Reeve Siewart, Deputy Reeve Oel, and Councilors Alger and McHugh, along with Foothills County Directors of Public Works and Development at your earliest opportunity.

The County's decision to withhold second and third reading of Bylaw 59/2025 for the application by 2716438 Alberta Ltd. unless a payment of \$1,050,000 is made appears to be disproportionate to the impacts of the proposed development. Based on our assessment, the requested road improvements do not align with the anticipated effects of the project. In fact, the facility is expected to remove approximately 100,000 metric tonnes of truck traffic from the surrounding road network, thereby reducing road use and future maintenance demands.


Furthermore, the timing of this decision and the inability to respond requires us to request a special audience so that we can work together with the county to find a solution.

Yours truly,

F. Phillip Abrary  
President & CEO  
Taurus Canada RNG Corp.

Lorne Petersen  
Director, Strategic Partnerships  
JGL Group of Companies on behalf  
of Chinook Feeders (2024) Ltd.

**MISCELLANEOUS PLANNING ITEM  
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
 REQUEST FOR CONCURRENCE FOR TELECOMMUNICATION TOWER  
 July 8, 2026**

APPLICATION INFORMATION	
	<b>DATE APPL. COMPLETE:</b> June 15, 2026
	<b>LEGAL:</b> Ptn. SW 35-20-01 W5M
	<b>LANDOWNER:</b> Wendy Temple
	<b>APPLICANT:</b> Scott Telecom Services Ltd.
	<b>SERVICE PROVIDER:</b> Xplornet Communications Inc.
	<b>EXISTING LAND USE:</b> Agricultural District
<b>PROPOSAL:</b> 45.0 meter (150+/- ft.) Self-Support Telecommunication Tower with equipment cabinets within a 10m x 10m lease area on the subject property.	
<b>DIVISION NO:</b> 5	<b>COUNCILLOR:</b> Alan Alger
<b>FILE MANAGER:</b> Brittany Smith	

**LOCATION:**

The subject property is a 129.31 acre Agricultural District parcel located directly north and east on the inside corner of Highway 549 West, and approximately 2.5 kilometres west of the Town of Okotoks. This is approximately 1 kilometre south of the intersection of Highway 549W and Highway 552W.

**BACKGROUND:**

On September 22, 2021, Council passed the following motion granting concurrence for the subject Telecommunication Tower:

***That Council support the installation of one 45+/- meter self-support tower on the lands legally described as that portion of SW 35-20-01 W5M which lies northeast of the main road on Plan 9310538 containing 55.45 hectares (137.02 acres) more or less. This support is based upon the design and location identified within the formal proposal and identified as: Xplornet File: AB4520.***

On March 4, 2026, the applicants requested a Time Extension for the Concurrence granted on September 22, 2021 as construction had not commenced and Council provided the following motion:

***That Council deny the request to reconfirm the concurrence originally granted on September 22, 2021 for the installation of one 45m (150.0 ft.) self-support telecommunication tower with equipment shed on the lands legally described as SW 35-20-01 W5M. Council directs that the proponent is required to re-initiate and complete a full public and municipal consultation process in accordance with Innovation, Science and Economic Development Canada (ISED) requirements and Foothills County Policy prior to proceeding.***

**The application today remains unchanged from the original approval granted on September 22, 2021.**

On October 24, 2024, the approval of Development Permit 24D 153 was upheld by the Development Appeal Board for Lot Grading (relocation of soils to this property) on the subject site through Board Order D19/2024.

On November 13, 2025, a refusal of Development Permit 25D 171 by the Development Authority for an expanded area for Lot Grading (relocation of soils to this property) on the subject site was overturned and thereby approved by the Development Appeal Board through Board Order D28/2025.

### SUMMARY OF PROPOSAL:

Formal proposal has been submitted by Scott Telecom Services Ltd. on behalf of Xplornet Communications Inc. for the installation of one 45m (~150 ft.) self-support tower with antennas and a 48 sq. ft. equipment cabinet.

Communication Towers are federally regulated and fall under the jurisdiction of Innovation, Science and Economic Development Canada. As a result of the federal jurisdiction of such operations, traditional municipal land use controls such as zoning by-laws, site plan controls, development approvals and building code requirements would not be the authority of the local municipality. It is nonetheless, a requirement of federal licensing that a proponent consult with the local land-use authority and/or local public where required.

### PROCESS:

As per Appendix B of the Land Use Bylaw, local policy requirements including Location, Public Consultation, Design Standards, and Municipality Consultation have been addressed with respect to this proposal and have been detailed below:

#### Vision Statement:

*The Municipal District of Foothills will take proactive steps to limit the number of towers within the Municipality by encouraging carriers towards co-utilization. It is important to the Council of the Municipality to have telecommunication towers placed in an area that will have the least amount of opposition to and visual impact upon nearby residents.*

### POLICIES

#### Location

New telecommunication towers should be encouraged to locate in areas zoned as Agricultural District and Industrial District.

All equipment shelters and tower locations must meet the County's setback distances to roads and property line.

*The facility is to be located on a parcel zoned as Agricultural District.*

*An approximation of the site location and proposed access is shown: the tower is proposed to be located 46m from the centreline of Highway 549 to the south when it is required to be located 70m from the centreline of the Provincial Highway.*

*The application submission includes an approval from Alberta Transportation and Economic Corridors for the proposed location.*



## Co-Location

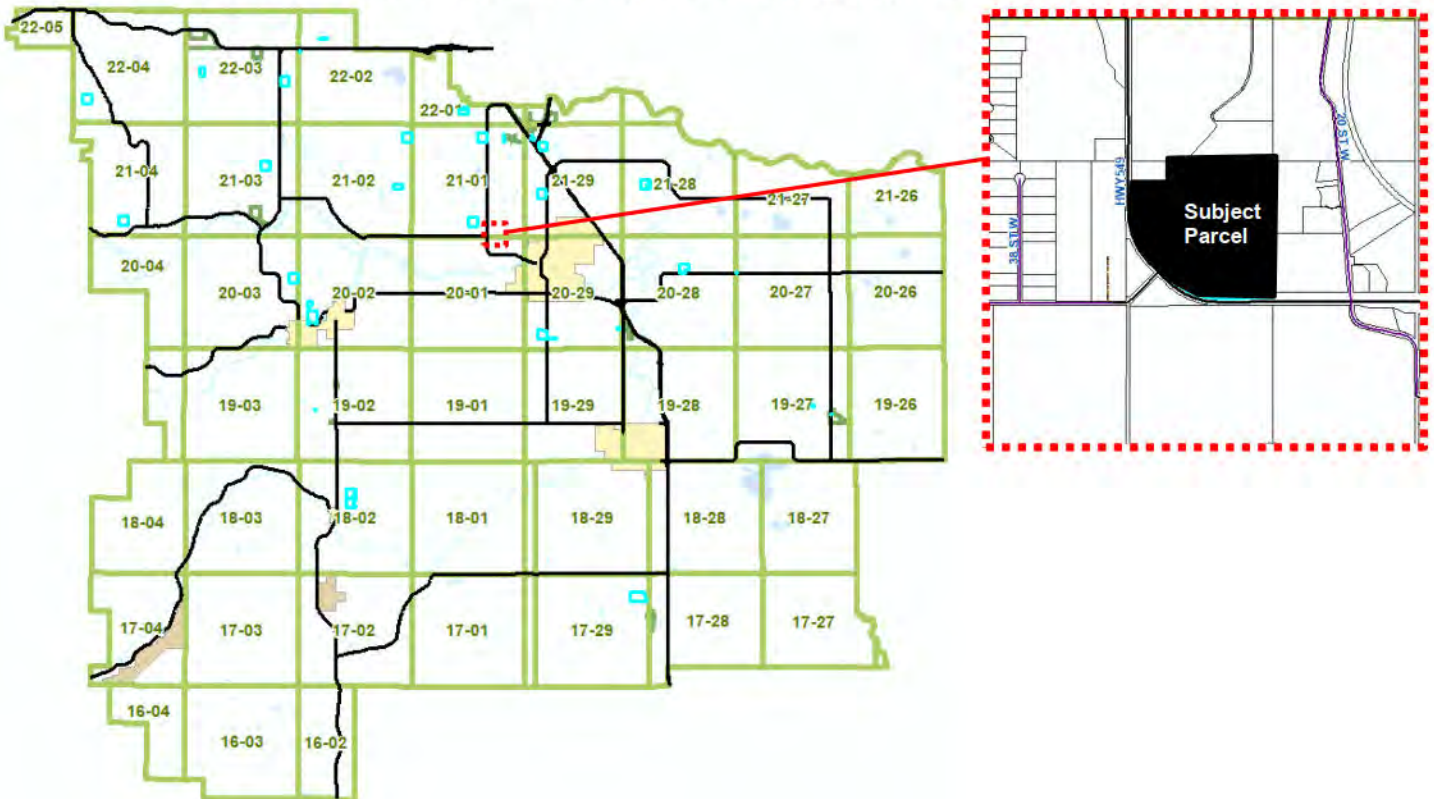
All Carriers requesting a new telecommunication tower (freestanding antenna structure) will be required to identify any other such structure within a 5-mile radius of the proposed site location. Each request should also provide documentary evidence that co-location of the existing structures within that 5-mile radius is not a viable alternative to a second structure.

The co-location of additional carriers is preferred and supported by this Municipality. Each new tower request should allow for co-utilization. Required are letters from registered telecommunication carriers indicating that they can or cannot co-locate on this tower. Reasons for not co-locating will be required.

The applicant has identified four (4) existing towers within a 5.0 mile radius of the proposed location and has provided rationale illustrating that these existing facilities are not viable candidates for co-location as they are too far away to meet Xplornet's coverage objectives.

The applicant has provided correspondence offering the opportunity for co-location on the proposed tower, to which TELUS, Bell, Rogers and Freedom Mobile provided no response. Though future sharing may occur should the request arise.

### Existing known installations as per County Records (highlighted in blue):



### Public Consultation:

Proponents must follow the land-use consultation process for the siting of antenna systems established by the land-use authority, where one exists. A notification package was prepared, and 107 pre-stamped envelopes were mailed by Foothills County on April 22, 2026. A public notice was published in the April 22, 2026, edition of the Okotoks Western Wheel, and an open house was held on May 13, 2026 at Viking Rental Centre in Okotoks, where 10 people were in attendance.

Public Notification for the proposed telecommunications tower took place on April 22, 2026 until May 22, 2026 and was extended until June 17, 2026 because of the public outreach. Three separate people reached out from the notification package in addition to comments collected at the open house. Responses and comments received can be found in the applicants submission documents within the appendices of this staff report.

### **Design Standards:**

Where Transport Canada requires that a telecommunication tower be lighted, the following steps are encouraged to minimize visual impacts:

1. The lighting of equipment structures and any other facilities on site should be shielded from adjacent properties where possible without interfering with the requirements of Transport Canada;
2. All lighting should be a minimum number of low intensity white lights;
3. The strobe interval should be the maximum allowable by Transport Canada, and the strobe lights should only be used if absolutely necessary.

***As per Transport Canada's Assessment, no aeronautical tower lighting will be required.***

### **Municipality Consultation and Decision**

The carriers will submit their formal proposal to the Development Officer of the Municipality. The Development Officer will present the proposal to Council and will provide their position of support or non-support towards the formal proposal.

The Municipality will provide its position to the Carriers within a 30-day period of receiving the proposal. This decision will also be forwarded to Innovation, Science & Economic Development Canada by the Development Officer.

***A copy of the proposal in its entirety, along with record of public feedback, have been included as an Appendix to this report.***

### **COUNCIL ACTION REQUIRED:**

This proposal is submitted on behalf of Xplornet Communications Ltd. under the local municipality's policies and procedures and is not a request for public hearing and/or meeting. Local and Federal requirements include the necessity of Council providing their position (support / non-support of the installation) in writing to the requesting service provider and Industry Canada within 30 days of receiving the formal proposal. Any determination of non-support toward the proposal will be required to include rationale as to the decision.

### **STAFF COMMENTS:**

The applicant has generally aligned and satisfied the Foothills County's requirements within Appendix B of the current Land Use Bylaw with respect to locating the proposed facility within Agricultural lands and has provided notice and conducted appropriate public consultation. The tower does not meet municipal setback requirements of 70m to the centreline of the Highway to the south, however, Alberta Transportation and Economic Corridors has provided approval for the proposed location through a Roadside Development Permit.

## **OPTIONS FOR CONSIDERATION:**

### **OPTION #1: SUPPORT OF THE PROPSAL**

Council may move to support the installation of one 45+/- meter self-support tower on the lands legally described as *That Portion of SW 35-20-01 W5M lies north of Highway 549 containing 52.33 hectares (129.31 acres) more or less*. This support is based upon design and location as have been included within the formal proposal and identified as:

Xplornet File: AB4520

### **OPTION #2: NON-SUPPORT OF THE PROPOSAL**

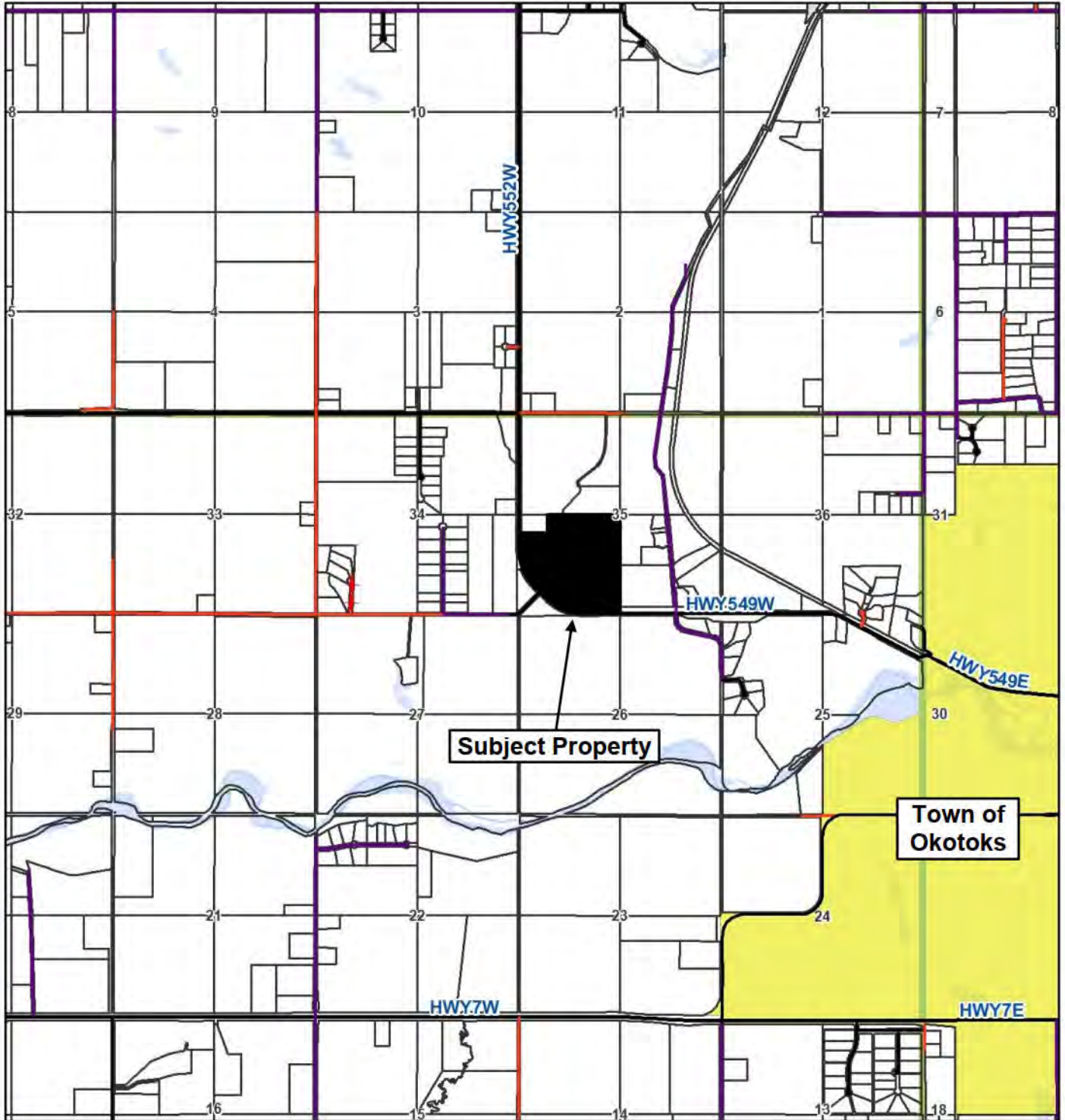
Council may move to not support the installation of one 45+/- meter self-support tower on the lands legally described as *That Portion of SW 35-20-01 W5M which lies north of Highway 549 containing 52.33 hectares (129.31 acres) more or less* should it be felt that evidence as has been provided by the land agent does not clearly meet the requirements as are provided for within municipal policy.

## **APPENDICES:**

- Location Map
- Formal Proposal



# Location Map



### Legend

- Townships
- Town
- <all other values>
- ROLL**
- 2001352530
- Hard Surface (Chip/oil)
- Gravel
- Pavement
- Proposed Road

Not Survey Quality

1:41,726

Date Printed: 9/13/2021

Document Path: C:\Users\idgranson\FCAB\Desktop\Drews\lapStart.mxd

This map is compiled by the Foothills County. Reproduction in whole or in part, is prohibited without express permission from the Foothills County. Foothills County provides this information in good faith, but provides no warranty, nor accepts any liability arising from incorrect, incomplete or misleading information, or its improper use.

Data Sources Include Municipal Records and AltaLIS.  
© Foothills County 2021



June 11, 2026

Foothills County  
Planning & Development  
309 Macleod Trail  
Box 5605  
High River, AB T1V 1M7  
Telephone: 403-652-2341  
Email: Planning@Foothillscountyab.ca

Attention: Brittany Smith

**RE: Proposed Xplore Telecommunications Installation  
Located on a portion of SW 35-20-1 W5M  
Xplore File: AB4520  
Request for Letter of Concurrence**

---

As more Canadians rely on internet services for personal security, convenience, and business, Xplore is required to respond to the demands of their customers by completing network expansion and improvements. The proposed 45m self-support tower will significantly enhance coverage and improve internet bandwidth and speed for the surrounding area.

According to the Radiocommunication Act, the Minister of Industry retains sole jurisdiction over approving proposed radiocommunication antenna systems, including cell towers. Proponents must follow Innovation, Science and Economic Development Canada's antenna tower siting procedures, titled Radiocommunication and Broadcasting Antenna Systems (CPC-2-0-03).

Federal regulations require that Xplore follow the process below:

- Investigate sharing or using existing infrastructure before proposing new antenna-supporting structures.
- Contact the land-use authority (LUA) to determine local requirements regarding antenna systems.
- Undertake public notification and address relevant concerns, whether by following local LUA requirements or Innovation, Science and Economic Development Canada's default process, as is required and appropriate.
- Satisfy Innovation, Science and Economic Development Canada's default process, as is required and appropriate.

In accordance with these policies, public consultation was completed by Xplore pursuant to ISED's default consultation process and Foothills County's Land Use Bylaw 60/2014. On April 22, 2026, 107 notification packages were mailed to the list of addresses that were within the notification zone of 1 mile and sent out by Foothills County. In addition, a public notice was published in the local newspaper, The Western Wheel on April 22, 2026. In addition, an Open House was held on May 13, 2026 at Viking Rentals Centre in Okotoks, where 10 people attended.

Public notification for the proposed telecommunications tower took place April 22, 2026, until May 22, 2026 but was extended until June 17, 2026 because of the public outreach. Three separate people reached out from the notification package in addition to the comments collected at the Open House.

Larry & Gloria MacDonald raised concerns about older technology, the proliferation of towers, and the overall aesthetic impact of towers. STSL responded that the proposal minimizes visual impact by using a reduced-height, lattice-style, light-grey tower. It complies with ISED co-location requirements and is sized only to meet current coverage needs after assessing nearby existing structures. The design has also received approval from Transport Canada and NAV CANADA, and no lighting or marking is required.

Christo & Ana-Marie Rabie raised concerns a couple of times. He was concerned about the setback, the mud left on the road and the trucking that was happening on site. STSL responded that construction has not yet started at the location and no Xplore trucks have been on site — meaning any mud or rocks on the roadway are not related to Xplore’s activities — and also noted that the proposed tower location, as selected by the private landowner, meets all setback requirements, minimizes impact to agricultural use of the property, and is included in the open house information package

Norbert Selbstaedt wrote in an was supportive of the tower and is looking forward to the improved coverage in the area. STSL responded and thanked him for his comments.

Xplore evaluated four towers for potential colocation; however, none were able to meet Xplore’s RF coverage objectives due to those towers distance from the targeted search area.

On February 4<sup>th</sup>, 2026, invitations to co-locate on Xplore’s proposed AB4520 Sandstone tower were mailed out to the four major carriers (TELUS, Bell, Rogers & Freedom). To date, no carrier has responded to or signed their letter of invitation, therefore none have agreed to co-locate on the tower.

ISED requires all wireless carriers to operate in accordance with Health Canada’s safety standards. Xplore attests that the installation described in this notification package will be installed and operated on an ongoing basis to comply with Health Canada’s Safety Code 6. This includes all combined effects of the installation, setting restrictions and limits to exposure to all radio frequencies and electromagnetic field strengths.

We respectfully request that Foothills County review the following attachments. The attachments are enclosed as required by your guidelines in order to provide sufficient information regarding concurrence:

- Title
- Letter of Authorization
- Survey
- Design Drawings
- Photo Simulations
- Notification Package
- Notification Line List
- Tearsheet
- Open House Presentation
- Open House Comments
- Open House Sign in Sheet

Xplore makes every attempt to develop as sensitively as possible, while balancing the technical requirements and customer demand for improving service in an area. The location for the proposed telecommunications tower was identified and approved by qualified radiofrequency engineers. It is located centrally to an area experiencing poor internet coverage and is susceptible to capacity limitations.

Should you have any questions or concerns, please do not hesitate to contact me.

Regards

*Michele Klein*

Michele Klein  
Municipal Planner  
Scott Telecom Services Ltd.  
Cell: 403-993-7305  
mklein@scotland.ca



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0026 603 209 5;1;20;35;SW 101 043 622

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 20
SECTION 35
THAT PORTION OF THE SOUTH WEST QUARTER
WHICH LIES NORTHEAST OF THE MAIN ROAD
ON PLAN 9310538
CONTAINING 55.45 HECTARES (137.02 ACRES)
MORE OR LESS

EXCEPTING THEREOUT:

PLAN NUMBER HECTARES ACRES MORE OR LESS
DESCRIPTIVE 9512860 3.12 7.71

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 001 360 270

Table with 5 columns: REGISTRATION, DATE (DMY), REGISTERED OWNER(S) DOCUMENT TYPE, VALUE, CONSIDERATION. Row 1: 101 043 622, 11/02/2010, TRANSFER OF LAND, \$877,000, NOMINAL

OWNERS

WENDY EVELYN TEMPLE

[Redacted owner information]

ENCUMBRANCES, LIENS & INTERESTS

Table with 3 columns: REGISTRATION NUMBER, DATE (D/M/Y), PARTICULARS. Row 1: 9030DN, 08/02/1927, UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC.

-----  
 ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
 # 101 043 622

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		320-17 AVE SW CALGARY ALBERTA T2S2V1 PORTION OF NE1/4 OF SEC.34-20-1-W5M AS DESCRIBED & AS TO PLAN RW 203 IN THE SW1/4 OF SEC.35-20-1-W5M "DATA UPDATED BY: TRANSFER OF UTRW NO. 1333FR" (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 021218501) (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 071355639)

911 065 105    03/04/1991 CAVEAT  
 RE : ACQUISITION OF LAND  
 CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS NO.  
 31.  
 P. O. BOX 160, HIGH RIVER  
 ALBERTA  
 AGENT - HARRY RIVA CAMBRIN

951 280 543    07/12/1995 AFFIDAVIT OF SURVIVING JOINT TENANT  
 NEW TITLE ISSUED  
 AFFECTED PLAN:                    9512860  
 AFFECTED PARTY:                  JOHN GRABEL THOMPSON

101 043 623    11/02/2010 RELEASE OF DOWER RIGHTS  
 BY - IAN MICHAEL TEMPLE

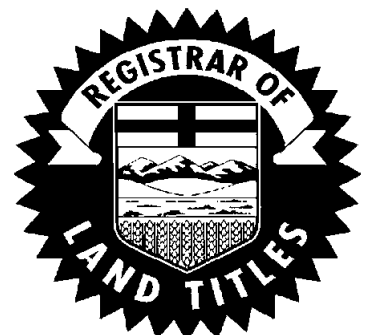
261 055 888    20/02/2026 CAVEAT  
 RE : LEASE INTEREST UNDER 20 ACRES  
 CAVEATOR - XPLORE INC.  
 300 LOCKHART MILL ROAD  
 WOODSTOCK  
 NEW BRUNSWICK E7M5C3  
 AGENT - LAURIE FORNAL

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
 ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
 TITLE REPRESENTED HEREIN THIS 27 DAY OF  
 FEBRUARY, 2026 AT 09:05 A.M.

ORDER NUMBER:    56413338

CUSTOMER FILE NUMBER:    XPLMAB4520.6



\*END OF CERTIFICATE\*

( CONTINUED )

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

SCHEDULE D  
AUTHORIZATION LETTER

FROM: WENDY EVELYN TEMPLE  


TO WHOM IT MAY CONCERN:

Re: SW 35-20-1 W5M

Site: AB4520

We/I, WENDY EVELYN TEMPLE, the owner of the above mentioned property, hereby give Xplornet Communications Inc. and its agents permission to act as our agent to acquire the necessary permits, drawings and/or buildings structural blue-prints, hydro information from the public utility and information from the municipality or other authorities concerned, needed to approve the construction of the telecommunications site at the address indicated above and as shown on the attached plans.

Sincerely,

  
WENDY EVELYN THOMPSON



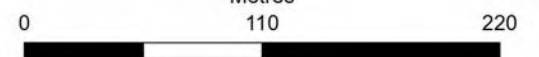
# Site Sketch - Candidate 1

## 5;1;20;35;SW

- 45m Tower Site
- 15m X 15m Site
- 10m Wide Access
- Parcel Boundaries
- Existing Registrations
- Existing Power Lines
- - - High-pressure Pipelines
- - - Low-pressure Pipelines
- - - TELUS Trenches

Municipality: MD of Foothills No. 31  
 Access Length: 28m  
 Distance to Power: 49m  
 Tower Coordinates: 50.732558, -114.039762

WARNING: This map is based on overlaid public data sets and may be inaccurate. Do not use this map for construction. It is not a legal survey. Buried hazards or infrastructure such as pipelines, powerlines or cables may not be shown accurately or at all. The same is true for facilities and geographical features. Relying on the accuracy or completeness of this map could cause serious injury or death. Use it at your own risk.



Scale: 1:3,500  
 Coordinate System: NAD 1983 3TM 114

Author: Gregory Switzer  
 Contact: (403) 261-1000  
 Publish Date: 2025-12-17



XPLM-AB4520

Sources: Geodesy Group Inc., Southern Alberta Partners, Vantor, Altalis, GeoGratis, DataBC, Abadata

SECTION NO.	SECTION 1	SECTION 2	SECTION 3	SECTION 4	SECTION 5	SECTION 6	SECTION 7	SECTION 8	SECTION 9	SECTION 10	SECTION 11	SECTION 12
LEGS (350W)	HSS 8.625x0.3125	HSS 6.625x0.3125										
DIAGONALS		L2 1/2x2 1/2x1/4 (300W)										
HORIZONTALS												
RED. SecH1		L2x2x1/4 (300W)										

EL. = 150.00'  
F.W. = 36.00"

EL. = 140.00'  
F.W. = 36.00"

EL. = 130.00'  
F.W. = 39.00"

EL. = 120.00'  
F.W. = 42.00"

EL. = 110.00'  
F.W. = 45.00"

EL. = 100.00'  
F.W. = 48.00"

EL. = 90.00'  
F.W. = 51.00"

EL. = 80.00'  
F.W. = 54.00"

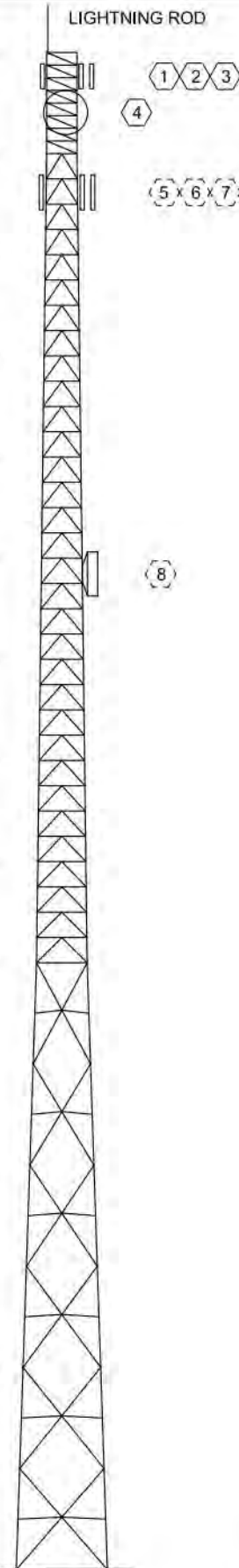
EL. = 70.00'  
F.W. = 57.00"

EL. = 60.00'  
F.W. = 60.00"

EL. = 40.00'  
F.W. = 76.00"

EL. = 20.00'  
F.W. = 92.00"

EL. = 0.00'  
F.W. = 108.00"



**TOWER PROFILE \***

\* THIS TOWER PROFILE IS ONLY FOR PRESENTATION PURPOSE, TOWER STRUCTURAL MEMBERS AND TOWER FACE WIDTH TO BE DESIGNED FOR SPECIFIC TOWER SITE.

ANTENNA No.	ANTENNA TYPE	ELEVATION (m)	AZIMUTH (°)	MAIN TX-LINE	EQUIPMENT AT ANTENNA ELEVATION LEVEL	STATUS
1	«ALPHA WIRELESS» AW3506	45.0	0	(1/1) HYBRID FIBER/PWR	(1) RRU3256	INITIAL
2	«ALPHA WIRELESS» AW3506	45.0	120	(1/1) HYBRID FIBER/PWR	(1) RRU3256	INITIAL
3	«ALPHA WIRELESS» AW3506	45.0	240	(1/1) HYBRID FIBER/PWR	(1) RRU3256	INITIAL
4	4 FT DISH	44.0	240	(1) CAT-5	-	INITIAL
5	«ALPHA WIRELESS» AW3519	41.5	0	(1/1) HYBRID FIBER/PWR	(1) RRU3256	FUTURE
6	«ALPHA WIRELESS» AW3519	41.5	120	(1/1) HYBRID FIBER/PWR	(1) RRU3256	FUTURE
7	«ALPHA WIRELESS» AW3519	41.5	240	(1/1) HYBRID FIBER/PWR	(1) RRU3256	FUTURE
8	4 FT DISH	30.0	0	(1) CAT-5	-	FUTURE

**NOTE:**

1. THE ELEVATION OF THE ANTENNAS "OMNI" IS THAT OF THE INTERSECTION OF THE RADOME OF THE ANTENNA WITH ITS METAL BASE. THE ELEVATION OTHER TYPES OF ANTENNA IS THAT OF THE GEOMETRIC CENTER OF THE ANTENNA;
2. THE ELEVATIONS OF THE ANTENNAS ARE GIVEN WITH RESPECT TO THE BOTTOM OF THE TOWER BASE PLATES;
3. THE TRANSMISSION LINES TO BE PROPERLY ATTACHED TO THE WELDED TX BRACKETS PROVIDED ON THE TOWER SECTIONS.

**DESIGN NOTE:**

DESIGN SPECIFICATION	: CSA-S37-13
WIND PRESSURE	: ≤ 500 Pa
RADIAL ICE	: 25 mm /S37-13
STEEL	: G40.21 300W LEGS < 1-5/8"Ø 350W LEGS 1-5/8"Ø & >
FINISH	: HOT-DIPPED GALVANIZED
IMPORTANCE FACTOR	: 1.00
SERVICEABILITY FACTOR	: 1.00
TERRAIN CATEGORY	: OPEN
MAX DEFLECTION	: 0.65° @ M/W

**DISCLAIMER:**  
THIS DRAWING IS THE PROPERTY OF WESBELL TECHNOLOGIES. REPRODUCTION OF PART OR WHOLE OF THIS DRAWING WITHOUT THE WRITTEN AUTHORIZATION OF THE ENGINEER IS STRICTLY PROHIBITED.  
ALL INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE AS PRODUCTS, FEATURES, ENGINEERING METHODS OR OTHER CIRCUMSTANCES WARRANT.  
DO NOT SCALE THIS DRAWING. ANY ERRORS OR OMISSIONS REGARDING THIS DRAWING SHOULD BE REPORTED IMMEDIATELY TO THE ENGINEER OF THE CURRENT REVISION. MODIFICATIONS AS REQUIRED WILL BE INCORPORATED IN FUTURE REVISIONS.

NOT FOR CONSTRUCTION



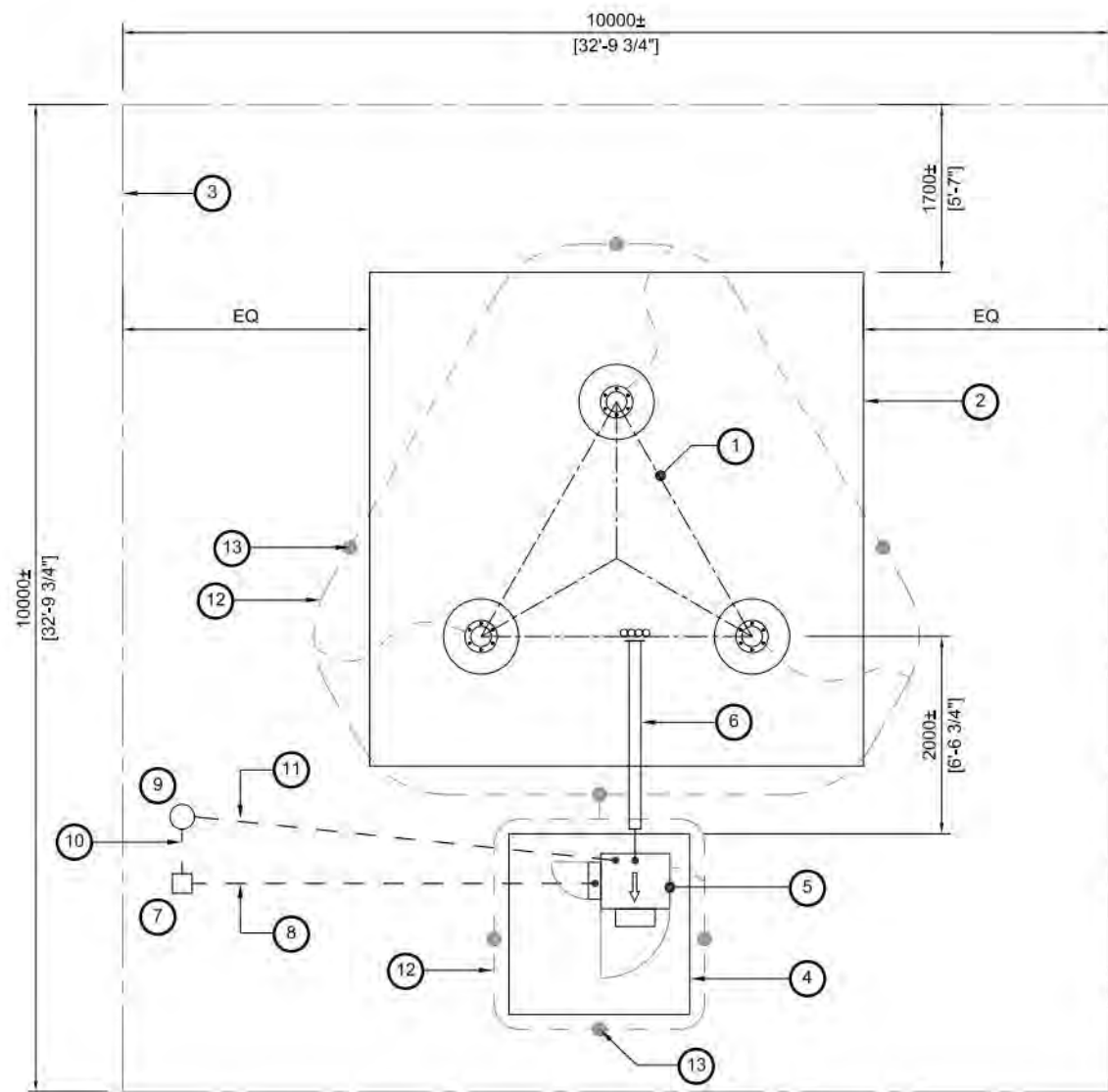
©200 Wesbell Technologies, Ontario, Canada L1T 1W9  
Ph: (505) 995-8000 Fax: (505) 995-7999  
Toll Free: 1 800-WESBELL  
www.wesbell.com

5			
4			
3			
2			
1			
0	FOR INFORMATION	RR	
No.	ISSUE/REVISION	BY	DATE

PROJECT:  
XPLORNET  
SELF SUPPORT TOWER

TITLE:  
150' TOWER PROFILE

DRAWN BY:	RR	PURCHASE ORDER NO.
CHECKED BY:	MW	PROJECT NO.
APPROVED BY:	MP	DRAWING NO. S02-01
DATE:	18/01/2017	SHEET 3 OF 12



**SITE LAYOUT & GROUNDING**  
SCALE : NTS

**NOTE:**

1. a. PRIOR TO MAKING A GROUND SYSTEM CONNECTION CLEAN THE CONNECTION PARTS OF PAINT OR OTHER FOREIGN MATTER
- b. ALL BURNDY CONNECTORS AND CONNECTING WIRE OR CABLE PARTS THAT COME IN CONTACT WITH THE BURNDY CONNECTOR SHALL BE CLEANED OF ALL RUST, OXIDE OR DIRT AND THEN GIVEN A LIBERAL APPLICATION OF NO-OX-ID 'A' SPECIAL SEALING COMPOUND PRIOR TO COMPLETING THE CONNECTIONS. (ABOVE GRADE ONLY)
2. ALL GROUND WIRE ABOVE GRADE IS TO BE 7/16" GALV WIRE UNLESS NOTED
3. WHERE THERE IS A CONTINUOUS FLOW OF GROUND WIRE (ie. LOOP AROUND BLDG OR TOWER) CONNECT WIRE TO ROD WITH CAD WELD #115 (MOLD GTC-182G)
4. WHERE THERE IS GALV WIRE TO GALV WIRE CONNECTION ARE TO BE CLEAN AND FREE OF PAINT AT THE MATING SURFACE USE CAD WELD SHOT #115 (MOLD YRC-2G2G-LH OR RH)
5. AT GROUND LEVEL, ALL CONDUCTORS SHALL BE BURIED MINIMUM 600mm BELOW FINISHED GRADE
6. THE TOWER/ FOUNDATION/ CABINET ORIENTATION TO BE DETERMINED ON SITE WALK
7. THE LOCATION AND ORIENTATION OF (7) (8) (9) (10) (11) TO BE DETERMINED PER SITE SPECIFIC REQUIREMENT

- (1) 150' AWSS
- (2) FOUNDATION FOOTPRINT
- (3) 10m x 10m LEASED AREA
- (4) 1830 x 1830 x 150 (6' x 6' x 6") CABINET PAD
- (5) CABINET - ARROW INDICATES FRONT DOOR ORIENTATION
- (6) 6" WIDE CABLE TRAY TO PASS CABLES FROM CABINET TO TOWER
- (7) 8" x 8" WOOD POST - 30A 240V AC ELECTRICAL MAIN DISCONNECT
- (8) 3" UNDERGROUND CONDUIT TO PASS ELECTRICAL FROM DISCONNECT TO CABINET
- (9) LAST UTILITY POLE w/ ELECTRICAL METER
- (10) UTILITY POWER IN 3" UNDERGROUND CONDUIT FROM ELECTRICAL METER TO MAIN DISCONNECT
- (11) 3" UNDERGROUND CONDUIT FOR FIBRE TO CABINET w/ PULL STRING IN IT (IF POP SITE)
- (12) 2/0 STRANDED BARE COPPER GROUND WIRE
- (13) 3/4"Ø x 10'-0" COPPER CLAD GROUND ROD
- (14) GALV STEEL CABLE GROUND BAR
- (15) 3m GALV. STEEL LIGHTNING ROD
- (16) COMPOUND FENCE IF REQUIRED

**DISCLAIMER:**  
THIS DRAWING IS THE PROPERTY OF WESBELL TECHNOLOGIES. REPRODUCTION OF PART OR WHOLE OF THIS DRAWING WITHOUT THE WRITTEN AUTHORIZATION OF THE ENGINEER IS STRICTLY PROHIBITED.  
ALL INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE AS PRODUCTS, FEATURES, ENGINEERING METHODS OR OTHER CIRCUMSTANCES WARRANT.  
DO NOT SCALE THIS DRAWING. ANY ERRORS OR OMISSIONS REGARDING THIS DRAWING SHOULD BE REPORTED IMMEDIATELY TO THE ENGINEER OF THE CURRENT REVISION. MODIFICATIONS AS REQUIRED WILL BE INCORPORATED IN FUTURE REVISIONS.

NOT FOR CONSTRUCTION



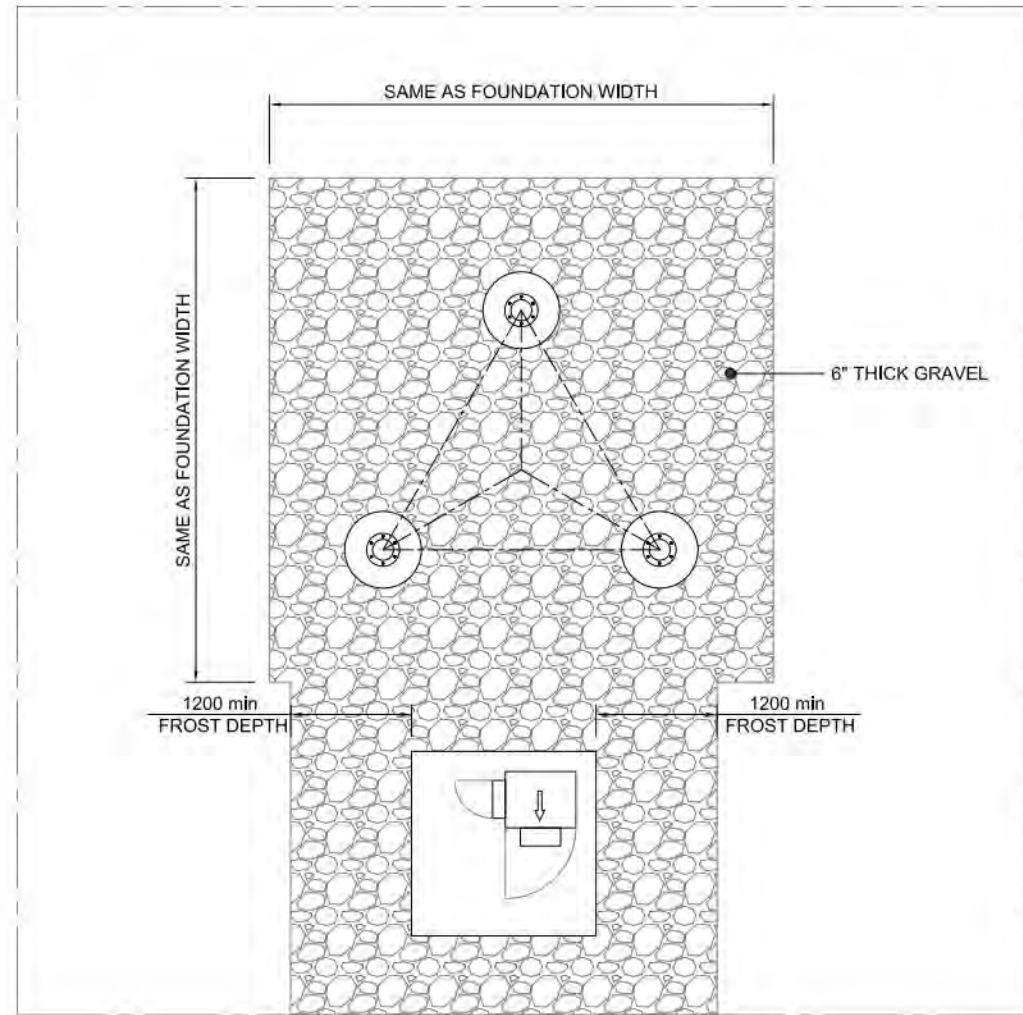
©200 Order: 0186, 1162626262, Ontario Canada L1T 1W9  
Ph: (505) 955-8800 Fax: (505) 955-7999  
Toll Free: 1 800-WESBELL  
www.wesbell.com

5			
4			
3			
2			
1			
0	FOR INFORMATION	RR	
No.	ISSUE/REVISION	BY	DATE

PROJECT:  
XPLOARNET  
SELF SUPPORT TOWER

TITLE:  
COMPOUND LAYOUT & GROUNDING  
150' (45m) TOWER

DRAWN BY:	RR	PURCHASE ORDER NO.	
CHECKED BY:	MW	PROJECT NO.	
APPROVED BY:	MP	DRAWING NO.	S03-01
DATE:	18/01/2017	SHEET	5 OF 22



**COMPOUND LAYOUT  
- SURFACE BACKFILL**  
SCALE : NTS

**DISCLAIMER:**  
THIS DRAWING IS THE PROPERTY OF WESBELL TECHNOLOGIES. REPRODUCTION OF PART OR WHOLE OF THIS DRAWING WITHOUT THE WRITTEN AUTHORIZATION OF THE ENGINEER IS STRICTLY PROHIBITED.  
ALL INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE AS PRODUCTS, FEATURES, ENGINEERING METHODS OR OTHER CIRCUMSTANCES WARRANT.  
DO NOT SCALE THIS DRAWING. ANY ERRORS OR OMISSIONS REGARDING THIS DRAWING SHOULD BE REPORTED IMMEDIATELY TO THE ENGINEER OF THE CURRENT REVISION. MODIFICATIONS AS REQUIRED WILL BE INCORPORATED IN FUTURE REVISIONS.

