

**FOOTHILLS COUNTY
COUNCIL AGENDA**



Wednesday, September 16, 2026, 9:00 a.m.
Foothills County Administration Office
309 Macleod Trail South – High River

	Pages
A. GENERAL MATTERS	
A.1 Call Meeting to Order	
A.2 Approval of the Agenda	
B. MISCELLANEOUS MUNICIPAL ITEMS	
B.1 Contracted Brushing - Award of Contract	3
Presented by: Manager of Agricultural Services Keith Kornelsen	
B.2 Bridge File 1331 - Request for Girder Replacement	18
Presented by: Director of Public Works Wiaan Kruger	
B.3 Whiskey Springs Road W & 256 Street W - NE 08-22-03 W5M - Request to Accept Internal Subdivision Road	21
Presented by: Engineering Technologist Kallum Umscheid	
B.4 Nanton Animal Protection Society - Request for Support	23
Presented by: Manager of Legislative Services Sherri Barrett	
C. SCHEDULED MEETINGS & PUBLIC HEARINGS	
C.1 10:00 a.m. - Smith - SE 27-21-01 W5M - Site Specific Amendment	27
Presented by: Planning Officer Elliott Salmon	
C.2 1:30 p.m. - Hage - NW 32-21-29 W4M - Redesignation (CR to RC, RMF, ER, MLR and PUL)	39
Presented by: Planning Officer Brittany Smith	
D. MISCELLANEOUS PLANNING ITEMS	
E. SUBDIVISION APPROVING AUTHORITY ITEMS	
E.1 Schenker/Willow Island Farm Ltd. - SW 20-21-27 W4M & SE 20-21-27 W4M - Request for Boundary Adjustment	78
Presented by: Planning Officer Theresa Chipchase	
F. CONFIDENTIAL CLOSED SESSION	
F.1 Advice from Officials - ATIA s. 29	
G. MOTIONS ARISING FROM CONFIDENTIAL CLOSED SESSION	
H. ACKNOWLEDGEMENTS AND INFORMATION ITEMS	
I. OTHER MATTERS	

- I.1 Lunch
- I.2 Accounts – September 16, 2026
Deputy Reeve Oel and Councillors Estes and McHugh
- I.3 Minutes – September 9, 2026
- I.4 Committee Reports
- I.5 Next Meeting – September 23, 2026
- I.6 Adjourn

COUNCIL ADMINISTRATIVE REPORT

Department: ASB (Public Works)

TITLE: Contracted Brushing



Presenter: Keith Kornelsen

DATE: September 16, 2026

ATTACHMENTS: Map of Contracted Brushing and Quote

PURPOSE:

For Council to award contract brushing to Road to Rail Construction Group (through Gordian) for \$40,000 for 2026.

DISCUSSION:

In 2026 ASB increased the budget for Contracted Horticulture Work (Brushing and Mulching) by \$50,000.

This money was 'sourced' through not replacing a brushing tractor and brusher/mower at the cost of approximately \$400,000 in 2026. The 'work' of the unit would then be borne by the contract brushing.

Initial contract brushing was done in 2025 on 186 ave by Priddis by Beaver Tooth Mulching using existing budget.

ASB has put together a 3 year plan for contracted brush work.

Gordian is a company that keeps a record of 'typical costs' of work like brushing. If we use a company who has been ratified by Gordian we meet all the requirements needed when awarding contracts.

Administration would like to hire Road to Rail for 2026 and reassess for the remaining areas in 2027 when more local companies have the opportunity to get involved.

FINANCIAL IMPLICATION:

\$40,000 to come out of the 2026 budget for brushing. The brush work will be done on areas indicated in the Map of Contracted Brushing.

RECOMMENDATION:

Authorize Foothills County to award the brush work for \$40,000 to Road to Rail Construction in 2026.

Council may recommend another course of action.