NOT FOR  
CONSTRUCTION



©200 Order: 0146, 1167650422, Ontario Canada L3T 1W6  
Ph: (905) 995-8100 Fax: (905) 995-7999  
Toll Free: 1 800-WESBELL  
www.wesbell.com

5			
4			
3			
2			
1			
0	FOR INFORMATION	RR	
No.	ISSUE/REVISION	BY	DATE

**PROJECT:**  
XPLORNET  
SELF SUPPORT TOWER

**TITLE:**  
COMPOUND LAYOUT - SURFACE BACKFILL  
150' (45m) TOWER

DRAWN BY:	RR	PURCHASE ORDER NO.
CHECKED BY:	MW	PROJECT NO.
APPROVED BY:	MP	DRAWING NO. S03-02
DATE:	18/01/2017	SHEET 6 OF 22



PREPARED BY:

**FC TELECOM**  
CONSULTANTS

**AB4520**  
OKOTOKS PHOTOSIM



April 22, 2026

**To: Landowner**

**Re: Proposed Xplore Telecommunications Installation  
 Located on a portion of SW 35-20-1 W5M  
 Xplore's File: AB4520**

---

Xplore Inc. (Xplore) would like to notify area residents of a proposal to construct a telecommunications installation on a portion of SW 35-20-1 W5M located in Foothills County. The proposed installation is a 45m (148ft) self-support tower with the approximate corresponding GPS coordinates of 50.732558°, -114.039762°. In addition, a public notice will be published in the Western Wheel on the same day as mentioned above.

**About Xplore**

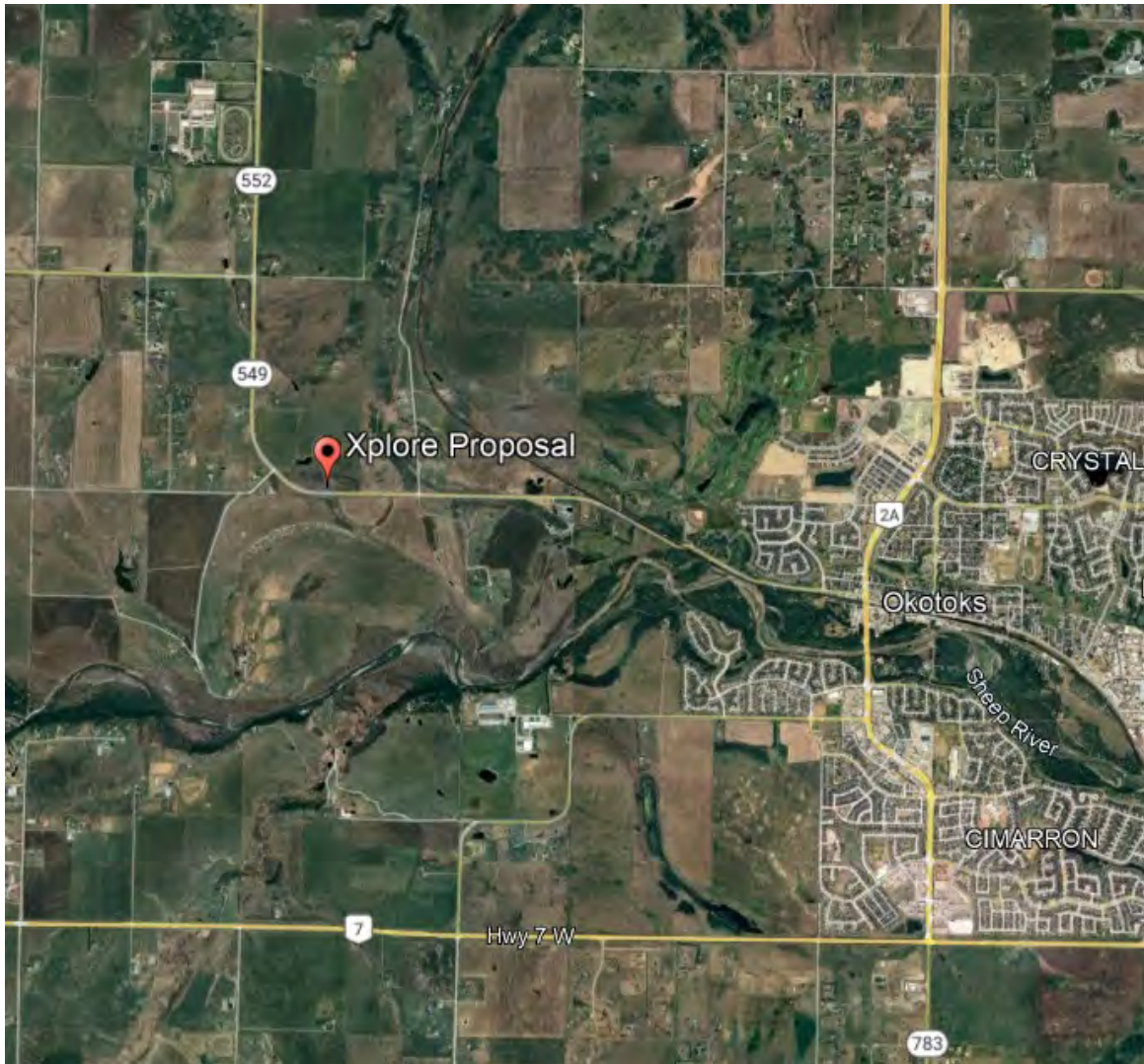
Xplore Inc. is Canada's leading rural broadband Internet provider. We believe everyone should have access to the online world, so we make our service available everywhere in Canada, including the hard to reach places. We overcome the challenges of Canada's vast geography through our hybrid network of fixed-wireless towers on the ground and next-generation satellites in space. Our customers live in the farthest reaches of the country and just outside of major urban centres, and through our coast-to-coast network of local dealers we connect them to all that the Internet offers. Xplore connects you to what matters online. For more information, please visit <https://www.xplore.com/why-choose-xplore/>.

**Xplore's Proposal**

In conformance with Innovation, Science and Economic Development Canada's (ISED/C) (formerly Industry Canada) policy for approving new telecommunications installations, Xplore has researched all existing antenna systems and other infrastructure capable of entertaining telecommunications equipment in the area. Xplore assessed 4 existing structures found within a 5-mile radius of the targeted area on which to collocate Xplore's equipment, however they are incapable of meeting the coverage objectives of this proposal. The existing structures are detailed below. All equipment necessary to operate this facility will reside within an equipment shelter at the base of the tower. Xplore attests that the installation will respect good engineering practices, including structural adequacy.

Latitude	Longitude	Height (m)	Distance (km)	Licensee Name	Disqualification Justification
50.7575	-114.062778	61	3.26	Rogers Media Inc.	Too far away to meet coverage objectives.
50.714231	-113.993039	60	3.91	Rogers Communications Canada Inc.	Too far away to meet coverage objectives.
50.716572	-113.952111	76	6.40	Rogers Communications Canada Inc.	Too far away to meet coverage objectives.
50.776267	-113.976361	61	6.67	Rogers Communications Canada Inc.	Too far away to meet coverage objectives

## Proposal Map



### Health Canada

ISED requires all wireless carriers to operate in accordance with Health Canada's safety standards. Xplore attests that the installation described in this notification package will be installed and operated on an ongoing basis to comply with Health Canada's *Safety Code 6*. This includes all combined effects of the installation, setting restrictions and limits to exposure to all radio frequencies and electromagnetic field strengths.

### Canadian Environmental Assessment

Proponents are responsible for ensuring that antenna systems are installed and operated in a manner that complies with other statutory requirements such as the *Canadian Environmental Protection Act, 1999*, the *Migratory Birds Convention Act, 1994*, and the *Species at Risk Act*, as applicable. If a proposed tower falls within ISED's default public consultation process, written confirmation of the project's status under IAA as to whether it is incidental to a designated project or, if not, whether it is on federal lands is required. The proposed telecommunications facility described in this notification package is excluded from environmental assessment under the Impact Assessment Act (IAA) (previously Canadian Environmental assessment Act, 2012 (CEAA2012), repealed).

### Transport Canada / NAV Canada Requirements

Transport Canada and NAV Canada determine requirements for marking and lighting of the tower and whether the proposal would have an impact on the provision of the national air navigation system. Based on the information regarding the proposed tower, the expectation is that marking or lighting will not be required, however the federal authorities will make the final determination.

### Site Plan

The tower compound will be 15m x 15m. All equipment necessary to operate this facility will reside within an equipment shelter with the approximate dimensions of 6' x 8'. Access to the tower will be via an existing approach off Highway 549.

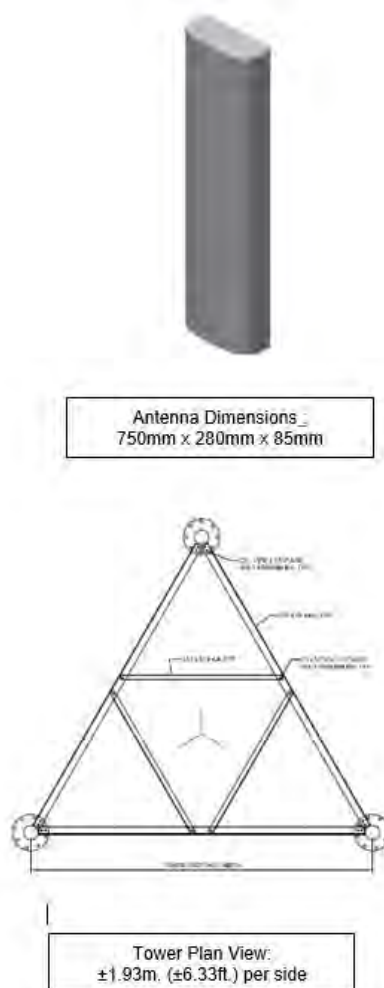
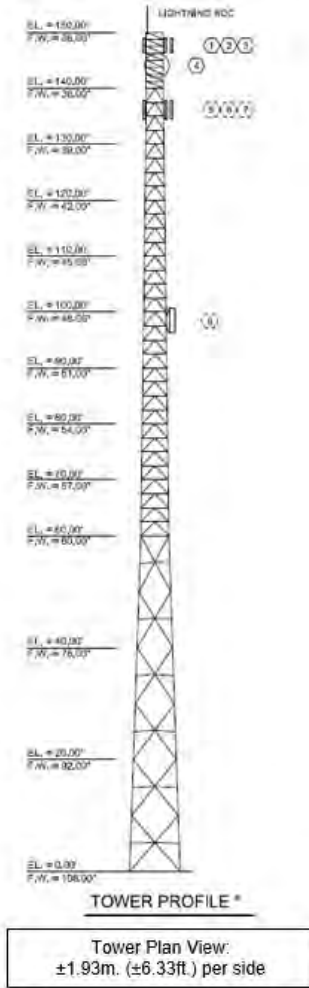


### Colocation

It is Xplore's policy to first consider col locating (sharing) existing infrastructure, including other carrier's towers before proposing to build a new structure. Where a new structure is required to be built, Xplore welcomes colocation applications by other carriers. In accordance with federal regulations, Xplore has processes in place to facilitate the sharing of Xplore's telecommunications tower infrastructure in a timely manner. Future sharing may result in additional antennas being installed on the proposed tower.

**Elevation Profile/Antenna Mounts**

Below is the elevation profile of the proposed 45m. self-support tower, a tower plan view and photos indicative of the mounted antenna(s) that are planned to be located on this tower. All of the equipment required to operate the facility will reside within an equipment shelter with the approximate dimensions of 6' x 8'.



**Rationale for a Tower Site**

As more Canadians rely on internet services for personal security, convenience and business, Xplore is required to respond to the demands of our customers by completing network expansion and improvements.

### **Photo-simulation**

Below is a simulation depicting what the tower is expected to look like, post construction.

**Type:** Self-Support **Height:** 45m. **Shelter Dimensions:** 6' x 8'.



### **Consultation Process and Procedures**

Service providers are required to consult with the Local Land Use Authority and the general public regarding new telecommunications installations. If no telecommunications protocol has been set in place by the Land Use Authority for the purposes of this proposal, the provider is required to follow ISED's (formerly, Industry Canada) Default Public Consultation Process, in accordance with Radiocommunication and Broadcasting Antenna Systems (CPC-2-0-03 Issue 5, effective July 15, 2014).

Service providers are required to consult with the Local Land Use Authority and the general public regarding new telecommunications installations. The consultation process and procedures applicable to this proposed development are outlined in Foothills County's Land Use Bylaw 60/2014.

### **Additional Information**

General information regarding telecommunications systems is available on ISED's Spectrum Management and Telecommunications websites:

Innovation, Science and Economic Development Canada: Facts about towers – <http://ic.gc.ca/antenna>

Innovation, Science and Economic Development Canada: FAQ on Radiofrequency Energy and Health – <http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08792.html>

Health Canada: Safety Code 6, Radiofrequency Exposure Guidelines – [http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio\\_guide-lignes\\_direct-eng.php](http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php)

Health Canada: Cell Phone Towers – <http://www.hc-sc.gc.ca/ewh-semt/radiation/cons/stations/index-eng.php>

Canadian Wireless Telecommunications Association (CWTA): Health and Safety – <http://www.cwta.ca/for-consumers/health-safety/>

Should you have any comments, questions or concerns regarding Xplore's telecommunications proposal described herein, please feel welcome to contact the undersigned prior to **May 22, 2026**. Comments may be mailed to Scott Telecom Services, Suite 900, 202 – 6<sup>th</sup> Avenue SW, Calgary, Alberta T2P 2R9. Comments may also be faxed to 403-263-5263 or emailed to [notify@scotland.ca](mailto:notify@scotland.ca).

**OPEN HOUSE**  
**MAY 13, 2026, 6-7:30pm**  
**Viking Rental Center, 204 Community Way #3, Okotoks, Alberta,**  
**Olympic Room**

Regards,

*Michèle Klein*

Michele Klein  
Municipal Planner  
Agent for Xplore  
Phone: 403-261-6514  
Email: [notify@scotland.ca](mailto:notify@scotland.ca)

**Additional Contact Information:**

**Innovation, Science and Economic Development Canada**  
**Southern Alberta District Office**

Harry Hays Building  
220 - 4th Avenue SE, Suite 478  
Calgary AB T2G 4X3  
Telephone: 1-800-267-9401 or 403-292-4881  
Fax: 403-292-4295  
Email: [spectrumcalgary-calgaryspectre@ised-isde.gc.ca](mailto:spectrumcalgary-calgaryspectre@ised-isde.gc.ca)

**Foothills County**

Planning & Development  
309 Macleod Trail  
Box 5605  
High River, AB T1V 1M7  
Telephone: 403-652-2341  
Email: [Planning@Foothillscountyab.ca](mailto:Planning@Foothillscountyab.ca)

**Attachments:** Comment sheet



**Comment Sheet - AB4520  
SW 35-20-1 W5M**

---

1. Are you an internet service user?

yes       no

2. Do you currently own any of the following devices?

Tablet    Laptop    E-reader    Home Computer

3. Do you plan on purchasing any of the following devices in the next year?

Tablet    Laptop    E-reader    Home Computer

4. Do you feel this is the most appropriate location for the site in this area?

yes       no

---

---

---

5. Are you satisfied with the appearance of the proposed facility?

If not, what changes would you suggest?

yes       no

---

---

---

6. What comments do you have that could improve our consultation process?

---

---

---

Additional Comments:

---

---

---

---

---

---

Please provide your name, full mailing address and email address (optional) if you would like to be informed of the further status of this proposal. This information will not be used for marketing purposes; however, your comments will be forwarded to the appropriate municipal officials.

*(Please print clearly)*

Name:

---

Mailing Address:

---

---

---

Postal Code

---

Email Address:

---

We thank you for your input.

Comments may be faxed to 403-263-5263, emailed to [notify@scotland.ca](mailto:notify@scotland.ca)



22 avril 2026

À: Propriétaire  
Re: Installation d'équipements de télécommunications proposée par Xplore Inc.  
Située sur une portion de SO 35-20-1 W5M  
Fichier Xplore : AB4520

Xplore Inc. (Xplore) souhaite aviser les résidents de la région d'un projet de construction d'une installation de télécommunications sur une partie de SO 35-20-1 W5M située près de la comté de Foothills. L'installation proposée est une tour autoportante de 45 m (148ft) aux coordonnées GPS approximatives de 50,732558°, -114,039762°. De plus, un avis public sera publié dans le Western Wheel le même jour que celui mentionné ci-dessus.

#### À propos d'Xplore

Xplore Inc. est le principal fournisseur d'accès Internet haute vitesse en milieu rural au Canada. Nous croyons que tout le monde devrait avoir accès au monde en ligne, c'est pourquoi nous rendons notre service disponible partout au Canada, y compris dans les endroits difficiles d'accès. Nous relevons les défis de la vaste géographie du Canada grâce à notre réseau de tours fixes sans fil au sol, de fibres optiques et de satellites de prochaine génération dans l'espace. Nos clients vivent dans les régions les plus éloignées du pays et juste à l'extérieur des grands centres urbains, et grâce à notre réseau de revendeurs locaux d'un océan à l'autre, nous les connectons à tout ce qu'offre l'internet. Xplore vous connecte à ce qui compte en ligne. Pour plus d'informations, s'il vous plaît visitez <https://www.xplore.ca/fr/>

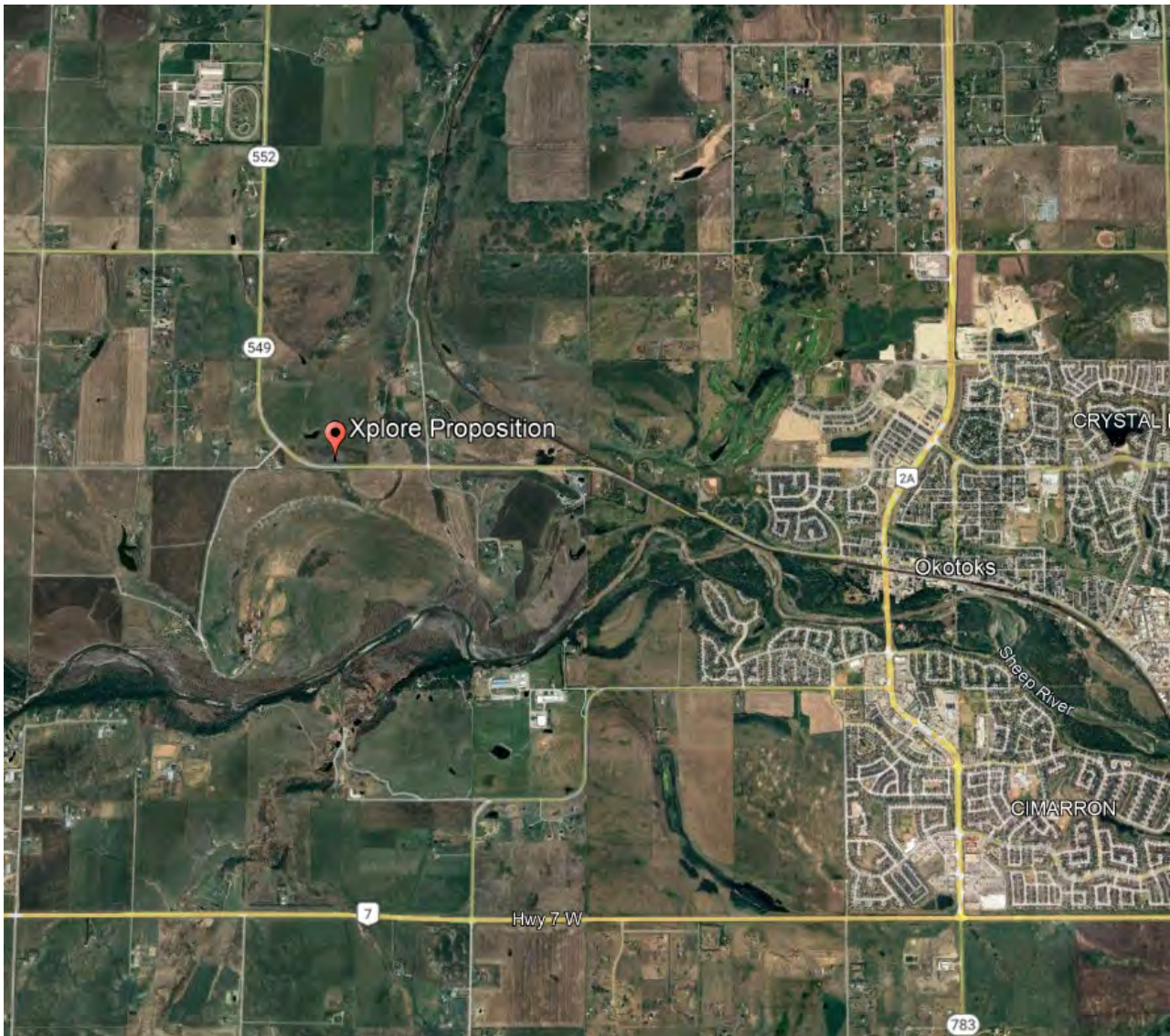
#### La proposition d'Xplore

Conformément à la politique d'Innovation, Sciences et Développement économique Canada (ISED) (anciennement Industrie Canada) pour l'approbation de nouvelles installations de télécommunications, Xplore a étudié tous les systèmes d'antennes existants et d'autres infrastructures capables de recevoir les équipements de télécommunications de la région. Xplore a évalué 4 structures existantes situées dans un rayon de 5 milles de la zone ciblée pour y installer l'équipement de Xplore, mais elles sont incapables de répondre aux objectifs de couverture de cette proposition. Les structures existantes sont détaillées ci-dessous. Tout l'équipement nécessaire au fonctionnement de cette installation résidera dans un abri d'équipement à la base de la tour. Xplore atteste que l'installation respectera les bonnes pratiques d'ingénierie, y compris l'adéquation structurale.

Latitude	Longitude	Hauteur (m)	Distance (km)	Nom du titulaire de licence	Justification de la disqualification
50.7575	-114.062778	61	3.26	Rogers Media Inc.	Trop loin pour atteindre les objectifs de couverture.
50.714231	-113.993039	60	3.91	Rogers Communications Canada Inc.	Trop loin pour atteindre les objectifs de couverture.
50.716572	-113.952111	76	6.40	Rogers Communications Canada Inc.	Trop loin pour atteindre les objectifs de couverture.
50.776267	-113.976361	61	6.67	Rogers Communications Canada Inc.	Trop loin pour atteindre les objectifs de couverture.



## Carte de proposition



### Santé Canada

ISED exige que tous les fournisseurs de services sans fil opèrent conformément aux normes de sécurité de Santé Canada. Xplore atteste que l'installation décrite dans cet avis de notification sera installée et exploitée de façon continue conformément au Code de sécurité 6 de Santé Canada. Cela comprend tous les effets combinés de l'installation, l'établissement de restrictions et de limites d'exposition à toutes les fréquences radio et aux forces des champs électromagnétiques.

### Évaluation environnementale canadienne

Les promoteurs sont responsables de s'assurer que les systèmes d'antennes sont installés et exploités conformément aux autres exigences réglementaires telles que la Loi canadienne sur la protection de l'environnement (1999), la Loi de 1994 sur la convention concernant les oiseaux migrateurs et la Loi sur les espèces en péril, selon le cas. Si une tour proposée relève du processus de consultation publique par défaut d'ISED, une confirmation écrite du statut du projet en vertu de l'IAA indiquant s'il est accessoire à un projet désigné ou, dans le cas contraire, s'il se trouve sur des terres fédérales, est requise. L'installation des équipements de télécommunications proposée décrite dans le présent avis de notification est exclue de l'évaluation environnementale en vertu de la Loi sur l'évaluation d'impact (IAA) (anciennement Loi canadienne sur l'évaluation environnementale, 2012 (CEAA2012), abrogée).



### Exigences de Transports Canada / NAV Canada

Transports Canada et NAV Canada déterminent les exigences relatives au balisage et à l'éclairage de la tour et déterminent si la proposition aurait une incidence sur la prestation du système national de navigation aérienne. Sur la base des informations concernant la tour proposée, on s'attend à ce que le marquage ou l'éclairage ne soient pas nécessaires, mais les autorités fédérales prendront la décision finale.

### Plan du site

L'espace au sol nécessaire de la tour mesurera 15m x 15m. Tout l'équipement nécessaire au fonctionnement de cette installation résidera dans un abri d'équipement aux dimensions approximatives de 6' x 8'. L'accès à la tour se fera par une approche existante depuis Route 549.



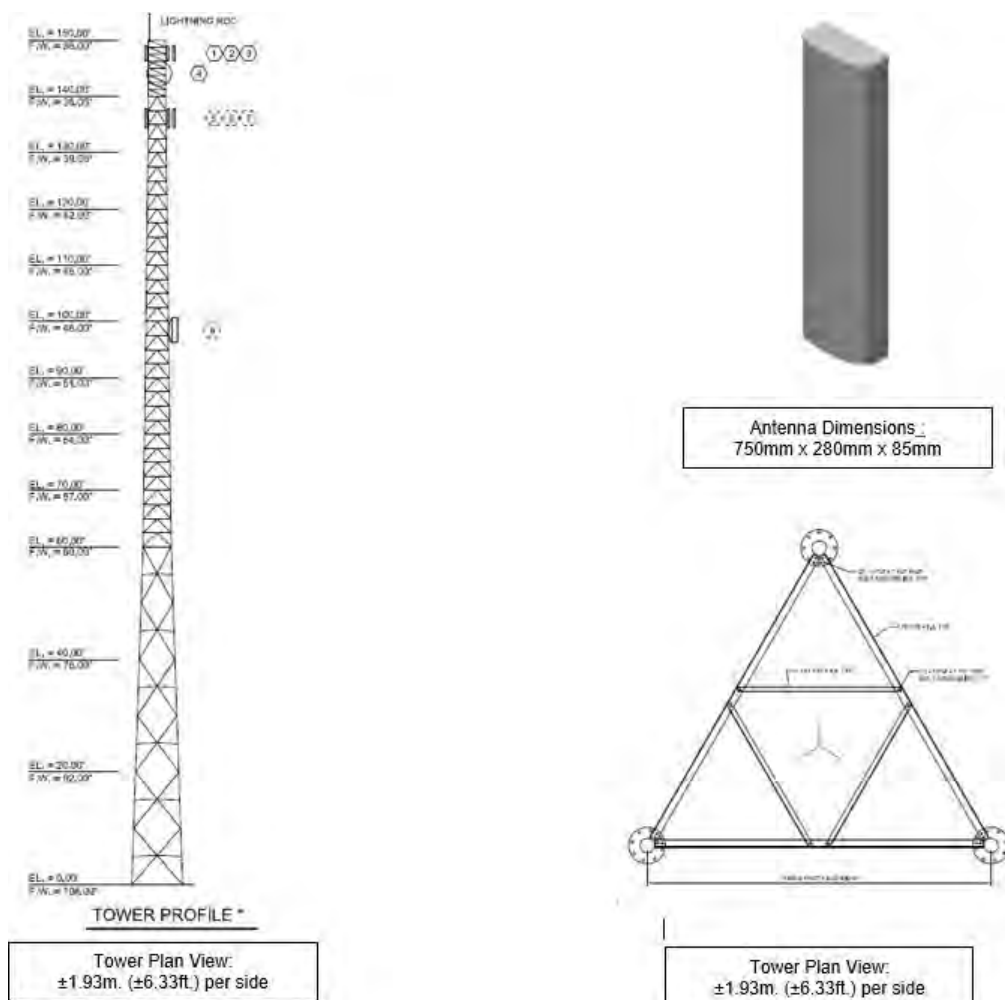


**Colocation**

La politique de Xplore est d'abord d'envisager de colocaliser (partager) l'infrastructure existante, y compris les tours d'autres opérateurs, avant de proposer de construire une nouvelle structure. Lorsqu'une nouvelle structure doit être construite, Xplore accueille les demandes de colocation d'autres transporteurs. Conformément à la réglementation fédérale, Xplore a mis en place des processus pour faciliter le partage de l'infrastructure de la tour de télécommunications de Xplore dans un délai convenable. Le partage futur pourrait entraîner l'installation d'antennes supplémentaires sur le pylône proposé.

**Profil d'élévation/supports d'antenne**

Vous trouverez ci-dessous le profil d'élévation de 45m. du pylône autoportant proposé, une vue en plan du pylône et des photos indiquant la ou les antennes approximatives qu'il est prévu d'installer sur ce pylône. Tout l'équipement nécessaire au fonctionnement de l'installation résidera dans un abri d'équipement aux dimensions approximatives de 6 pieds x 8 pieds.



**Justification d'un site de tour**

Alors que de plus en plus de Canadiens comptent sur les services Internet pour leur sécurité personnelle, leur commodité et leurs affaires, Xplore doit répondre aux demandes de nos clients en complétant l'expansion et les améliorations du réseau.



### Simulation photo

Vous trouverez ci-dessous une simulation illustrant à quoi la tour devrait ressembler après la construction.

**Type:** Autoportante **Hauteur:** 45m. **Dimensions de l'abri:** 6' x 8'.



### Processus de consultation et procédures

Les fournisseurs de services sont tenus de consulter l'autorité locale d'utilisation des terres et le grand public concernant les nouvelles installations de télécommunications. Si aucun protocole de télécommunications n'a été mis en place par l'Autorité d'utilisation des terres aux fins de cette proposition, le fournisseur est tenu de suivre le processus de consultation publique par défaut d'ISED (anciennement Industrie Canada), conformément aux Systèmes d'antennes de radiocommunication et de radiodiffusion (CPC- 2-0-03 Numéro 5, en vigueur le 15 juillet 2014).

Les fournisseurs de services doivent consulter l'autorité locale d'aménagement du territoire et le public concernant les nouvelles installations de télécommunications. Le processus et les procédures de consultation applicables à ce projet sont décrits dans la politique du comté de Foothills règlement d'utilisation des terres 60/2014.

### Information complémentaire

Des informations générales concernant les systèmes de télécommunications sont disponibles sur les sites Web Gestion du spectre et Télécommunications d'ISED :

<https://ised-isde.canada.ca/site/gestion-spectre-telecommunications/fr>

<https://www.canada.ca/fr/sante-canada/services/securite-et-risque-pour-sante/radiation/exposition-professionnelle-reglementation/code-securite-6-lignes-directrices-exposition-radiofrequences.html>

Association canadienne des télécommunications sans fil (CWTA): Santé et sécurité –

<https://canadatelecoms.ca/fr/>



Si vous avez des commentaires, des questions ou des préoccupations concernant la proposition d'équipements de télécommunications de Xplore décrite ici, n'hésitez pas à contacter le soussigné avant **22 Mai 2026**. Les commentaires peuvent être postés à Scott Telecom Services, Suite 900, 202 – 6th Avenue SW, Calgary, Alberta T2P 2R9. Les commentaires peuvent également être faxés au 403-263-5263 ou envoyés par courriel à [notify@scotland.ca](mailto:notify@scotland.ca).

**JOURNÉE PORTES OUVERTES**

**13 MAI 2026, 18 h - 19 h 30**

**Centre de location Viking, 204, chemin Community, bureau 3, Okotoks (Alberta)  
Salle olympique3**

Salutations,

*Michèle Klein*

Michele Klein

Planificateur municipal

Agent pour Xplore

Téléphone : (403) 261-6514

Courriel: [notify@scotland.ca](mailto:notify@scotland.ca)

**Coordonnées supplémentaires :**

**Innovation, Sciences et Développement économique Canada**

**Bureau de district du sud de l'Alberta**

Édifice Harry Hays

220 – 4e Avenue SE, bureau 478

Calgary (Alberta) T2G 4X3

Téléphone : 1-800-267-9401 ou (403) 292-4881

Télécopieur : (403) 292-4295

Courriel : [spectrumcalgary-calgaryspectre@ised-isde.gc.ca](mailto:spectrumcalgary-calgaryspectre@ised-isde.gc.ca)

**Comté de Foothills**

planification et de developpment

309, chemin Macleod

Case postale 5605

High River (Alberta) T1V 1M7

Téléphone : 403-652 2341

Courriel : [Planning@Foothillscountyab.ca](mailto:Planning@Foothillscountyab.ca)

**Pièces jointes:** Feuille de commentaires



**Feuille de commentaires - AB4520  
SO 35-20-1 W5M**

---

1. Êtes-vous un utilisateur de services Internet?

oui       non

2. Possédez-vous actuellement l'un des appareils suivants ?

Tablette     Ordinateur portable     Liseuse     Ordinateur familial

3. Prévoyez-vous d'acheter l'un des appareils suivants au cours de l'année prochaine ?

Tablette     Ordinateur portable     Liseuse     Ordinateur familial

4. Pensez-vous que c'est l'emplacement le plus approprié pour le site dans cette zone ?

oui       non

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. Êtes-vous satisfait de l'apparence de l'installation proposée?

Si non, quels changements suggéreriez-vous ?

oui       non

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Quels commentaires avez-vous qui pourraient améliorer notre processus de consultation?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Commentaires additionnels:

---

---

---

---

---

---

Veillez fournir votre nom, votre adresse postale complète et votre adresse électronique (facultatif) si vous souhaitez être informé de l'état d'avancement de cette proposition. Ces informations ne seront pas utilisées à des fins de marketing ; cependant, vos commentaires seront acheminés aux autorités municipales appropriées.

*(Veillez écrire lisiblement)*

Nom:

---

Adresse postale:

---

---

---

Code postal 

---

Adresse e-mail:

---

Nous vous remercions pour votre contribution.

Les commentaires peuvent être faxés au 403-263-5263, ou envoyés par e-mail à [notify@scotland.ca](mailto:notify@scotland.ca)

**NOTIFICATION**

<b>LUA and ISEDC</b>				
Name	Address	Date Notifications Mailed	Expiry Date for Comment Period	Comments:
Foothills County	309 Macleod Trail, Box 5605, High River, AB T1V 1M7	22-Apr-26	22-May-26	
ISED	<a href="mailto:spectrumcalgary-calqaryspectre@ised-isde.gc.ca">spectrumcalgary-calqaryspectre@ised-isde.gc.ca</a>	22-Apr-26	22-May-26	
MP- John Barlow	<a href="mailto:john.barlow@parl.gc.ca">john.barlow@parl.gc.ca</a>	22-Apr-26	22-May-26	
<b>Invitation to Collocate - Carrier Letters</b>				
Name	Address	Date sent	Expiry Date for Comment Period	Comments:
<b>Public Notifications</b>				
Name	Address	Notifications Sent	Expiry Date for Comment Period	Comments:
Western Wheel	Public Notice	22-Apr-26	22-May-26	Public Notice to be published in the April 22, 2026 edition.
107 notification packages distributed by Foothills County to one mile radius		22-Apr-26	My 22, 2026	Residents within one mile radius

**Public Feedback**

Name	Contact	Position	Comment	STS Response	Date of acknowledgment	Follow up required?	Responded?	Further Comments?
Larry Macdonald	[REDACTED]	Opposed	Larry was concerned about the old technology that Xplore was using and also the proliferation of towers and aesthetics.	STS Responded The proposal minimizes visual impact through a reduced and lattice-style, light-grey tower, complies with ISED colocation requirements while being sized only for current coverage needs after assessing nearby structures, and has received Transport Canada and NAV Canada approval with no lighting or marking required.	28-Apr-26	No	Yes	
Christo Rabie	[REDACTED]	Opposed	Chris was concerned about the setback from the road and the mud & rocks that were left on the Hwy.	STS Responded that construction has not yet started at this location and no Xplore trucks have been on site, so any mud or rocks on the roadway are not related to Xplore's activities, and the proposed tower location meets all setback requirements while minimizing impact to the agricultural use of the property.	08-May-26	No	Yes	
Christo and Ana-Marie Rabie	[REDACTED]	Opposed	Chris was not happy with the trucking and also the location of the tower on the site.	STSL responded attached is a copy of the open house information package, and while truck activity on the property is unrelated to the proposed telecom tower and would need to be confirmed by Foothills County, the tower location was selected by the private landowner in compliance with all setback requirements to support reliable wireless communication services for the area.	27-May-26	no	yes	
Norbert Selbstaedt	[REDACTED]	support	Norbert was looking forward to improved internet speed	STSL responded and thanked Norbert for his comments	2026-05-25	no	yes	



ROBERT KOROTYSZYN/Western Wheel

Left: speaker Rob Avis answers questions from a moderator during the Living Systems Summit at the Viking Rentals Centre in Okotoks on April 14. Right: attendees listen to a presentation during the summit.

# Okotoks hosts three-day Living Systems Summit

By Western Wheel Staff

The Town of Okotoks held a resiliency conference with speakers, roundtables and interactive sessions last week at the Viking Rentals Centre.

Leaders in government, the non-profit sector, educators, business owners, entrepreneurs, and community organizers attended the Living Systems Summit from April 13 to 15.

Living systems are made up of dif-

ferent parts that interact, and changes in one part affect the others, the Town said.

Examples include families, businesses or communities. In addition, the environment, economics and engineering

all impact one another, according to the Town.

The conference looked at ways that different systems interact and how problems can be solved without causing impacts in other areas.

# Town wins provincial awards for marketing, collaboration

By Western Wheel Staff

The Town of Okotoks has won prestigious awards for excellence in collaboration and marketing.

The Economic Developers Association of Alberta (EDA) presented two awards to the Town on April 15 during an event in Kananaskis.

The Town won the Regional Collaboration and Partnerships Award for Hometown Holidays & Reindeer Games, delivered in partnership with the Okotoks & District Chamber of Commerce.

The initiative featured co-ordinated promotions, festive programming and business engagement opportunities to increase foot traffic, encourage local spending and create a vibrant holiday experience throughout the community, the Town said.

A second award, the Marketing for Economic Development

Outcomes Award, was presented to the Town for the Good Morning Okotoks Podcast.

The podcast features local entrepreneurs who share their business journeys, success stories and community impact to showcase Okotoks as a strong place to live, work and invest.

The awards demonstrate Okotoks' commitment to collaboration, innovation and effective communication in supporting a strong and vibrant local economy, the Town said.

The Town congratulates all partners and contributors who played a role in the award-winning initiatives.

PHOTO SUBMITTED

Okotoks Mayor Tanya Thorn is flanked by Town of Okotoks staffers Lorie Watson and Josh Welz to display awards from the Economic Developers Association of Alberta during an event in Kananaskis on April 15



**WE SELL NEWSPAPER ROLL ENDS!**

**VARIOUS SIZES TO CHOOSE FROM!**



Perfect for moving, gift wrapping, puppy training or entertaining kids for hours with craft ideas!

**Western Wheel**  
9 McRae St. • 403-938-6397

AB4520

## PUBLIC NOTICE

Xplore Inc. would like to notify area residents of a proposal of a new telecommunications installation situated on a portion of SW 35-20-1 W5M located in Foothills County. The proposed installation will be a 45m self-support tower. All of the equipment required to operate the facility will be located inside an equipment shelter at the base of the tower.

Xplore Inc. souhaite informer les résidents de la région d'une proposition d'installation de télécommunications située sur une partie du SO 35-20-1 W5M dans le comté de Foothills. L'installation proposée sera une tour autoportante de 45 m. Tout l'équipement nécessaire pour faire fonctionner l'installation sera situé à l'intérieur d'un abri d'équipement à la base de la tour.

This new telecommunications facility will improve coverage to the County area west of Okotoks.

Cette nouvelle installation de télécommunications améliorera la couverture dans la région du comté à l'ouest d'Okotoks.

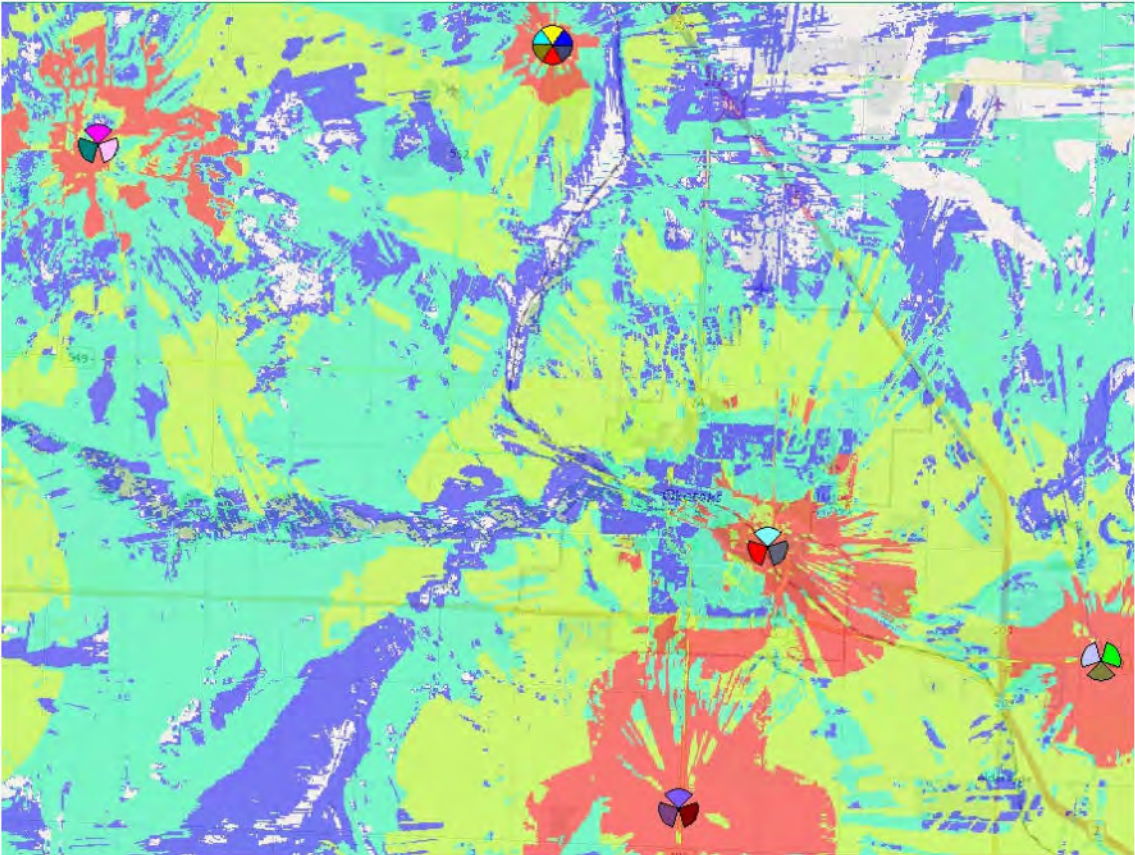


**OPEN HOUSE**  
MAY 13, 2026, 6-7:30 pm  
Viking Rental Center, 204 Community Way #3,  
Okotoks, Alberta  
Olympic Room

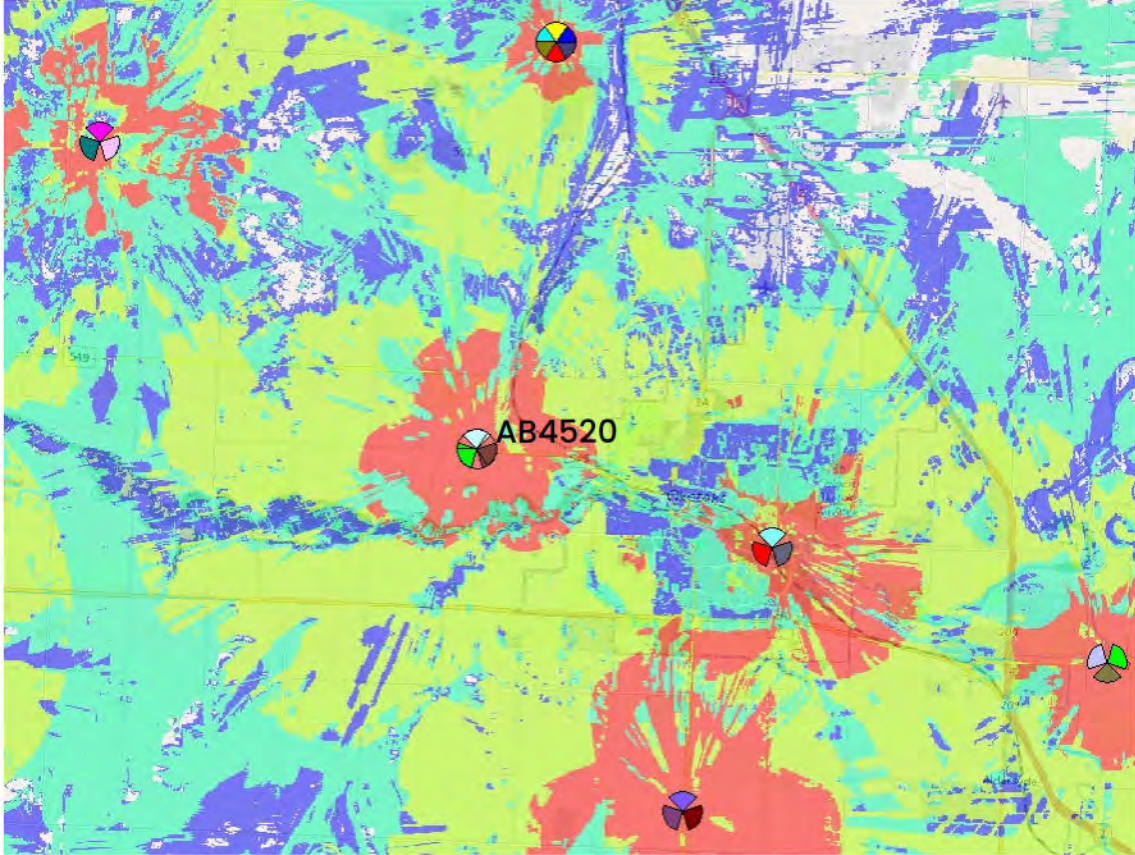
Your comments are welcome at (403) 261-6514  
Written comments can be faxed to (403) 263-5263,  
Mailed to Scott Telecom Services Ltd.  
Suite 900, Bow Valley Square 1  
202 - 6th Avenue SW, Calgary, AB T2P 2R9  
Emailed to [notify@scotland.ca](mailto:notify@scotland.ca)

All comments will be accepted until  
May 22, 2026

# Network Coverage Maps – Foothills County



Before



After

Legend

- Best coverage (Red)
- Better coverage (Yellow)
- Good coverage (Green)
- Some coverage (Blue)

# Photo Simulation and Site Sketch



This is a photo simulation of what the tower is expected to look like, post-construction, actual tower may vary slightly.