Foothills County

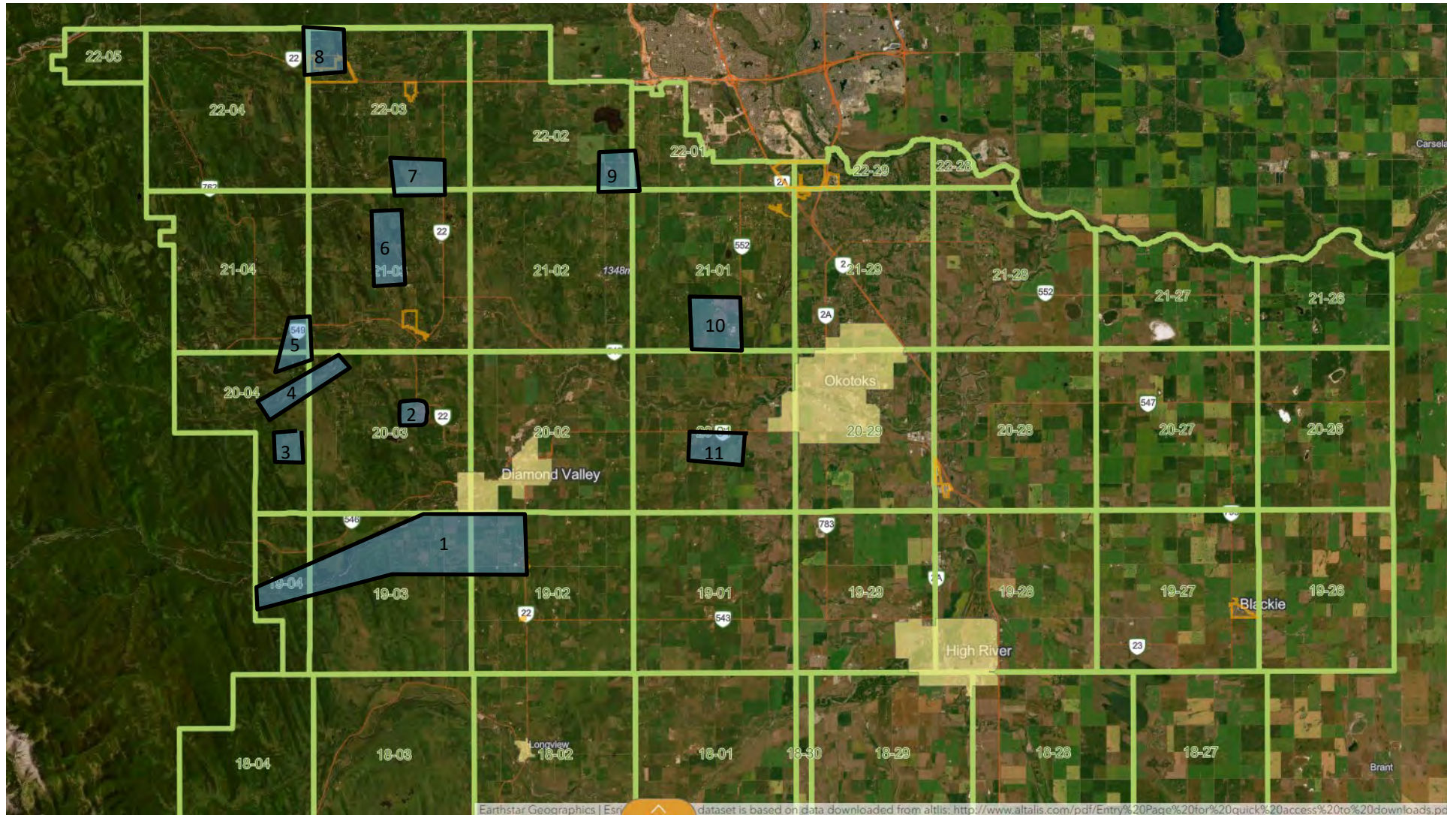
Brushing areas 1-11 approximate area in Foothills County (Please see attached maps for more accurate locations).

All brushing is within Foothills County Road Allowance.

Approximately all brush and trees to ditch bottom and up from ditch bottom towards the property line by about 1m.

Brush and trees that obscure line of sight and signage.

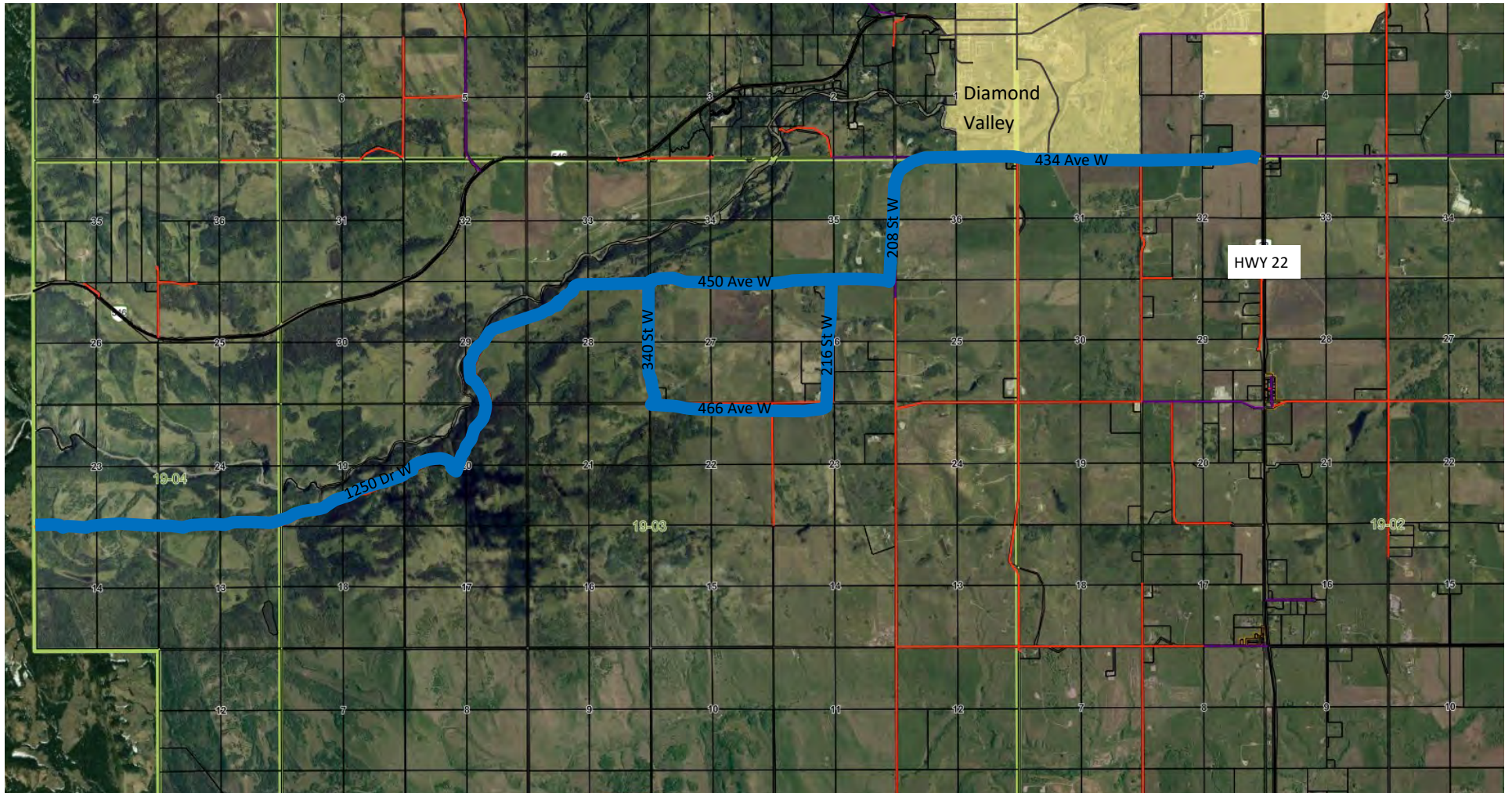
Quotes on all roads would be appreciated with the work to be carried out for 3-5 years depending on bid quotes and budget.