# Regulations and Roles

## Telecommunications Facilities

- Innovation, Science and Economic Development Canada (ISED)
  - Has ultimate jurisdiction for the approval of telecommunications facilities
  - Requires carriers to follow a consultation process in compliance with the Antenna Tower Siting Procedures (CPC-2-0-03)
- Telecommunications Companies
  - Respond to public demand for improved wireless connectivity by improving and expanding network coverage
  - Follow municipal policy preferences and consultation requirements
- Foothills County
  - Guides development through the use of policy and procedures (Foothills County's Land Use Bylaw 60/2014), in compliance with CPC-2-0-03
  - Represents the preferences of the local population for the design and location of wireless telecommunications facilities
- The Public
  - Will be notified of a proposal, may ask questions and provide comments
  - Provides input on the preferred location and design





## **Public Open House Comment Summary SW 35-20-1 W5M**

Project: Proposed Telecommunications Tower Development

Date of Open House: May 13, 2026, Public Event Center Okotoks

Prepared By: STSL

### **Attendees' Comments and Questions**

#### **Service Coverage Inquiry**

Pierre Boucher inquired about the potential for improved internet coverage within the Sandstone Coulee area, specifically along 20th Street. During the discussion, available coverage mapping was reviewed, and it appeared that Mr. Boucher's property may be located outside the anticipated service coverage area due to the coulee's topography and an approximately 30m ground-elevation drop from the towers location.

Jackie and Jeff raised similar questions regarding internet coverage availability. Based on the review of the coverage maps presented at the open house, their homes location (also in a relatively low-lying area) appeared to be on the edge of the projected coverage area.

#### **Visual Impact Concerns**

Anita and Cary, who appear to reside on the neighbouring property, expressed concerns regarding the potential visual impact of the proposed tower on views of the foothills. They indicated that preserving the existing viewshed is important to them and requested consideration of the tower's visibility from nearby residences.

#### **Tower Lighting**

Several attendees raised questions regarding tower lighting requirements. Specifically, attendees asked whether the proposed tower would utilize lighting similar to another nearby telecommunications tower, including concerns regarding flashing aviation warning lights. Information regarding tower lighting requirements and regulatory approvals was discussed, noting that lighting requirements are determined by Transport Canada and NAV CANADA. Transport Canada's approval had been received prior to the open house, with no lighting or marking required, which was relayed to those attendees inquiring.

#### **Ongoing Dirt Hauling Activity**

A recurring topic raised by multiple attendees was concern regarding the ongoing trucking and placement of dirt on the subject property. Neighbours noted that truck traffic has been occurring regularly for over a year and expressed frustration that the activity had not been addressed directly with surrounding residents.

One attendee advised that they had previously spoken with the landowner and were informed that Kidco had arranged to place fill material on the property, potentially originating from a project within Calgary or from a nearby interchange construction project. However, this information could not be verified during the open house.

STSL advised attendees that it was unable to provide additional information regarding the dirt hauling activities, as the matter had not previously been brought to our attention and is unrelated to the proposed telecommunications project.

For clarification, STSL confirmed that neither the fill material currently located on-site nor any trucking activity associated with the dirt placement is related to Xplore's proposed telecommunications development. At the time of the open house, Xplore had not commenced any construction or site development activities associated with the project.

### **Summary**

The primary topics discussed during the open house included:

- Questions regarding anticipated internet coverage in the valley area.
- Concerns regarding potential visual impacts to the landowners viewscape.
- Questions regarding tower lighting and aviation warning requirements.
- Concerns regarding ongoing dirt hauling and truck traffic on the property, unrelated to the proposed telecommunications development.

All comments received were recorded for consideration as part of the public consultation process.

**From:** [Notify](#)  
**To:** [REDACTED] [Notify](#)  
**Cc:** [Planning@FoothillsCountyAB.ca](mailto:Planning@FoothillsCountyAB.ca)  
**Subject:** RE: (EXT) Xplore tower  
**Date:** May 27, 2026 4:17:35 PM  
**Attachments:** [AB4520 Notification Package - Landowner.pdf](#)  
[image001.png](#)

---

Good afternoon Christo,

The open house consisted of display boards outlining the same information that was included in the notification package. I've attached a copy for your reference in case you have not been able to access one previously.

With regards to the trucks accessing the property, this activity is not related to the telecom tower project. Foothills County would be the best source to confirm details regarding this activity. This concern was raised several times during the open house, and we were also uncertain as to why trucks were frequently accessing the property.

Regarding the tower location on the land, as this is private property, the landowner selected the location they felt was most suitable for their property and intended use. All required setback regulations have been met, and the landowner does have the ability to choose the most favourable location within their property.

Telecommunications towers play a vital role in ensuring Canadians have access to fast, reliable wireless services. Whether it's staying connected with loved ones, accessing important information, or supporting businesses, emergency services, and air navigation systems, dependable communication is essential. To provide this, towers must be thoughtfully placed in locations that ensure optimal coverage and reliability for all users.

Again, thank you for your comments and for participating in the public consultation for this proposed site. If you have any additional comments regarding the proposed tower, please do not hesitate to email me on or before June 17, 2026.

Regards,

**Michele Klein**

*Municipal Planner*

Tel: 403-261-6514

Email: [mklein@scotland.ca](mailto:mklein@scotland.ca)

**Scott Telecom Services Ltd.**

Suite 900, Bow Valley Square 1

202 – 6th Avenue SW

Calgary, AB T2P 2R9

Find us on [LinkedIn](#) | [Twitter](#) | [www.scotttelecom.com](http://www.scotttelecom.com)



This e-mail is intended solely for the person or entity to which it is addressed and may contain confidential or privileged information. If you are not the intended recipient or believe you received this communication in error, please advise the sender and delete the copy you received. You should not print, copy, retransmit or otherwise use this communication.

---

**From:** Christo and Ana-Maria RABIE [REDACTED]  
**Sent:** May 14, 2026 8:10 AM  
**To:** Notify <notify@scotland.ca>  
**Cc:** Plannning@FoothillsCountyAB.ca  
**Subject:** Re: (EXT) Xplore tower

Good day,

I am sorry I had to miss your Open House last night.  
I would love to get a summary regarding the discussions.

However, here are my thoughts on your reply:

1. Can you please confirm the steady stream of trucks hauling dirt onto the site (literally thousands over the last two years) is NOT related to your project? Either way, I would love Foothills County to investigate, since there is a new hill being built in an area surrounded by foothills. Also, there is a significant and very noticable deterioration in the road surface leading into your site. (I counted over three dozen new potholes)
2. I realize your setback from the road will meet all regulations, however, you also have a moral duty to minimize the impact on surrounding properties. Even if it means running a power line an extra 200m to the far side of the property, where your tower will have exactly the same impact on land use.
3. We are all aware of the role of reliable telecommunication services, but repositioning your tower will have no impact on it's efficiency.

And, let's be real, despite your altruistic words, this is purely a financial decision and investment for your company. I appreciate that initiative - it is what makes this such a great province - however, it also makes it even more important to do things the right way, taking your neighbours into consideration.

Thank you again for your time.

Christo

---

**From:** "Notify" <notify@scotland.ca>  
**To:** [REDACTED] "Notify" <notify@scotland.ca>, [Plannning@FoothillsCountyAB.ca](mailto:Plannning@FoothillsCountyAB.ca)  
**Sent:** Friday, May 8, 2026 10:27:16 AM  
**Subject:** RE: (EXT) Xplore tower

Good afternoon Chris,

With regards to the rocks and mud left on the road, we have not had any trucks on site at this location, as construction has not yet started. We are still in the preliminary stages of approvals for this tower. As such, any mud or dirt on the roadway may potentially be from the landowner or occupant of the property, but it is not related to Xplore's activities.

Regarding the setback distance from the tower, we have met all required setback regulations while also considering the distance required for the power run to the tower. Due to the agricultural nature of the parcel, we aim to minimize the impact on the land and position the tower in a location that is least disruptive to the current use of the property.

Telecommunications towers play a vital role in ensuring Canadians have access to fast, reliable wireless services. Whether it's staying connected with loved ones, accessing important information, or supporting businesses, emergency services, and air navigation systems, dependable communication is essential. To provide this, towers must be thoughtfully placed in locations that ensure optimal coverage and reliability for all users.

Again, thank you for your comments and for participating in the public consultation for this proposed site. If you have any additional comments regarding the proposed tower, please do not hesitate to email me on or before May 29, 2026.

Regards,

**Michele Klein**

*Municipal Planner*

Tel: 403-261-6514

Email: [mklein@scotland.ca](mailto:mklein@scotland.ca)

**Scott Telecom Services Ltd.**

Suite 900, Bow Valley Square 1

202 – 6th Avenue SW

Calgary, AB T2P 2R9

Find us on [LinkedIn](#) | [Twitter](#) | [www.scotttelecom.com](http://www.scotttelecom.com)



This e-mail is intended solely for the person or entity to which it is addressed and may contain confidential or privileged information. If you are not the intended recipient or believe you received this communication in error, please advise the sender and delete the copy you received. You should not print, copy, retransmit or otherwise use this communication.

---

**From:** [REDACTED]  
**Sent:** April 23, 2026 7:56 PM  
**To:** Notify <[notify@scotland.ca](mailto:notify@scotland.ca)>; [Planning@FoothillsCountyAB.ca](mailto:Planning@FoothillsCountyAB.ca)  
**Subject:** (EXT) Xplore tower

To whom it may concern,  
Please find attached my response to the proposed tower off highway 549.  
In short, I am puzzled as to why the tower needs to be so close to the road, when it would be much better to place it on the furthest part of the land, where it would be significantly less obtrusive.  
I hope these concerns will be taken seriously.

Sincerely,  
Christo Rabie

**From:** Notify  
**To:** [REDACTED] [Notify; SpectrumCalgary-calgaryspectre@ised-isde.gc.ca](mailto:Notify; SpectrumCalgary-calgaryspectre@ised-isde.gc.ca); [planning@foothillscountyab.ca](mailto:planning@foothillscountyab.ca)  
**Bcc:** [REDACTED]  
**Subject:** RE: (EXT) Fw: Proposed Xplore Telecommunications Installation  
**Date:** April 28, 2026 11:16:05 AM  
**Attachments:** [image001.png](#)

---

Good morning Larry and Gloria,

To address your concerns regarding the aesthetics of the proposal, all reasonable efforts have been made to decrease the size and visibility of the proposed tower, in order to minimize the visual impact on the surrounding area. The mast of the tower is designed as a lattice style, which permits the sky and surrounding area to be viewed through the tower as opposed to a solid monopole style installation. In addition, both the mast and the antennas would be painted light grey so as to minimize visual contrast against the sky.

Proponents are required by ISED CPC-2-0-17 to permit mandatory tower sharing between providers (colocation). As such, we are unable to determine if the tower will be used by other providers for the purposes of cellular communications. Xplore may also determine a future need for cellular antennas to be added to the tower dependent on customer demands and coverage requirements. The tower height of 45m. was the lowest height to meet the immediate coverage needs of the area, and the height was not selected for possible colocation requests. Xplore assessed 4 existing structures found within a 5-mile radius of the targeted area on which to collocate Xplore's equipment, however they are incapable of meeting the coverage objectives of this proposal.

A submission with supporting documents was made to Transport Canada and NAV Canada December 22, 2025, and was approved with no lighting or marking required.

Telecommunications towers play a vital role in ensuring Canadians have access to fast, reliable wireless services. Whether it's staying connected with loved ones, accessing important information, or supporting businesses, emergency services, and air navigation systems, dependable communication is essential. To provide this, towers must be thoughtfully placed in locations that ensure optimal coverage and reliability for all users.

Again, thank you for your comments and for participating in the public consultation for this proposed site. If you have any additional comments regarding the proposed tower, please do not hesitate to email me on or before May 19, 2026.

**Michele Klein**

*Municipal Planner*

Tel: 403-261-6514

Email: [mklein@scotland.ca](mailto:mklein@scotland.ca)

**Scott Telecom Services Ltd.**

Suite 900, Bow Valley Square 1

202 – 6th Avenue SW

Calgary, AB T2P 2R9

Find us on [LinkedIn](#) | [Twitter](#) | [www.scotttelecom.com](http://www.scotttelecom.com)



This e-mail is intended solely for the person or entity to which it is addressed and may contain confidential or privileged information. If you are not the intended recipient or believe you received this communication in error, please advise the sender and delete the copy you received. You should not print, copy, retransmit or otherwise use this communication.

---

**From:** Larry Macdonald [REDACTED]  
**Sent:** April 22, 2026 10:26 AM  
**To:** Notify <notify@scotland.ca>; SpectrumCalgary-calgaryspectre@ised-isde.gc.ca;  
planning@foothillscountyab.ca  
**Subject:** (EXT) Fw: Proposed Xplore Telecommunications Installation

We are in receipt of a letter dated April 22, 2026 from Xplore proposing the installation of a telecommunications tower on the SW 35-20-1W5.

Upon review it appears this is old technology and is a proliferation of unsightly towers. At another location in North America our internet comes from cell phone towers and it is called Verizon Internet Gateway. T Mobile also uses this application. It works well and does not involve buried cables, unsightly antennas, proliferation of unsightly, dangerous (to aviation) or flashing lights. It uses existing cell phone towers. Xplore seems to be proposing 1990's technology for today's applications.

Please do not proceed with this proposal!

Respectfully yours,  
Larry and Gloria Macdonald.

Get [Outlook for iOS](#)

**From:** [Notify](#)  
**To:** [REDACTED] [Notify](#)  
**Subject:** RE: (EXT) Proposed Xplore Telecommunications installation  
**Date:** May 25, 2026 9:47:25 AM  
**Attachments:** [image001.png](#)

---

Good morning Norbert,

Telecommunications towers play a vital role in ensuring Canadians have access to fast, reliable wireless services. Whether it's staying connected with loved ones, accessing important information, or supporting businesses, emergency services, and air navigation systems, dependable communication is essential. To provide this, towers must be thoughtfully placed in locations that ensure optimal coverage and reliability for all users.

Thank you for your comments and for participating in the public consultation for this proposed site. If you have any additional comments regarding the proposed tower, please do not hesitate to email me on or before June 15, 2026.

Regards,

**Michele Klein**

*Municipal Planner*

Tel: 403-261-6514

Email: [mklein@scotland.ca](mailto:mklein@scotland.ca)

**Scott Telecom Services Ltd.**

Suite 900, Bow Valley Square 1

202 – 6th Avenue SW

Calgary, AB T2P 2R9

Find us on [LinkedIn](#) | [Twitter](#) | [www.scotttelecom.com](http://www.scotttelecom.com)



This e-mail is intended solely for the person or entity to which it is addressed and may contain confidential or privileged information. If you are not the intended recipient or believe you received this communication in error, please advise the sender and delete the copy you received. You should not print, copy, retransmit or otherwise use this communication.

---

**From:** [REDACTED]  
**Sent:** May 16, 2026 6:58 PM  
**To:** Notify <[notify@scotland.ca](mailto:notify@scotland.ca)>

**Subject:** (EXT) Proposed Xplore Telecommunications installation

Please find attached proponent comment of above installation proposal.

Norbert Selbstaedt

**From:** [Notify](#)  
**To:** [REDACTED] [Notify; Planning@FoothillsCountyAB.ca](mailto:Planning@FoothillsCountyAB.ca)  
**Subject:** RE: (EXT) Xplore tower  
**Date:** May 8, 2026 10:27:17 AM  
**Attachments:** [image001.png](#)

---

Good afternoon Chris,

With regards to the rocks and mud left on the road, we have not had any trucks on site at this location, as construction has not yet started. We are still in the preliminary stages of approvals for this tower. As such, any mud or dirt on the roadway may potentially be from the landowner or occupant of the property, but it is not related to Xplore's activities.

Regarding the setback distance from the tower, we have met all required setback regulations while also considering the distance required for the power run to the tower. Due to the agricultural nature of the parcel, we aim to minimize the impact on the land and position the tower in a location that is least disruptive to the current use of the property.

Telecommunications towers play a vital role in ensuring Canadians have access to fast, reliable wireless services. Whether it's staying connected with loved ones, accessing important information, or supporting businesses, emergency services, and air navigation systems, dependable communication is essential. To provide this, towers must be thoughtfully placed in locations that ensure optimal coverage and reliability for all users.

Again, thank you for your comments and for participating in the public consultation for this proposed site. If you have any additional comments regarding the proposed tower, please do not hesitate to email me on or before May 29, 2026.

Regards,

**Michele Klein**

*Municipal Planner*

Tel: 403-261-6514

Email: [mklein@scotland.ca](mailto:mklein@scotland.ca)

**Scott Telecom Services Ltd.**

Suite 900, Bow Valley Square 1

202 – 6th Avenue SW

Calgary, AB T2P 2R9

Find us on [LinkedIn](#) | [Twitter](#) | [www.scotttelecom.com](http://www.scotttelecom.com)



This e-mail is intended solely for the person or entity to which it is addressed and may contain confidential or privileged information. If you are not the intended recipient or believe you received this communication in error, please advise the sender and delete the copy you received. You should not print, copy, retransmit or otherwise use this communication.

---

**From:** [REDACTED]  
**Sent:** April 23, 2026 7:56 PM  
**To:** Notify <notify@scotland.ca>; Plannning@FoothillsCountyAB.ca  
**Subject:** (EXT) Xplore tower

To whom it may concern,  
Please find attached my response to the proposed tower off highway 549.  
In short, I am puzzled as to why the tower needs to be so close to the road, when it would be much better to place it on the furthest part of the land, where it would be significantly less obtrusive.  
I hope these concerns will be taken seriously.  
Sincerely,  
Christo Rabie



February 4, 2026

TELUS Park  
2930 Centre Ave NE,  
Calgary AB T2E 2X1

Attention: To Whom it May Concern

RE: **PROPOSAL TO CO-LOCATE WITH**

**XPLORE INC.**  
XPLORE REF: AB4520  
SITE LOCATION: MD of Foothills No. 31

---

Xplore Inc. has acquired land for a telecommunications facility to enhance wireless internet coverage in the area.

Local land use authorities require telecommunication carriers site-share whenever technically feasible; therefore, Xplore wishes to determine if other carriers hold an interest in co-locating on the planned tower. Below, please find a brief description of the proposed site:

1. Proposal: 45m self-support tower
2. Site Address: SW 35-20-1 W5M
3. Coordinates: 50.732558, -114.039762
4. Site Description: Agricultural
5. Zoning: A – Agricultural
6. MD of Foothills No. 31

If this site location is compatible with the requirements of your network plan, and a co-location is of interest, please sign below in acknowledgement. Permitting efforts will then continue on behalf of Xplore Inc. with the understanding that another carrier may join Xplore Inc. in sharing the tower site.

Please forward your confirmation and any questions or comments in this regard no later than **March 4, 2026**.

Regards,  
*Michele Klein*  
Michele Klein  
Municipal Planner  
Agent for Xplore  
Phone: 403-261-6514  
Email: [mklein@scotland.ca](mailto:mklein@scotland.ca)



RE: **PROPOSAL TO CO-LOCATE WITH  
XPLORE INC.**  
XPLORE REF: AB4520  
SITE LOCATION: MD of Foothills No. 31

---

By signing below, I acknowledge a co-location is of interest. Please contact me to discuss.

---

Name:  
Title:  
Date:  
Company Name:

Please forward by fax the signed letter at (403) 263-5263, or by email at [mklein@scotland.ca](mailto:mklein@scotland.ca).



February 4, 2026

Bell Mobility  
5115 Creekbank Road  
Mississauga, ON L4W 5R1

Attention: To Whom it May Concern  
RE: **PROPOSAL TO CO-LOCATE WITH**

**XPLORE INC.**  
XPLORE REF: AB4520  
SITE LOCATION: MD of Foothills No. 31

---

Xplore Inc. has acquired land for a telecommunications facility to enhance wireless internet coverage in the area.

Local land use authorities require telecommunication carriers site-share whenever technically feasible; therefore, Xplore wishes to determine if other carriers hold an interest in co-locating on the planned tower. Below, please find a brief description of the proposed site:

1. Proposal: 45m self-support tower
2. Site Address: SW 35-20-1 W5M
3. Coordinates: 50.732558, -114.039762
4. Site Description: Agricultural
5. Zoning: A – Agricultural
6. MD of Foothills No. 31

If this site location is compatible with the requirements of your network plan, and a co-location is of interest, please sign below in acknowledgement. Permitting efforts will then continue on behalf of Xplore Inc. with the understanding that another carrier may join Xplore Inc. in sharing the tower site.

Please forward your confirmation and any questions or comments in this regard no later than **March 4, 2026.**

Regards,  
*Michele Klein*  
Michele Klein  
Municipal Planner  
Agent for Xplore  
Phone: 403-261-6514  
Email: [mklein@scotland.ca](mailto:mklein@scotland.ca)



RE: **PROPOSAL TO CO-LOCATE WITH  
XPLORE INC.**  
XPLORE REF: AB4520  
SITE LOCATION: MD of Foothills No. 31

---

By signing below, I acknowledge a co-location is of interest. Please contact me to discuss.

---

Name:  
Title:  
Date:  
Company Name:

Please forward by fax the signed letter at (403) 263-5263, or by email at [mklein@scotland.ca](mailto:mklein@scotland.ca).



February 4, 2026

Freedom Mobile  
88 Queens Quay West  
Toronto, ON M5J 0B6

Attention: To Whom it May Concern

RE: **PROPOSAL TO CO-LOCATE WITH**

**XPLORE INC.**

XPLORE REF: AB4520

SITE LOCATION: MD of Foothills No. 31

---

Xplore Inc. has acquired land for a telecommunications facility to enhance wireless internet coverage in the area.

Local land use authorities require telecommunication carriers site-share whenever technically feasible; therefore, Xplore wishes to determine if other carriers hold an interest in co-locating on the planned tower. Below, please find a brief description of the proposed site:

1. Proposal: 45m self-support tower
2. Site Address: SW 35-20-1 W5M
3. Coordinates: 50.732558, -114.039762
4. Site Description: Agricultural
5. Zoning: A – Agricultural
6. MD of Foothills No. 31

If this site location is compatible with the requirements of your network plan, and a co-location is of interest, please sign below in acknowledgement. Permitting efforts will then continue on behalf of Xplore Inc. with the understanding that another carrier may join Xplore Inc. in sharing the tower site.

Please forward your confirmation and any questions or comments in this regard no later than **March 4, 2026**.

Regards,

*Michela Klein*

Michele Klein

Municipal Planner

Agent for Xplore

Phone: 403-261-6514

Email: [mklein@scotland.ca](mailto:mklein@scotland.ca)



RE: **PROPOSAL TO CO-LOCATE WITH  
XPLORE INC.**  
XPLORE REF: AB4520  
SITE LOCATION: MD of Foothills No. 31

---

By signing below, I acknowledge a co-location is of interest. Please contact me to discuss.

---

Name:  
Title:  
Date:  
Company Name:

Please forward by fax the signed letter at (403) 263-5263, or by email at [mklein@scotland.ca](mailto:mklein@scotland.ca).



February 4, 2026

Rogers Communications Inc.  
Network Implementation West  
700, 500 – 4 Avenue SW  
Calgary, AB T2P 2V6

Attention: To Whom it May Concern

RE: **PROPOSAL TO CO-LOCATE WITH  
XPLORE INC.**  
XPLORE REF: AB4520  
SITE LOCATION: MD of Foothills No. 31

---

Xplore Inc. has acquired land for a telecommunications facility to enhance wireless internet coverage in the area.

Local land use authorities require telecommunication carriers site-share whenever technically feasible; therefore, Xplore wishes to determine if other carriers hold an interest in co-locating on the planned tower. Below, please find a brief description of the proposed site:

1. Proposal: 45m self-support tower
2. Site Address: SW 35-20-1 W5M
3. Coordinates: 50.732558, -114.039762
4. Site Description: Agricultural
5. Zoning: A – Agricultural
6. MD of Foothills No. 31

If this site location is compatible with the requirements of your network plan, and a co-location is of interest, please sign below in acknowledgement. Permitting efforts will then continue on behalf of Xplore Inc. with the understanding that another carrier may join Xplore Inc. in sharing the tower site.

Please forward your confirmation and any questions or comments in this regard no later than **March 4, 2026**.

Regards,  
*Michele Klein*  
Michele Klein  
Municipal Planner  
Agent for Xplore  
Phone: 403-261-6514  
Email: [mklein@scotland.ca](mailto:mklein@scotland.ca)



RE: **PROPOSAL TO CO-LOCATE WITH  
XPLORE INC.**  
XPLORE REF: AB4520  
SITE LOCATION: MD of Foothills No. 31

---

By signing below, I acknowledge a co-location is of interest. Please contact me to discuss.

---

Name:  
Title:  
Date:  
Company Name:

Please forward by fax the signed letter at (403) 263-5263, or by email at [mklein@scotland.ca](mailto:mklein@scotland.ca).



**CROSSING LINE LIST**

**CROSSING INFORMATION:**

COMPANY	LOCATION	TYPE	DATE REQUESTED	DATE RECEIVED	COMMENTS
NAV Canada	SW 35-20-1 W5M		Dec 16, 2025	Jan 22, 2026	NAV File number 25-5742  Expiry: <u>July 21, 2027</u> (valid 18 months)  Notify NAV at least 10 business days prior to the start of construction.  <b>Any construction equipment exceeding the height of this submission must be submitted at least 30 business days prior to usage.</b>
Transport Canada	SW 35-20-1 W5M		Dec 16, 2025	Dec 22, 2025	TC File number 814070  Expiry: <u>June 21, 2027</u> (valid 18 months)  No protection required
Transportation and Economic Corridors Calgary District Office 2nd Floor, Willowglen Business Park 803 Manning Road NE Calgary, Alberta T2E 7M8  Via online submission	SW 35-20-1 W5M	Utilize existing approach off of Highway 549  Construct a Tower Site within 800m of Highway 549	Dec 17, 2025	Jan 6, 2026	File number 2025-0068772  Expiry: <u>Jan 5, 2028</u>  Please note all conditions within the permit.



**CROSSING LINE LIST**

COMPANY	LOCATION	TYPE	DATE REQUESTED	DATE RECEIVED	COMMENTS
FortisAlberta Inc. 700, 801 -7th Avenue SW Calgary, Alberta T2P 3P7  Via online submission	SW 35-20-1 W5M	Crossing OH powerlines using existing access to Tower Site  Proximity to OH powerlines with Tower Site	Dec 17, 2025	Dec 31, 2025 Unexecuted  Mar 2, 2026 Xplore Signed  Mar 3, 2026 Fully Executed	File number 320166868  Expiry: <u>Dec 30, 2027</u> , if construction of Grantee's Facility has not commenced  Grantee's Field Representative shall contact Grantor's Field Representative directly, either in person or by telephone, a minimum of 72 hours (excluding Saturdays, Sundays and Statutory Holidays) before commencement of Grantee's Work within 30 metres of the Crossing Area and, if unable to contact that person, Grantee shall serve a minimum of 72 hours written notice pursuant to Clause 8 hereof before commencement of Grantee's Work.  Please note all conditions within the agreement.
Historical Resources Management Online Permitting and Clearance (OPaC)	SW 35-20-1 W5M	Historical Resources Clearance for an HRV rating of 5a	Dec 18, 2025	Jan 2, 2026	HRA # 4961-26-0004-001 OPaC HR Application # 031505706 HRM Project # 4961-26-0004  Historical Resources Act Approval received.  Please note all requirements contained in "Historical Resources Act Approval" and contained in the "Standard Requirements Under the Historical Resources Act".



Serving a world in motion  
 Au service d'un  
 monde en mouvement  
 navcanada.ca

January 22, 2026

Your file  
 AB4520 - Sandstone (BP#32078)  
 Our file  
 25-5742

Robby McColeman  
 Xplore Inc.  
 300 Lockhart Mill Road, PO Box 9060  
 Woodstock, NB  
 E7M 6B5

**RE: Tower: Self-Support - Okotoks, AB  
 (See attached document(s))**

R. McColeman,

NAV CANADA has evaluated the captioned proposal and has no objection to the project as submitted. Our assessment does not constitute an approval and/or permit from other agencies.

**Any construction equipment exceeding the height of this submission must be submitted at least 30 business days prior to usage.**

The subject proposal data have been distributed to External Design Organizations (EDOs) for their assessment of possible effects on procedures they maintain. They will contact you directly if any concerns arise during their evaluation. If you have any questions or concerns pertaining to their assessment, please contact the EDO directly.

In the interest of aviation safety, it is incumbent on NAV CANADA to maintain up-to-date aeronautical publications. To assist us in that end, we ask that you notify us at least 10 business days prior to the start of construction. This notification requirement can be satisfactorily met by returning a completed, signed copy of the attached form and an Excel copy of the attached spreadsheet by email at [landuse@navcanada.ca](mailto:landuse@navcanada.ca) or fax at 613-248-4094. In the event that you should decide not to proceed with this project or if the structure is dismantled, please advise us accordingly so that we may formally close the file.

If you have any questions, contact the Land Use Department by email at [landuse@navcanada.ca](mailto:landuse@navcanada.ca).

**NAV CANADA's land use evaluation is based on information known as of the date of this letter and is valid for a period of 18 months, subject to any legislative changes impacting land use submissions. Our assessment is limited to the impact of the proposed physical structure on the air navigation system and installations; it neither constitutes nor replaces any approvals or permits required by Transport Canada, other Federal Government departments, Provincial or Municipal land use authorities or any other agency from which approval is required. Innovation, Science and Economic Development Canada addresses any spectrum management issues that may arise from your proposal and consults with NAV CANADA engineering as deemed necessary.**

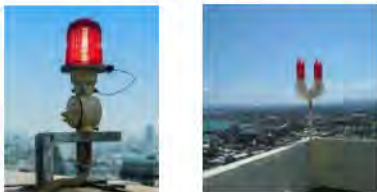

This document contains information proprietary to NAV CANADA. Any disclosure or use of this information or any reproduction of this document for other than the specific purpose for which it is intended is expressly prohibited except as NAV CANADA may otherwise agree in writing.

Regards,

Land Use Office  
 NAV CANADA

cc NOPR - Northern and Prairie Region, Transport Canada (814070)  
 CFX2 - OKOTOKS AIR RANCH AIRPORT  
 CRF4 - OKOTOKS (ROWLAND FIELD)  
 CRS3 - CHRISTIANSEN FIELD  
 COK2 - OKOTOKS (GG RANCH)(HELI)  
 Air Navigation Data  
 C. Cormier  
 JetPro

# Construction Start Notification

File Information		
<b>NC File No</b> 25-5742	<b>TC File No</b> 814070	<b>Proponent File No</b> AB4520 - Sandstone (BP#32078)
<b>To:</b> NAV CANADA, Land Use Email: <a href="mailto:landuse@navcanada.ca">landuse@navcanada.ca</a>	<b>From:</b> Xplore Inc.	
<b>Site Information:</b>	<b>Nearest town:</b> Okotoks, AB	<b>Latitude (N)</b> <b>Longitude (W)</b> <b>Ground (above sea level)</b> ft <b>Structure Height (above ground level)</b> ft <b>Total Height (above sea level)</b> ft
<b>Construction Timeline</b>		
In the interest of aviation safety, NAV CANADA must be notified at least 10 days in advance of the start of construction. Please enter the construction start date (and end date if required) in the space provided below along with any lighting and marking information (as required by Transport Canada).		
<b>Construction start date:</b> (permanent structures)	<input style="width: 100%; height: 20px;" type="text"/>	
<b>Construction date(s):</b> (temporary structures or cranes)	<b>From:</b> <input style="width: 100%; height: 20px;" type="text"/>	<b>To:</b> <input style="width: 100%; height: 20px;" type="text"/>
<b>Construction daily time(s):</b> (temporary structures or cranes)	<b>From:</b> <input style="width: 100%; height: 20px;" type="text"/>	<b>To:</b> <input style="width: 100%; height: 20px;" type="text"/>
<i>Daily Usage Times – Indicate date/times for which the crane will be in operation up to the maximum height.</i>		
Structure Lighting and/or Marking		
All objects, regardless of their height, that have been assessed by Transport Canada as constituting a hazard to air navigation require marking and/or lighting in accordance with the <i>Canadian Aviation Regulations (CARs)</i> and should be marked and/or lighted to meet the standards specified in <b>CAR 621</b> .		
<b>Structure will have temporary lighting during construction:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>		
<i>If no, please provide anticipated date for permanent lighting system to be operational:</i> <input style="width: 100%; height: 20px;" type="text"/>		
<b>Structure will have permanent lighting upon completion:</b> Yes <input type="checkbox"/> No <input type="checkbox"/> 	<b>Structure will be marked upon completion:</b> Yes <input type="checkbox"/> No <input type="checkbox"/> 	
I hereby certify that the location, height/elevation, construction dates, as well as lighting and marking information contained herein to be true and accurate.		
<b>Name</b>	<b>Signature</b>	
<b>Title</b>	<b>Date</b>	



Transport  
Canada

Transports  
Canada

## Aeronautical Assessment Form (AAF) for obstacle notice and assessment

Submission confirmation ID	814070
Transport Canada file number	814070
NAV CANADA file number	
Submission date	2025-12-16
Project name	AB4520 - Sandstone (BP#32078)
Structure location	Alberta
Owner name	Robby McColeman
Applicant name	Wendy Davis

### Applicant's contact information

Company name	Scott Telecom Services Ltd.
Business number	
First name	Wendy
Last name	Davis
Phone	██████████
Email	████████████████████
Address	████████████████
City	Calgary
Province/State	Alberta
Postal code/ZIP code	██████████
Country	Canada

### Owner's contact information

Use applicant details above?	No, I need to add the owner contact details
Company name	XPLORE INC.
Business number	
First name	Robby

Last name	McColeman
Phone number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
City	Jacksonville
Province/State	New Brunswick
Postal code/ZIP code	[REDACTED]
Country	Canada

## Project description

Have you submitted your proposal to the NAV CANADA Land Use Program?	Yes
NAV CANADA file number	
Notice of	New construction
Duration	Permanent
Construction start date (YYYY-MM-DD)	2026-03-16
Construction end date (YYYY-MM-DD)	2026-04-16
Type of structure	Tower (radio/communication)
Marking	None
Lighting	None
Monitoring	No monitoring
Project description	45m self support tower, plus a 2.5m lightning rod.
Project description files	<ul style="list-style-type: none"> <li>• <a href="#">XPLM-AB4520.6 TCNAV Sketch.pdf</a></li> </ul>

## Location, height and elevation

Structure location	Alberta
North latitude	50 43 57.21
West longitude	114 02 23.14
A: Ground elevation (AMSL)	1102 m
B: Height of an addition to a structure	0 m
C: Total height including any B (AGL)	47.5 m
D: Overall height (A + C) AMSL	1149.5 m

Is the project on lands affected by Airport Zoning Regulations (AZRs)?	No
Nearest aerodrome	Calgary/Okotoks (GG Ranch) Heliport
Have you contacted the aerodrome?	No

## Transport Canada's assessment (TC use only)

Marking and lighting required (as per Standard 621)			
Night protection	<input type="checkbox"/>	Temporary lighting (during construction)	<input type="checkbox"/>
Day protection	<input type="checkbox"/>	No protection required	<input checked="" type="checkbox"/>
Transport Canada's comments:			
Inspector's name:		Assessment date (yyyy-mm-dd): 2025-12-22	

**Note 1:** This determination expires 18 months from the date of issuance, unless construction has commenced, an extension is requested at least 15 days before the expiry date, or the determination is terminated earlier by TC.

**Note 2:** If there is any change to the intended installation, a new submittal is required.

**Note 3:** This form does not constitute authority for construction. Nor does this form replace any approvals, permits, assessments or licenses required by NAV CANADA, Innovation, Science and Economic Development (ISED) Canada, other Federal Government departments, Provincial or Municipal land use authorities or any other agency from which approval/assessment is required.



**Transportation and Economic Corridors Permit**  
 Request for Development Permit - On Private Property  
 in Proximity of a Provincial Highway - **Approved**

<b>Permit Number:</b>	2025-0068772	<b>Highway(s):</b>	549, 552
<b>Issued to (Permittee):</b>	Xplore Inc [REDACTED] [REDACTED] [REDACTED]		
<b>Legal Land Location:</b>	QS-SW SEC-35 TWP-020 RGE-01 MER-5	<b>Municipality:</b>	Foothills County
<b>Approved By:</b>	Andy Juma	<b>Issuing Office:</b>	Southern Region / Calgary
<b>Issued Date:</b>	January 6, 2026		
<b>Description of Development:</b>	Reapplying for approval to Utilize existing approach off of Highway 549 and Construct a Tower Site within 800m of Highway 549. Prior approval Permit No. RSDP036447-1 attached.		



Transportation and Economic Corridors Permit No. **2025-0068772** is issued to the above named Permittee under authority of Section 14 of the *Highways Development and Protection Act* (the Act) authorizing the development(s) listed herein, and a further application is required for any changes or additions.

The approved site plan forms a part of this permit and any changes to the approved site plan will require an amendment or a new permit application.

**This permit is subject to the following terms and conditions, which should be carefully reviewed:**

1. This permit is subject to the provisions of Section 11-19 inclusive of the Highways Development and Protection Act (Chapter H-8.5 2004), amendments thereto, and Highways Development and Protection Regulation (Alberta Regulation 326/2009) and amendments thereto.
2. This permit is issued subject to any other municipal, provincial, or federal approvals that may be required. Issuance of a permit by Transportation and Economic Corridors does not guarantee the permittee will be able to obtain other required approvals and does not excuse violation of any regulation, bylaw, or Act that may affect the proposed development.
3. The Permittee consents to a person designated by Transportation and Economic Corridors to enter upon land during construction and again upon completion of construction for the purpose of inspection to ensure the terms and conditions of this permit are met.
4. All works authorized by this permit shall be constructed, altered, maintained or operated at the sole expense of the Permittee. The permittee expressly waives any right to claim damages or compensation (including injurious affection) for development, signs or other encumbrances that are placed in an area required for future widening of the highway right of way for highway improvement purposes
5. In consideration of the permit issued in respect to this development, the Permittee shall indemnify and hold harmless Transportation and Economic Corridors, its employees and agents from any and all claims, demands, actions and costs whatsoever that may arise, directly or indirectly from anything done or omitted to be done in the construction, maintenance, alteration or operation of the works authorized.
6. The Permittee shall conform to the approved site plan. Failure to conform to the approved site plan without an approved amendment may result in enforcement measures as laid out in the Act
7. The proposed development is to be set back from the highway right of way, as shown on the attached site plan. No encroachment within this setback distance is permitted without an amendment to this permit.
8. Transportation and Economic Corridors is under no obligation to reissue a permit if the development is not commenced before expiry of this permit.
9. Any yard lights, area lighting or other lights that are considered distracting to the motoring public, or create a traffic hazard, are not permitted.
10. This permit approves only the development contained herein, and a further application is required for any changes or additions.
11. Transportation and Economic Corridors accepts no responsibility for the noise impacts or other impacts of highway traffic upon any development or occupants thereof.

Failure to comply with the terms and conditions of this permit is an offense pursuant to Section 35 of the Highways Development and Protection Regulation (the Regulation), and may result in enforcement or penalties as described in Section 55 of the Act and Section 35-36 of the Regulation.

This permit is valid for a period of **two years from the date of issuance**. If the works authorized by this permit have not commenced within this timeframe, the permit expires and the Permittee must submit a request for an extension, or reapply for a new permit, if they wish to proceed. Transportation and Economic Corridors is under no obligation to reissue a permit if the development is not commenced before expiry of this permit.

Please contact Transportation and Economic Corridors through [RPATH application](#) if you have any questions, updates, additions, or require additional information.



Issued by **Andy Juma, Development & Planning Tech**, on **January 6, 2026** on behalf of the Minister of Transportation and Economic Corridors



**Facility Crossing Agreement**

**THIS AGREEMENT is made and effective as of December 31, 2025**

**Between**

**FortisAlberta Inc. ("Grantor")**

**(hereinafter and in Schedules "A", "B", & "C" referred to as the Grantor)**

**and**

**Xplore Inc.**

**("Grantee")**

**(hereinafter and in Schedules "A", "B", & "C" referred to as the Grantee)**

**WHEREAS** Grantor operates under the jurisdiction of the Alberta Utilities Commission, and holds one or more rights-of-way for Power Transmission and Distribution facilities across the said lands and has constructed Power Transmission and Distribution facilities therein, hereinafter referred to as "Grantor's Facility"; and

**WHEREAS** Grantee operates under the jurisdiction of the Canadian Radio-television and Telecommunications Commission, and has acquired one or more rights-of-way across the said lands and proposes to install therein as stated on Schedule B hereinafter referred to as "Grantee's Facility"; and

**WHEREAS** the rights-of-way and/or Facilities of the respective parties intersect in the Crossing Area; and

**WHEREAS** the parties wish to define their respective rights and liabilities with respect to the Crossing Area under certain terms and conditions defined in Schedule "A".

**NOW THEREFORE THIS AGREEMENT WITNESSES** that in consideration of the premises, and the mutual covenants and agreements herein contained, the parties agree that their respective Work in the Crossing Area shall be governed by the Agreement together with the Schedules as herein described.

**1. TERMS AND CONDITIONS, SCHEDULES**

This Agreement including the recitals and the following Schedules, which are attached hereto and made part hereof, shall be the terms and conditions as agreed to by Grantor and Grantee:

- Schedule "A" - Mutually Agreed to Terms and Conditions
  - Schedule "B" - Location Plan and Profile
  - Schedule "C" - Specific Terms and Conditions
- (the "Schedules")**

2. LOCATION AND NOTICES

(a) Location of Crossing Area (Legal Description):

The Grantee shall provide plans to the Grantor outlining the proposed crossing locations for each project. The plans, when approved by Grantor, shall become part of Schedule "B" of the Agreement.

(b) Notices:

Grantor's Corporate Office

Grantee's Corporate Office  
(Full Legal Name)

Name: FortisAlberta Inc.  
Address: 320-17<sup>th</sup> Avenue S.W.  
  
Calgary, Alberta  
T2S 2V1

Xplore Inc.  
300 Lockhart Mill Road, PO Box  
9060  
Woodstock, New Brunswick  
E7M 6B5

**Mail or Fax Application to**

**Dept.:** Land Services  
Contact: (403) 514-4119  
Fax No.: (403) 514-4411  
Email: landserv@fortisalberta.com

Grantor's

Grantee's

**Notice re Commencement of Construction:**

NOT REQUIRED

John Picton  
613-899-1877  
John.Picton@xplore.ca

**Field**

**Emergencies:**  
310-WIRE (9473)

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be duly executed.

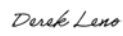
**FortisAlberta Inc.**

**Xplore Inc.**

("Grantor")

("Grantee")

Per: 

Per:   
Derek Leno  
Chief Construction Officer

Per: \_\_\_\_\_

Per: \_\_\_\_\_

**SCHEDULE "A"**

**Mutually Agreed to Terms and Conditions**

**This Schedule "A" to Form Part of the Facility Crossing Agreement.**

**Between**

**FortisAlberta Inc. (Grantor)**

**and**

**Xplore Inc.  
(Grantee)**

**and dated December 31, 2025**

**1. Interpretation**

**1.01** In this Agreement, including the recitals, the words and terms used shall have the following meanings:

- (a) "Crossing Area" means the area of intersection of Grantor's and Grantee's rights-of-way and/or Facilities outlined in red on Schedule "B";
- (b) "Grantee's Facility" means the facility or facilities to be constructed by Grantee and to be located within, across, along, upon, over or under the Crossing Area;
- (c) "Grantor's Facility" means the facility or facilities of Grantor located within, across, along, upon, over or under the Crossing Area;
- (d) "Facility" means:
  - i) any structure that is constructed or placed on or in the right-of-way within the Crossing Area (concrete slab, concrete conduit, retaining wall, special fences such as chain link, etc.); and
  - ii) any highway, public or private road, railway, irrigation ditch, drain, drainage system, sewer, dike, cable line, telecommunication line, telephone line or line for the transmission of hydrocarbons, power or any other substance that is or is to be carried across, along, upon, over or under the Crossing Area;
- (e) "said lands", means the lands described in Schedule "B";
- (f) "the Body of this Agreement" means the Agreement to which this Schedule is attached and which has been executed by the parties;
- (g) "this Agreement" means the Body of this Agreement and the Schedules attached to it; and

- (h) "Work" means, with respect to a Facility, the carrying, laying, installing, constructing, maintaining, operating, repairing, inspecting, replacing, altering, removing, abandoning and such other operations as may be required from time to time.

**1.02** Unless a term or provision contained in the Body of this Agreement, if acted upon, would result in violation of any code, statute, law, regulation, permit, license, or governmental order, the following shall apply:

- (i) if any term or provision conflicts with terms or provisions contained in any Schedule, the term or provision in the Schedule shall prevail.
- (j) if any terms or provisions of the Schedules conflict, the following shall apply: Schedule "C", if present, shall prevail over Schedules "A" and "B", Schedule "B" shall prevail over Schedule "A".

## **2. Consent**

Grantor hereby agrees, insofar as it has the right to do so, that the Grantee may perform the Work on Grantee's Facility in the Crossing Area in accordance with the terms and conditions of this Agreement.

## **3. Compliance with Statutes and Regulations**

Grantee shall at all times comply with any and all applicable codes, statutes, laws, regulations, permits, licenses, orders and directions of any governmental authority from time to time in force. The minimum applicable technical standards therein shall apply to both parties unless more stringent standards are provided for in this Agreement. If compliance with any provision of this Agreement would result in violation of any applicable codes, statutes, laws, regulations, permits, licenses, orders and directions of any governmental authority, such code, statute, law, regulation, permit, license, order and direction of any governmental authority shall prevail and this Agreement shall be deemed to be amended accordingly.

## **4. Position of Facility**

Unless otherwise indicated in any of the Schedules, or ordered by governmental authority or regulations:

- (a) Grantor's Facility shall be entitled to the upper position in the Crossing Area except for above grade facilities;
- (b) a minimum distance of 30 centimetres shall be maintained between the external surfaces of the underground Facilities; and
- (c) Grantee's Facility shall be maintained at the same depth with no side bends for the entire width of the Crossing Area.