ROW Brushing 1

Foothills County, Alberta

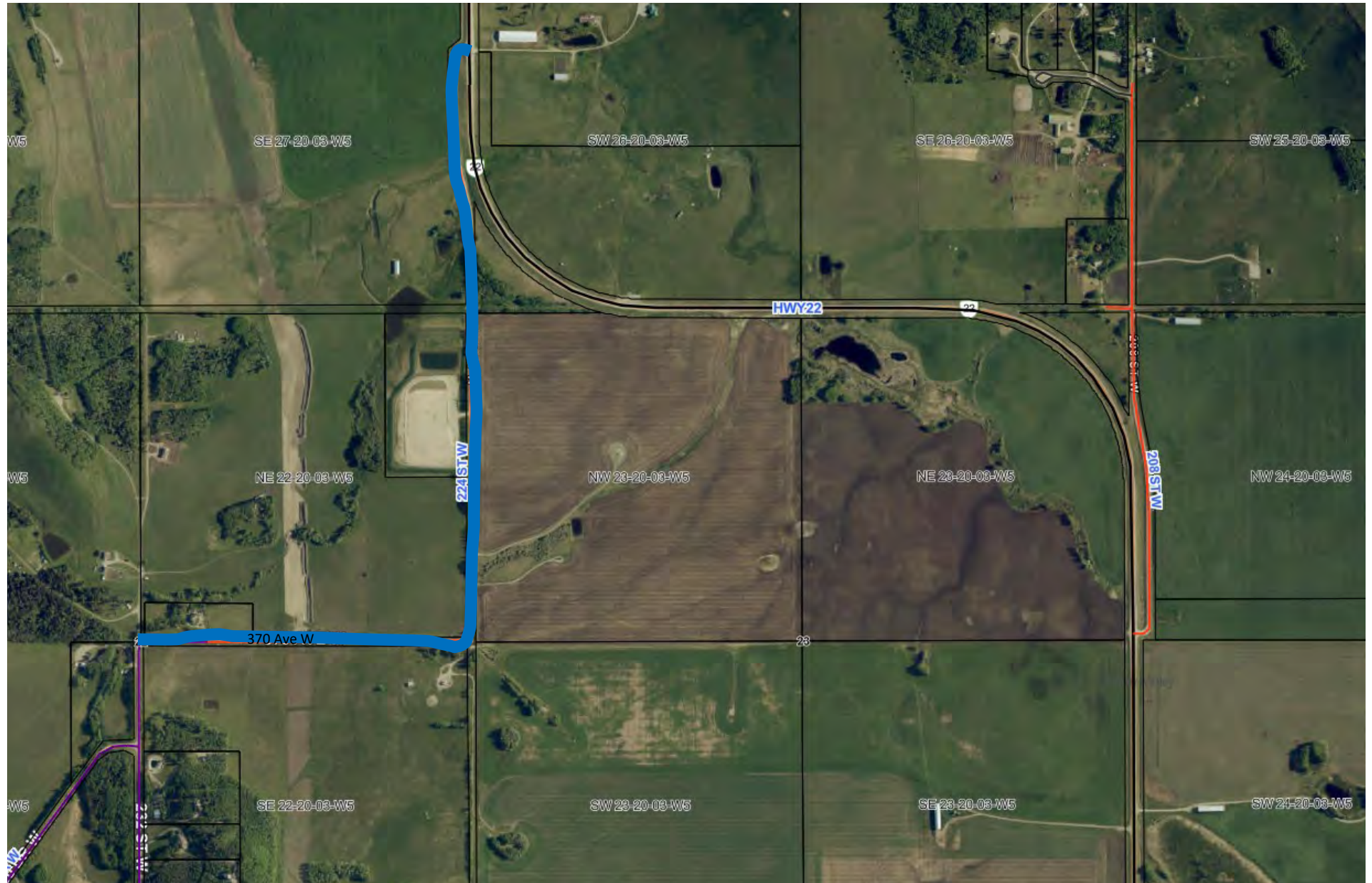
Approximately 26 km



Row Brushing 2

Foothills County, Alberta

Approximately 2.3 km



ROW Brushing 3

Foothills County, Alberta

Approximately 1.2 km



ROW Brushing 4

Foothills County, Alberta

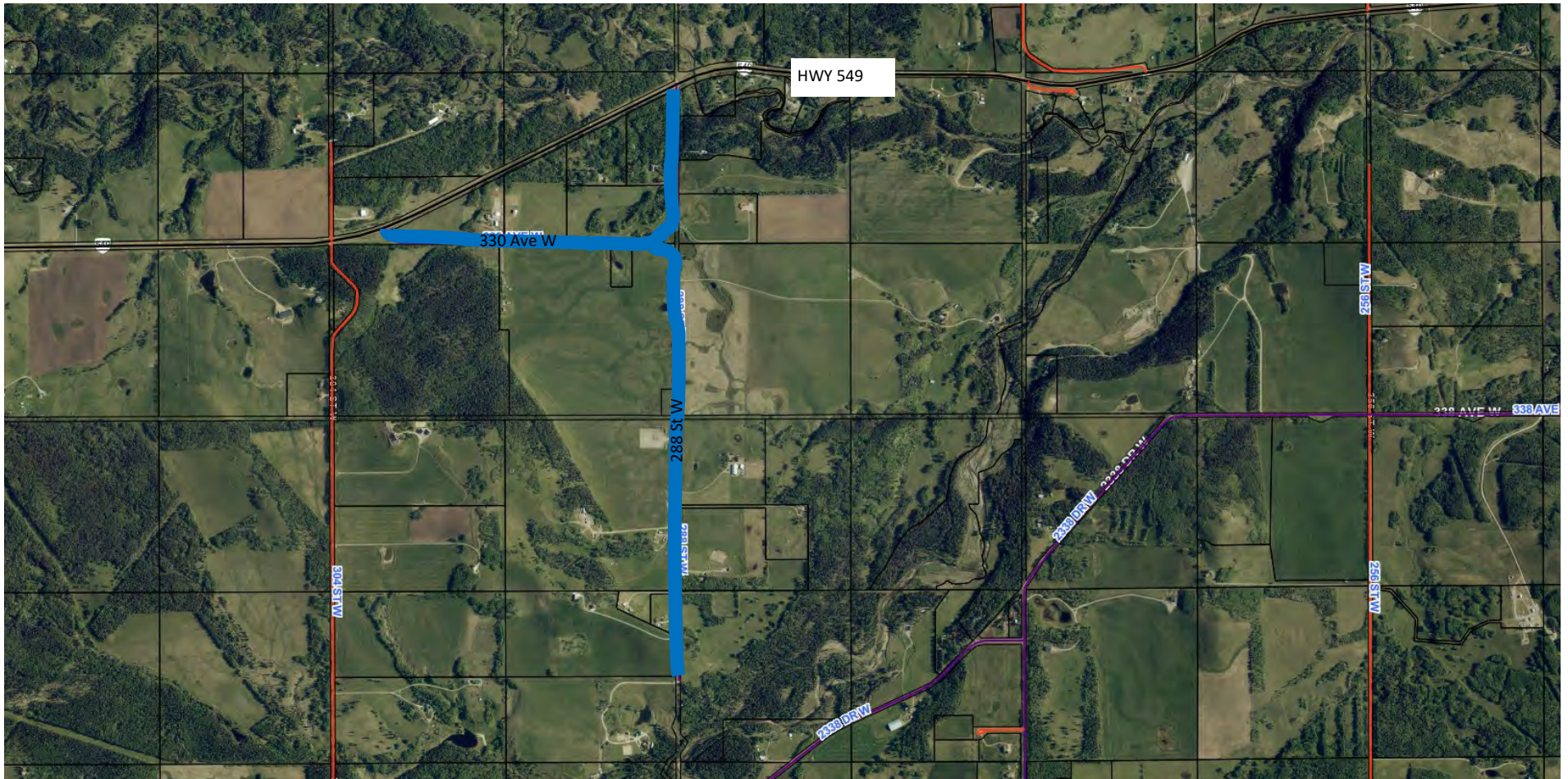