## 5. Conditions

When Grantee performs work on Grantee's Facility in the Crossing Area, the following terms and conditions shall apply:

- (a) Grantee's Field Representative shall contact Grantor's Field Representative directly, either in person or by telephone, a minimum of 72 hours (excluding Saturdays, Sundays and Statutory Holidays) before commencement of Grantee's Work within 30 metres of the Crossing Area and, if unable to contact that person, Grantee shall serve a minimum of 72 hours written notice pursuant to Clause 8 hereof before commencement of Grantee's Work.
- (b) Grantor has the right to have a representative present to inspect the Work of Grantee in the Crossing Area.
- (c) during installation pursuant to this Agreement, Grantee shall have available at the Crossing Area a copy of this Agreement.
- (d) before proceeding to excavate within 5 metres of the Crossing Area, Grantee shall fully expose Grantor's Facility by hand digging. Grantee shall not use or permit the use of an excavating machine within 1.5 metres of either side of any existing Grantor's Facility unless otherwise agreed to in Schedule 'C',
- (e) Grantee shall, where applicable, install and maintain during performance of the Work, suitable markers indicating the location of Grantor's Facility in the Crossing Area.
- (f) Grantee shall lay down and construct its Facility in accordance with the Schedules to this Agreement.
- (g) Grantee shall carry out all Work in the Crossing Area in a proper and diligent manner and in accordance with good engineering and construction practices.
- (h) the party performing the Work shall ensure no damage occurs to existing Facilities while the Work is being performed in the Crossing Area including damage, which may result from the use of heavy work equipment outside the Crossing Area while performing the Work in the Crossing Area.
- (i) where necessary, Grantee shall support Grantor's Facility as required, or directed by Grantor, while any Work is being carried out hereunder.
- (j) in the event that Grantor's Facility suffers contact damage or other damage as a result of Grantee's Work, Grantor shall be notified forthwith and its repair shall be carried out as directed by Grantor at Grantee's cost.
- (k) where cathodic protection is required by Grantor as a result of Grantee's installation, Grantee at its cost shall, at the time of the construction of its Facility, install *and* thereafter maintain a cathodic protection testing station for Grantor's Facility at the crossing in accordance with the attached Schedule "C" or as directed by Grantor's representative.

- (l) at least 24 hours (excluding Saturdays, Sundays and Statutory Holidays) prior to covering Grantor's exposed Facility, Grantee's Field Representative shall contact Grantor's Field Representative directly, either in person or by telephone for inspection.
- (m) Grantee shall, where applicable, install and maintain suitable buried markers indicating the location of Grantee's Facility in the Crossing Area.
- (n) unless otherwise directed by the Grantor, the Grantee shall cover Grantor's Facility with at least 30 centimeters of select backfill material prior to commencing backfilling operations. Grantee shall, in backfilling the excavation in the Crossing Area, compact the fill material in 15 centimeter layers, or such greater depth specified by Grantor's Field Representative.
- (o) Grantee shall, soon as it is reasonably practical after the completion of Grantee's Work in the Crossing Area, restore the surface of the Crossing Area as closely as is practical to the condition in which it existed immediately prior to the Work being commenced.
- (p) Grantee shall maintain the Crossing Area in good order and condition and carry out expeditiously all Work hereunder.
- (q) except as otherwise provided herein, the cost of Work with respect to each party's Facilities within the Crossing Area undertaken by either party shall be borne by the party requiring such Work.
- (r) the cost associated with the location, identification or supervision shall not be charged to or borne by the other party unless specified in Schedule "C".
- (s) Grantee shall be liable for and shall pay all taxes, rates and assessments of every description whatsoever that may be imposed by any lawful authority by reason of the presence of Grantee's Facility in the Crossing Area, or by reason of this Agreement or of anything done by Grantee pursuant to this Agreement. In addition, Grantee shall indemnify Grantor from and against all such taxes, rates and assessments.

## 6. Remedy on Default

In the case of default by Grantee in carrying out any of the provisions of this Agreement, Grantor may give notice thereof to Grantee. If Grantee fails to commence to remedy such default within 15 days after receipt of such notice and diligently complete such remedy thereafter, Grantor may take such steps as are appropriate to remedy such default and Grantee shall be liable for and shall pay all reasonable costs and expenses incurred by Grantor in remedying the default.

## 7. Further Work

- (a) If, subsequent to the initial Work undertaken by Grantee for its Facility, either Grantor or Grantee desires to undertake any Work in the Crossing Area in respect of its Facility, this Agreement shall be deemed to grant consent to that party, and the provisions of this Agreement shall apply mutatis mutandis to all subsequent Work undertaken by either party under this Clause 7; and, for further certainty, the provisions of this Agreement shall be read

as if "Grantee" were substituted for "Grantor" and vice versa as the situation requires.

- (b) Notwithstanding the foregoing, installation of any Facility other than those shown on attached Schedule "B" shall require a separate Facility Crossing Agreement.
- (c) Notwithstanding the foregoing, if emergency Work in the Crossing Area is required with respect to a party's Facility, that party shall commence the necessary Work and shall forthwith give the other party's Field Representative verbal notice of the emergency and necessary Work, and shall forthwith give notice pursuant to Clause 8 hereof.

## 8. Notices

Notices shall be in writing and shall be sent to the parties at the addresses for notice shown in the Body of this Agreement. The following shall govern notices:

- (a) either party may from time to time change its address for service by giving notice to the other party.
- (b) all notices required to be given hereunder may be delivered by hand, mailed by registered or prepaid mail, or sent by telecommunication. If mailed, the notice shall be deemed to have been received seven days (Saturdays, Sundays and Statutory Holidays excluded) after the mailing thereof. If delivered by hand, the notice shall be deemed to have been received on the day on which it was delivered, or if delivered after regular business hours, it shall be deemed to have been received on the following business day. If sent by telecommunication, the notice shall be deemed to have been received on the first business day following the day it was dispatched.
- (c) No notice shall be effective if mailed during any period in which Canadian postal workers are on strike or if a strike of postal workers is imminent and may be anticipated to affect normal delivery thereof.
- (d) Notwithstanding the foregoing, to the extent described in this Agreement, Grantor's and Grantee's Field Representatives or designated alternates shall have the right and authority to make, give, receive any notice, information, direction or decision required in conducting Work hereunder.

## 9. Liability and Indemnity

- (a) **Liability:**
  - (i) Grantee shall be liable to Grantor for all loss, damages and expenses which Grantor may suffer, sustain, pay or incur by reason of any matter or thing arising out of or attributable to, any act or omission of Grantee, its servants, agents, contractors or employees in respect of Grantee's use of the Crossing Area or by reason of this Agreement.

- (ii) Grantor shall be liable to Grantee for all loss, damages, and expenses which Grantee may suffer, sustain, pay or incur by reason of any matter or thing arising out of or attributable to any act or omission by Grantor, its servants, agents, contractors or employees in respect of Grantor's use of the Crossing Area or by reason of this Agreement.

(b) **Indemnity:**

- (i) Grantee shall indemnify and save harmless the Grantor against all actions, proceedings, claims, demands, and costs which may be brought against or suffered by Grantor or which it may sustain, pay or incur, by reason of any matter or thing arising out of or attributable to any act or omission of Grantee, its servants, agents, contractors or employees in respect of Grantee's use of the Crossing Area or by reason of this Agreement.
- (ii) Grantor shall indemnify and save harmless the Grantee against all actions, proceedings, claims, demands, and costs which may be brought against or suffered by Grantee or which it may sustain, pay or incur, by reason of any matter or thing arising out of or attributable to any act or omission of Grantor, its servants, agents, contractors or employees in respect of Grantor's use of the Crossing Area or by reason of this Agreement.

**10. Insurance**

- (a) Without in any way limiting the liability of either party under this Agreement, each party shall obtain and keep in force during the term of this Agreement comprehensive general liability insurance covering liability for bodily injury and property damage arising from Work contemplated by this Agreement. The limit of this insurance shall not be less than five million dollars, inclusive, for any one occurrence unless otherwise agreed by the parties in writing. This policy shall provide coverage for liability assumed under this Agreement. An Umbrella or Excess policy may be utilized to satisfy the required limits of liability under this section but must "follow form" and afford no less coverage than the primary policy.
- (b) A party, upon request of the other party, shall furnish written documentation, satisfactory to the requesting party, evidencing the required coverage.
- (c) As an alternative to the five million dollar policy of comprehensive general liability insurance referred to in Subclause 10(a), if acceptable to the other party, a party may self-insure against the risks normally covered by such a policy.

**11. Changes to Agreement**

No change, modification or alteration of this Agreement shall be valid unless it is in writing and signed by the parties hereto, and no course of dealing between the parties shall be construed to alter the terms hereof.

**12. Assignment**

- (a) Neither party to this Agreement shall assign or transfer this Agreement or the rights and privileges hereby granted without the written consent of the other party, and such consent shall not be unreasonably withheld. The party intending to assign or transfer this Agreement shall give to the non-assigning party to this Agreement notice of its intent by registered mail. Notwithstanding the foregoing, either party may assign this Agreement in its entirety to an affiliate or to an acquirer of all or substantially all of its assets, without the prior written consent of the other party provided that the assigning party: (i) gives the other party written notice of the assignment before it takes effect and (ii) ensures the assignee executes an Assumption Agreement in favour of the other party agreeing to be bound by all terms and conditions of this Agreement.
- (b) The non-assigning party to this Agreement may require the assignor and assignee to execute a novation agreement in a form acceptable to the non-assigning party.

This Agreement shall enure to the benefit of and be binding upon the parties, their successors and assigns.

**13. Governing Law**

This Agreement and the rights and obligations of the parties herein shall be governed and construed according to the laws of the province in which the Work is to occur.

**14. Term**

The rights and obligations of the parties under this Agreement shall terminate:

- (a) two years from the date hereof if construction of Grantee's Facility has not commenced, or
- (b) upon proper abandonment or removal of all of Grantor's or Grantee's Facilities from the Crossing Area and the completion of any reclamation Work required by applicable laws, except for those rights acquired and obligations incurred prior to such events.

**15. Miscellaneous**

- (a) In this Agreement, words importing the singular include the plural and vice versa; words importing the masculine gender include the feminine and vice versa; and words importing persons include firms or corporations and vice versa.
- (b) Words such as "hereto", "thereto", "hereof", and "herein", when used in this Agreement, shall be construed to refer to provisions of this Agreement.
- (c) The headings of all clauses of this Agreement, and the Schedules, are inserted for convenience of reference only and shall not affect the meaning or construction thereof.
- (d) Time is of the essence of this Agreement.
- (e) No waiver of any breach of a covenant or provision of this Agreement shall take effect or be binding upon a party unless it is expressed in writing. A waiver by a party of any breach shall not limit or affect that party's rights with respect to any other or future breach.

**16. Entire Agreement**

This Agreement, including the recitals and schedules, sets forth the entire agreement between the parties hereto and shall be deemed to have superseded any and all previous agreements and understandings, whether written or oral, between the parties dealing with the Facilities and the Crossing Area, and all rights and obligations as herein described.

**Facility Crossing Agreement**

**To Location Plan and Profile**

**This Schedule B to form part of the Master Facility Crossing Agreement**

**Dated December 31, 2025.**

**Between**

**FortisAlberta Inc. as Grantor**

**and**

**Xplore Inc. as Grantee**

Consent to:

**Existing Access Road Crossing and Tower Site Proximity**

**Lands SW 35-20-01-5;**

**FortisAlberta File # 320166868**

**File # AB4520**

DATE: 12/31/2025

See Attached Survey Plans and Schedule

**This Schedule “C” to form part of the Master Facility Crossing Agreement**

**Dated December 31, 2025.**

**Between**

**FortisAl.bertha Inc. (Grantor)**

**and**

**Xplore Inc.**

**(Grantee)**

**SAFETY**

1. The Grantee shall ensure that all workers performing activities in the vicinity of the Grantor's electrical facilities are fully aware of safe working practices applicable to such facilities, including without limitation the applicable provisions of the Safety Codes Act (Alberta) and the regulations thereunder, as amended or replaced from time to time.
2. The Grantee is responsible for developing and carrying out a safe work plan with respect to any hazards associated with the electrical facilities. The Grantee should identify hazards, analyze the risks, assess options and control the risks as per a safe work plan.
3. Contact 310-WIRE (9473) to make arrangements for a FortisAlberta field representative to be on-site during construction. At least 72 hours' notice is required.

**GENERAL**

1. The Grantee is responsible for obtaining the appropriate rights and consent from landowners. In no way does this Master Facility Crossing Agreement allow the Grantee access to the mentioned land(s) without first obtaining permission.
2. This Master Facility Crossing Agreement and approvals granted hereunder apply only with respect to the Grantor's underground and above ground facilities.
3. The Grantee shall reimburse the Grantor for any additional costs incurred by the Grantor in operating, maintaining, repairing, replacing, modifying or removing the Grantor's Facilities where such costs directly result from the installation and presence in the Crossing Area of the Grantee's Facility pursuant to this Agreement.
4. Nothing in this Agreement shall abrogate, alter or diminish the statutory liability protection granted to the Grantor (FortisAlberta Inc.) under the Electric Utilities Act (Alberta) and the Liability Protection Regulations (Alberta)
5. Consequential Damages - Notwithstanding any other provision of this Agreement, neither party shall be liable, whether in contract, tort, or otherwise, for consequential or indirect loss, or any loss of revenue, earnings, profits or economic loss whatsoever, arising out of this Agreement.
6. The Grantor requires unobstructed access to its facilities along the right-of-way at all times.

7. These Terms and Conditions are in addition to any other statutory requirements imposed on the Grantee with respect to construction and operation of the Grantee's Facility in the vicinity of the Grantor's Facilities. Compliance with these Terms and Conditions does not relieve the Grantee of its obligation to become aware of, and to ensure compliance with, all other applicable statutory requirements, including those contained in the Alberta Electrical and Utility Code ("AEUC") pursuant to the Safety Codes Act (Alberta), as amended or replaced from time to time.
8. The Grantee shall perform all line clearance checks in compliance with the AEUC and shall be responsible for ensuring that all such clearance measurements are conducted by qualified personnel.
9. The Grantee shall notify the Grantor at time of application if the clearance measurements indicate that modifications to the Grantor's Facilities are necessary for compliance with the clearance requirements set forth in the AEUC.
10. Notwithstanding Sections 6 and 14 of Schedule A, in the event that the Grantee fails to remedy any default within 15 days as provided for in Section 6 of Schedule "A" the Grantor may, in its sole and absolute discretion, terminate the Agreement upon giving a 15 days' notice in writing to the Grantee.
11. This Agreement shall terminate 2 years from the date of this agreement if construction of the Grantee's Facility has not commenced or written notice of cancellation is provided to the Grantor.
12. This Agreement shall be governed by, subject to and interpreted in accordance with the laws of the Province of Alberta and the Federal laws of the Province of Alberta and Federal laws of Canada, applicable therein.

## **GRANTOR'S ABOVE GROUND FACILITIES**

1. All pipelines including water and sanitary lines must be installed a minimum horizontal distance of 8 metres from Grantor's above ground facilities, including any poles, tower bases, anchors and guy wires.
2. No ground disturbance shall occur within a minimum distance of 8 metres of the Grantor's above facilities, including any poles, tower bases, anchors and guy wires.
3. Equipment may not exceed 4.15 metres over right of way for underground pipelines unless a clearance report is completed.
4. A minimum safe limit of approach must be maintained between any workers or equipment and any overhead power lines as required in the AEUC.
5. If the Grantee's Facility includes an oil or gas well bore, the minimum horizontal clearance between the well bore and any overhead power line shall be as required in the AEUC.
6. For geophysical operations a minimum separation of 50 metres must be maintained between all Grantor's power lines and any soil disturbances.
7. The pipeline must be set to a depth to permit the Grantor's equipment (maximum 50 tons) to drive over the pipeline without any additional protection.
8. If the Grantee intends to aerial patrol their right-of-way, aircraft warning markers shall be installed and maintained by the Grantor at the request and expense of the Grantee.
9. The Grantee is responsible for determining and mitigating any induction problems associated with the proposed facilities.

10. The line insulators or electrical equipment must not be exposed to salt water, conductive spray or any other contaminant at any time.
11. The Grantee shall maintain existing (pre-construction) grade under the Grantor's Facilities.
12. The separation between an access road to a pole or guy wire/anchor must be a minimum of 3 meters from the shoulder of the driving surface.
13. Where paralleling a power line with underground power, fiber optic cables and communication cables maintain a minimum separation of 3 metres between any soil disturbance and Grantor's alignment and any of the Grantor's distribution facilities, including any poles, underground wires, cables. For crossings under Grantor's alignment, maintain a separation of 8 metres from any pole to avoid grounding electrodes.
14. A hazardous location adjacent to a power line must maintain a minimum horizontal clearance from the power line equal to the height of the supporting power line structures as required in the AEUC. Hazardous locations as defined in the Code for Electrical Installations at Oil and Gas Facilities and the Canadian Electrical Code.

## **GRANTOR'S UNDERGROUND FACILITIES**

1. All underground facilities must be located and worked using Alberta One Call.
2. The minimum separation between underground power cables and pipelines shall be 1 metre in all directions.
3. The minimum separation between underground power cables and fiber optic lines shall be 1 metre horizontal and 0.3 metre in the vertical plane or mechanical protection approved by grantor shall be installed where 1 metre cannot be maintained.
4. Any excavation work within 1 metre of an underground power cable shall be done by hand digging or hydrovac under the supervision of the Grantor's field representative.
5. If the underground power cable has been de-energized and grounded, other excavation methods may be used subject to the approval of the Grantor.
6. The Grantee shall not reduce the depth of the soil covering the Grantor's Facilities.
7. The Grantee shall maintain existing (pre-construction) grade over the Grantor's Facilities.
8. If hydrovac excavation is to be used within 1 metre of Grantor's underground Facilities. Grantee must contact 310-WIRE (9473) to make arrangements for onsite supervision. Also qualified and pre-approved hydrovac personnel must be used. Contact FortisAlberta at 310-WIRE (9473) for a list of qualified contractors.
9. If the ground is unstable or soft while crossing over underground cables with vehicles and heavy equipment, rig mats must be used. Please contact 310-WIRE (9473) 72 hours' prior to any crossing to coordinate with Grantor's field representative.

## **POWER LINE CROSSING REQUEST**

1. The grantee shall ensure the current Canadian Standards Association (CSA) Overhead Systems Code and AEUC vertical clearance apply as well as the Grantors standards, in the event the Grantee's conductor is crossing the Grantor's conductor.
2. The Grantor's power poles will be minimum height of 40 feet (12.2 m)

- 3. Contact 310-WIRE (9473) to coordinate any outages with the Grantor’s Planning Department.
- 4. If any attachments of equipment or relocation of the Grantor’s facilities are required, contact the Maintenance Department at 310-WIRE (9473). Provide a detailed design and coordinate any salvage and construction prior to energization of the new power line.
- 5. If any of the Grantor’s power poles are within 30 metres of the centerline of any new AC 500 KV transmission power line, contact the Grantor’s Maintenance Planning Department at 310-WIRE (9473) to bond hardware to the power poles or relocate facilities if required prior to the energization of the AC 500 KV transmission power line.

<b>Reviewed and Approved by</b>	Derek Leno, [Name]	Chief Construction Officer [Position]	on behalf of
<b>Xplore Inc.</b>	3/2/2026, [Date]	<u><i>Derek Leno</i></u> [Signature]	



XPLM-AB4520

December 17, 2025

Via online submission

**FortisAlberta Inc.**  
700, 801 -7th Avenue SW  
Calgary, Alberta T2P 3P7

**Attention: Third Party Administrator**

**RE: THIRD PARTY REQUEST  
XPLORE INC.  
TOWER SITE AND ACCESS  
AB4520 – SW 35-20-1 W5M**

**Xplore Inc.** of 300 Lockhart Mill Rd Woodstock, NB E7M 5C3 is proposing to **construct a Tower Site and use existing Access** on the above lands. We hereby request your consent for the following, as shown on the attached survey sketch:

REQUEST	LEGAL
Crossing OH powerlines using existing access to Tower Site	SW 35-20-1 W5M
Proximity to OH powerlines with Tower Site	SW 35-20-1 W5M

Should you have any questions do not hesitate to contact the undersigned at via e-mail at [wdavis@scotland.ca](mailto:wdavis@scotland.ca) or at 403-966-4641.

Yours truly,  
**SCOTT TELECOM SERVICES LTD.**

Wendy Davis  
Agent for: **XPLORE INC.**

Encl.



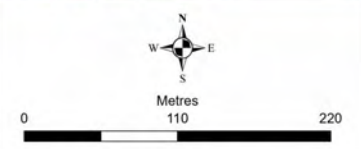
### Site Sketch - Candidate 1 5;1;20;35;SW



- 45m Tower Site
- 15m X 15m Site
- 10m Wide Access
- Parcel Boundaries
- Existing Registrations
- Existing Power Lines
- - - High-pressure Pipelines
- - - Low-pressure Pipelines
- - - TELUS Trenches

Municipality: MD of Foothills No. 31  
 Access Length: 28m  
 Distance to Power: 49m  
 Tower Coordinates: 50.732558, -114.039762

WARNING: This map is based on overlaid public data sets and may be inaccurate. Do not use this map for construction. It is not a legal survey. Buried hazards or infrastructure such as pipelines, powerlines or cables may not be shown accurately or at all. The same is true for facilities and geographical features. Relying on the accuracy or completeness of this map could cause serious injury or death. Use it at your own risk.



Scale: 1:3,500  
 Coordinate System: NAD 1983 3TM 114

Sources: Geodesy Group Inc., Southern Alberta Partners, Vantor, Altalis, GeoGratis, DataBC, Abadata

Author: Gregory Switzer  
 Contact: (403) 261-1000  
 Publish Date: 2025-12-17



XPLM-AB4520

# AB4520 Fortis Facility Crossing Agreement 320166868 - Xplore Existing Access - UNSIGNED

Final Audit Report

2026-03-02

Created:	2026-03-02
By:	Ahmed Kahr [REDACTED]
Status:	Signed
Transaction ID:	CBJCHBCAABAAz5rTVccDnoMCdL6krewUullUUUs-QC5mP

## "AB4520 Fortis Facility Crossing Agreement 320166868 - Xplore Existing Access - UNSIGNED" History

-  Document created by Ahmed Kahr [REDACTED]  
2026-03-02 - 5:17:37 PM GMT
-  Document emailed to Derek Lenc [REDACTED] for signature  
2026-03-02 - 5:17:46 PM GMT
-  Email viewed by Derek Lenc [REDACTED]  
2026-03-02 - 6:16:54 PM GMT
-  Document e-signed by Derek Lenc [REDACTED]  
Signature Date: 2026-03-02 - 6:17:14 PM GMT - Time Source: server
-  Agreement completed.  
2026-03-02 - 6:17:14 PM GMT

## Historical Resources Act Approval

Proponent: Xplore Inc.  
300 Lockhart Mill Road, Woodstock, NB E7M 5C3

Contact: Mr. John Picton

Agent: Scott Land & Lease Ltd.

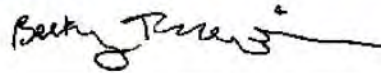
Contact: Laurie Fornal

**Project Name: Xplore Telecommunications Tower AB4520 SW 35-20-1-W5M**

Project Components: Telecommunications Tower  
Underground Cable  
Other - Access Road

Application Purpose: Requesting HRA Approval / Requirements

*Historical Resources Act* approval is granted for the activities described in this application and its attached plan(s)/sketch(es) subject to Section 31, "a person who discovers an historic resource in the course of making an excavation for a purpose other than for the purpose of seeking historic resources shall forthwith notify the Minister of the discovery." The chance discovery of historical resources is to be reported to the contacts identified within [Standard Requirements under the Historical Resources Act: Reporting the Discovery of Historic Resources](#).



Rebecca Traquair  
Regulatory Approvals Coordinator  
Alberta Arts, Culture, and Status  
of Women


Proposed Development Location:

MER	RGE	TWP	SEC	LSD List
5	1	20	35	3

Documents Attached:

Document Name	Document Type
Survey Sketch	Illustrative Material

**MISCELLANEOUS PLANNING ITEM  
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
 2<sup>ND</sup> AND 3<sup>RD</sup> READING TO BYLAW 77/2025  
 July 8, 2026**

<b>REQUEST FOR 2<sup>ND</sup> AND 3<sup>RD</sup> READING TO BYLAW 77/2025</b>	
<b>APPLICATION INFORMATION</b>	<b>File No. 25R 037</b>
<b>The following Councillors can vote on this item: All</b>	
	<b>LEGAL DESCRIPTION:</b> Ptn. SE 26-21-2 W5M
	<b>LANDOWNERS:</b> STEVEN & GAIL STUMPF
	<b>AREA OF SUBJECT LANDS:</b> 114.53 ACRES
	<b>CURRENT LAND USE:</b> Agricultural District (A)
	<b>PROPOSED LAND USES:</b> Country Residential District (CR)
<b>NUMBER &amp; SIZE OF PARCELS:</b> 1 x +/- 9 acres & 1x +/- 105.53 acre balance	
<b>PROPOSAL:</b> Redesignation of a portion of the parcel from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new +/- 9.0 acre Country Residential District parcel, leaving +/- 105.53 acre Agricultural District balance.	
<b>DIVISION NO:</b> 4	<b>COUNCILLOR:</b> Alan Alger
<b>FILE MANAGER:</b> Stacey Kotlar	

**PURPOSE OF REQUEST:**

Request to Council to provide 2<sup>nd</sup> and 3<sup>rd</sup> reading to Bylaw 77/2025.

**BACKGROUND:**

**December 3, 2025:** Council granted 1<sup>st</sup> reading to Bylaw 77/2025 authorizing the redesignation of the subject parcel from Agricultural District to Country Residential District to allow for the future subdivision of one +/- 9.0 acre Country Residential District parcel, leaving a +/- 105.53 acre Agricultural district balance.

*The new +/- 9.0 acre parcel shall be Country Residential Sub-District "A" to ensure that the recommendations and restrictions as outlined in the Geotechnical Report for Slope Stability, Septic Disposal Evaluation (PSTS), and Building Envelopes (as a condition of subdivision), and Lot Grading/Overland Drainage Plan (as a condition 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 \$5,000.00 deposit as a pre-release condition to ensure compliance of all conditions of the development permit are required.*

Note: an excerpt from the December 3<sup>rd</sup>, 2025 Council meeting minutes outlining this approval is included under Appendix B.

**CONDITIONS TO BE MET AT REDESIGNATION/AMENDMENT:**

All conditions of 1<sup>st</sup> reading of the Bylaw have been met.

**COUNCIL ACTION REQUESTED:**

Council is respectfully requested to consider granting 2<sup>nd</sup> and 3<sup>rd</sup> reading to Bylaw 77/2025 authorizing the redesignation of the subject parcel being a portion of SE 26-21-2 W5M from Agricultural District to Country Residential Sub-district “A” to allow for the future subdivision of one +/- 9.0 acre Country Residential District parcel, leaving a +/- 105.53 acre Agricultural District balance.

**APPENDICES:**

**APPENDIX A: MAP SET**

LOCATION MAP

SITE PLAN

ORTHO PHOTO

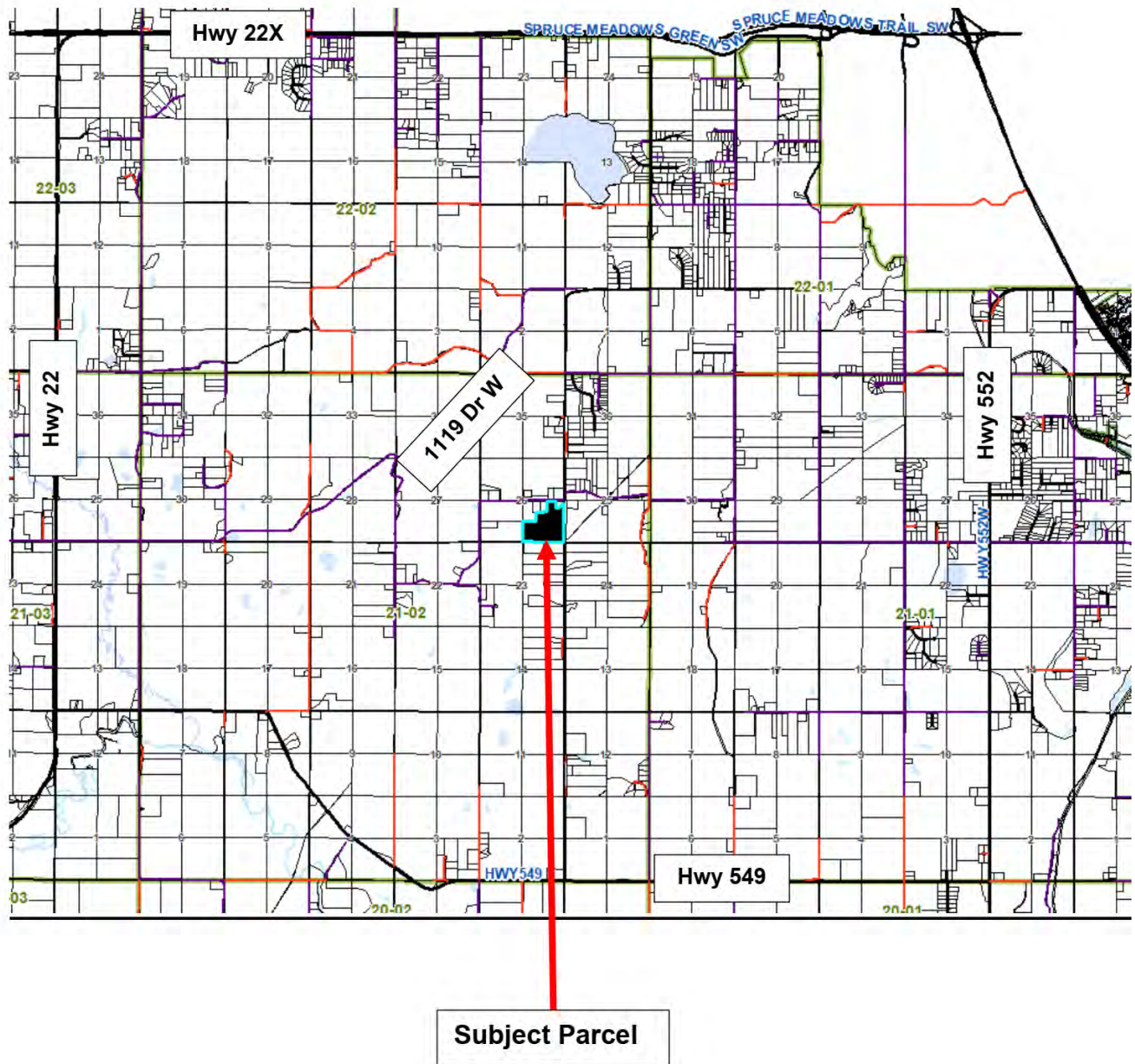
**APPENDIX B:**

EXCERPT FROM THE DEC 3, 2025 COUNCIL MEETING MINUTES

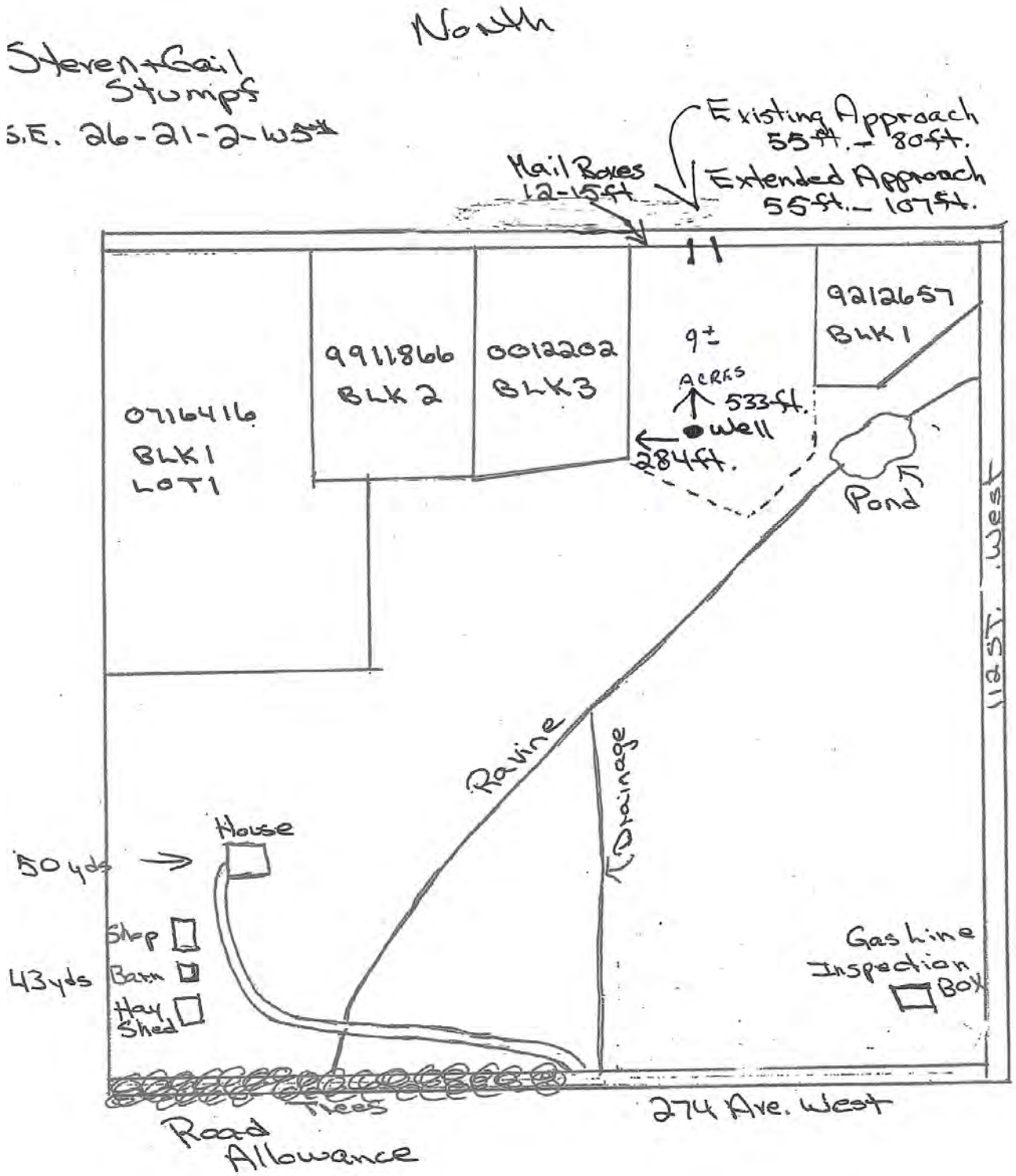
**APPENDIX C:**

BYLAW 77/2025

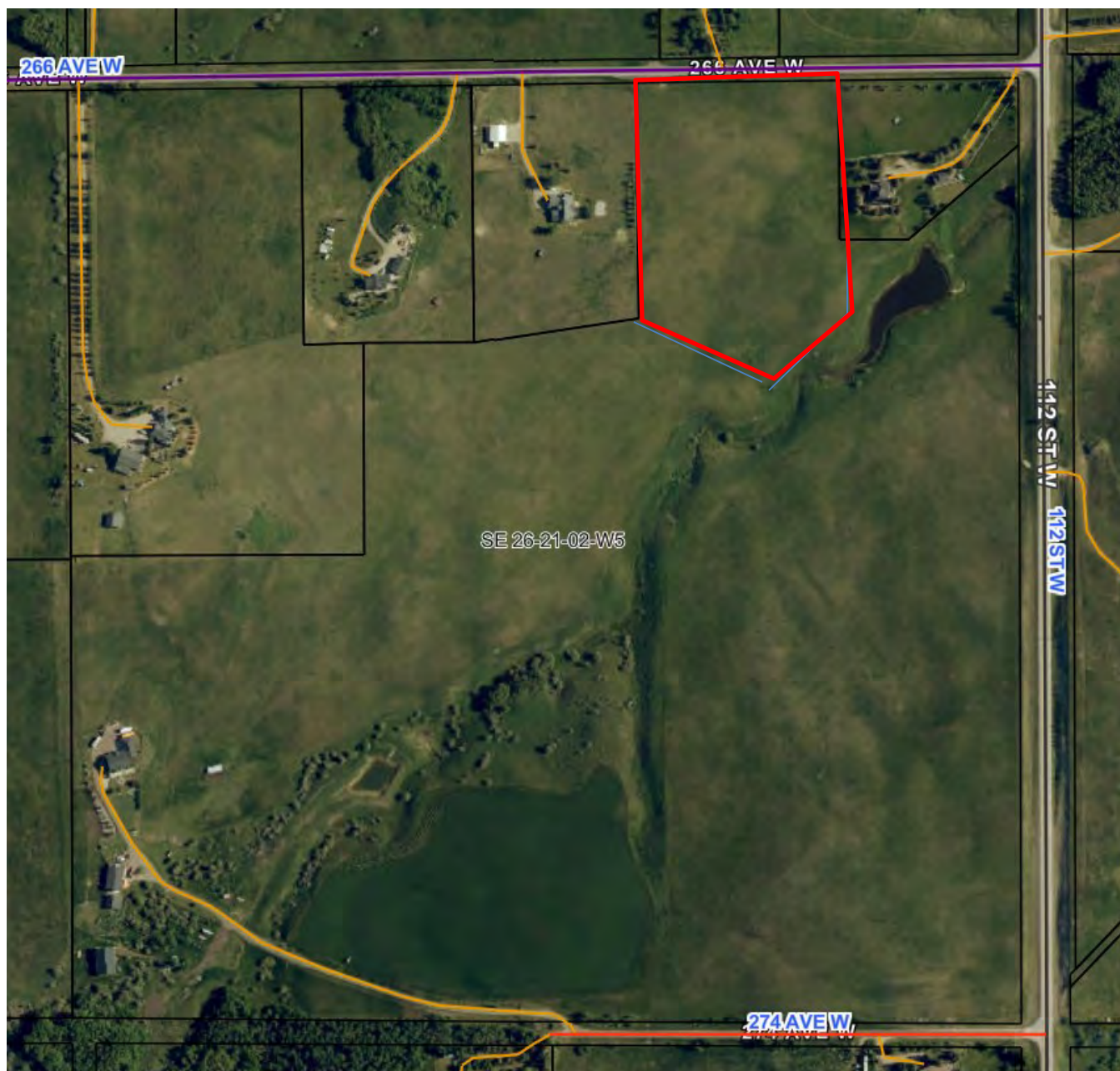
**APPENDIX A: LOCATION MAP**



APPENDIX A: SITE PLAN



APPENDIX A: ORTHO PHOTO



**C. SCHEDULED MEETINGS & PUBLIC HEARINGS**

C.1 10:00 a.m. - Stumpf - SE 26-21-02 W5M - Redesignation (A to CR)

S. Stumpf, G. Stumpf and B. Stumpf were in attendance for the public hearing in connection to the proposed redesignation of a 9.9 +/- acre portion on Ptn. SE 26-21-02 W5M from Agricultural District parcel to Country Residential District to allow for the future subdivision of one new 9.9 +/- Country Residential District lot, with an approximate 104.63 +/- acre Agricultural District balance parcel.

Also in attendance were B. Robson, T. Szulc, S. Wright, R. S. Wright and B. and J. Scott.

Two letters of concern were received from T. and B. Robson, J and B. Scott and six letters of support were received from J. Shore, B. Arnold, T. Adams, R. Janzen, M. Knudsen and B. Dubeau.

The public hearing was closed.

C.1.1 Stumpf - SE 26-21-02 W5M - Decision

**Bylaw 76/2025**

Bylaw 76/2025 was introduced into the meeting to authorize the redesignation of a 9.9 +/- acre portion on Ptn. SE 26-21-02 W5M from Agricultural District parcel to Country Residential District to allow for the future subdivision of one new 9.9 +/- Country Residential District lot, with an approximate 104.63 +/- acre Agricultural District balance parcel.

In their consideration of the criteria noted in Residential Policy 3 of the MDP2010, Council is of the opinion that additional densification of the subject lands would be compatible with the surrounding area and existing uses and that the lands are suitable for the intended use. Further, the application falls within the density provisions and lot size restrictions of the County's Land Use Bylaw with respect to Country Residential development.

The 9.9 +/- acre lot be designated as Country Residential Sub-District 'A' to ensure that the recommendations and restrictions as outlined in the Geotechnical Report for Slope Stability, Septic Disposal Evaluation (PSTS), and Building Envelopes (all conditions of subdivision) and Lot Grading/Overland Drainage Plan (as a condition 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 \$5,000.00 deposit as a pre-release condition to ensure compliance with all conditions of the development permit will be required.

Prior to further consideration of the bylaw, the following will be required:

1. Landowners are to fully execute and comply with all requirements as outlined within the Municipal Development Agreement for the purposes of payment of the community sustainability fee and any

other necessary municipal and on-site improvements as required by Council and the Public Works Department;

2. Proof of adequate water supply to be provided for the 9.9 +/- acre parcels, in accordance with the Provincial Water Act, to the satisfaction of the County;
3. Final redesignation application fees to be submitted; and
4. Submission of an executed subdivision application and the necessary fees.

**Resolution 1035**

**Moved by:** Councillor Alger

That Bylaw 76/2025 be given first reading.

**THE MOTION WAS LOST**

**Bylaw 77/2025**

Bylaw 76/2025 was introduced into the meeting to authorize the redesignation of a 9.9 +/- acre portion on Ptn. SE 26-21-02 W5M from Agricultural District parcel to Country Residential District to allow for the future subdivision of one new 9.9 +/- Country Residential District lot, with an approximate 104.63 +/- acre Agricultural District balance parcel.

In their consideration of the criteria noted in Residential Policy 3 of the MDP2010, Council is of the opinion that additional densification of the subject lands would be compatible with the surrounding area and existing uses and that the lands are suitable for the intended use. Further, the application falls within the density provisions and lot size restrictions of the County's Land Use Bylaw with respect to Country Residential development.

The 9.9 +/- acre lot be designated as Country Residential Sub-District 'A' to ensure that the recommendations and restrictions as outlined in the Geotechnical Report for Slope Stability, Septic Disposal Evaluation (PSTS), and Building Envelopes (all conditions of subdivision) and Lot Grading/Overland Drainage Plan (as a condition 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 \$5,000.00 deposit as a pre-release condition to ensure compliance with all conditions of the development permit will be required.

Prior to further consideration of the bylaw, the following will be required:

1. Landowners are to fully execute and comply with all requirements as outlined within the Municipal Development Agreement for the purposes of payment of the community sustainability fee and any other necessary municipal and on-site improvements as required by Council and the Public Works Department;

2. Proof of adequate water supply to be provided for the 9.9 +/- acre parcels, in accordance with the Provincial Water Act, to the satisfaction of the County;
3. Final redesignation application fees to be submitted; and
4. Submission of an executed subdivision application and the necessary fees.

**Resolution 1036**

**Moved by:** Councillor Estes

That Bylaw 77/2025 be given first reading.

**THE BYLAW WAS PASSED FOR ONE READING**

**BYLAW 77/2025**

**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 the redesignation of a 9.9 +/- acre portion on SE 26-21-02 W5M from Agricultural District to Country Residential Sub-District 'A', in order to allow for the future subdivision of one new 9.9 +/- acre Country Residential lot with an approximate 104.63 +/- acre Agricultural District balance parcel.

The new lot is to be designated as Country Residential Sub-District 'A' to ensure that the recommendations and restrictions as outlined in the Geotechnical Report for Slope Stability, Septic Disposal Evaluation (PSTS), and Building Envelopes (all conditions of subdivision) and Lot Grading/Overland Drainage Plan (as a condition 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 \$5,000.00 deposit as a pre-release condition to ensure compliance with all conditions of the development permit will be required.

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

1. Land Use Map No. 2102 is amended by redesignating a 9.9 +/- acre portion on SE 26-21-02 W5M from Agricultural District to Country Residential Sub-District 'A', in order to allow for the future subdivision of one new 9.9 +/- acre Country Residential lot with an approximate 104.63 +/- acre Agricultural District balance parcel.
2. This Bylaw shall have effect on the date of its third reading and upon being signed.

FIRST READING: December 3, 2025

\_\_\_\_\_  
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    .

**MISCELLANEOUS PLANNING ITEM  
PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
REPORT FOR COUNCIL'S CONSIDERATION ON REDUCTION OF RED TAPE  
July 8, 2026**



**PROPOSAL:**

Review draft Land Use Bylaw amendments and provide direction on advancing amendments to public hearing and/or public consultation as part of red tape reduction.

**FILE MANAGER:** Coreena Carr, Planner

**PURPOSE – REQUEST FOR DIRECTION**

The purpose of this report is to present draft Land Use Bylaw amendments aimed at reducing red tape and improving administrative efficiency.

Administration is seeking Council's direction on how to proceed with the proposed amendments.

Further details on the draft Land Use Bylaw amendments for each topic are provided in the appendices.

**BACKGROUND**

October 8, 2025, Council passed the following resolution:

*Council directs Planning staff to prepare a report for Council's consideration regarding potential amendments to the Land Use Bylaw to lessen red tape for residents and address regulations for Development Permits. Further, that Council direct Planning staff to prepare a report for Council's consideration regarding potential amendments to the Land Use Bylaw addressing the regulations for Solar Power Systems, Personal.*

April 29, 2026, Administration brought back a list of suggested topics pertaining to red tape reduction for Council's consideration.

Council passed the following resolution:

*That Council direct administration to proceed with Appendix A through Appendix F as part of Foothills County's red tape reduction initiative.*

- (Council asked for the removal of the requirement for amendments to allow for subdivision under the same land use district, to be removed at this time).

**KEY POLICY TOPIC CONSIDERATIONS**

Based on the April 29, 2026, discussion with Council, staff has included draft land use bylaw amendments for the following topics to support red tape reduction for Council's consideration: (See Appendix A for the Land Use Bylaw Amendment Chart)

**1. Private Solar Power Systems**

Administration recommends increasing the maximum size of personal solar power systems permitted without the requirement for a Development Permit and allow for greater flexibility regarding their location on a parcel by removing the 2X setback requirement where no permit is required.

## 2. Sub-District 'A' Waiver Process

Administration recommends establishing a "Sub-District A" waiver process, similar to the current waiver for the Flood Hazard Protection Overlay.

Where a parcel is designated "Sub-District A" for a specific requirement, and:

- a. the proposed development does not engage or impact that specific requirement; or
- b. a Development Permit would not otherwise be required if the parcel were not zoned "Sub-District A,"

the Approving Authority may issue a waiver to the Development Permit requirement.

## 3. Buildings

### a) Permitted Building Sizes on Country Residential /Agricultural parcels

Administration recommends consideration of restructuring the policy addressing permitted building sizes without the requirement of a Development Permit by incorporating all buildings on a property, including Dwellings, Garages, and Personal Use Accessory Buildings, into one cumulative total area with a maximum size based on the actual property size. The intent would be to allow for greater flexibility of building type, size, and combinations. See Appendix B including a chart showing the proposed cumulative size allowances under Section 4.2 where no Development Permit is required.

Additional policies are recommended to identify specific variance thresholds and authority granted to the Development Officers for oversized accessory building applications. Current policy allows a Development Officer the discretion to approve or refuse any oversized building. If Council supports the proposed maximum permitted cumulative building sizes, staff recommends the inclusion of policy to allow the Development Authority to grant up to 20% variance on maximum cumulative building size applications.

### b) Maximum Lot Coverage

Administration recommends consideration of amendments to the "Maximum Lot Coverage" provisions for the several land use districts, to allow additional flexibility in comprehensively planned communities where development is supported by a stormwater management plan prepared by an accredited professional, mirroring the provisions in the General Industry District and Industrial Edge District and reduce Development Permit applications where review is limited to stormwater management considerations.

### c) Sea Cans (Shipping Containers)

Administration recommends consideration of an increase in the number of sea-cans permitted on a property without a Development Permit, based on the land use and parcel size provided it aligns with other applicable Land Use Bylaw provisions, including but not limited to, cumulative building size, site coverage, number of buildings, and property setback.

### d) Private Arenas

Administration recommends an amendment to the definition of Arena Private under the Land Use Bylaw to remove the 16,400 sq. ft. size restriction, and similar amendments to Section 10.3A removing the requirement for oversized private arena to acquire a site specific amendment or rezoning to Direct Control District #29 prior to a Development Permit. A Development Permit is still required for all private use arenas, as a discretionary use, where it is listed as a use in the land use district. This would reduce the number of applications for SSA and rezoning to allow for private riding arenas.

Alternatively, should Council wish to amend the Buildings as per proposed amendment 3.a (above within this staff report), Council may also wish to consider an amendment to the definition of “Accessory Building, Detached,” under the Land Use Bylaw to include “Arena, Private,” as an accessory building.

Private Arena’s within the permitted size and number of accessory buildings on the subject property would be deemed a permitted use not requiring a Development Permit, and if oversized would be deemed discretionary use requiring a Development Permit, just as any other oversized personal use accessory building.

*Note: A table comparison of proposed permitted cumulative building sizes both considering “Private Arenas” as an “Accessory Building” and keeping “Private Arena” specifically defined under separate provisions, has been provided within Appendix B for your consideration.*

## **REQUEST FOR DIRECTION**

**Administration is seeking direction from Council on the proposed Land Use Bylaw amendments identified in this report, including the following:**

1. Are there any proposed amendments that Council does **not** wish to proceed to a public hearing in October 2026, either as presented or with revisions based on Council’s discussion?
2. Administration is seeking specific direction on the following amendments:

### **Private Solar systems:**

- a. Does Council support the revision to the maximum size of free standing private solar arrays that may be installed without a Development Permit?
- b. Does Council support the removal of the doubler setback requirement for free standing private solar array where a Development Permit is not required?

### **Buildings**

- c. Does Council support the proposed cumulative building size thresholds exempt from Development permit requirements?

### **Sea-Cans**

- d. Does Council support increasing the number of Sea-Cans to:
  - i. One (1) Sea-Can on Country Residential parcels?
  - ii. Two (2) Sea-Cans on Agriculture parcels?

### **Private Arenas**

- e. Does Council wish to:
  - i. Maintain Private Arenas as a separate land use and building type, now allowing for no maximum size restriction subject to Development Permit requirements as proposed; **OR**
  - ii. Include Private Arenas within the definition of Accessory Building, making them subject to the cumulative size and number regulations applicable to accessory buildings, including permitted and discretionary thresholds.
  - iii. If Council supports including Private Arenas within the cumulative size and number of buildings on parcels, does Council have any feedback on the proposed size thresholds?

## **RECOMMENDED COUNCIL MOTION**

That Council direct Administration to prepare the proposed Land Use Bylaw amendments for a public hearing in October 2026, as amended and directed by Council during the July 2026 meeting.

## **APPENDICES:**

**Appendix A:** Draft Land Use Bylaw amendment chart

**Appendix B:** Comparison of Maximum Cumulative Building Size including vs. excluding Private Arenas

APPENDIX A - DRAFT LAND USE BYLAW AMENDMENTS

CURRENT WORDING	PROPOSED NEW AMENDMENT	REASON FOR AMENDMENT
<b>SOLAR POWER SYSTEMS, PRIVATE</b>		
<p>4.2.1.18 Solar power system, private which meets the following criteria:</p> <ul style="list-style-type: none"> <li>a. The installation is to be used for on-site personal household, business use, and/or agricultural purposes only and it meets all other policies under Section 4.2.1.18.</li> <li>b. The solar array is mounted on the wall or roof of an approved building, and:               <ul style="list-style-type: none"> <li>i. does not exceed the maximum building height when the array is placed at its highest proposed angle; and</li> <li>ii. all equipment meets all minimum setback requirements for the applicable land use district.</li> </ul> </li> <li>c. Solar array ground/pole/ or fence mounted, provided:               <ul style="list-style-type: none"> <li>i. solar panels and associated equipment for low-voltage systems (for example but not limited to solar fence chargers, trickle chargers, and gate systems) where the solar array is no greater than 1m<sup>2</sup> in size and all equipment does not exceed the maximum building height when the array is placed at its highest proposed angle; and</li> </ul> </li> </ul>	<p><b>Section 4.2.1.18, shall be amended as follows:</b></p> <p>4.2.1.18 Solar <i>Power System, Private</i> which meets the following criteria:</p> <ul style="list-style-type: none"> <li>a. <b>The solar power system is used for on-site personal household, business, and/or agricultural purposes only and generates power solely for on-site consumption, or incidental feed into grid for grid-tied systems. Commercial sale of electricity is not permitted. The installation is to be used for on-site personal household, business use, and/or agricultural purposes only and it meets all other policies under Section 4.2.1.18.</b></li> <li>b. <b>Wall-mounted or roof-mounted system on an approved building, provided: The solar array is mounted on the wall or roof of an approved building, and:</b> <ul style="list-style-type: none"> <li>i. the array does not exceed the maximum building height of the applicable land use district when placed at its <b>maximum tilt, highest proposed angle; and</b></li> <li>ii. all equipment meets the minimum setback requirements <b>of</b> for the applicable land use district.</li> </ul> </li> <li>c. <b>Free-standing solar power systems, including ground, pole, or fence mounted installations provided the following criteria are met: Solar array ground/pole/ or fence mounted, provided:</b> <ul style="list-style-type: none"> <li>i. Solar panels and associated equipment for low-voltage systems (<b>including</b> for example but not limited to solar fence chargers, trickle chargers, <b>livestock watering systems, and gate systems</b>), where the solar array <b>area does not exceed is no greater than 2.331.0 m<sup>2</sup> (25 ft<sup>2</sup>10.7 sq. ft.) in size, may be located no closer than 0.0 m from a property line, provided that the system is entirely contained within the subject property. The installation shall not exceed a maximum height of 4.6 m (15 ft.) above grade, when oriented at its maximum tilt. And all equipment does not exceed the maximum building height when the array is placed at its highest proposed angle.</b></li> </ul> </li> </ul>	<p>Development Permit applications for private solar power systems have increased substantially in recent years, particularly on Country Residential and Agricultural parcels, while the overwhelming majority of applications have been approved with minimal refusals or successful appeals.</p> <p>Current provisions utilize very limited size thresholds and increased setback requirements that no longer reflect typical residential and agricultural solar system sizes or industry standards.</p> <p>The proposed amendments would reduce unnecessary Development Permit applications for appropriately sized private solar installations, align exempt system sizes with current industry practices and average on-site energy demands, and maintain Development Permit review for larger or non-compliant systems where site-specific impacts may require further evaluation.</p>

<ul style="list-style-type: none"> <li>ii. solar panels and associated equipment where the solar array is in excess of 1m<sup>2</sup> but no greater than 10m<sup>2</sup> in size and meets the following. <ul style="list-style-type: none"> <li>a. does not exceed the maximum building height when the array is placed at its highest proposed.</li> <li>b. is setback 2X (double) the minimum side and rear yard setback requirement for the applicable land use district.</li> </ul> </li> <li>d. The lot coverage, including all new structures constructed in conjunction with the solar equipment does not exceed the overall lot requirements for the site as outlined in the development requirements of the applicable land use district.</li> <li>e. There is no alteration to drainage or the overland flow of water within, or off of a property without prior approval from the County or Alberta Environment.</li> <li>f. The addition of any accessory building in conjunction with the array (whether for mounting, battery storage, or similar purpose which is within the sq. ft. requirement allowed for accessory buildings under Table 4.2.1.7 A.</li> <li>g. It meets all provisions outlined in Section 10.22 of this bylaw pertaining to solar power system, private.</li> </ul>	<ul style="list-style-type: none"> <li><del>ii. solar panels and associated equipment where the solar array is in excess of 1m<sup>2</sup> but no greater than 10m<sup>2</sup> in size and meets the following.</del> <ul style="list-style-type: none"> <li><del>a. does not exceed the maximum building height when the array is placed at its highest proposed.</del></li> <li><del>b. is setback 2X (double) the minimum side and rear yard setback requirement for the applicable land use district. Larger free standing arrays are permitted in accordance with the following land uses, provided that:</del></li> </ul> </li> <li>ii. Solar panels and associated equipment where the cumulative freestanding solar arrays on the property exceed 2.33 m<sup>2</sup> (25 ft<sup>2</sup>.) are permitted in accordance with the following: <ul style="list-style-type: none"> <li>a. On Residential zoned parcels equal to or greater than 1 acre in size, the cumulative freestanding solar array(s) not exceeding 46.5 m<sup>2</sup> (500 ft<sup>2</sup>) in size. OR</li> <li>b. On Agricultural District parcels, the cumulative freestanding solar array(s) solar array not exceeding 56 m<sup>2</sup> (1000 ft<sup>2</sup>) in size.</li> <li>c. In both cases, the following conditions shall apply to qualify for no Development Permit requirement: <ul style="list-style-type: none"> <li>i. the solar array does not exceed a maximum height of 4.6 m (15 ft.) above grade, when oriented at its maximum tilt.</li> <li>ii. The solar array is located on the property in accordance with all minimum building setbacks for the applicable land use district.</li> <li>iii. Total lot coverage, including all structures associated with the solar power system equipment, shall does not exceed the maximum lot coverage overall lot requirements permitted for the site as outlined under the applicable development requirements of land use district.</li> </ul> </li> </ul> </li> </ul>	
--	--	--

	<ul style="list-style-type: none"> <li>iv. <del>There is n</del>No alteration to drainage <del>patterns</del> or the overland <del>water flow of water which occurs on within</del> or off the property without prior <del>written</del> approval from the County or Alberta Environment.</li> <li>v. Any accessory building <del>in conjunction</del> <del>associated</del> with the solar power system <del>array</del>, including <del>mounting structures</del> whether for mounting, battery storage, or similar <del>equipment purposes, which is within the sq. ft.</del> <del>complies</del> with the maximum floor area requirements <del>allowed</del> for accessory buildings as set out in Section 4.2.1.7.</li> </ul>	
NEW	<p><b>The following new provisions shall be added under Section 10.22:</b></p> <ul style="list-style-type: none"> <li>10.22.5 On parcels <u>1 acre in size or greater</u>, private solar power system installations may be mounted to the roof of a building, affixed to a building wall, or mounted to the ground as a free standing structure.</li> <li>10.22.6 Only roof or wall mount private solar power systems are permitted in residential zoned parcels which are <u>less than 1 acre in size</u>.</li> <li>10.22.7 Solar array mounted to the roof of a principal building or accessory building or structure must not extend beyond the outermost edge of the roof.</li> <li>10.22.8 The <u>maximum projection</u> of solar array affixed to the wall of a principal building, or accessory building or structure shall be 1.22 m (4 ft.) and are subject to the maximum height and minimum setbacks requirements of the applicable land use district.</li> <li>10.22.9 The <u>maximum height</u> of a free-standing solar array when oriented at maximum tilt, shall not exceed: <ul style="list-style-type: none"> <li>a. 4.6 m (15 ft).in residential and agricultural land use districts;</li> <li>b. 6.1m (20ft) in non-residential/agricultural land use districts</li> </ul> </li> <li>10.22.10 Solar collectors must be located and positioned in such a manner that they do not create undue glare onto neighbouring properties or public roadways.</li> </ul>	Additional proposed amendments have been included for clarity on personal solar power in conjunction with the red tape reduction.

<p><b>NEW</b></p>	<p>10.22.11 Development permit applications for a solar power system, private shall be accompanied by the following additional information:</p> <ul style="list-style-type: none"> <li>a. documentation demonstrating the system is designed to produce energy primarily for sole use and consumption on-site by the landowner, resident or occupant.</li> <li>b. manufacturer’s specifications for system design and rated output;</li> <li>c. a site plan showing the location and orientation of the solar collectors.</li> <li>d. for solar array mounted to the roof of a building or affixed to the wall of a building, a description of how the solar array are to be mounted or affixed, maximum projection from roof or wall, and structural capacity of the building/wall to support the proposed development.</li> <li>e. for free-standing solar array (ground mount), a description of the proposed ground mount design including clearance to the bottom of the collectors and maximum height from existing grade.</li> <li>f. wire service provider (WSP) approval for solar array that are proposed to be connected to the provincial power grid.</li> </ul>	
<p><b>NEW</b></p>	<p><b>The following provision shall be added under Section 5.6 Variances:</b></p> <p>The Development Authority may grant a variance of up to 50% to the maximum allowable size of a solar array associated with a private solar power system located on a parcel as a discretionary use, in accordance with Section 10.22.</p> <ul style="list-style-type: none"> <li>a. The variance power given to the Development Authority under Section 5.6.14 of this Bylaw shall not be exercised with respect to a proposed development unless the landowner can demonstrate that the proposed location meets the setbacks in accordance with the land use district and is the most appropriate site for the proposed development.</li> </ul>	

**SUB-DISTRICT “A” WAIVER**

**Section 2.4 Special Provisions For Parcels With Sub-Districts**

2.4.1 Parcels within all land use districts may be further designated with a sub-district “A” in cases where Council feels that there is need for special consideration to be given on the development and construction on the lands including, but not limited to, the construction and placement of dwellings, accessory buildings, and structures, development of access, or any other lot grading that may impede drainage, through approval of a Development Permit prior to a Building Permit for reasons including but not limited to compliance with the following requirements:

- a. Lot grading and building envelope.
- b. Site coverage and setback.
- c. Storm water management.
- d. Access design and construction.
- e. Location of a floodway.
- f. Landscaping and screening requirements.
- g. Water and wastewater utility systems.
- h. Engineering requirements such as foundation design.
- i. Preservation of environmental and landscaping features.
- j. Other such reasons as deemed appropriate by Council.

2.4.2 When a sub-district “A” designation is placed on a land use district parcel, a Development Permit approval is required prior to a Building Permit for all development, lot grading, and/or placement and construction of buildings or structures on site. Upon land use designation, the Approving Authority shall indicate the nature of the special consideration required to assist with Development Approval.

**Section 2.4 is amended as follows:**

2.4.2 When a sub-district “A” designation is placed on a land use district parcel, a Development Permit approval is required prior to a Building Permit for all development, lot grading, and/or placement and construction of buildings or structures on site, **except where a waiver has been granted through a Development Permit Waiver application.** Upon land use designation, the Approving Authority shall indicate the nature of the special consideration required to assist with Development Approval.

**The following new clause is added to Section 2.4:**

2.4.3 **The Approving Authority may issue a Sub-District “A” Development Permit Waiver only where:**

- a. **the parcel is designated Sub-District “A” for a specific requirement;**
- b. **the proposed development does not engage or impact that specific requirement; and**
- c. **the proposed development would otherwise be exempt from a Development Permit under Section 4.2.1.**

**If the proposed development, grading, or construction engages or impacts the Sub-District “A” specific requirement, a waiver shall not be issued and a Development Permit is required.**

**For the purposes of this section, a "specific requirement" is the explicitly stated reason for which the property was designated Sub-district "A" within the redesignation/land use amendment bylaw.**

**In the absence of a stated reason, the specific requirement may be replaced by fulfilling all of the following requirements:**

- a. **Building envelope;**
- b. **Riparian setback; and**
- c. **Suitability of septic system**
- d. **Stormwater Management**

Add provisions allowing the Development Authority to waive the requirement for a Development Permit on Sub-District “A” parcels where the proposed development does not affect or conflict with the purpose or restriction associated with the Sub-District “A” designation.

The proposed amendment would reduce unnecessary Development Permit applications on properties containing a Sub-District “A” designation where the proposed development does not affect the specific technical limitation or purpose associated with the designation, such as septic system placement, drainage, slope stability, or building envelope restrictions. The amendment would maintain Development Permit review where development may impact the underlying constraint while improving efficiency for routine permitted development.

<p><b>Section 4.1 1 Development Permit Required</b></p> <p>Except as provided in Section 4.2.1 of this Bylaw, no person shall undertake any development unless:</p> <ol style="list-style-type: none"> <li>A Development Permit has first been issued pursuant to this Bylaw.</li> <li>The development proceeds in accordance with the terms and conditions of the Development Permit issued in respect of the development.</li> <li>A Building Permit has been obtained when the Building Officer so requires.</li> <li>All necessary plumbing, gas, septic and electrical permits have been issued.</li> </ol>	<p><b>Section 4.1.1 shall be amended as follows:</b></p> <p>Except as provided in Section 4.2.1 of this Bylaw, <b>where a waiver has been granted through a Development Permit Waiver application</b>, no person shall undertake any development unless:</p> <ol style="list-style-type: none"> <li>A Development Permit has first been issued pursuant to this Bylaw.</li> <li>The development proceeds in accordance with the terms and conditions of the Development Permit issued in respect of the development.</li> <li>A Building Permit has been obtained when the Building Officer so requires.</li> <li>All necessary plumbing, gas, septic and electrical permits have been issued.</li> </ol>	
<p>4.2.1.7 b. having an area greater than 20.8 sq. m. (224 sq. ft.) where an accessory building is a permitted use in the land use district and does not exceed the cumulative size of accessory buildings allowed under Table 4.2.1.7A, except on any lands designated Sub-district “A”, Direct Control District , or Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay, or where the accessory building is being relocated from another property. Relocation of structures requires a Development Permit in accordance with Section 9.21 of this bylaw.</p>	<p><b>Section 4.1.1 7 b. shall be amended as follows:</b></p> <p>4.2.1.7 b. having an area greater than 20.8 sq. m. (224 sq. ft.) where an accessory building is a permitted use in the land use district and does not exceed the cumulative size of accessory buildings allowed under Table 4.2.1.7A, except on any lands designated Sub-district “A” (<b>unless the Approving Authority has issued a signed waiver pursuant to Section 2.4</b>), Direct Control District , or Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay, or where the accessory building is being relocated from another property. Relocation of structures requires a Development Permit in accordance with Section 9.21 of this bylaw.</p>	

<p>4.2.1.9 Permanent dwellings are permitted up to two private garages, attached to the permitted dwelling or detached, in addition to the accessory buildings allowed under Section 4.2.1.7A, where:</p> <ol style="list-style-type: none"> <li>the total cumulative area of the garage(s) does not exceed 167.23 sq. m. (1,800 sq. ft.), on Agricultural zoned properties; or</li> <li>the total cumulative area of the garage(s) does not exceed 111.48 sq. m. (1,200 sq. ft.) on all other land use districts.</li> </ol> <p>excluding any lands designated Sub-district “A”, Direct Control District, Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay, in which a Development Permit is required.</p>	<p><b>Section 4.1.1 9. shall be amended as follows:</b></p> <p>4.2.1.9 Permanent dwellings are permitted up to two private garages, attached to the permitted dwelling or detached, in addition to the accessory buildings allowed under Section 4.2.1.7A, where:</p> <ol style="list-style-type: none"> <li>the total cumulative area of the garage(s) does not exceed 167.23 sq. m. (1,800 sq. ft.), on Agricultural zoned properties; or</li> <li>the total cumulative area of the garage(s) does not exceed 111.48 sq. m. (1,200 sq. ft.) on all other land use districts.</li> </ol> <p>excluding any lands designated Sub-district “A” (unless the Approving Authority has issued a signed waiver pursuant to Section 2.4), Direct Control District, Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay, in which a Development Permit is required.</p>	
<p>4.2.1.12 The repair or replacement of a legal building that is damaged or destroyed, provided that the original building was not a non-conforming building, excluding any lands designated sub-district “A”, Direct Control District, Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay.</p>	<p>4.2.1.12 The repair or replacement of a legal building that is damaged or destroyed, provided that the original building was not a non-conforming building, excluding any lands designated sub-district “A” (unless the Approving Authority has issued a signed waiver pursuant to Section 2.4), Direct Control District, Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay.</p>	
<p>4.2.1.23 The construction of a first Dwelling, Single Family, Dwelling Manufactured Home; or addition thereto where it is a permitted use and meets the maximum allowable dwelling density under the applicable land use district and the lot has legal physical access to an approved municipal road or Provincial highway, excluding any lands designated Sub-district “A”, Direct Control District, Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay.</p>	<p>4.2.1.23 The construction of a first Dwelling, Single Family, Dwelling Manufactured Home; or addition thereto where it is a permitted use and meets the maximum allowable dwelling density under the applicable land use district and the lot has legal physical access to an approved municipal road or Provincial highway, excluding any lands designated Sub-district “A” (unless the Approving Authority has issued a signed waiver pursuant to Section 2.4), Direct Control District, Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay.</p>	

<p>4.2.1.24 The placement of a Dwelling, Mobile Home on a parcel 80 acres or more in size, where it is a permitted use and meets the maximum allowable dwelling density under the applicable land use district in conformance with Section 10.10 and has physical legal access to an approved Municipal road or Provincial highway, excluding any lands designed Sub-district “A”, Direct Control District, Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay.</p>	<p>4.2.1.24 The placement of a Dwelling, Mobile Home on a parcel 80 acres or more in size, where it is a permitted use and meets the maximum allowable dwelling density under the applicable land use district in conformance with Section 10.10 and has physical legal access to an approved Municipal road or Provincial highway, excluding any lands designed Sub-district “A” <b>(unless the Approving Authority has issued a signed waiver pursuant to Section 2.4)</b>, Direct Control District, Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay.</p>	
<p>4.2.1.25 Where there is one other Dwelling Unit existing on a lot 32.37 ha (80 acres) or more in size (gross lot area), the construction-of a <u>second</u> Dwelling, Single Family or placement of a Dwelling, Manufactured Home, or Dwelling, Mobile Home-where it is a permitted use and meets the maximum allowable dwelling density under the applicable land use district, excluding any lands designated Sub-district “A”, Direct Control District, Flood Hazard Protection Overlay District, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay.</p>	<p>4.2.1.25 Where there is one other Dwelling Unit existing on a lot 32.37 ha (80 acres) or more in size (gross lot area), the construction-of a <u>second</u> Dwelling, Single Family or placement of a Dwelling, Manufactured Home, or Dwelling, Mobile Home-where it is a permitted use and meets the maximum allowable dwelling density under the applicable land use district, excluding any lands designated Sub-district “A” <b>(unless the Approving Authority has issued a signed waiver pursuant to Section 2.4)</b>, Direct Control District, Flood Hazard Protection Overlay District, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay.</p>	
<p>10.10.3 A Development Permit is required for all dwellings within Direct Control District, on lands zoned Sub-district “A” under <u>ALL</u> land use zonings, and within lands under the Flood Hazard protection Overlay and/or within lands defined under policy 11.2.4.2 within the Airport Protection Overly. Please refer to Section 2.4 of this bylaw for more information pertaining to the sub-district provisions and Section 11 for more information pertaining to the Protection Overlays.</p>	<p>10.10.3 A Development Permit is required for all dwellings within Direct Control District, on lands zoned Sub-district “A” under <u>ALL</u> land use zonings <b>(unless the Approving Authority has issued a signed waiver pursuant to Section 2.4)</b>, and within lands under the Flood Hazard protection Overlay and/or within lands defined under policy 11.2.4.2 within the Airport Protection Overly. Please refer to Section 2.4 of this bylaw for more information pertaining to the sub-district provisions and Section 11 for more information pertaining to the Protection Overlays.</p>	
<p><b>SUB-DISTRICT “A”</b> means the subject lands require special consideration due to physical constraints and environmental characteristics; thus, a Development Permit is required prior to any development on the lands as per <i>Section 2.4</i> of this bylaw.</p>	<p><b>SUB-DISTRICT “A”</b> means the subject lands require special consideration due to physical constraints and environmental characteristics; thus a Development Permit is required prior to any development on the lands as per Section 2.4 of this bylaw <b>(unless the Approving Authority has issued a signed waiver pursuant to Section 2.4)</b>.</p>	

PERMITTED BUILDING SIZES ON CR & A PARCELS		
<p><b>ACCESSORY BUILDING, DETACHED</b> means a detached building naturally or normally incidental, subordinate and exclusively devoted to the principal building on the lot, and located on the same lot as the principal building. For clarity, buildings defined as “arena private”, “arena limited public”, or “arena commercial” are not accessory buildings.</p>	<p><b>ACCESSORY BUILDING, <del>DETACHED</del></b> means a <del>detached</del> building naturally or normally incidental, subordinate and exclusively devoted to the principal building on the lot, and located on the same lot as the principal building. For clarity, buildings defined as “<del>arena private</del>”, “arena limited public”, or “arena commercial” are <b>defined as a specific use and are not considered under</b> accessory buildings as a use. <i>A Sea-Can may be considered as an accessory building in accordance with Section 9.2.8. Additional information on accessory buildings can be found in Section 9.2 and Section 4.2.1.7 of this bylaw.</i></p>	<p>Clarification to the definition for Arena types may be revised based on Council direction on how “Arena, Private” are addressed.</p> <p>Note further amendment under Arena, Private Section.</p>
<p><b>BUILDING FOOTPRINT</b> means the total ground coverage or impermeable surface of the building area, including any covered roof structures, cantilevers, eaves, attached and covered decks, garage space, carports, porticos, etc. The Building Footprint is used for assessing lot coverage and cumulative area for accessory buildings on a parcel.</p>	<p><b>BUILDING FOOTPRINT</b> means the total ground coverage or impermeable surface of the building area, including any covered roof structures, cantilevers, eaves, attached and covered decks, garage space, carports, porticos, etc. The Building Footprint is used for assessing lot coverage and cumulative area for <del>accessory</del> Buildings on a parcel.</p>	<p>Remove “accessory” as the building footprint applies to all buildings including principal dwellings.</p>
<p><b>(Section Heading prior to 4.2.1.7)</b> <b>Accessory Buildings/Structure:</b></p>	<p><b>(Section Heading prior to 4.2.1.7)</b> <b>Buildings/Structures:</b></p>	<p>Provisions will apply to all Buildings including Principal Dwellings.</p>

<p>4.2.1.7 A detached accessory building where it is accessory to a primary residence:</p> <ul style="list-style-type: none"> <li>a. having an area 20.8 sq. m. (224 sq. ft.) or less, where an accessory building is a permitted use in the land use district, including those lands designated as Sub-district “A”, Direct Control District, within the Flood Hazard Protection Overlay, and/or within the Airport Protection Overlay provided the structure does not result in the cumulative accessory buildings on the property exceeding the size or number of accessory buildings allowed under Table 4.2.1.7A, and does not exceed to maximum permitted height under the designated Land Use District or the Airport Protection Overlay, and</li> <li>b. having an area greater than 20.8 sq. m. (224 sq. ft.) where an accessory building is a permitted use in the land use district and does not exceed the cumulative size of accessory buildings allowed under Table 4.2.1.7A except on any lands designated Sub-district “A”, Direct Control District, or Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay, or where the accessory building is being relocated from another property. Relocation of structures requires a Development Permit in accordance with Section 9.21 of this bylaw.</li> </ul>	<p>4.2.1.7 A detached accessory building where it is accessory to a primary residence <b>on the same property:</b></p> <ul style="list-style-type: none"> <li>a. having an area 20.8 sq. m. (224 sq. ft.) or less, where an accessory building is a permitted use in the land use district <b>and does not exceed the cumulative size or number of buildings allowed under Table 4.2.1.7.A</b> including those lands designated as Sub-district “A”, Direct Control District, within the Flood Hazard Protection Overlay, and/or within the Airport Protection Overlay provided the structure <b>does not result in the cumulative accessory buildings on the property exceeding the size or number of accessory buildings allowed under Table 4.2.1.7.A;</b> <b>and</b> does not exceed to maximum permitted height under the designated Land Use District or the Airport Protection Overlay, and</li> <li>b. having an area greater than 20.8 sq. m. (224 sq. ft.) where an accessory building is a permitted use in the land use district and does not exceed the cumulative size <b>or number</b> of <del>accessory</del> buildings allowed under <b>Table</b> 4.2.1.7.A, except on any lands designated Sub-district “A”, Direct Control District, or Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay, or where the accessory building is being relocated from another property. Relocation of structures requires a Development Permit in accordance with Section 9.21 of this bylaw.</li> </ul>	<p>Restructure provisions regulating building size on Country Residential and Agricultural parcels to consider cumulative building area based on actual parcel size, including dwellings, garages, and personal accessory buildings collectively rather than separate arbitrary thresholds and categories.</p> <p>Current provisions regulating personal accessory buildings rely on arbitrary parcel size categories and distinctions between attached and detached structures, resulting in inequitable permitted building sizes and unnecessary Development Permit applications.</p> <p>Statistical review demonstrates that the majority of oversized building and garage applications are approved, including several initially refused and subsequently overturned by the SDAB.</p> <p>The proposed amendment would restructure how cumulative building size is calculated to provide greater flexibility while maintaining regulation of setbacks, lot coverage, placement, and overall site impacts.</p>
--	---	--

Table 4.2.1.7A

PARCEL SIZE	SIZE OF ACCESSORY BUILDING
Less than 1 acre	Maximum of two (2) buildings with a total cumulative size not to exceed 41.8 sq. m. (450 sq. ft.) accessory to the residence
1.0 - 1.99 acres in size	Maximum of three (3) buildings with a total cumulative size not to exceed 88.26 sq. m. (950 sq. ft.) accessory to the residence
2 - 2.99 acres in size	Maximum of three (3) buildings with a total cumulative size not to exceed 155.6 sq. m. (1,675 sq. ft.) accessory to the residence
3.0 - 4.99 acres in size	Maximum of four (4) buildings with a total cumulative size not to exceed 285.7 sq. m. (3,075 sq. ft.) accessory to the residence
5.0 - 9.99 acres in size	Maximum of four (4) buildings with a total cumulative size not to exceed 325.2 sq. m. (3,500 sq. ft.) accessory to the residence
10.0 - 14.99 acres in size:	Maximum of five (5) buildings with a total cumulative size not to exceed 380.9 sq. m. (4,100 sq. ft.) accessory to the residence
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.
Agricultural District and Agricultural Business District Parcels	Any size accessory building to be used for agricultural, general purposes on agricultural zoned parcels when an agricultural operation exists on the property, in accordance with Section 4.2.1.7 of this Bylaw.

Table 4.2.1.7A

PARCEL SIZE	SIZE OF <del>ACCESSORY</del> PERSONAL BUILDINGS
Less than 1 acre	Maximum of two (2) <del>accessory</del> buildings with a total cumulative size not to exceed 41.8 sq.m. (450 sq.ft.) accessory to the residence
1.0 - 1.99 acres in size	Maximum of three (3) <del>accessory</del> buildings with a total cumulative size not to exceed 88.26 sq.m. (950 sq.ft.) accessory to the residence
2.0 – 4.99 acres in size	Maximum of six (6) buildings total with a cumulative size as per Policy 4.2.1.7B
5.0 – 9.99 acres in size	Maximum of seven (7) buildings total with cumulative size as per Policy 4.2.1.7B
10.0 – 14.99 acres in size	Maximum of eight (8) buildings total with cumulative size as per Policy 4.2.1.7B
15.0 – 20.99 acres in size	Maximum of Nine (9) buildings total with a cumulative size as per Policy 4.2.1.7B
21.0 acres and over in size:	Maximum of Ten (10) buildings total with a cumulative size not to exceed 1,232 sq.m. (13,250 sq.ft.)
Agricultural District and Agricultural Business District Parcels	Any size accessory building to be used for agricultural, general purposes on agricultural zoned parcels when an agricultural operation exists on the property, in accordance with Section 4.2.1.7 of this Bylaw.

4.2.1.7B Residential properties between 2.0 and 20.99 acres are permitted a maximum of 743.2 sq.m. (8,000 sq.ft.) of total cumulative Buildings (including all dwellings, suites, garages, and other accessory buildings), plus an additional 23.2 sq.m. (250 sq.ft.) of additional cumulative Buildings per acre, based on the titled parcel size. The titled parcel size is calculated to the nearest 1/10 of an acre (0.1 acre) for the purpose of determining cumulative structure size.

Table has been revised to include additional number of buildings for properties between 2.0 and 20.99 acres to incorporate the permitted dwelling and up to two garages, and to reference new permitted building size based on actual parcel size on title.

The multiplication factor and base building size proposed here can be revised depending on Council direction, public feedback if engagement is conducted, and consideration of existing permitted building sizes plus typical dwelling and garage sizes.

<p>4.2.1.9 Permanent dwellings are permitted up to two private garages, attached to the permitted dwelling or detached, in addition to the accessory buildings allowed under Section 4.2.1.7A, where:</p> <ol style="list-style-type: none"> <li>the total cumulative area of the garage(s) does not exceed 167.23 sq. m. (1,800 sq. ft.), on Agricultural zoned properties; or</li> <li>the total cumulative area of the garage(s) does not exceed 111.48 sq. m. (1,200 sq. ft.) on all other land use districts.</li> <li>excluding any lands designated Sub-district “A”, Direct Control District, Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay, in which a Development Permit is required.</li> </ol>	<p>4.2.1.9 Permanent dwellings <b>on properties 1.99 acres or less in size</b> are permitted up to two private vehicle garages, <b>either attached or detached to a permitted dwelling</b>, in addition to accessory buildings allowed under Section 4.2.1.7A, <b>where the total cumulative area of the garage(s) does not exceed 111.48 sq.m. (1,200 sq.ft.)</b>, excluding lands designated Sub-district “A”, Direct Control District, Flood Hazard Protection Over-layer, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay, in which a Development Permit is required.</p>	<p>Removing the maximum garage size of 1,800 sq.ft. on Agricultural designated properties as garages on Agricultural properties will now be considered within the cumulative personal use building under section 4.2.1.7.B</p>
<p>4.2.1.23 The construction of a first Dwelling, Single Family, Dwelling, Manufactured Home; or addition thereto where it is a permitted use and meets the maximum allowable dwelling density under the applicable land use district and the lot has legal physical access to an approved municipal road or Provincial highway, excluding any lands designated Sub-district “A”, Direct Control District, Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay.</p>	<p>4.2.1.23 The construction of a first Dwelling, Single Family, <b>or Dwelling</b> Manufactured Home; or addition thereto where it is a permitted use and meets the maximum allowable dwelling density under the applicable land use district, <b>and the maximum cumulative building size allowable under Section 4.2.1.7</b>, and the lot has legal physical access to an approved municipal road or provincial highway, excluding and lands designated Sub-district “A”, Direct Control District, Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay.</p>	<p>Including the provision that dwellings must also meet the cumulative building area for the parcel.</p>
<p>4.2.1.24 The placement of a Dwelling, Mobile Home on a parcel 80 acres or more in size, where it is a permitted use and meets the maximum allowable dwelling density under the applicable land use district in conformance with Section 10.10 and has physical legal access to an approved Municipal road or Provincial highway, excluding any lands designed Subdistrict “A”, Direct Control District, Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay.</p>	<p>4.2.1.24 The placement of a Dwelling, Mobile Home on a parcel 80 acres or more in size, where it is a permitted use and meets the maximum allowable dwelling density under the applicable land use district in conformance with Section 10.10 <b>and the permitted cumulative building size allowable under Section 4.2.1.7</b> and has physical legal access to an approved Municipal road or Provincial highway, excluding any lands designed Subdistrict “A”, Direct Control District, Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay.</p>	<p>Included to clarify that it must meet the cumulative building area for the parcel.</p>

<p>4.2.1.25 Where there is one other Dwelling Unit existing on a lot 32.37 ha (80 acres) or more in size (gross lot area), the construction of a second Dwelling, Single Family or placement of a Dwelling, Manufactured Home, or Dwelling, Mobile Home where it is a permitted use and meets the maximum allowable dwelling density under the applicable land use district, excluding any lands designated Sub-district “A”, Direct Control District, Flood Hazard Protection Overlay District, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay.</p>	<p>4.2.1.25 Where there is one other Dwelling Unit existing on a lot 32.37 ha (80 acres) or more in size (gross lot area), the construction of a second Dwelling, Single Family or placement of a Dwelling, Manufactured Home, or Dwelling, Mobile Home where it is a permitted use and meets the maximum allowable dwelling density under the applicable land use district, <b>and the permitted cumulative building size allowable under Section 4.2.1.7</b>, excluding any lands designated Sub-district “A”, Direct Control District, Flood Hazard Protection Overlay District, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay.</p>	<p>Included to clarify that a second dwelling on properties over 80 acres must meet the cumulative building area for the parcel.</p> <p>Note that the draft building size in table 4.2.1.7A for properties over 21 acres is based off of one typical/large dwelling, plus the current permitted garage size and current permitted accessory building size, this proposed cumulative building area may not be sufficient to accommodate a second permitted dwelling (depending on proposed dwelling, garage, accessory building sizes); therefore, it may be necessary to include additional provisions to allow for greater personal building size on properties 80 acres or greater.</p>
<p><b>NEW</b></p>	<p>5.6.14 The Development Authority may allow up to a 20% variance to the allowable maximum cumulative building size required under this bylaw.</p> <p>5.6.15 The Development Authority may allow for additional number of buildings on the property based on the consideration of existing buildings’ sizes, locations, site layout, setback distances, and other natural features such as landscape, drainage, and vegetation which may reduce the impact of the number of buildings on the property.</p>	<p>New provision to allow the Development Authority to grant variance to the maximum cumulative building size.</p> <p>Buildings exceeding the permitted maximum under table 4.2.1.7A would be considered a discretionary use and buildings exceeding the 20% variance would be deemed an automatic refusal and would need to be appealed for further consideration by the appropriate appeal board.</p>
<p><b>9.2 ACCESSORY BUILDINGS AND USES</b></p> <p>9.2.3 In accordance with Section 4.2.1.9, permanent dwellings with up to two private vehicle garages, attached to the permitted dwelling or detached, in addition to the accessory buildings allowed under Section 4.2.1.7, do not require a Development Permit, and shall not be included in the total accumulated area unless noted by a Development Permit Decision where:</p> <p>a. the total cumulative area not to exceed 167.23 sq. m. (1,800 sq. ft.), on agricultural zoned parcel or</p>	<p><b>9.2 ACCESSORY BUILDINGS AND USES</b></p> <p>9.2.3 In accordance with Section 4.2.1.9, permanent dwellings <b>on properties 1.99 acres or less in size</b>, with up to two private vehicle garages where the total cumulative area of the garage(s) does not exceed 111.48 sq.m. (1,200 sq.ft.), <b>either attached or detached to the permitted dwelling to the permitted dwelling or detached</b>, in addition to the accessory buildings allowed under Section 4.2.1.7, do not require a Development Permit, and shall not be included in the total <b>cumulative accumulated-area building size</b> unless noted by a Development Permit Decision. <b>where:</b></p>	<p>Phrasing revised for clarity.</p> <p>Removing the maximum garage size of 1,800 sq.ft. on Agricultural designated properties as garages on Agricultural properties will now be considered within the cumulative personal use building under section 4.2.1.7.B</p>

<p>b. the total cumulative area of not exceeding 111.48 sq. m. (1,200 sq. ft.) in all other land use districts .</p>	<p><del>a. the total cumulative area not to exceed 167.23 sq. m. (1,800 sq. ft.), on agricultural zoned parcel or</del>  <del>b. the total cumulative area of not exceeding 111.48 sq. m. (1,200 sq. ft.) in all other land use districts.</del></p>	
<p>9.2.4 The sum total area allowed of all accessory buildings on site may be considered when looking at the maximum area allowed noted in the land use district.</p>	<p>9.2.4 <del>On properties 1.99 acres or less in size, the cumulative total area of existing buildings on the property and the maximum size of accessory buildings in accordance with Section 4.2.1.7 may be considered by the Development Authority when considering an application for oversized garage and/or oversized accessory building.</del></p>	<p>Correction of phrasing and revision to consider the total cumulative building size.</p>
<p>10.26.7 All Secondary Suites shall comply with the Land Use and Development Requirements such as height requirements, setback regulations, and lot coverage, for the applicable land use district.</p>	<p>10.26.7 All Secondary Suites shall comply with the Land Use and Development Requirements such as height requirements, setback regulations, <del>total cumulative building size</del>, and lot coverage, for the applicable land use district <del>and property size</del>.</p>	
<p>10.26.14 A Secondary Suite, Detached shall be considered as part of the total allowable number of accessory buildings and total accumulated area of accessory buildings in accordance with parcel size as identified in Table 4.2.1.7A of the Land Use Bylaw.</p>	<p>10.26.14 A Secondary Suite, Detached shall be considered as part of the total allowable number of accessory buildings and total <del>cumulative building size</del> in accordance with <del>the</del> parcel size as identified in Table 4.2.1.7A of the Land Use Bylaw.</p>	
<p>10.26.20 The Development Authority, in their discretion, may consider a development permit for a change of use from an existing Dwelling, Temporary to a Secondary Suite, Detached, if the Dwelling, temporary has approvals under a previous Development Permit and can provide, to the satisfaction of the Development Authority, the following:</p> <p>d. Does not exceed the maximum dwelling density and maximum height requirement and meets all other requirements as per the applicable land use district.</p>	<p>10.26.20 The Development Authority, in their discretion, may consider a development permit for a change of use from an existing Dwelling, Temporary to a Secondary Suite, Detached, if the Dwelling, temporary has approvals under a previous Development Permit and can provide, to the satisfaction of the Development Authority, the following:</p> <p>d. Does not exceed the maximum dwelling density, maximum height requirement, <del>total cumulative building size as identified in Table 4.2.1.7A</del>, and meets all other requirements as per the applicable land use district.</p>	

**MAXIMUM LOT COVERAGE**

**Maximum Lot Coverage within each Land Use District:**

No building or group of buildings, including accessory buildings and impervious surfaces, shall cover more than X percent of the lot area.

*The % of lot area varies depending on which land use district.*

**The following statement shall be added to the wording under the Maximum Lot Coverage in the residential land use districts listed below:**

**“or as supported by a stormwater management plan prepared by an accredited professional.”**

- Cluster Residential District
- County Estate Residential District
- Residential Community District
- Residential Multi-Family District; and
- Residential Manufactured Home District
- Business Park District
- Rural Business District
- Community Commercial District
- Highway Commercial District
- Hamlet Industry
- Service District
- DC#31 – Black Diamond Industrial District

*Example: Country Residential Maximum Lot Coverage*

*The maximum site coverage, including all buildings and impermeable surfaces, is 40 percent of the total lot area or as supported by a stormwater management plan prepared by an accredited professional to the satisfaction of the County.*

Amend maximum lot coverage provisions within the several land use districts to allow consideration of increased lot coverage where supported by a Stormwater Management Plan prepared by an accredited professional.

Current maximum lot coverage provisions within several residential and commercial land use districts do not provide flexibility where professional engineering analysis demonstrates that stormwater, drainage, and runoff impacts can be appropriately mitigated.

The amendment would align these districts with existing provisions currently utilized within General Industry and Industrial Edge Districts and would reduce unnecessary redesigns or amendment applications where site impacts can be addressed through a professionally prepared Stormwater Management Plan.

**SEA-CANS**

**Section 4.2.1 No Development Permit Required**

4.2.1.13 On parcels 21 acres or more, one Sea-can, no larger than 48’ in length and 10’ in width, is permitted per parcel, provided it meets the minimum setback requirements.

4.2.1.61 The placement of no more than one temporary storage container on a property for up to 60 consecutive days per year. Such container shall contain no explosives or flammables and shall be located on the site in a location that meet the minimum setback distances for the appropriate land use. An example of applicable temporary storage containers may include but are not limited to Sea-cans

**The following amendments to Section 4.2.1.13 and 4.2.1.61 are proposed:**

4.2.1.13 ~~On parcels 21 acres or more, one Sea-can, no larger than 48’ in length and 10’ in width, is permitted per parcel, provided it meets the minimum setback requirements.~~

The placement of no more than one (1) sea-can on a parcel within a County Residential District, or a maximum of two (2) sea-cans on a parcel within an Agricultural District or Agricultural Business District, is permitted without a Development Permit, provided that the sea-cans:

- i. comply with Table 4.2.1.7A, “Maximum Area for Accessory Buildings Not Requiring a Permit”; and
- ii. have an exterior finish that matches or complements the exterior finish of the principal building, or are screened from view to the satisfaction of the Development Authority.

4.2.1.61 The placement of no more than one temporary storage container on a property is permitted for a maximum of 60 consecutive days per calendar year. Temporary storage containers may include, but are not limited to, sea cans. Such containers shall not be used to store explosives or flammable materials and must be located on the property in compliance with the minimum setback requirements applicable to the land use.

Provisions allow a limited increase in the number of sea-cans on a parcel without requiring a Development Permit.

The proposed amendment would reduce unnecessary Development Permit applications by allowing a limited increase in the number of sea-cans on certain parcel types while establishing standards for permitted installations and maintaining Development Permit review where proposals exceed those standards.

Reworded 4.2.1.61 for clarity.

**ACCESSORY BUILDING, DETACHED** means a detached building naturally or normally incidental, subordinate and exclusively devoted to the principal building on the lot, and located on the same lot as the principal building. For clarity, buildings defined as “arena private”, “arena limited public”, or “arena commercial” are not accessory buildings. *Additional information on accessory buildings can be found in Section 9.2 and Section 4.2.1.7 of this bylaw.*

The following sentence could be added to the definition of *Accessory Building, Detached*:  
*A Sea-Can may be considered as an accessory building in accordance with Section 9.2.8.*

**Section 9.2 Accessory Buildings and Uses**

- 9.2.8 A Sea-can may be considered as an accessory building to be used for storage purposes only in accordance with the following:
- a. On parcels 21 acres or more, one (1) Sea-can no larger than 48' in length and 10' in width, is permitted without a Development Permit, provided it meets the minimum setback requirements for that Land use District and does not exceed the maximum requirements under the applicable land use district.
  - b. In all other instances, a Development Permit is required for placement of a Sea-can and must be in compliance with Table 4.2.1.7A "Maximum Area for Accessory buildings not requiring a permit".
  - c. The exterior finish should match or compliment the exterior finish of the principal building or be screened from view to the satisfaction of the Development Authority.

**The following amendments to the land use bylaw are proposed:**

- 9.2.8 A Sea- may be considered as an accessory building to be used for storage purposes-only in accordance with the following:
- a. the placement of no more than one temporary storage container, on a property for up to 60 consecutive days per year. An example of applicable temporary storage containers may include but are not limited to Sea-cans
  - b. **the placement of no more than one (1) sea-can on County Residential District parcels or the placement of a maximum of two (2) sea-cans on Agricultural District and Agricultural Business District parcels**, so long as they are:
    - i. in compliance with Table 4.2.1.7A "Maximum Area for Accessory buildings not requiring a permit";
    - ii. the exterior finish ~~should~~ **match**es or compliments the exterior finish of the principal building, or ~~be the sea-can is~~ **screened from view of adjacent lands and roadways; and**
    - iii. **located on the property in a location that meets the minimum setback distances of the applicable land use district.**

**Such containers or sea-cans shall contain no explosives or flammables.**

**PRIVATE ARENAS**

Two Scenarios were discussed pertaining to private arenas.

1. Remove the requirement for oversized private riding arenas (greater than 1,500 m<sup>2</sup> (16, 146 ft<sup>2</sup>)) to go through a site specific amendment or redesignation to Direct Control District #29 prior to a Development Permit. All private riding arenas and oversized accessory buildings are considered a discretionary use and require a Development Permit.
2. Consider private riding arenas as a personal use accessory building and include in the total cumulative area of all buildings on a property. Some properties may be able to accommodate a private arena within their permitted building sizes however, it is anticipated that most private arenas would still exceed a property’s maximum cumulative permitted building size and would require a development permit as an “oversized accessory building”.

**ARENA, PRIVATE** means a building or structure, no more than 1,500 square metres (16,146 square feet) in size, in which equestrian, athletic, or recreational activities are carried out and which is 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 situated.

**ARENA, PRIVATE** means a building or structure, ~~no more than 1,500 square metres (16,146 square feet) in size,~~ in which equestrian, athletic, or recreational activities are carried out and which is 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 situated.

[OR]

**ARENA, PRIVATE** means ~~an accessory building-or structure, no more than 1,500 square metres (16,146 square feet) in size,~~ in which equestrian, athletic, or recreational activities are carried out and which is ~~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~~ subordinate to the principal dwelling on the subject property and used for the personal use of the occupants of the ~~residence-dwelling~~ located on the lot upon which the arena is situated.

Remove the maximum size restriction for Private Arenas and allow proposals to be considered directly through the Development Permit process, provided the proposal continues to meet the definition of a Private Arena.

This reduces the number of applications being forced to apply for site specific amendment or apply for a limited public or commercial arena to accommodate the size.

Alternate definition is provided should Council wish to consider “Arena, Private” as personal use accessory building, and include this use within the cumulative maximum building size as proposed within other amendments.

**NEW**

**The following new definition shall be added under Section 2.5:**

**RIDING ARENA** means building or outdoor space used for the purpose of recreational equine activities. A building used for the purpose of a Riding Arena is considered within the definition and subject to the provisions of either an *Arena, Private* or *Arena, Limited Public* or *Arena, Commercial*.

New definition to clarify that not all Arenas are for the purpose of equine related activities; however, all buildings used for the purpose of Riding Arenas are considered under the various definitions of Arena types.

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

Remove this Criteria

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

Remove the size requirement and the requirement for the site specific amendment for a private arena larger than 16, 146 sq. ft. in size.

(The amendment would eliminate duplicate approval processes and unnecessary Land Use Bylaw amendment applications while maintaining review of site-specific considerations such as grading, stormwater management, setbacks, servicing, traffic, and compatibility through the Development Permit process.

Arena Private remains a discretionary use requiring a Development Permit in all cases. (except DC#1 Spruce Meadows where it is a permitted use

**ACCESSORY BUILDING, DETACHED** means a detached building naturally or normally incidental, subordinate and exclusively devoted to the principal building on the lot, and located on the same lot as the principal building. For clarity, buildings defined as “arena private”, “arena limited public”, or “arena commercial” are not accessory buildings.

**ACCESSORY BUILDING, ~~DETACHED~~** means a ~~detached~~ building naturally or normally incidental, subordinate and exclusively devoted to the principal building on the lot, and located on the same lot as the principal building. For clarity, “arena, private” is considered an accessory building; however, buildings defined as “arena private”, “arena limited public”, or “arena commercial” are not accessory buildings.

**AGRICULTURAL GENERAL** means systems of tillage and animal husbandry which involve methods used on large areas of land for the raising of crops or the rearing of livestock (provided that the density of the operation does not exceed 1 animal unit per 3 acres of land) either separately or in conjunction with one another in unified operations and includes buildings and other structures incidental to the agricultural operation except where:

- the intent of the building or structure is to be used as an “arena, private”, “arena, limited public”, or “arena, commercial”.

**AGRICULTURAL GENERAL** means systems of tillage and animal husbandry which involve methods used on large areas of land for the raising of crops or the rearing of livestock (provided that the density of the operation does not exceed 1 animal unit per 3 acres of land) either separately or in conjunction with one another in unified operations and includes buildings and other structures incidental to the agricultural operation. ~~except where: the intent of the building or structure is to be used as an “arena, private”, “arena, limited public”, or “arena, commercial”.~~

For clarity, any buildings for personal, residential, or recreational uses such as but not limited to Dwellings, Garages, Personal Greenhouses, Garden Sheds, Gazebos, and any Arena are not considered as an “Agricultural, General” use.

All Arenas are specifically defined as a recreational or personal use; therefore, remain separate from the definition of “Agricultural, General”. Clarification added.

<p>4.2.1.6 On Agricultural District, Agricultural Business District, and Direct Control District parcels, any construction, excavation, or other activity necessary in order to enable the land to be used for Agricultural, General purposes, except where:</p> <ul style="list-style-type: none"> <li>a. The site of the development is within the minimum setback distance required to a Municipal Road or Provincial Highway.</li> <li>b. The construction, excavation or other activity is to construct or accommodate the construction of a building to be used as a Dwelling, Moved On, a Dwelling, Secondary Suite, or Dwelling, Temporary.</li> <li>c. Construction involving a building to be used as an “arena, private”, “arena, limited public” or “arena, commercial” as defined under Section 2.5 Definitions of this Bylaw in which case a Development Permit is required; or</li> <li>d. For lot grading that may adversely impact the natural drainage direction or volume into, out of, or through a property or the natural drainage storage capacity of the property.</li> </ul>	<p>4.2.1.6 On Agricultural District, Agricultural Business District, and Direct Control District parcels, any construction, excavation, or other activity necessary in order to enable the land to be used for Agricultural, General purposes, except where:</p> <ul style="list-style-type: none"> <li>a. The site of the development is within the minimum setback distance required to a Municipal Road or Provincial Highway.</li> <li>b. The construction, excavation or other activity is to construct or accommodate the construction of a building to be used as a Dwelling, Moved On, a Dwelling, Secondary Suite, or Dwelling, Temporary.</li> <li>c. Construction involving a building to be used as an <del>“arena, private”</del>, “arena, limited public” or “arena, commercial” as defined under Section 2.5 Definitions of this Bylaw in which case a Development Permit is required; or</li> <li>d. For lot grading that may adversely impact the natural drainage direction or volume into, out of, or through a property or the natural drainage storage capacity of the property.</li> </ul>	
---	--	--

<p><b>RIDING ARENAS</b></p> <p>General Provisions:</p> <p>10.3.1 A Development Permit is required for all riding arenas.</p> <p>10.3.2 Riding arenas are divided into the following categories in accordance with the definitions listed in section 2.5</p> <ul style="list-style-type: none"> <li>a. Arena, Private;</li> <li>b. Arena, Limited Public; and</li> <li>c. Arena, Commercial</li> </ul>	<p><b>10.3 RIDING ARENAS</b></p> <p>General Provisions:</p> <p>10.3.1 A Development Permit is required for all riding arenas, <b>except for Arena, Private, where the building and use adheres to Section 4.2.1.7 and complies with all provisions of the applicable land use district.</b></p> <p>10.3.2 Riding arenas are divided into the following categories in accordance with the definitions listed in section 2.5</p> <ul style="list-style-type: none"> <li>a. Arena, Private;</li> <li>b. Riding Arena, Limited Public; and</li> <li>c. Riding Arena, Commercial</li> </ul>	<p>If Private Arenas are considered as accessory buildings, there may be scenarios where the building may be permitted without the requirement for a Development Permit if the cumulative buildings on the property will not exceed the maximum given the subject property's size. Any oversized Private Arenas, and all Limited Public and Commercial Arenas will still require a Development Permit approval.</p>
---	--	---

## APPENDIX B

### Comparison of Maximum Cumulative Building Size including vs. excluding Private Arenas

*Note: Agricultural Buildings on Agricultural District properties would remain exempt from this size calculation. This table illustrates example cumulative building sizes, including all Dwellings, Garage, and Personal Use Accessory Buildings where no Development Permit is required.*

Parcel Size (acres)	Proposed Maximum Cumulative Building Size excluding Private Arenas	Lot Coverage	Proposed Maximum Cumulative Building Size including Private Arenas	Lot Coverage	Difference (sq.ft.)
2.0	8,500 sq.ft.	9.2%	8,500 sq.ft.	9.8%	0
3.0	8,750 sq.ft.	6.5%	9,250 sq.ft.	7.1%	500
4.0	9,000 sq.ft.	5.2%	10,000 sq.ft.	5.7%	1000
5.0	9,250 sq.ft.	4.4%	10,750 sq.ft.	4.9%	1500
6.0	9,500 sq.ft.	3.8%	11,500 sq.ft.	4.4%	2000
7.0	9,750 sq.ft.	3.4%	12,250 sq.ft.	4.0%	2500
8.0	10,000 sq.ft.	3.2%	13,000 sq.ft.	3.7%	3000
9.0	10,250 sq.ft.	2.9%	13,750 sq.ft.	3.5%	3500
10.0	10,500 sq.ft.	2.8%	14,500 sq.ft.	3.3%	4000
11.0	10,750 sq.ft.	2.6%	15,250 sq.ft.	3.2%	4500
12.0	11,000 sq.ft.	2.5%	16,000 sq.ft.	3.1%	5000
13.0	11,250 sq.ft.	2.4%	16,750 sq.ft.	3.0%	5500
14.0	11,500 sq.ft.	2.3%	17,500 sq.ft.	2.9%	6000
15.0	11,750 sq.ft.	2.2%	18,250 sq.ft.	2.8%	6500
16.0	12,000 sq.ft.	2.2%	19,000 sq.ft.	2.7%	7000
17.0	12,250 sq.ft.	2.1%	19,750 sq.ft.	2.7%	7500
18.0	12,500 sq.ft.	2.0%	20,500 sq.ft.	2.6%	8000
19.0	12,750 sq.ft.	2.0%	21,250 sq.ft.	2.6%	8500
20.0	13,000 sq.ft.	2.0%	22,000 sq.ft.	2.5%	9000
21.0	13,250 sq.ft.	1.9%	22,750 sq.ft.	2.5%	9500

#### Calculation Factor:

The proposed maximum cumulative sizes are created using the following calculations:

- a) If keeping Private Arenas under separate provisions and definition from “Accessory Buildings”:
  - A base building size of 8,000 sq.ft. plus an additional 250 sq.ft. per acre of titled parcel size.
  - Any Private Arena would be deemed a Discretionary Use on all properties.
- b) If including Private Arenas in the definition of “Accessory Buildings”:
  - A base building size of 7,000 sq.ft. plus an additional 750 sq.ft. per acre of titled parcel size.
  - If a Private Arena would not result in all buildings on the property exceeding the maximum cumulative building size it would be considered a permitted use. If the Private Arena would result in cumulative buildings exceeding the maximum size, then would be considered a Discretionary Use.

**Note:** The calculation factor is applied proportionally to the exact parcel size, including decimal values. Building area increases are calculated in 0.1 acre increments.

For example, where the additional factor is 250 sq.ft. per acre:


- A 2.5 acre parcel:  $8,000 + (2.5 \times 250) = 8,625$  sq.ft.
- A 2.6 acre parcel:  $8,000 + (2.6 \times 250) = 8,650$  sq.ft.

#### Consideration of Oversized Buildings by Development Authority:

Any combination of buildings which exceeds the maximum size for the subject property would be deemed a Discretionary Use.

Staff recommends provisions that the Development Authority be granted the authority to consider up to 20% variance to the maximum building size under a Discretionary Use Development Permit. Requests for greater than 20% variance would be deemed an automatic refusal and could be appealed for further consideration by the applicable Appeal Board.

**MISCELLANEOUS PLANNING ITEM  
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
 FOOTHILLS CROSSING ASP DESIGN GUIDELINES  
 July 8, 2026**

<b>REPORT TO COUNCIL</b>	<b>FOOTHILLS CROSSING ASP DESIGN GUIDELINES</b>
<b>The following Councillors can vote on this item: All</b>	
	<p><b>PROPOSAL:</b>          Draft Foothills Crossing Area Structure Plan (ASP) Design Guidelines – Circulation and Engagement Summary</p>
<b>PREPARED BY:</b> Aamani Sidhu, Planner & Drew Granson, Deputy Director of Planning	

**PURPOSE**

The purpose of this report is to provide Council with a summary of feedback received through internal and external agency circulation and engagement with landowners and business owners within the Plan Area, as directed by Council on December 17, 2026, and to seek direction on next steps.

**BACKGROUND**

On December 17, 2026, Council passed the following motion:

*That Council direct Administration to proceed with internal and external agency circulation and to undertake engagement with landowners and business owners within the Plan Area; and that Administration report back to Council with a summary of feedback from public engagement and recommended revisions.*

In accordance with this direction, Administration has:

- Circulated the Draft Foothills Crossing ASP Design Guidelines to internal departments and external agencies;
- Engaged landowners and business owners within the Plan Area; and
- Compiled and reviewed feedback to inform potential refinements.

This report summarizes the feedback received and outlines proposed next steps.

**SUMMARY OF CIRCULATION COMMENTS**

<b>Respondent</b>	<b>Feedback Received (Summarized)</b>
Landowner #1	Expressed overall support for the plan as a long-term landowner and resident.
Landowner #2	<p>The respondent raises concerns about the ASP Design Guidelines, particularly the exemption of Agricultural District lands while existing residential properties are not clearly addressed. As the only Country Residential property in the area, they suggest either exempting existing residential uses or creating separate, tailored guidelines to reflect their different context from future commercial/industrial development.</p> <p>They note that applying commercial/industrial standards (e.g., fencing, landscaping) to residential properties may be unreasonable, especially with</p>

	<p>future road impacts. Additionally, the guidelines lack clarity on how existing residences will be protected as development proceeds, particularly regarding setbacks, screening, noise, lighting, and compatibility. Clarification and stronger consideration for residential impacts are requested.</p>
Town of High River	<p>The Town of High River finds the proposed Foothills Crossing ASP Design Guidelines lack specificity and clarity. While the intent supports aesthetics, functionality, and sustainability, the guidelines rely too heavily on vague terms like “high-quality materials” and non-mandatory language (“should” instead of “shall”).</p> <p>The Town recommends stronger, more prescriptive standards, including clearly defined architectural styles, materials, and design elements. It also suggests making key requirements mandatory, improving controls for site design (parking, landscaping, waste areas), and adding standards for features like wall articulation, roofing, screening, and streetscape diversity. Additionally, clear enforcement measures should be included to address non-compliance and unsightly conditions.</p>
ATCO Distribution Engineering Growth Department	<p>ATCO Gas Distribution conditionally approves the plan, subject to right-of-way (ROW) requirements. Gas mains within the property must have ROW widths of 2.4 m (exclusive use) or 3.5 m (shared utilities), with specific variations in Calgary. The developer/owner is responsible for all ROW acquisition costs. ROW requirements may change based on final gas main design, development phasing, and boundaries, and must be confirmed at the design stage. All ROWs must be registered as general utility ROWs to the municipality at the same time as the subdivision legal plan.</p>
ATCO Transmission	<p>ATCO Transmission outlines conditions related to subdivision and pipeline protection. Existing land rights must be maintained and registered, and a dedicated utility lot is required for ATCO. Smaller lots (≤5 acres) will undergo detailed review at the Development Permit stage. Development may require pipeline alterations, with all costs and timelines (up to 18 months) borne by the developer.</p> <p>Any work within 30 m of the pipeline requires prior approval, and road crossings must meet strict engineering standards (perpendicular, paved, no bends, no parallel roads). No parking, storage, or encroachments are allowed on rights-of-way, and a minimum 15 m building setback is recommended. Changes to grading or drainage must maintain access and, if modifications are needed, costs are also the developer’s responsibility.</p>
Alberta Transportation and Economic Corridors (ATEC)	<p>Transportation and Economic Corridors acknowledges the proposal and focuses on protecting provincial highway operations and future planning. The municipality is expected to comply with relevant MGA requirements, including provincial highway policies and traffic impact mitigation. Coordination is encouraged with the ongoing Highway 2/23 interchange design to ensure proper access spacing (minimum 400 m). A Traffic Impact Study is required to assess intersection configurations and impacts on Highway 23 and the Highway 2/498th Avenue interchange.</p>
FORTIS Alberta	<p>FortisAlberta has no concerns with the proposed development. We have provided a planting guide for the proposed landscaping as this guide will speak to required setbacks in relation to our facilities.</p>
Rogers	<p>No comments/concerns.</p>
TELUS	<p>TELUS has no concerns with the proposed activities, however, would like to be included in any General Utility Right of Ways that are considered.</p>

## ENGAGEMENT SUMMARY

Administration undertook direct engagement with landowners and business owners within the Plan Area in accordance with Council's December 17, 2026 direction. Engagement included targeted outreach to affected parties and an opportunity to review and provide comments on the Draft Foothills Crossing ASP Design Guidelines. The feedback received provided valuable insight into key considerations for implementation.

Key themes emerging from engagement include:

- General support for long-term planning and the establishment of a cohesive vision for the Plan Area;
- Concerns regarding the applicability of design standards to existing residential uses, including appropriateness of commercial and industrial design requirements;
- Requests for greater clarity on how existing land uses will be accommodated and protected as development proceeds;
- Interest in maintaining flexibility within the guidelines to respond to site-specific conditions and future market demands; and
- Desire for clear expectations regarding buffering, screening, lighting, and compatibility between differing land uses.

Overall, engagement feedback reflects a balance between support for the intent of the guidelines and a need for increased clarity and flexibility in their application, particularly as it relates to existing development within the Plan Area.

Feedback received through engagement has been considered alongside agency circulation comments and will inform any future refinements to the Draft Design Guidelines.

## POTENTIAL NEXT STEPS

Based on Council direction, potential next steps include:

- Adjacent Landowner Circulation
- Additional refinement of the Draft Design Guidelines
- Further engagement (if required)
- Return to Council with a final draft for consideration and adoption

## RECOMMENDED MOTIONS

Staff suggests the following be considered by the members of Council:

*That Council acknowledge the feedback received through internal and external agency circulation and engagement with landowners and business owners within the Plan Area;*

AND

*That Council direct Administration to proceed with circulation to adjacent landowners.*

## APPENDICIES

APPENDIX A: Landowner Circulation Comment #1

APPENDIX B: Landowner Circulation Comment #2

APPENDIX C: Town of High River Circulation Response

June 22-2026

To Foothills County  
309 MacLeod Trail  
High River AB. T1V1M7

From Frederick E Randle and Frederick E Randle Executor for  
the Estate of Patricia M Randle.

RE The Foothills Crossing Area Structure Plan ASP.

I have been asked as a land owner and Executor to  
review this new Draft Design ASP plan.

The Randle group of Farms supported this plan  
back in Nov 30-2022.

I now have reviewed the new ASP Draft Design  
Guidelines dated Dec 17-2025.

I have lived for 92 years just east of High River  
and can remember when there were 6 John Deere  
agents in High River Nanton Blackie Vulcan  
Ceresland and Calgary. They were needed then but  
a lot has changed in the last 80 years.

This new Foothills Crossing ASP is the best way  
to proceed in this high Tech World.

This new ASP has very clearly shown the need  
for this area.

The Randle Group of Farms support this  
document By Law 05-2025 as presented.

Yours truly

Frederick E Randle

## APPENDIX B

### Aamani Sidhu

---

**From:** Diona Callison [REDACTED]  
**Sent:** June 23, 2026 9:22 PM  
**To:** Heather Hemingway  
**Cc:** Aamani Sidhu  
**Subject:** Re: Foothills Crossing ASP Design Guidelines Draft Review

**Categories:** Response

You don't often get email from [REDACTED] - [Learn why this is important](#)

Hi Heather and Aamani,

I'd like to respond to the ASP design draft review. We have a few concerns.

Section 1.2 exempts Agricultural District lands from complying with the Design Guidelines. As the only existing Country Residential property within the ASP area, I question whether existing residential properties should also be exempt or subject to separate standards.

For example, if future road construction requires a new fence, landscaping, or other improvements on a residential property, it may not be reasonable to require compliance with commercial and industrial design standards intended for future business development.

I would encourage the County to consider exempting the existing residential property or providing a separate set of guidelines that recognizes our unique circumstances.

The Design Guidelines provide extensive direction for future commercial and industrial development but appear to provide limited guidance regarding existing residential properties that remain within the ASP area.

As future development occurs, considerations such as setbacks, screening, landscaping, lighting, noise mitigation, security fencing, and compatibility with a neighbouring residence will become increasingly important.

I would like clarification on how the Design Guidelines are intended to protect the existing residential property as the ASP develops over time.

Regards,

Diona

## APPENDIX C



309B Macleod Trail SW  
High River, Alberta Canada T1V 1Z5  
P: 403.652.2110 F: 403.652.2396  
[www.highriver.ca](http://www.highriver.ca)

June 23, 2026

Foothills County  
309 Macleod Trail  
High River, AB T1V 1M7  
Attention: **Aamani Sidhu**  
[Planning@Foothillscountyab.ca](mailto:Planning@Foothillscountyab.ca)

**Emailed Only**

RE: Foothills Crossing Area Structure Plan Design Guidelines

Thank you for providing the Town of High River with the opportunity to review and comment on the proposed Design Guidelines for the Foothills Crossing ASP.

It is our understanding that the purpose of the document is to contribute to the aesthetics, functionality, sustainability, business attraction and retention for the area. Given these intents, the guidelines as published could be enhanced to ensure comprehensiveness and possible future non-compliance situations.

An example where the documentation has elements which could be strengthened, are the lack of preferred architectural features and the reliance on “high quality materials” for the exterior finishing. Rather than prescribing what these high-quality materials are. Additionally, there are many “should” elements rather than “shall” elements which would bring clarity of expectations such as trees around parking areas, physically separating parking areas from driving areas, compatible layouts from lot to lot, parking lot locations, landscaping elements, waste accommodation and recycling stations.


Given the location of this development (directly east from High River across Highway 2) the Town of High River would suggest a much more definitive and robust set of development controls. These items would include but are not limited to; transitioning many of the should requirements (trees, parking site design, signage, architectural features) to shall, wall articulation standards, a definitive architectural style/s, naming appropriate exterior finish materials, roof design, accessory building controls, fencing/screening specifications, building mechanical equipment screening, ensuring streetscape diversity, and enforcement procedures for lack of adherence to the guidelines and for unsightly premises.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully,

Cory Armfelt, RPP, MCIP, CLGM  
Interim Manager of Planning  
Town of High River  
403.603.3408 / [carmfelt@highriver.ca](mailto:carmfelt@highriver.ca)

**MISCELLANEOUS PLANNING ITEM  
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
 2<sup>nd</sup> AND 3<sup>rd</sup> READING TO BYLAW 19/2026  
 July 8, 2026**

<b>REQUEST FOR 2<sup>nd</sup> AND 3<sup>rd</sup> READING TO BYLAW 19/2026</b>	
<b>APPLICATION INFORMATION</b>	
<i>The following Councillors can vote on this item: All</i>	
	<b>LEGAL DESCRIPTION:</b> Ptn. NE 11-19-29 W4; Plan 9510994, Blk 2
	<b>LANDOWNERS:</b> Joe & Debika Eldridge
	<b>AREA OF SUBJECT LANDS:</b> 24.18 acres
	<b>CURRENT LAND USE:</b> Rural Business District (RB)
	<b>PROPOSED LAND USES:</b> Business Park District (BP) and Country Residential District (CR)
<b>NUMBER &amp; SIZE OF PARCELS:</b> 1 x +/- 9 acre BP parcel & 1 x +/- 13 acre CR balance	
<p><b>PROPOSAL:</b> Redesignation from Rural Business District to Business Park District (BP) and Country Residential District (CR) to allow for the future subdivision of one +/- 9 acre BP lot, one +/- 13 acre CR balance lot and a future boundary adjustment.</p> <p>Additionally, a Site Specific Amendment is proposed for an exception to Section 14.1.1 Purpose and Intent of the Business Park District as there is no ASP or Outline Plan currently in place or proposed for this area, and to Section 14.1.5.3 Utility Serving Criteria of the Business Park District to acknowledge the utility servicing for the proposed +/- 9.0 acre BP parcel to be private onsite individual water and wastewater.</p>	
<b>DIVISION NO:</b> 1	<b>REEVE:</b> Rob Siewert
<b>FILE MANAGER:</b> Stacey Kotlar	

**PURPOSE OF REQUEST**

Request for Council to provide 2<sup>nd</sup> and 3<sup>rd</sup> reading to Bylaw 19/2026.

**BACKGROUND**

**April 15, 2026** – Council granted 1<sup>st</sup> reading to Bylaw 19/2026 to authorize the redesignation of Plan 9510994, Block 2; Ptn. NE 11-19-29 W4M from Rural Business District to Business Park District and Country Residential District to allow the future subdivision of one 9.0 +/- acres Business Park District lot, leaving a 13.0 +/- acre Country Residential District balance lot, along with a future boundary adjustment. Council grants an exception to the Purpose and Intent Section of the Business Park land use District as there is no ASP or Outline Plan currently in place or proposed for this area and to Section 14.1.5.3, acknowledge the utility servicing for the proposed 9.0 +/- acre BP parcel to be private onsite individual water and wastewater.

*Note: an excerpt from the April 15, 2026 Council meeting minutes outlining this approval is included under Appendix B.*

## **CONDITIONS TO BE MET AT REDESIGNATION**

All conditions of 1<sup>st</sup> reading of the Redesignation have been completed.

## **COUNCIL ACTIONS REQUESTED**

Council is respectfully requested to consider granting 2<sup>nd</sup> and 3<sup>rd</sup> reading to Bylaw 19/2026 authorizing the redesignation of Plan 9510994, Block 2; Ptn. NE 11-19-29 W4M from Rural Business District to Business Park District and Country Residential District to allow the future subdivision of one 9.0 +/- acres Business Park District lot, leaving a 13.0 +/- acre Country Residential District balance lot, along with a future boundary adjustment. Council grants an exception to the Purpose and Intent Section of the Business Park land use District as there is no ASP or Outline Plan currently in place or proposed for this area and to Section 14.1.5.3, acknowledge the utility servicing for the proposed 9.0 +/- acre BP parcel to be private onsite individual water and wastewater.

## **APPENDICES**

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

Location Map  
Site Plan  
Ortho Photo

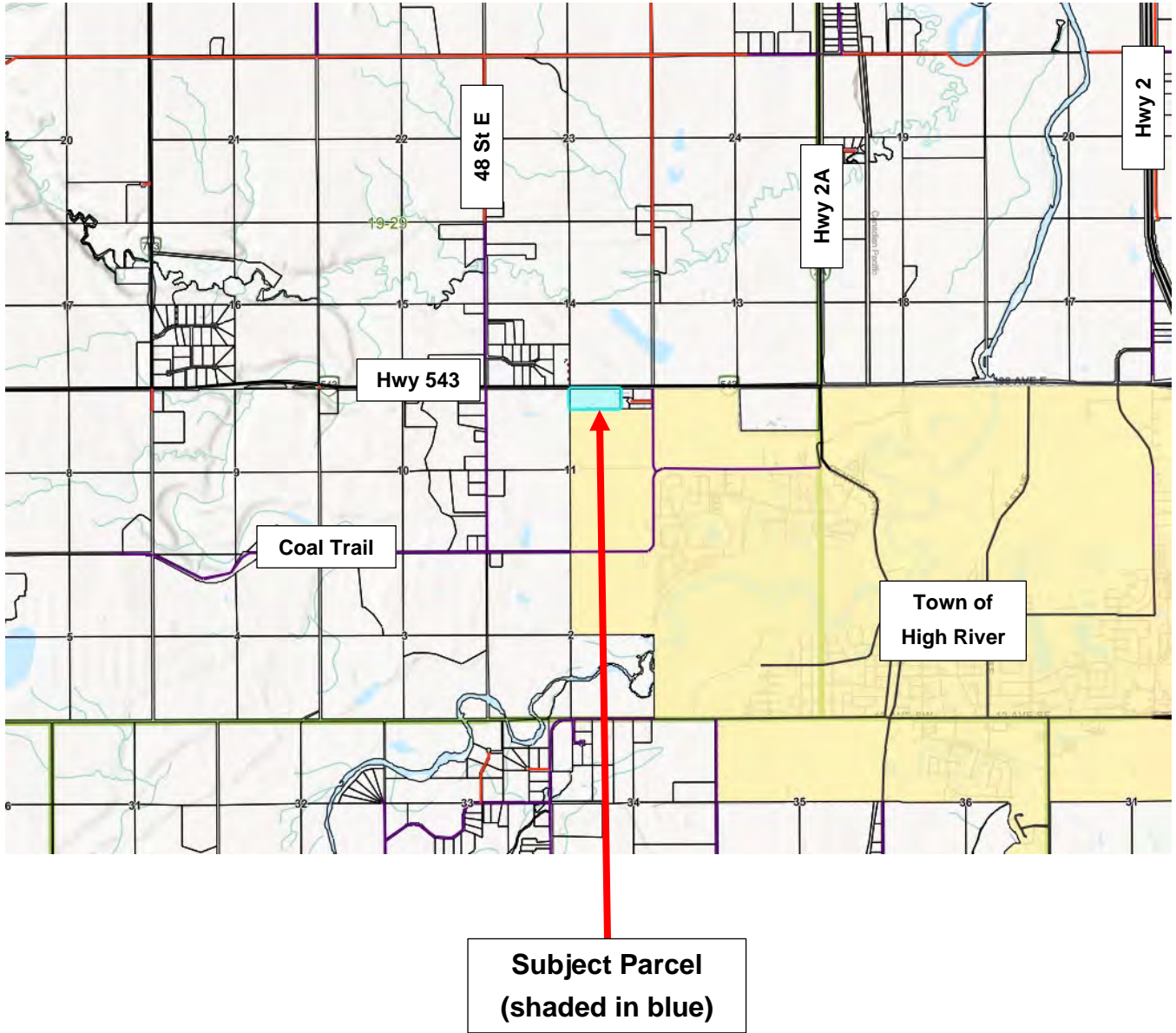
### **APPENDIX B:**

Excerpt from the April 15, 2026 Council Meeting Minutes

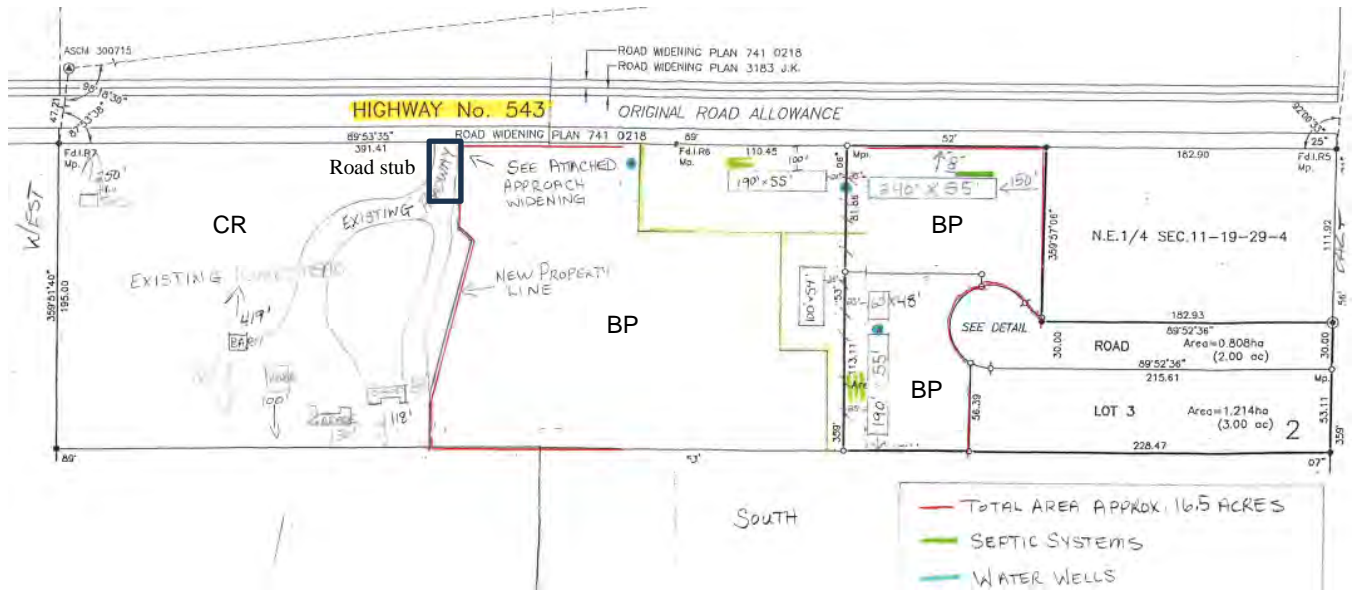
### **APPENDIX C:**

Bylaw 19/2026

**APPENDIX A: LOCATION MAP**



**APPENDIX A: SITE PLAN**

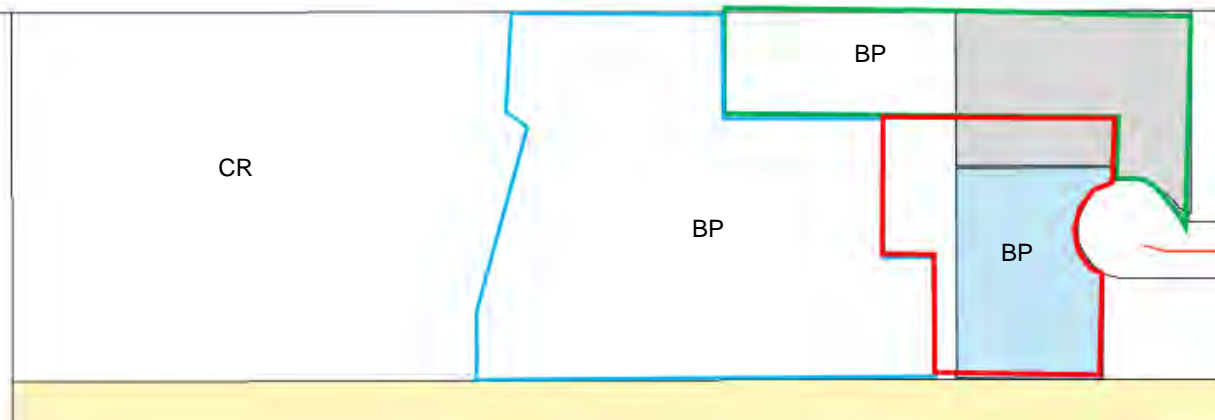


**APPENDIX A: PROPOSED BOUNDARY ADJUSTMENT SITE PLAN**

Existing Property Lines



Proposed Property Lines



**APPENDIX A: ORTHO PHOTO**



## **APPENDIX B: EXCERPT FROM THE APRIL 15, 2026 COUNCIL MEETING MINUTES**

### **SCHEDULED MEETINGS & PUBLIC HEARINGS**

#### **C.1 10:00 a.m. Eldridge - NE 11-19-29 W4M - Redesignation (RB to CR and BP)**

J. and D. Eldridge were in attendance for the public hearing in connection to the redesignation of Plan 9510994, Block 2; Ptn. NE 11-19-29 W4M from Rural Business District to Business Park District and Country Residential District to allow the future subdivision of one 9.0 +/- acres Business Park District lot, leaving a 13.0 +/- acre Country Residential District balance lot, along with a future boundary adjustment.

The public hearing was closed.

#### **C.1.1 10:00 a.m. Eldridge - NE 11-19-29 W4M - Decision**

##### **Bylaw 19/2026**

Bylaw 19/2026 was introduced into the meeting to authorize the redesignation of Plan 9510994, Block 2; Ptn. NE 11-19-29 W4M from Rural Business District to Business Park District and Country Residential District to allow the future subdivision of one 9.0 +/- acres Business Park District lot, leaving a 13.0 +/- acre Country Residential District balance lot, along with a future boundary adjustment. Council grants an exception to the Purpose and Intent Section of the Business Park land use District as there is no ASP or Outline Plan currently in place or proposed for this area and to Section 14.1.5.3, acknowledge the utility servicing for the proposed 9.0 +/- acre BP parcel to be private onsite individual water and wastewater for the following reasons:

In consideration of the criteria noted within the MDP2010, LUB 60/2014, and GMS; Council is of the opinion that the proposed redesignation of the subject property 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.

Prior to further consideration of this bylaw, the applicant is required to submit the following:

1. Landowners are to execute a municipal Development Agreement indicating that service road is not developed to a Municipal standard road and therefore would be required to be upgraded in order for the County to maintain the service road. The Development agreement is to be registered on titles of parcels accessing off the service road concurrently with the plan of subdivision.
2. Landowners are to fully execute and comply with all requirements as outlined within the Municipal Development Agreement for the purposes of payment of the community sustainability fee and any other necessary municipal and on-site improvements as required by Council and the Public Works department;
3. **A stormwater management plan and lot grading plans with potential overland drainage easements are required as conditions of subdivision approval.**
4. The applicant will be required to make Development Permit applications for the development on each of 3 Business Park District Lots that are subject to the land use and subdivision applications as well as the County Residential lot to bring the development into compliance with the Land Use Bylaw as a condition of Subdivision approval.
5. Final amendment application fees to be submitted; and
6. Submission of an executed subdivision application and the necessary fees.

##### **Resolution 301-26**

**Moved by: Councillor Estes**

That Bylaw 19/2026 be given first reading.

**THE BYLAW WAS PASSED FOR ONE READING**

**BYLAW 19/2026**

**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 the redesignation of Plan 9510994, Block 2; Ptn. NE 11-29-29 W4M from Rural Business District to Business Park District and Country Residential District to allow for the future subdivision of one 9.0 +/- acre Business Park District lot, leaving a 13.0 +/- acre Country Residential District balance lot with a future Boundary Adjustment. Council grants an exception to the Purpose and Intent Section of the Business Park land use District as there is no ASP or Outline Plan currently in place or proposed for this area and to Section 14.1.5.3, and acknowledge the utility servicing for the proposed 9.0 +/- acre BP parcel to be private onsite individual water and wastewater.

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

1. Land Use Map No. 2929 is amended by redesignating Plan 9510994, Block 2; Ptn. NE 11-29-29 W4M from Rural Business District to Business Park District and Country Residential District, to allow for the future subdivision of one 9.0 +/- acre Business Park District lot, leaving a 13.0 +/- acre Country Residential District balance lot with a future Boundary Adjustment. Council grants an exception to the Purpose and Intent Section of the Business Park land use District as there is no ASP or Outline Plan currently in place or proposed for this area and to Section 14.1.5.3, and acknowledge the utility servicing for the proposed 9.0 +/- acre BP parcel to be private onsite individual water and wastewater.
2. This Bylaw shall have effect on the date of its third reading and upon being signed.

FIRST READING: April 15, 2026

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
CAO

SECOND READING:

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
CAO


THIRD READING:

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
CAO

PASSED IN OPEN COUNCIL assembled at the Town of High River in the Province of Alberta this      day of                      , 20      .

**SUBDIVISION APPROVING AUTHORITY ITEM  
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
 SUBDIVISION APPROVAL  
 July 8<sup>th</sup>, 2026**

<b>REQUEST FOR SUBDIVISION APPROVAL</b>		
<b>APPLICATION INFORMATION</b>	<b>FILE NO. F1728-15NE</b>	
	<b>LEGAL DESCRIPTION:</b> NE 15-17-28-W4M	
	<b>LANDOWNERS:</b> Maureen Keith	
	<b>AREA OF SUBJECT LANDS:</b> 156.98 acres	
	<b>CURRENT LAND USE:</b> Agricultural District	
<b>PROPOSAL:</b> Subdivision of one (1), 75.0 +/- acre Agricultural District lot with an 81.98 +/- acre Agricultural District balance remaining.		
<b>DIVISION NO:</b> 1	<b>REEVE:</b> Rob Siewert	<b>FILE MANAGER:</b> Theresa Chipchase

**PURPOSE OF REQUEST**

Requesting approval from the Subdivision Approving Authority for the application which proposes the subdivision of one (1), 75.0 +/- acre Agricultural District lot, with an 81.98 +/- acre Agricultural District balance parcel from NE 15-17-28-W4M.

**EXECUTIVE SUMMARY**

**PREVIOUS COUNCIL DIRECTION**

**March 5<sup>th</sup>, 2025, Bylaw 17/2025** – application approved by Council granting first reading to Bylaw 26/2025, under the following motion:

*“Bylaw 17/2025 was introduced 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 lots size restrictions of the Agricultural District within the County’s Land Use Bylaw.*

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

- 1. Landowners to fully execute and comply with all requirements as outlined within the Municipal Development Agreement for the purpose of payment of the community suitability fee and any other necessary municipal and on-site improvements as required by Council and the Public Works department;*
- 2. Final redesignation application fees to be submitted; and*
- 3. Submission of an executed subdivision application and the necessary fees.”*

**June 10<sup>th</sup>, 2026, Bylaw 17/2025** - Council gave third and final reading to Bylaw 17/2025 under the following motion:

*“Bylaw 17/2025 was introduced 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 lots size restrictions of the Agricultural District within the County’s Land Use Bylaw.*

---

## **SITE CONSIDERATIONS**

---

### **Location**

---

The subject parcel is located directly south of 674<sup>th</sup> Avenue East and directly west of 168<sup>th</sup> Street East, approximately four kilometres east of Highway 2, 5 kilometres east of the Hamlet of Cayley and falls within the Intermunicipal Development Plan area between Foothills County and the Municipal District of Willow Creek.

### **Access**

---

Access exists to the proposed 81.98 +/- acre balance parcel from two approach locations connecting the property to 674<sup>th</sup> Avenue East located on the north side of the property. One approach provides access to the residence and the second provides a dedicated access to the indoor arena.

Access to the new 75.0 +/- acre parcel is proposed to be provided from a field approach located on the east side of the proposed lot from 168<sup>th</sup> Street East.

### **Physiography**

---

The parcel is naturally separated by a slight bench in the topography with an approximate 10% change in grade, running north to southeast roughly through the middle of the lands.

The lower west section of the quarter contains a number of ponds with interconnected drainage allowing overland flow from the ponds through an oxbow into Willow Creek within the neighboring municipality to the south. Within this lower section there is also an indoor riding arena (private) and a number of horse shelters.

The upper lands to the east are for the most part hay lands outside of the yard site along the north boundary which contains the residence. There are several ephemeral ponds on this side of the property, and the lands are predominantly utilized as hay lands.

### **Existing Development**

---

The balance parcel includes a house, indoor riding arena, hay shed, three horse shelters, three sheds, outdoor riding arena, septic tank, septic field and water well.

No development is present on the lands that are to contain the proposed lot.

---

## **RESERVE DEDICATION**

---

### **Municipal Reserve**

---

In accordance with Section 666(1) of the Municipal Government Act and the County’s Municipal Reserve Policy adopted April 18/96 Council may require the owner of a parcel of

land that is subject to a subdivision proposal to provide land for municipal reserve or provide money in place of the reserve.

Consistent with the Municipal Government Act and the County’s Reserve Policy, as the applicant’s proposed lot is the first to be created from a quarter section, no public reserve is required.

<b>CIRCULATION REFERRALS</b>	
<b>REFEREE</b>	<b>COMMENTS</b>
<b>INTERNAL</b>	
Public Works	Public Works is requesting the following for the new lot, as conditions of <b>subdivision</b> : <ul style="list-style-type: none"> <li>•5 meters of road widening to be provided by caveat along 674<sup>th</sup> Avenue East. 168<sup>th</sup> Street East road widening already surveyed out.</li> </ul> No other comments or concerns
GIS/Mapping	No concerns
<b>EXTERNAL</b>	
FortisAlberta	Thank you for contacting FortisAlberta regarding the application for subdivision. We have reviewed the plan and determined that no easement is required
ATCO Transmission	ATCO Transmission wishes to confirm we have no conflict as we have no high-pressure pipelines in the proposed area.
TELUS	Thank you for including TELUS in your circulation. At this time, TELUS has no concerns with the proposed activities
<b>PUBLIC</b>	
Landowners (Adjacent)	No letters received prior to the filing of this staff report.

**REQUEST OF THE SUBDIVISION APPROVING AUTHORITY**

The Subdivision Approving Authority may choose to approve the subdivision of one 75.0 +/- acre Agricultural District lot and an 81.98 +/- acre Agricultural District balance parcel from NE 15-17-28-W4M.

The Subdivision 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 consideration of the criteria noted within the 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 Agricultural District 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:

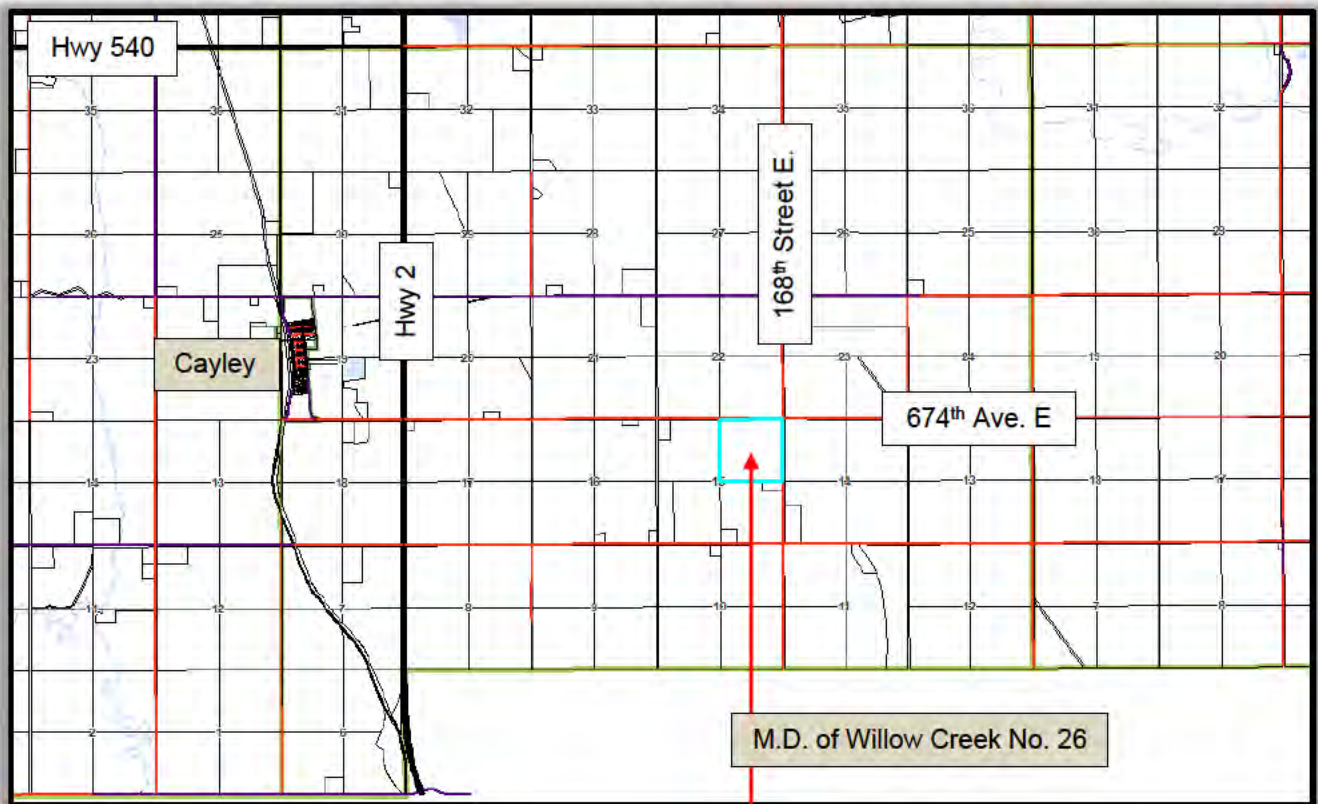
1. Subdivision to be effected by Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such other means satisfactory to the Registrar of the South Alberta Land Titles District;
2. It is the applicant's responsibility to provide a Real Property Report or an 'as built' drawing signed 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 \$11,300 per new lot Community Sustainability Fee;
  - b. All utility right of way agreements, easements, licenses and installation requirements, are 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. 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), this would be the first parcel out of an unsubdivided quarter section, therefore reserves are not required;
6. Road acquisition agreement, for the purpose of road dedication, to be executed and registered by caveat, concurrent with the Plan of Survey, with respect to an area of land 5.0 metres in width, parallel to the full north boundary of the NE 15-17-28-W4M (672<sup>nd</sup> Ave. E)
7. Landowners are to pay all arrears of taxes on the existing parcels prior to finalization of the subdivision and;
8. Submission of subdivision endorsement fees.

## **APPENDICES**

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

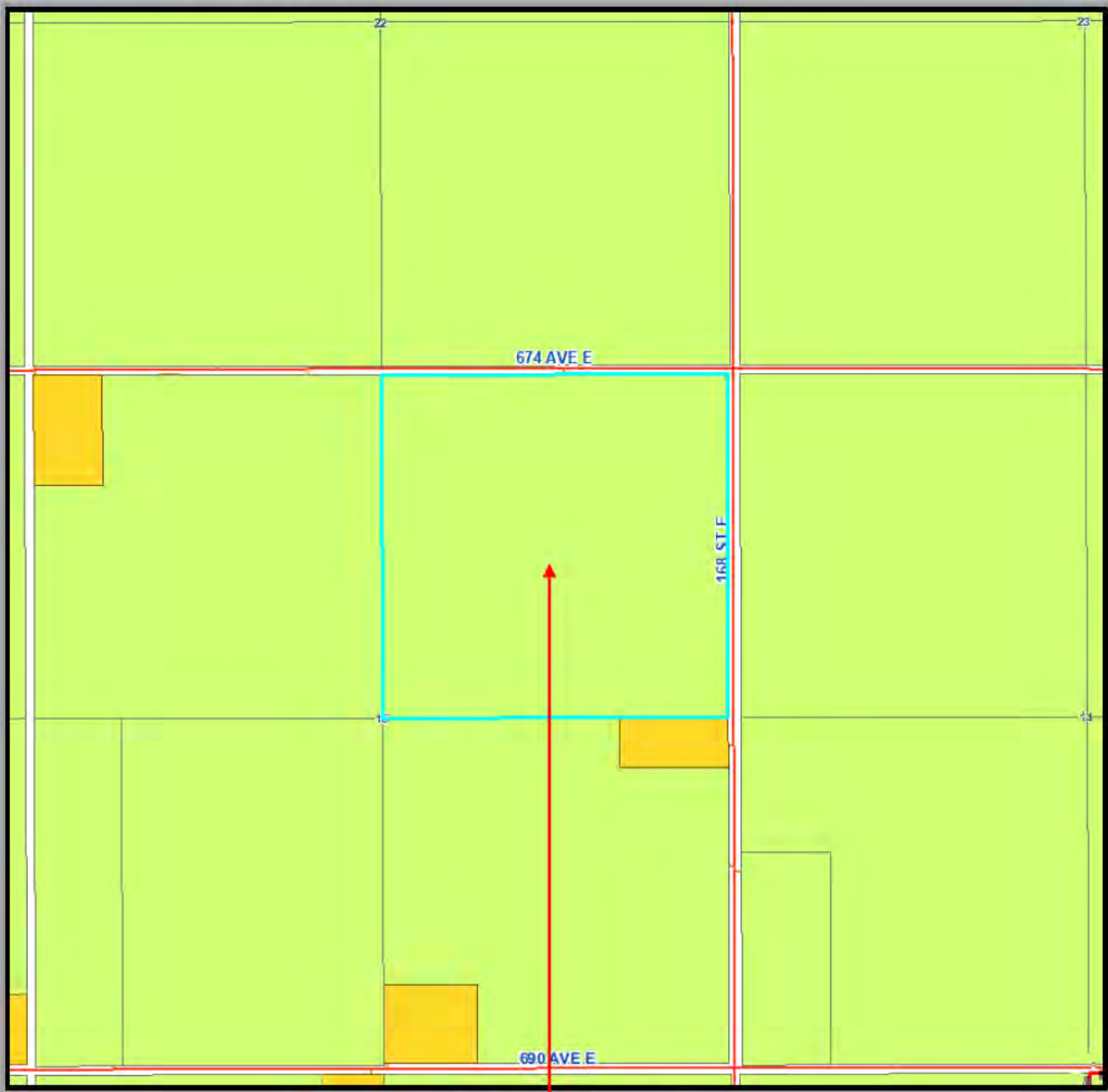
LOCATION MAP  
LAND USE MAP  
LOT SIZES MAP  
SITE PLAN  
ORTHO PHOTO

**APPENDIX A: LOCATION MAP**



**Subject Parcel**

# APPENDIX A: LAND USE MAP

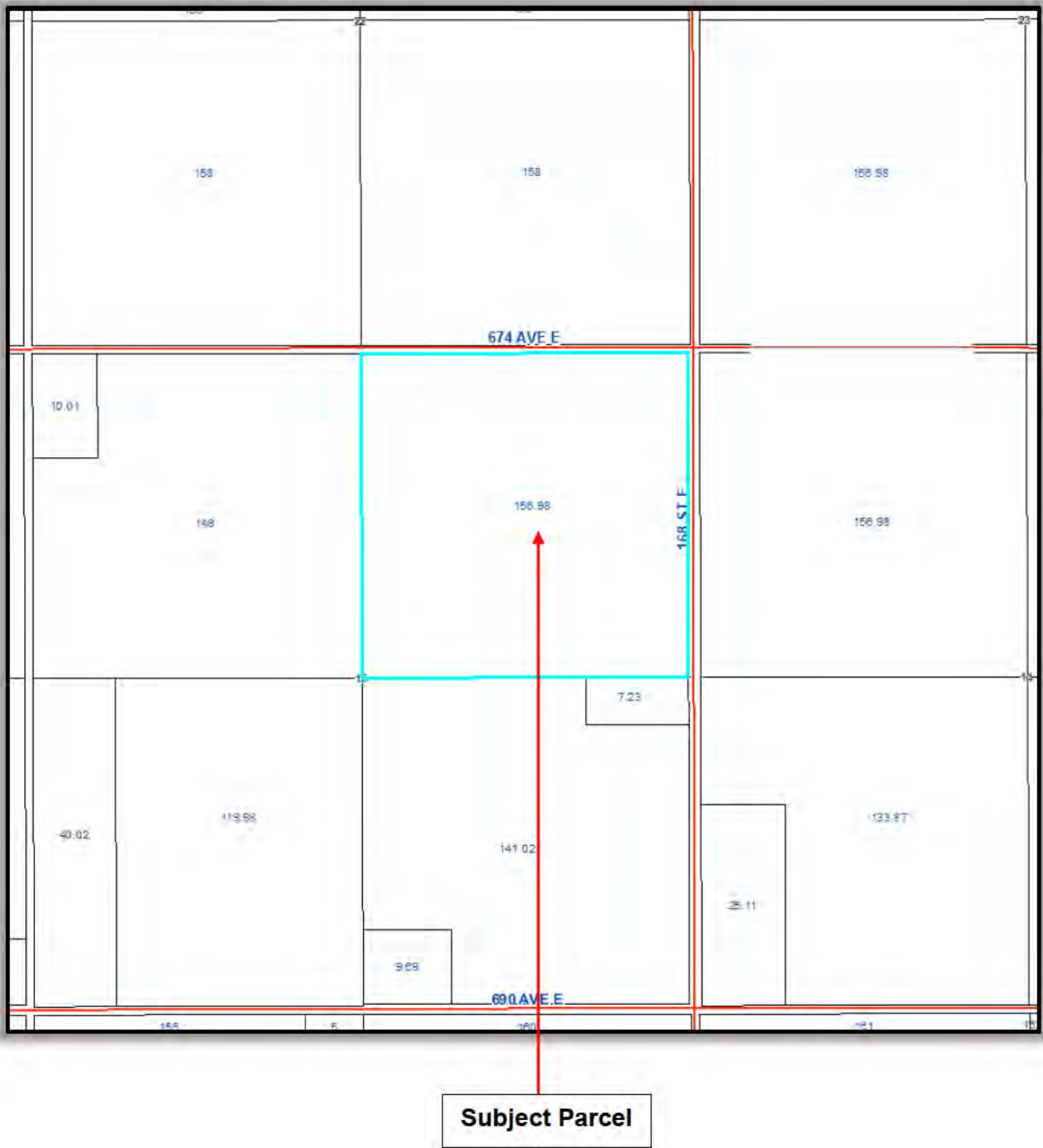


**Subject Parcel**

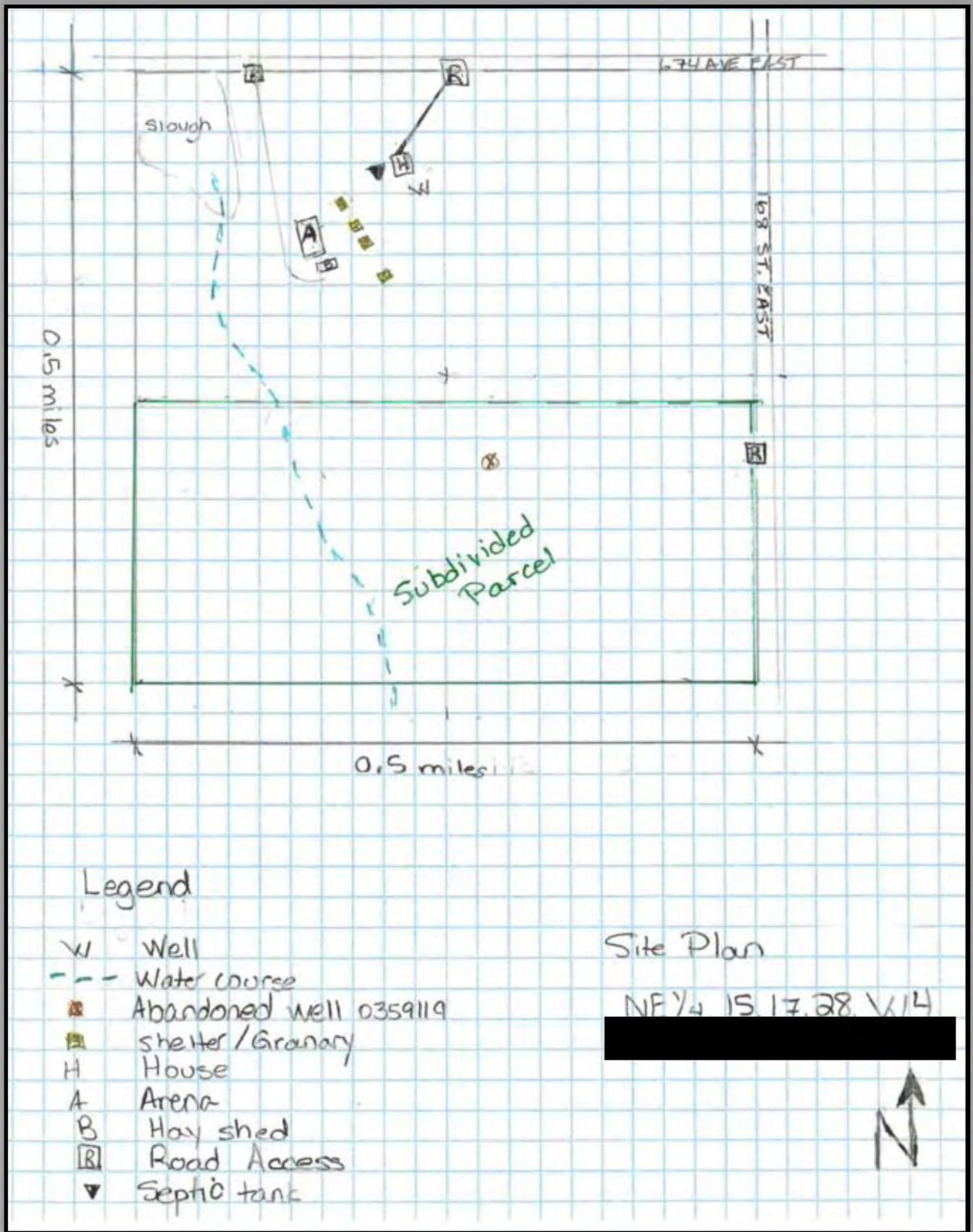
## Legend

- |                                  |                                  |                                      |
|----------------------------------|----------------------------------|--------------------------------------|
| Hard Surface (Chip/oil)          | CR- Country Residential          | MR- Municipal Reserve                |
| Gravel                           | CRA- Country Residential Sub A   | MLR- Municipal Land/Reserve District |
| Developer Pavement               | DC - Direct Control              |                                      |
| Pavement                         | BP- Bussiness Park               |                                      |
| Flood Hazard Protection District | RB- Rural Business               |                                      |
| In Transition                    | INR- Natural Resource Extraction |                                      |
| A- Agricultural                  | EP- Environmental Protection     |                                      |
| AA- Agricultural Sub A           | ER- Environmental Reserve        |                                      |

**APPENDIX A: LOT SIZES MAP**



APPENDIX A: SITE PLAN

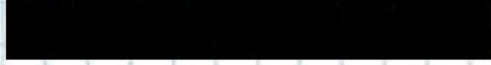


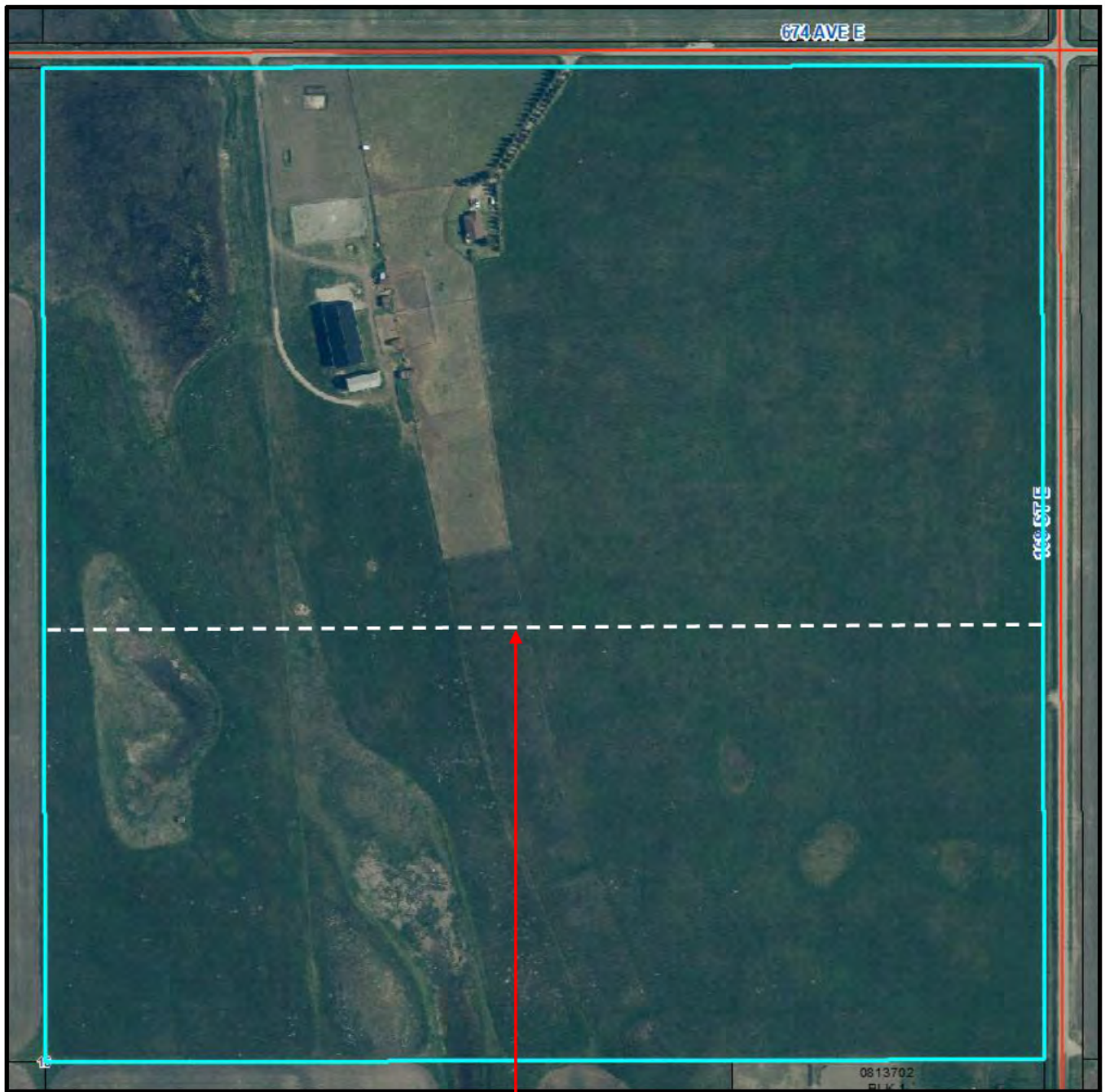
Legend

- W Well
- - - Water course
- Abandoned well 0359119
- shelter / Granary
- H House
- A Arena
- B Hay shed
- R Road Access
- ▼ Septic tank

Site Plan


NF 1/4 15 17.28 1/4





Approximate Subdivision line

**SUBDIVISION APPROVING AUTHORITY ITEM  
PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
SUBDIVISION APPROVAL  
June 24, 2026**

<b>APPLICATION INFORMATION</b>		<b>FILE NO. F2104-16SW</b>
	<b>LEGAL DESC.:</b> SW 16-21-4 W5; Plan 9610466 Blk 3	
	<b>LANDOWNERS:</b> D Bishop Family Inc	
	<b>AGENT:</b> Kristi Beunder – Township Planning + Design	
	<b>AREA OF SUBJECT LANDS:</b> 151.47 Acres	
	<b>CURRENT LAND USE:</b> Agricultural District	
<b>PROPOSAL:</b> Subdivision proposing 1 x +/- 22.95 acre Agricultural District parcel.		
<b>DIVISION NO:</b> 3	<b>COUNCILLOR:</b> Laura Kendall	
<b>FILE MANAGER:</b> Elliott Salmon		

**PURPOSE OF REQUEST**

Request of the Subdivision Approving Authority to consider the subdivision application proposing the creation of one +/- 22.95 acre Agricultural District parcel from a portion of SW 16-21-4 W5M; Plan 9610466, Blk 3, leaving a +/- 128.52 acre Agricultural District balance parcel.

**BACKGROUND**

**February 11, 2026:** Council **refused** Redesignation 25R065 proposing an amendment to the Agricultural District land use rules to allow for the future subdivision of one +/- 22.95 acre Agricultural District parcel for the below reason:

*In their consideration of the criteria noted in the Agricultural section of the MDP2010, Council did not find sufficient merit in the proposal to consider allowing the fragmentation of the subject lands, as it is Council's intent to maintain the agricultural land base.*

**MUNICIPAL RESERVE**

To date, no reserves have been provided. As per the County's Municipal Reserve Policy, Council may require as a condition of subdivision that reserves be deferred by way of caveat for the proposed +/- 22.95 acre Agricultural District parcel.

**REFERRAL CIRCULATION**

<b>CIRCULATION REFERRALS</b>	
<b>REFEREE</b>	<b>COMMENTS</b>
<b>INTERNAL</b>	
Public Works	<p><i>Comments from Redesignation 25R065:</i></p> <ul style="list-style-type: none"> <li>The existing and proposed approaches do not meet sight distance requirements.</li> <li>Public Works requires a hidden driveway sign to be installed as there are multiple approaches through the curve north of the subject property requiring it.</li> </ul>

<b>CIRCULATION REFERRALS</b>	
	<ul style="list-style-type: none"> <li>Public Works recommends that the existing field access is shifted south by a minimum of 45 metres and will need to be clear of power poles by 6 metres.</li> <li>Public Works would be supportive of access management options that do not require retaining the existing access right-of-way.</li> <li>Public Works advises that future development may require a slope stability analysis due to steep slopes exceeding 15% on large portions of the property.</li> </ul>
<b>EXTERNAL</b>	
Fortis	Easements are required for this development.
<b>PUBLIC</b>	
Landowners	No submissions received prior to the submission of this staff report.

**POLICY EVALUATION**

**Municipal Development Plan (MDP2010):**

Policy 2 of the Agriculture section of the MDP2010 supports maintaining the integrity of the agricultural land base and discourages the subdivision of agricultural lands, including subdivision into smaller agricultural parcels. Policy 4 supports consideration of the impact the proposed use will have on the existing or potential agricultural use of the property, the existing agricultural users, and the surrounding uses.

**Land Use Bylaw 60/2014:**

Section 12.1.6.1 of the Land Use Bylaw 60/2014 provides that a person who wishes to subdivide land in the Agricultural District into additional lots must first apply for and be granted approval of a land use bylaw amendment.

**REQUEST OF THE SUBDIVISION APPROVING AUTHORITY**

**OPTION #1: REFUSAL**

The Subdivision Authority may choose to refuse the subdivision application proposing the creation of one +/- 22.95 acre Agricultural District parcel from a portion of SW 16-21-4 W5M; Plan 9610466, Blk 3, leaving a +/- 128.52 acre Agricultural District balance parcel if they are of the opinion that the application should first be supported by an approved land use bylaw amendment in accordance with the Foothills County Land Use Bylaw 60/2014.

**OPTION #2: CONDITIONAL APPROVAL**

Should Council as the Subdivision Approving Authority be supportive of the subdivision application, Council may wish to consider the following motion:

The subdivision application proposing the creation of one +/- 22.95 acre Agricultural District parcel from a portion of SW 16-21-4 W5M; Plan 9610466, Blk 3, leaving a +/- 128.52 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 the application is approved as per the tentative plan for the following reason:

- The application is consistent with Section 9 of the Regulation.

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

**Recommended Conditions of Approval**

1. Subdivision 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. Municipal Reserve: to be deferred by way of caveat for the proposed +/- 22.95 acre parcel;
3. 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;
4. Landowner is to provide all utility easements and agreements to the satisfaction of the County and the utility companies;
5. Landowners are to pay all arrears of taxes on the existing parcel prior to finalization of the subdivision;
6. Submission of subdivision endorsement fees.

**APPENDICES**

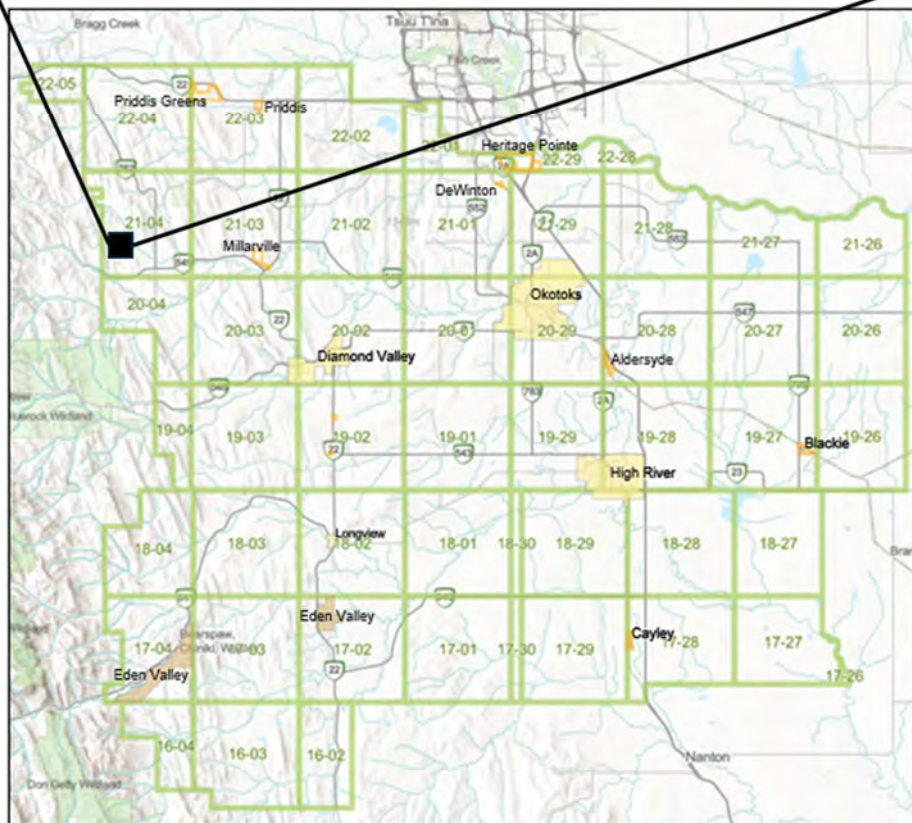
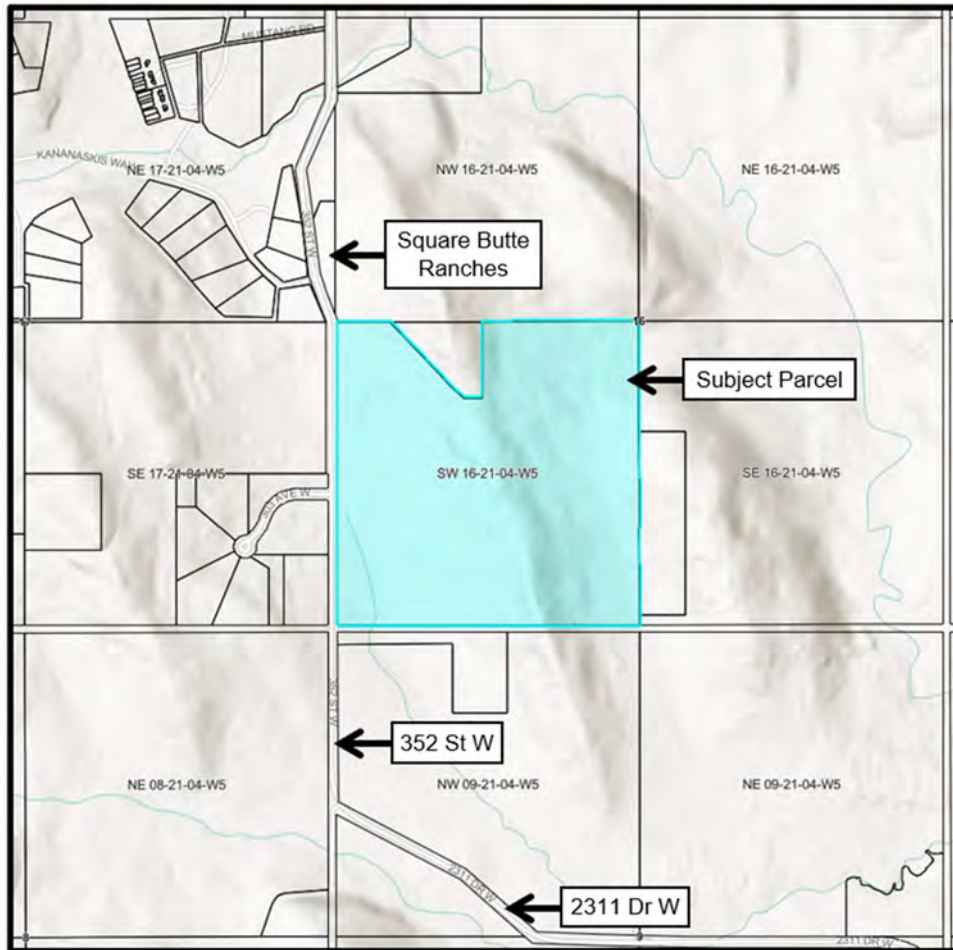
APPENDIX A – MAP SET

LOCATION MAP

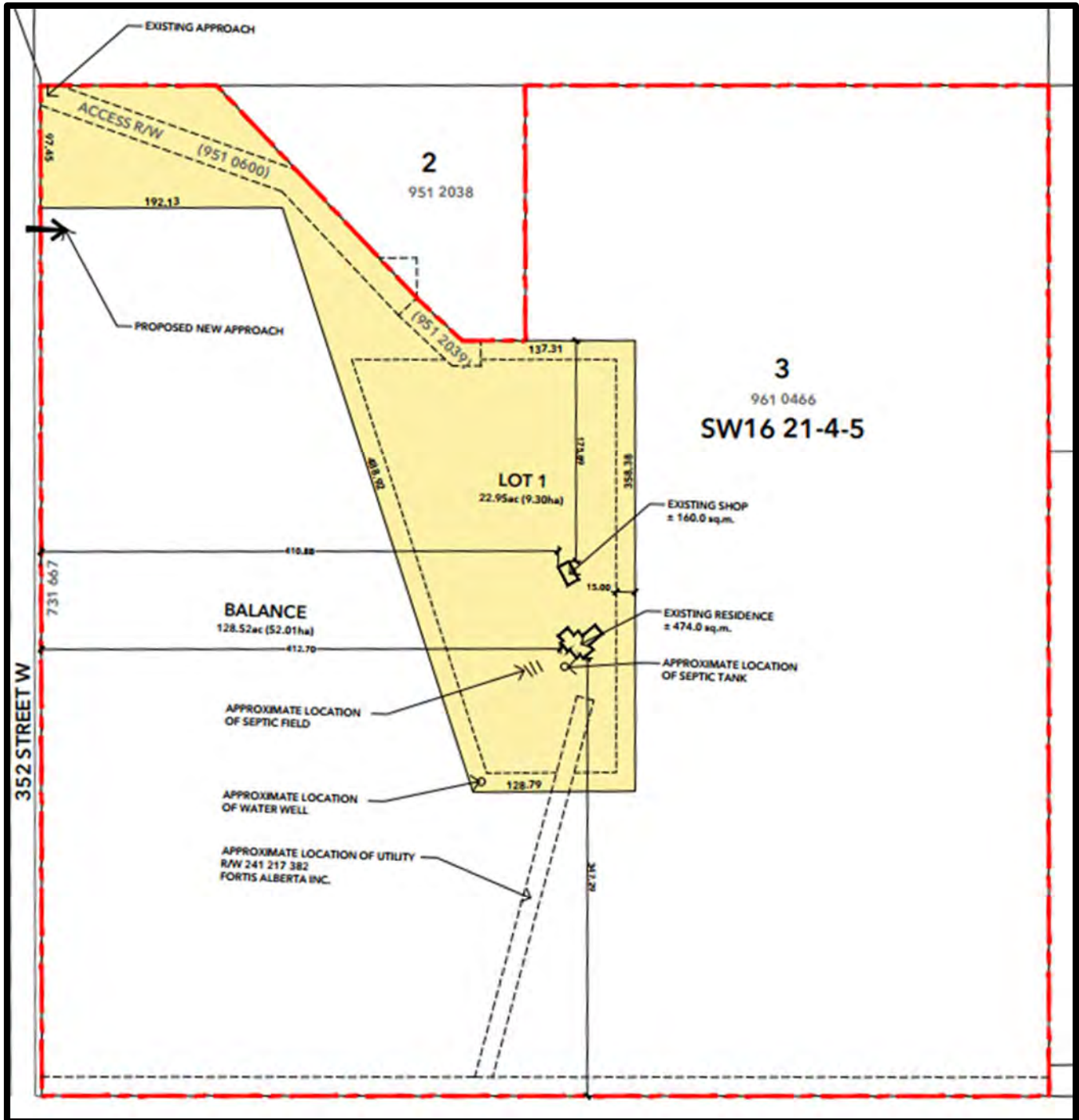
SITE PLAN

ORTHO PHOTO

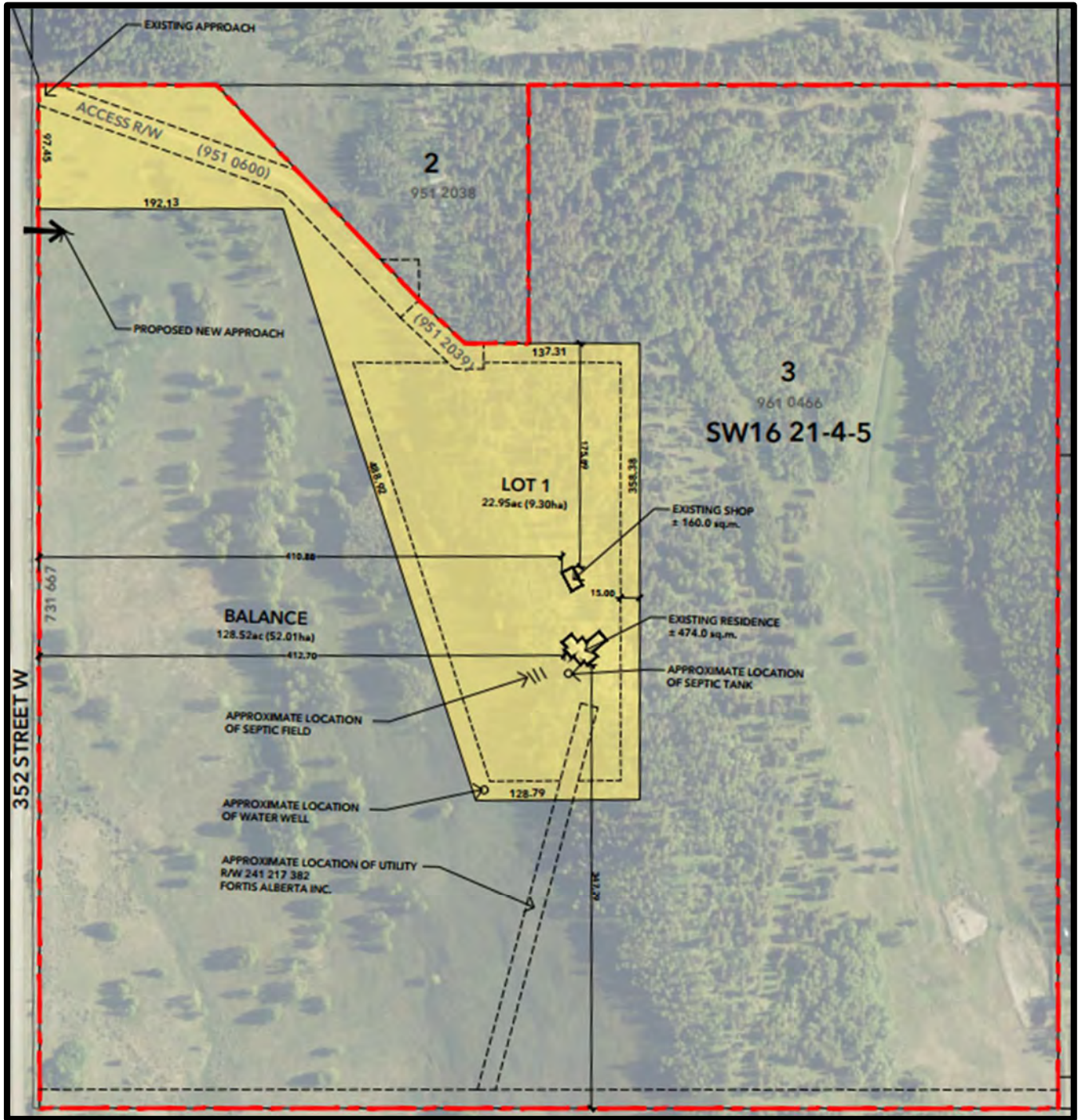
**APPENDIX A – LOCATION MAP**

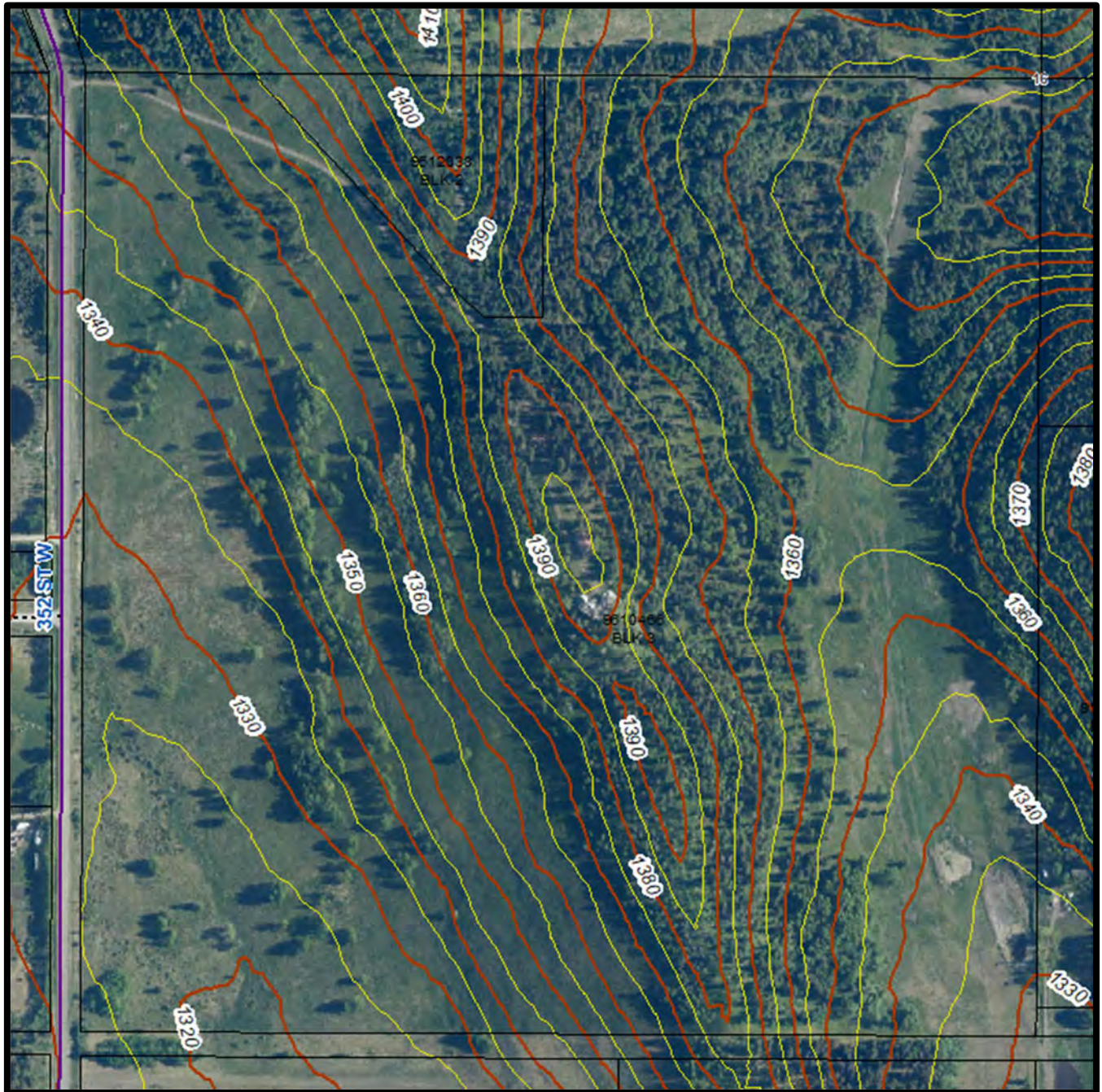


**APPENDIX A – SITE PLAN – WITHOUT AERIAL IMAGERY**




**APPENDIX A – SITE PLAN – WITH AERIAL IMAGERY**





**SUBDIVISION APPROVING AUTHORITY ITEM  
PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
SUBDIVISION APPROVAL  
July 8, 2026**

<b>REQUEST FOR SUBDIVISION APPROVAL</b>	
<b>APPLICATION INFORMATION</b>	<b>FILE NO. F1929-11NE</b>
	<p><b>LEGAL DESCRIPTIONS:</b>  Parcel #1: Ptn. NE 11-19-29 W4; Plan 9510994, Blk 2  Parcel #2: Ptn. NE 11-19-29 W4; Plan 0110003 Blk 2 Lot 1  Parcel #3: Ptn. NE 11-19-29 W4; Plan 0110003 Blk 2 Lot 2</p>
	<p><b>LANDOWNERS:</b> Joe &amp; Debika Eldridge</p>
	<p><b>AREA OF SUBJECT LANDS:</b>  Parcel #1: 24.18 acres  Parcel #2: 2.64 acres  Parcel #3: 2.09 acres</p>
	<p><b>CURRENT LAND USES:</b>  Business Park District and Country Residential District</p>
<p><b>PROPOSAL:</b> Subdivision of one +/- 9.0 acre Business Park District lot with a +/- 13 acre Country Residential District balance parcel from Parcel #1 and a boundary adjustment between all 3 parcels.</p>	
<p><b>LOCATION:</b> The subject parcels are located adjacent to and south of Hwy 543 E, directly northwest of the Town of High River, and 800 m east of 48 St E. The subject parcels are also identified within the Plan Area of the Foothills County and Town of High River Intermunicipal Development Plan.</p>	
<p><b>DIVISION NO:</b> 1</p>	<p><b>REEVE:</b> Rob Siewert</p>
<p><b>FILE MANAGER:</b> Stacey Kotlar</p>	

**PURPOSE OF REQUEST**

Requesting approval from the Subdivision Approving Authority for the application proposing the subdivision of Parcel #1 into one +/- 9 acre Business Park District lot and a +/- 13 acre Country Residential District balance parcel, and a boundary adjustment that proposes to take +/- 1.88 acres from Parcel #1 and consolidate it with Parcel #2, to take +/- 0.62 acres from Parcel #1 and consolidate it with Parcel #3, and to take +/- 0.44 acres from Parcel #2 and consolidate it with Parcel #3, resulting in the following:

- Parcel #1: subdivide into one +/- 9 acre Business Park District lot and one +/- 13 acre Country Residential District balance lot;
- Parcel #2: increase from a 2.64 acre to a +/- 4.08 acre Business Park District lot; and
- Parcel #3: increase from a 2.09 acre to a +/- 3.15 acre Business Park District lot.

**BACKGROUND**

**July 8, 2026** – Council granted third and final reading to Bylaw 19/2026 authorizing the redesignation of Plan 9510994, Block 2; Ptn. NE 11-19-29 W4M from Rural Business District to Business Park District and Country Residential District to allow the future subdivision of one 9.0 +/- acres Business Park District

lot, leaving a 13.0 +/- acre Country Residential District balance lot, along with a future boundary adjustment. Council granted an exception to the Purpose and Intent Section of the Business Park land use District as there is no ASP or Outline Plan currently in place or proposed for this area and to Section 14.1.5.3, acknowledging the utility servicing for the proposed 9.0 +/- acre BP parcel to be private onsite individual water and wastewater.

### ACCESS CONSIDERATIONS:

Access to Parcels #2 and #3 is currently obtained from 499 Avenue East as shown by the red arrows on the map below.

Access to Parcel #1 is currently obtained from Highway 543 as shown by the black arrow on the map below. The application proposes to survey out a 25m x 30m road stub, which would include a portion of the current private driveway, to provide legal physical access to both the proposed +/- 9 acre Business Parcel District lot and the +/- 13 acre Country Residential District balance. The approximate location of this road stub is shown on the below map outlined in yellow. As part of first reading approval for the land use application, Council directed that this road stub would not be required to be developed to a Municipal standard road at this time, which means that the County would not maintain this road stub. As a condition of first reading, the landowners were required to enter into a Development Agreement; the purpose of this agreement was to ensure that those parties who utilize this road stub understand that it would be at their sole cost to upgrade this road stub to municipal standards should they want the County to maintain this road in the future.

Alberta Transportation and Economic Corridors (ATEC) and Public Works have no concerns with access as outlined above.



### MUNICIPAL RESERVE

Parcels #2 and #3 - Ptn. NE 11-19-29 W4; Plan 0110003, Block 2, Lot 1 and Lot 2:

To date, no municipal reserves have been provided for either the 2.64 or 2.09 acre parcels.

Parcel #1 - Ptn. NE 11-19-29 W4; Plan 9510994, Block 2:

To date, no municipal reserves have been provided for the 24.18 acre parcel.

In accordance with the Municipal Government Act and the County's Municipal Reserve Policy, the Subdivision Approving Authority may choose to require reserves to be provided by cash-in-lieu of land

for the proposed +/- 9.0 acre Business Park District lot and for the +/- 2.5 acres that are subject of the proposed boundary adjustment, and defer by way of caveat the reserves owing for the +/- 13 acre Country Residential District parcel.

The landowners have submitted a letter requesting the reserve continue to be deferred by caveat. The letter can be found as Appendix C.

**REFERRAL CIRCUALTION**

<b>CIRCULATION REFERRALS</b>	
<b>REFEREE</b>	<b>COMMENTS</b>
<b>INTERNAL</b>	
Public Works	<p>There is no Stormwater Management Plan (SWMP) on file for this property. Recommend that a SWMP and Lot Grading Plan be provided showing catchment, flow direction, and any improvements that may be required. This is to include all lots involved. Overland Drainage Right of Way may be required pending results.</p> <p><u>The following are recommended as conditions of subdivision:</u></p> <ul style="list-style-type: none"> <li>- Stormwater Management Plan</li> <li>- Lot Grading Plan</li> <li>- Overland Drainage Easement may be required pending results</li> </ul>
<b>EXTERNAL</b>	
Alberta Transportation and Economic Corridors (ATEC)	<p>ATEC provided the following comments:</p> <ul style="list-style-type: none"> <li>- The requirements of Section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Alberta Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.</li> <li>- The requirements of Section 19 of the Regulation are not met. Pursuant to Section 20(1) of the Regulation, Alberta Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation subject to dedication of a 25m x 30m service road stub, by plan of survey, as indicated on plans, to satisfy Section 19 of the Regulation and to ensure future access management requirements are met.</li> </ul>
Town of High River	<p>The property is outside the Intermunicipal Development Plan’s designated Area 4, which is the portion of 498 Ave/Highway 543 corridor identified for an Access Management Strategy.</p> <p>Upon review of the application it appears that the proposal would have little or no impact on the Town of High River, and as such the Town considers its interest to be unaffected by this application.</p>
ATCO Transmission	No concerns

<b>CIRCULATION REFERRALS</b>	
Telus	No concerns

<b>PUBLIC</b>	
Landowners (adjacent)	No submissions received

**REQUEST OF THE SUBDIVISION APPROVING AUTHORITY**

Should Council as the Subdivision Approving Authority be supportive of the subdivision application, Council may wish to consider the following motion:

The application proposing the subdivision of Ptn. NE 11-19-29 W4; Plan 9510994, Block 2 into one +/- 9 acre Business Park District lot and one +/- 13 acre Country Residential District parcel, and a boundary adjustment to take +/- 1.88 acres from Ptn. NE 11-19-29 W4; Plan 9510994, Block 2 and consolidate it with Ptn. NE 11-19-29 W4; Plan 0110003, Block 2, Lot 1, and to take +/- 0.62 acres from Ptn. NE 11-19-29 W4; Plan 9510994, Block 2 and consolidate it with Ptn. NE 11-19-29 W4; Plan 0110003, Block 2 Lot 2, and to take +/- 0.44 acres from Ptn. NE 11-19-29 W4; Plan 0110003, Block 2, Lot 1 and consolidate it with Ptn. NE 11-19-29 W4; Plan 0110003, Block 2, Lot 1 has been evaluated in terms of Section 654 of the Municipal Government Act and Sections 9 and 20 of the Matters Related to Subdivision and Development Regulation and is approved as per the tentative plan and a variance to Sections 18 and 19 is granted for the following reasons:

- The application is consistent with Section 9 of the Matters Related to Subdivision and Development Regulation;
- The subject lands have the appropriate land use designation; and
- Pursuant to Section 20 of the Regulation, written approval was received from the Minister of Transportation allowing the Subdivision Authority to grant a variance to Sections 18 and 19, subject to the requirement for a 25m x 30m service road stub dedication.

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

**Recommended Conditions:**

1. Subdivision 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. A 25m x 30m service road stub to be surveyed out of Ptn. NE 11-19-29 W4; Plan 9510994, Blk 2, as required by Alberta Transportation and Economic Corridors;
3. 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 locations of the adjacent municipal road(s), water well(s) within the boundaries of the appropriate parcels (where applicable) and that the site plan is surveyed according to municipal setback requirements;
4. Completion of all pre-release condition(s) as noted in the executed Municipal Development Agreement to the satisfaction of the Municipality. This condition includes:
  - a. Payment of \$11,300.00 per new lot Community Sustainability Fee;
5. The executed Municipal Development Agreement with respect to the future construction of the 25m x 30m service road stub will be required to be registered concurrently with the plan of subdivision;
6. Stormwater Management Plan to be provided to the satisfaction of the Public Works Department;

7. Overland Drainage Easement and Utility Right-of-Way Agreement to be executed and registered by right-of-way plan concurrently with the plan of subdivision to the satisfaction of the Public Works Department, should it be deemed necessary by Public Works upon their review and acceptance of the Stormwater Management Plan;
8. Lot Grading Plan to be provided to the satisfaction of the Public Works Department;
9. All accesses to be located and culverts and approaches to be installed to the satisfaction of Alberta Transportation and Economic Corridors and the Public Works Department;
10. All utility right of way agreements, easements, licenses and installation requirements, are to be provided to the satisfaction of the County and utility companies;
11. Landowners are to pay all arrears of taxes on the existing parcels prior to finalization of the subdivision;
12. Landowner is to submit Development Permit applications for each of the 3 Business Park District lots (1 new lot and 2 boundary adjusted lots) and the Country Residential District lot to bring all existing development into compliance with the Land Use Bylaw;

13. Municipal Reserve: to be provided by cash-in-lieu of land based on \$37,742 per acre on account of 10% of the +/- 9.0 acre Business Park District lot, and +/- 1.44 acres and +/- 1.11 acres of the boundary adjusted Business Park District lots for a total of +/- 11.55 acres; and is to be deferred by way of caveat for the +/- 13 acre Country Residential District balance parcel;

**Or**

Municipal Reserve: to be provided by cash-in-lieu of land based on \$37,742 per acre on account of 10% of the +/- 9.0 acre Business Park District lot, and is to be deferred by way of caveat for the +/- 13 acre Country Residential District balance parcel, and continued to be deferred by way of caveat on the +/- 4.08 acre and +/- 3.2 acre Business Park District lots;

**Or**

Municipal Reserve to be deferred by way of caveat for the +/-4.08 acre, +/- 3.2 acre, and +/- 9 acre Business Park District parcels, and +/- 13 acre County Residential District balance parcel;

14. Submission of subdivision endorsement fees.

## **APPENDICES**

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

Location map  
Site Plans

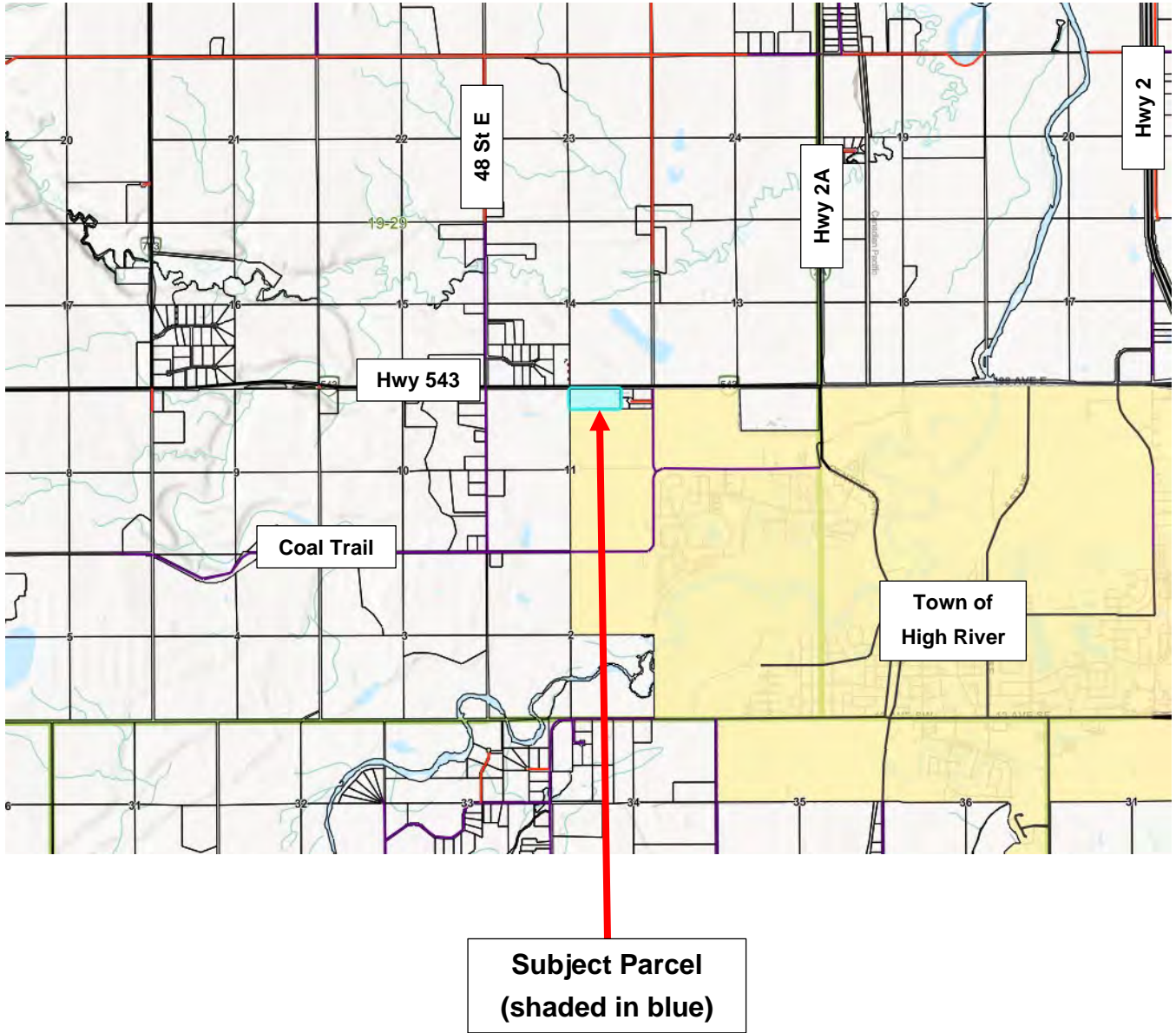
### **APPENDIX B:**

Public Reserve Amount for Subdivision

### **APPENDIX C:**

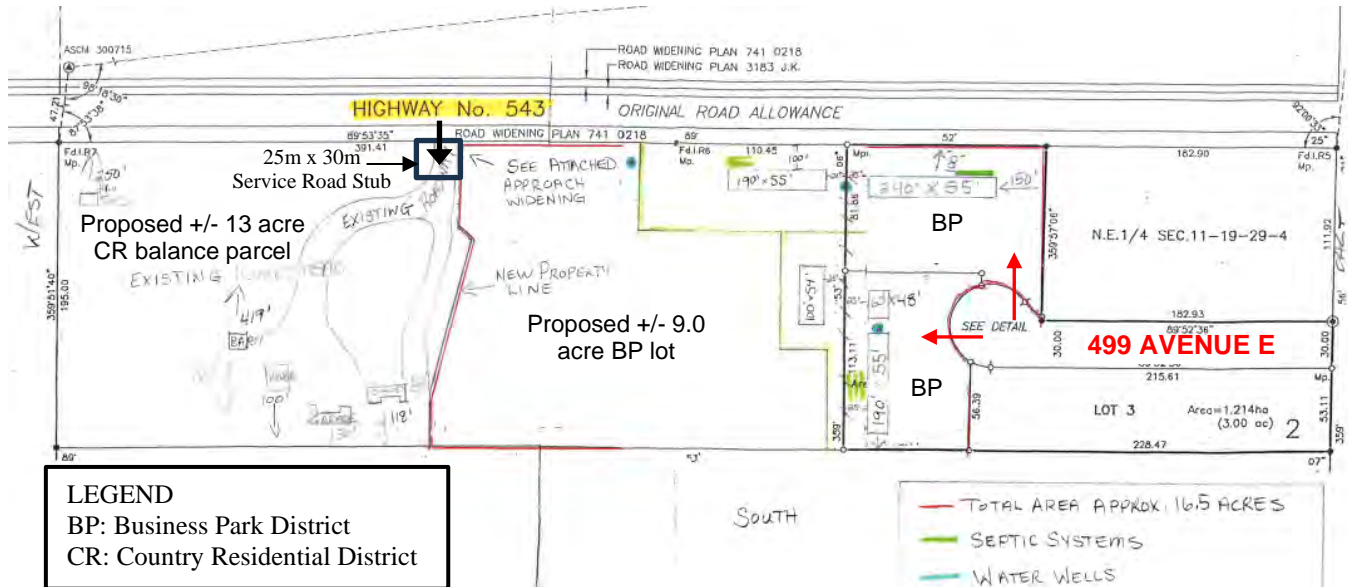
Letter from Landowner requesting deferred reserve

**APPENDIX A: LOCATION MAP**

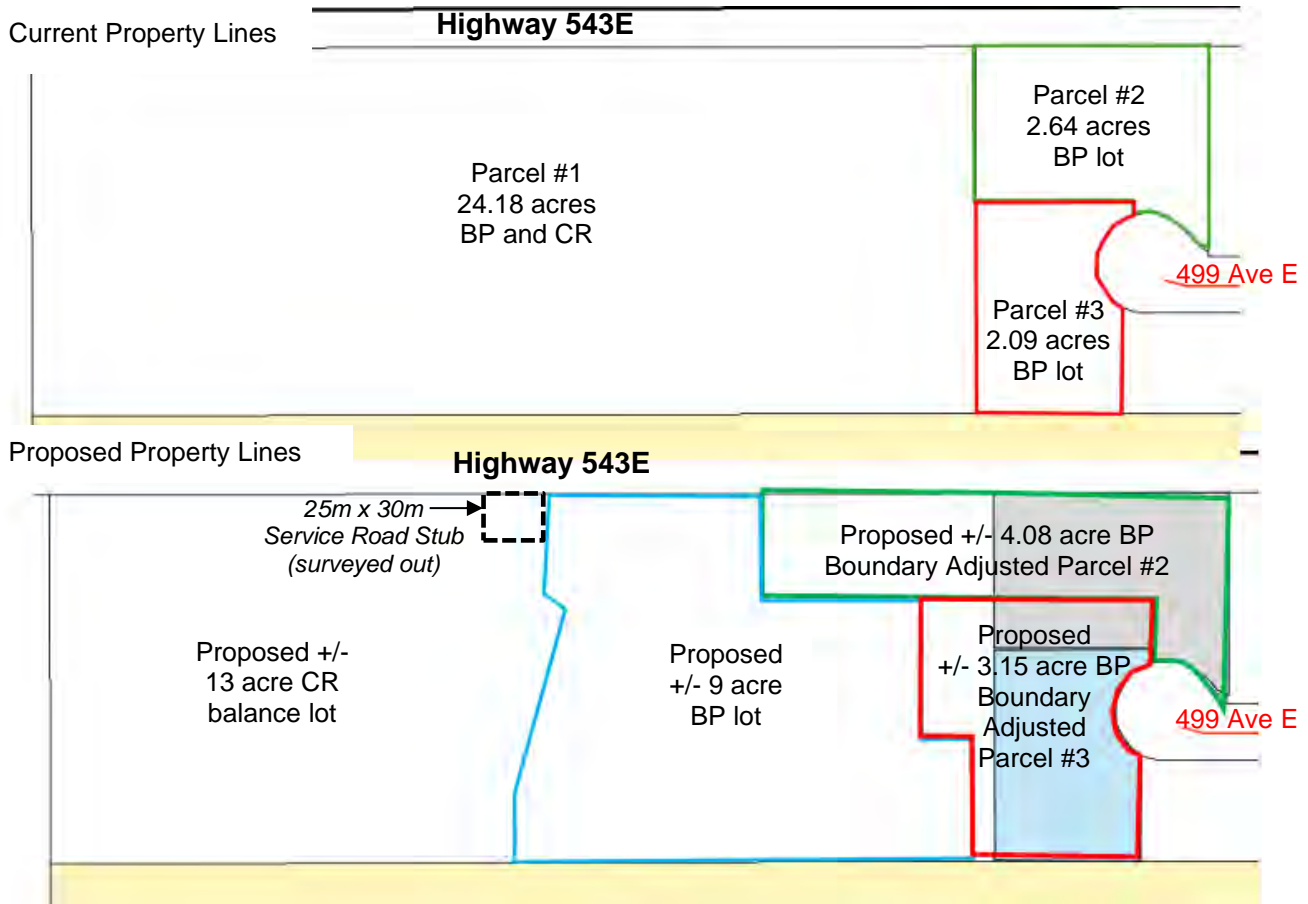


**APPENDIX A: SITE PLANS**

**SITE PLAN PROVIDED BY THE LANDOWNER**



**SITE PLAN SHOWING CURRENT PROPERTY LINES AND PROPOSED PROPERTY LINES**



**APPENDIX B: PUBLIC RESERVE AMOUNT FOR SUBDIVISION**

**INTEROFFICE MEMORANDUM**

DATE: June 26, 2026

TO: Planning Department

FROM: Assessment Department

Market Value Estimate

File No: F1929-11NE  
 Legal: NE-11-19-29-4  
 Subject: Eldridge; Roll #1929117530  
 Parcel Size: 24.18 acres  
 Mkt Zone: 11

**"COMMERCIAL LAND VALUATION"**

**CONCLUSION**

Based on the following sales, the fair market value for a 24.18 acre parcel in this area is : **\$37,742** per acre.

Sale	Mz	Qr	Sec	Twp	Rge	M	Sale Date	Acres	Sale Price	Time Adj	Time Adj Sale Price	Loc Adj	Size Adj	Final Adjusted Sale Price	Indicated Price Per Acre For 24.18 Acs
1	6	W	04	19	28	4	Sep-23	6.20	\$760,000	1.00	\$760,000	1.28	1.43	\$1,391,104	\$57,531
2	6	SE	09	19	28	4	Jan-23	10.01	\$720,000	1.00	\$720,000	1.20	1.30	\$1,123,200	\$46,452
3	20	SW	30	19	28	4	Apr-24	9.15	\$500,000	1.00	\$500,000	0.84	1.33	\$558,600	\$23,102
4	20	SW	30	19	28	4	Nov-22	45.80	\$3,000,000	1.00	\$3,000,000	0.39	0.78	\$912,600	\$37,742
5	20	SE	30	19	28	4	Apr-25	12.10	\$575,000	1.00	\$575,000	0.73	1.24	\$520,490	\$21,526

COMMENTS:

**APPENDIX C: LETTER FROM LANDOWNER**

June 29, 2026

Dear Council,


We respectfully request that Council consider the continued deferral of Municipal Reserves onto the title.

Thank you for your time and consideration.

Sincerely,

Joe & Debi Eldridge

**SUBDIVISION APPROVING AUTHORITY ITEM  
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
 1<sup>ST</sup> TIME EXTENSION REQUEST  
 July 8, 2026**

<b>APPLICATION INFORMATION</b>		<b>FILE NO. F1829-23SE</b>
	<b>LEGAL DESCRIPTIONS:</b> Ptn. SE 23-18-29 W4M	
	<b>LANDOWNER(S):</b> Glenn & Mary Dykstra	
	<b>EXISTING PARCELS:</b> Proposed Parcel: 40 acres – Agricultural District Balance Parcel: 113.99 acres – Agricultural District	
<b>PROPOSAL:</b> subdivision to create one +/- 40 acre Agricultural District parcel, leaving a +/- 113.99 acre Agricultural District balance parcel.		
<b>DIVISION NO:</b> 1	<b>Reeve:</b> Rob Siewert	
<b>FILE MANAGER:</b> Stacey Kotlar		

**PURPOSE OF REQUEST:**

Request for Subdivision Approving Authority to consider granting a one year time extension with regards to the subdivision application giving the landowners until September 24, 2027 to complete the remaining conditions of subdivision approval.

**BACKGROUND:**

**September 24, 2025:** Council as Subdivision Approving Authority granted conditional approval of subdivision proposing one +/- 40 acre Agricultural District parcel, as a first parcel out of the quarter section being SE 23-18-29 W4M, leaving a +/- 113.99 acre Agricultural District balance parcel subject to several conditions, which have been included in the below section of this staff report.

The subdivision expired on September 24, 2026. The written time extension request is attached to this staff report as Appendix B.

**SUBDIVISION CONDITIONS:**

The following conditions were set by the Subdivision Approving Authority on September 24, 2025. The outstanding conditions have been highlighted in yellow:

1. Subdivision 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 applicant’s responsibility to provide a Real Property Report or an ‘as built’ drawing signed and sealed by an Alberta Land Surveyor, certifying the locations of the adjacent municipal road(s), water well(s) within the boundaries of the appropriate parcels 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 Municipality and where applicable the appropriate external agencies. These conditions include:
  - a. Payment of the \$11,300.00 per new lot Community Sustainability Fee

4. Road Acquisition Agreement to be executed and registered by way of caveat, concurrently with the Plan of Survey, with respect to 5 metres of land along the full east boundary (77<sup>th</sup> Street E) of the subject parcels for future road widening, to the satisfaction of the Public Works Department;
5. The second dwelling, located within the new 40.0 +/- acre lot will require the submission of a complete development permit application for Secondary Suite prior to the registration of the plan of subdivision;
6. 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;
7. Landowner is to provide all utility easements and agreements to the satisfaction of the County and the utility companies;
8. Landowners are to pay all arrears of taxes on the existing parcel prior to finalization of the subdivision;
9. Submission of subdivision endorsement fees.

#### **REQUEST TO SUBDIVISION APPROVING AUTHORITY:**

Should Council as the Subdivision Approving Authority have no concerns regarding the first one year time extension as requested, staff respectfully requests consideration of the following motion:

*Subdivision Approving Authority has no objection to the time extension as requested and the landowners will therefore have until September 24, 2027 to comply with all conditions of subdivision approval as originally set forth on September 24, 2025.*

#### **APPENDICES:**

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

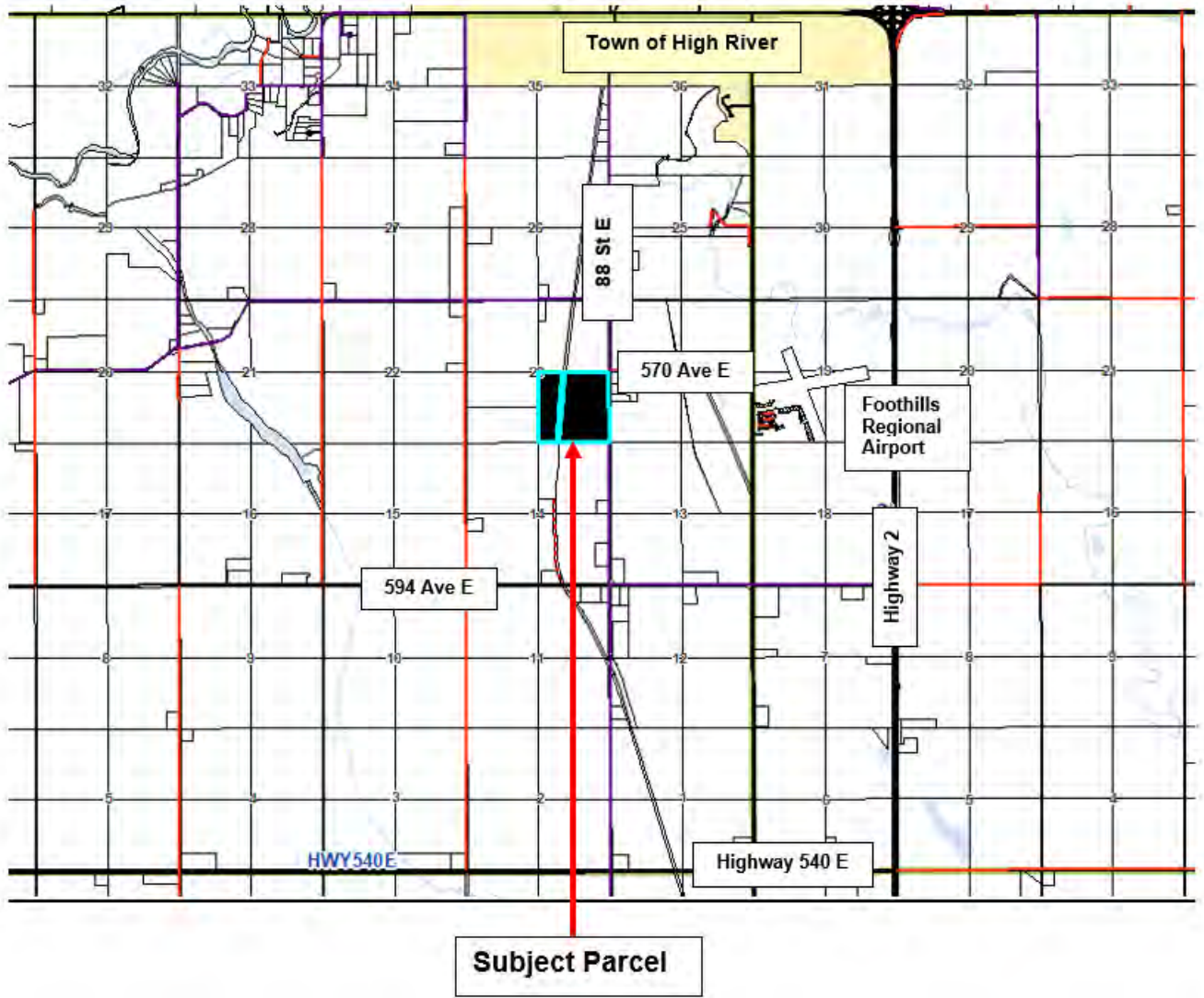
**LOCATION MAP**

**SITE PLAN**

**ORTHO PHOTO**

##### **APPENDIX B: WRITTEN REQUEST FOR TIME EXTENSION**

**APPENDIX A: LOCATION MAP**



**APPENDIX A: SITE PLAN**



**APPENDIX A: ORTHO PHOTO**



## APPENDIX B: WRITTEN REQUEST FOR TIME EXTENSION

June 3, 2026

To Whom It May Concern,

**Re: Request for One-Year Extension of Subdivision Approval**

I am writing to respectfully request a one-year extension of the approval period for the subdivision located at SE1/4 23-18-29 W4

Due to unforeseen circumstances and delays beyond our control, we have been unable to complete the necessary requirements within the current approval timeline. We remain committed to moving forward with the subdivision and continue to work diligently toward fulfilling all outstanding conditions.

An extension of one year would provide the additional time needed to complete the remaining requirements and proceed with the development in an orderly manner.


We appreciate your consideration of this request and would be grateful for your favorable review. Should you require any additional information or documentation, please do not hesitate to contact me.

Thank you for your time and attention to this matter.

Sincerely,

**Glenn & Mary Dykstra**

**SUBDIVISION APPROVING AUTHORITY ITEM  
PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
SUBDIVISION APPROVAL  
July 8, 2026**

<b>REQUEST FOR SUBDIVISION APPROVAL</b>		
<b>APPLICATION INFORMATION</b>		<b>FILE NO. F2102-26SE</b>
	<b>LEGAL DESCRIPTION:</b> Ptn. SE 26-21-2 W5M	
	<b>LANDOWNER:</b> STEVEN & GAIL STUMPF	
	<b>AREA OF SUBJECT LANDS:</b> 114.53 ACRES	
	<b>CURRENT LAND USES:</b> Agricultural District (A) and Country Residential District (CR)	
<b>PROPOSAL:</b> Subdivision to create one new +/- 9.0 acre Country Residential District parcel, leaving +/- 105.53 acre Agricultural District balance.		
<b>LOCATION:</b> The subject parcel is located adjacent to and west of 112 St W, adjacent to and north of 274 Ave W, adjacent to and south of 266 Ave W, and 820 m east of 128 St W.		
<b>DIVISION NO:</b> 5	<b>COUNCILLOR:</b> Alan Alger	<b>FILE MANAGER:</b> Stacey Kotlar

**PURPOSE OF REQUEST**

Request that the Subdivision Approving Authority approve the subdivision application proposing one new +/- 9.0 acre Country Residential District parcel, leaving +/- 105.53 acre Agricultural District balance.

**BACKGROUND**

**July 8, 2026** - Council granted 3rd and final reading to Bylaw 77/2025 authorizing the redesignation of a portion of SE 26-21-2 W5M from Agricultural District to Country Residential District to allow the future subdivision of one 9.0 +/- acres Country Residential District lot, leaving a 105.53 acre Agricultural District balance lot.

*The new +/- 9.0 acre parcel shall be Country Residential Sub-District "A" to ensure that the recommendations and restrictions as outlined in the Geotechnical Report for Slope Stability, Septic Disposal Evaluation (PSTS), and Building Envelopes (as a condition of subdivision), and Lot Grading/Overland Drainage Plan (as a condition 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 \$5,000.00 deposit as a pre-release condition to ensure compliance of all conditions of the development permit are required.*

**MUNICIPAL RESERVE:**

To date, no municipal reserves have been provided for the 105.53 acre parcel.

In accordance with the Municipal Government Act and the County’s Municipal Reserve Policy, the Subdivision Approving Authority may choose to require reserves to be provided by cash-in-lieu of land for the proposed +/- 9.0 acre Country Residential District lot and defer the reserves owing for the 105.53 acre balance parcel.

**REFERRAL CIRCULATION:**

<b>CIRCULATION REFERRALS</b>	
<b>REFEREE</b>	<b>COMMENTS</b>
<b>INTERNAL</b>	
Public Works	<p>The following are recommended for the proposed +/- 9 acre parcel:</p> <ul style="list-style-type: none"> <li>• Building Envelope</li> <li>• Geotechnical Report for Slope Stability</li> <li>• Septic Disposal Evaluation (PSTS)</li> </ul> <p>As a condition of Development Permit</p> <ul style="list-style-type: none"> <li>• Lot Grading/Overland Drainage Plan</li> </ul> <p>Public Works provided the following additional comments:</p> <ul style="list-style-type: none"> <li>• Road Widening 5m by Caveat along 274 Ave W</li> <li>• If a suitable building envelope is found that doesn’t contain 15% slopes and is 30m away or more from slopes equal to or exceeding 15%, then a Geotechnical Slope Stability report won’t be required.</li> </ul> <p>Approach Requirements:</p> <ul style="list-style-type: none"> <li>• Sight distance of 90m required to the east, culvert will be required, 6m setback from any power pole. Approach to be built to meet current standards.</li> </ul>
<b>EXTERNAL</b>	
ATCO Gas	No concerns
ATCO	No conflict
<b>PUBLIC</b>	
Landowners (adjacent)	No Submissions

**REQUEST OF THE SUBDIVISION APPROVING AUTHORITY**

The Subdivision Approving Authority may choose to approve the subdivision of one new +/- 9 acre Country Residential Sub-district “A” parcel, leaving a +/- 105.53 acre Agricultural District balance parcel on Ptn. SE 26-21-2 W5M. Should the Subdivision Authority choose to approve the proposed subdivision, the following motion has been provided for consideration:

The subdivision has been evaluated in terms of Section 654 of the Municipal Government Act and Sections 9 and 24 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 follow 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 designation;

Further, in accordance with Section 654 and 655 of the municipal Government Act, the application is approved subject to the following conditions:

**Recommended Conditions:**

1. Subdivision 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 applicant's responsibility to provide a Real Property Report or an 'as built' drawing signed and sealed by an Alberta Land Surveyor, certifying the locations of the adjacent municipal road(s), water well(s) within the boundaries of the appropriate parcels 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 Municipality and where applicable the appropriate external agencies. These conditions include:
  - a. Payment of the \$11,300.00 per new lot Community Sustainability Fee
4. Road Acquisition Agreement to be executed and registered by way of caveat, concurrently with the Plan of Survey, with respect to 5 meters of land along the north boundary of the subject parcel (south side of 266 Ave W) to the satisfaction of the Public Works department;
5. Site plan to be provided which identifies building envelopes for the proposed lot that meets the requirements as outlined in Policy 9 under the Residential section of the MDP2010, to the satisfaction of the Public Works department;
6. Should the building envelope plan display slopes in excess of 15%, Public Works may deem it necessary to obtain a Geotechnical Report for Slope Stability, prepared by a professional Engineer to the satisfaction of the Public Works Department;
7. Septic Disposal Evaluation to be provided for the new lot, to satisfaction of the Public Works Department;
8. 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;
9. Public Reserve: to be provided by cash-in-lieu of land based on \$19,610 per acre on the account of 10% of the 9 acre parcel and is to be deferred on the +/- 105.53 acre balance parcel;
10. Landowner is to provide all utility easements and agreements to the satisfaction of the County and the utility companies;
11. Landowners are to pay all arrears of taxes on the existing parcel prior to finalization of the subdivision;
12. Submission of all required engineering review fees, to the satisfaction of the Public Works Department; and
13. Submission of subdivision endorsement fees.

**APPENDICES**

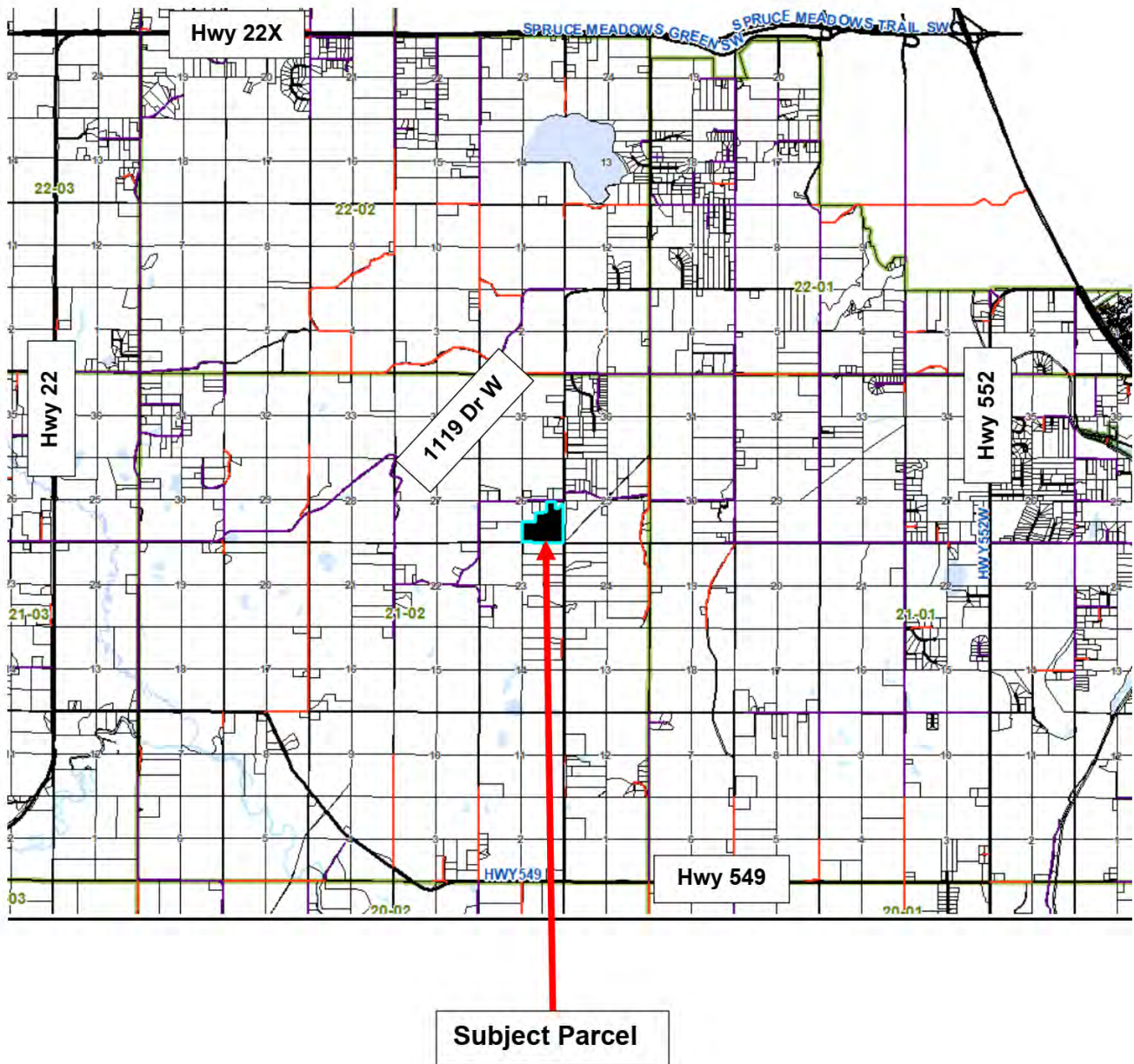
**APPENDIX A - MAP SET:**

LOCATION MAP  
SITE PLAN  
ORTHO PHOTO

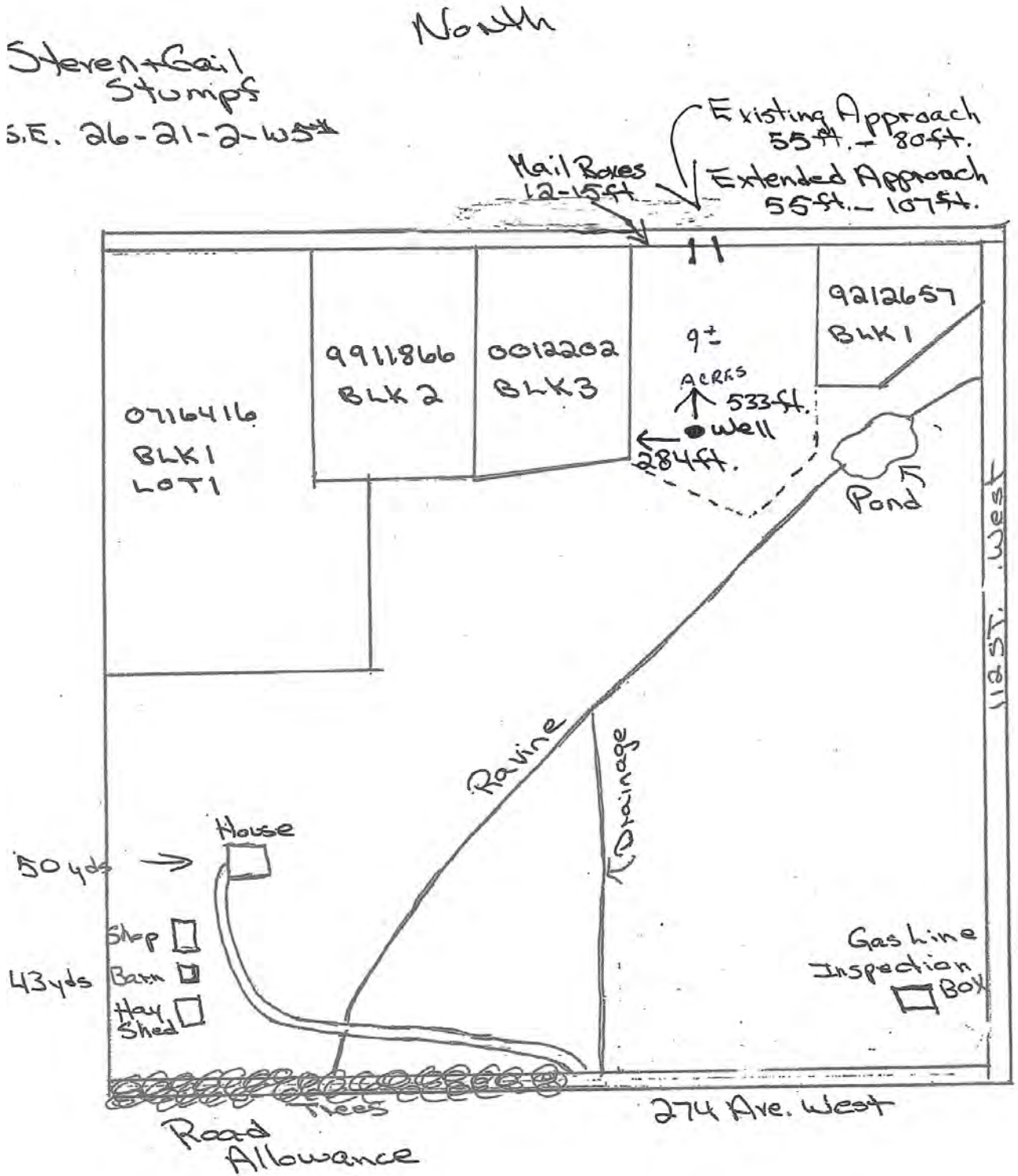
**APPENDIX B:**

ASSESSMENT SPREADSHEET – PUBLIC RESERVE AMOUNT FOR SUBDIVISION

**APPENDIX A: LOCATION MAP**



APPENDIX A: SITE PLAN



APPENDIX A: ORTHO PHOTO



**APPENDIX B: PUBLIC RESERVE AMOUNT FOR SUBDIVISION**

**INTEROFFICE MEMORANDUM**

DATE: June 26, 2026

TO: Planning Department

FROM: Assessment Department

Public Reserve Amount For Subdivision

File No: F2102-26SE  
 Legal: SE-26-21-2-5  
 Subject: Stumpf, Roll #2102260050  
 Parcel Size: 114.53 acres  
 Mkt Zone: 22  
 Trees: Improved No trees  
 Views:  
 River/Creek:

**CONCLUSION**

Based on the following sales, the fair market value for a 114.53 acre parcel in this area is : \$19,610 per acre.

Sale	Mz	Qr	Sec	Twp	Rge	M	Sale Date	Acres	Sale Price	Time Adj	Time Adj Sale Price	Loc Adj	Size Adj	Trees Adj	View Adj	River/Creek Adj	Final Adjusted Sale Price	Indicated Price Per Acre For 114.53 Acs
1	16	SW	16	21	04	5	Mar-24	151.47	\$1,700,000	1.10	\$1,870,000	1.77	0.85				\$2,813,415	\$24,565
2	16	SE	14	21	04	5	Oct-23	160.00	\$1,350,000	1.14	\$1,539,000	1.78	0.82				\$2,246,324	\$19,613
3	16	SE	14	21	04	5	Oct-24	160.00	\$1,599,000	1.00	\$1,599,000	1.78	0.82				\$2,333,900	\$20,378
4	12	NE	31	22	03	5	Apr-26	160.69	\$2,008,625	1.00	\$2,008,625	1.17	0.82				\$1,927,075	\$16,826
5	12	SW	27	22	04	5	Nov-25	121.00	\$1,550,000	1.00	\$1,550,000	1.14	0.97				\$1,713,990	\$14,965
6	12	SE	28	22	04	5	Nov-24	129.81	\$1,600,000	1.00	\$1,600,000	1.15	0.93				\$1,711,200	\$14,941
7	16	NE	31	21	03	5	Feb-26	130.83	\$1,500,000	1.00	\$1,500,000	1.74	0.93				\$2,427,300	\$21,194

COMMENTS:

[Redacted comment area]

**From:** [Kim Evans](#)  
**To:** [Treasurer@foothillsfriends.ca](mailto:Treasurer@foothillsfriends.ca)  
**Subject:** 3rd Annual Fore Education Golf Tournament Aug 20, 2026  
**Date:** June 18, 2026 3:11:19 PM  
**Attachments:** [Golfer Registration smaller.png](#)  
[RCC BFK Logo RGB.png](#)

---

You don't often get email from treasurer@foothillsfriends.ca. [Learn why this is important](#)

Hi Everyone,

It's Kim (from the Foundation, the Live Auctioneer, and the Golf ball duffer). I have had such an exciting year with all of you and hope you will continue your support by participating in our upcoming Golf Tournament.

Register your team here: [Fore Education Golf](#)

If you are flying solo, you can join my team—it's always a blast!

Our main goal is to recruit more golfers, but please let me know if you would prefer to donate or volunteer instead. Here are the highlights for this year's event:

- Flames Alumni: I am thrilled to confirm that three Flames Alumni will be joining us. Archie is returning and bringing Tim Hunter and Mike Rogers to golf with us as well.
- Media Sponsorship: We have been chatting with Golden West, and both The Eagle and Sun Country are joining us as Media Sponsors, which means some fantastic giveaways are coming your way.
- Dinner Upgrade: We are aiming for 76 golfers to round out our Steak Dinner Evening (if you don't golf you can buy a dinner ticket only). If we exceed 76 golfers, the menu will be upgraded to a Freshly Carved Prime Rib Dinner.
- Activities & Prizes: The day will feature raffles, wagers on the tee boxes and putting greens, and our golfer swag and prize giveaways.

Most importantly, your participation supports our "Future Makers"—the youth of the Foothills School Division. We are also teamed up with Rogers Birdies for Kids presented by AltaLink; every dollar we raise through their foundation earns us a matching percentage back to our community foundation. This partnership ensures our funds grow to provide even more grant opportunities for local schools.

Register your team today and help us make a difference!

Regeister your team Today - And if you are flying Solo you can be on my team - its always a blast Just say you want to Golf with Kim in the comments.

# FORE EDUCATION

## 3rd Annual Golf Tournament

Special Guests Archie Henderson, Mike Rogers, and Tim Hunter

**SUPPORT OUR STUDENTS BY JOINING US FOR 18 HOLES OF GOLF WITH  
CART, DINNER AND CALGARY FLAMES ALUMNI**



## GOLFER REGISTRATION

Hosted by the FRIENDS OF FOOTHILLS SCHOOLS FOUNDATION - August 20, 2026

Located at the Highwood Golf Course

Register now at

<https://www.foothillsfriends.ca/event-details-registration/fore-education-golf-tournament>



See you In August!

Kim Evans  
Treasurer