Approximately 5.7 km



ROW Brushing 5

Foothills County, Alberta

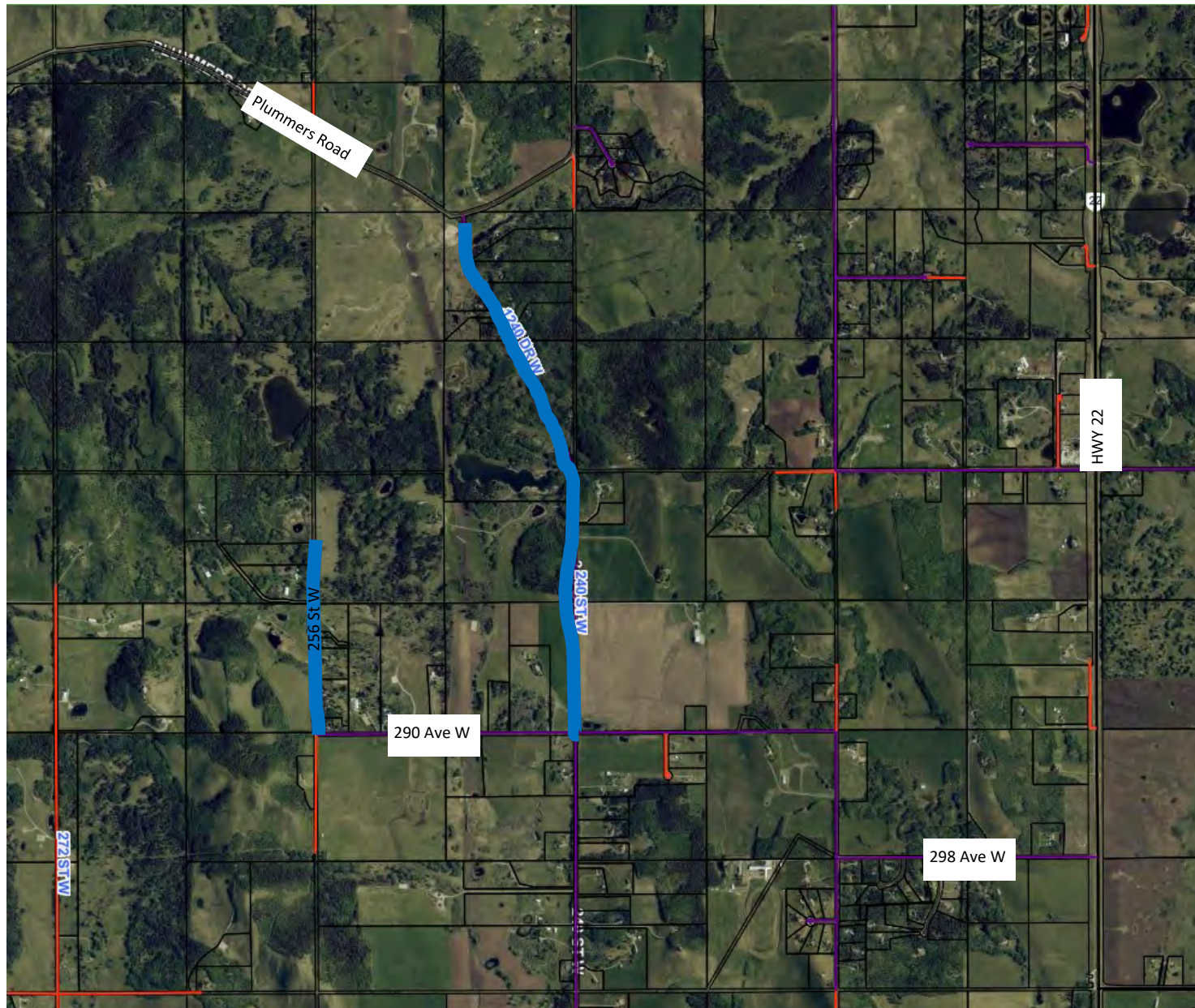
Approximately 4.2 km



ROW Brushing 6

Foothills County, Alberta

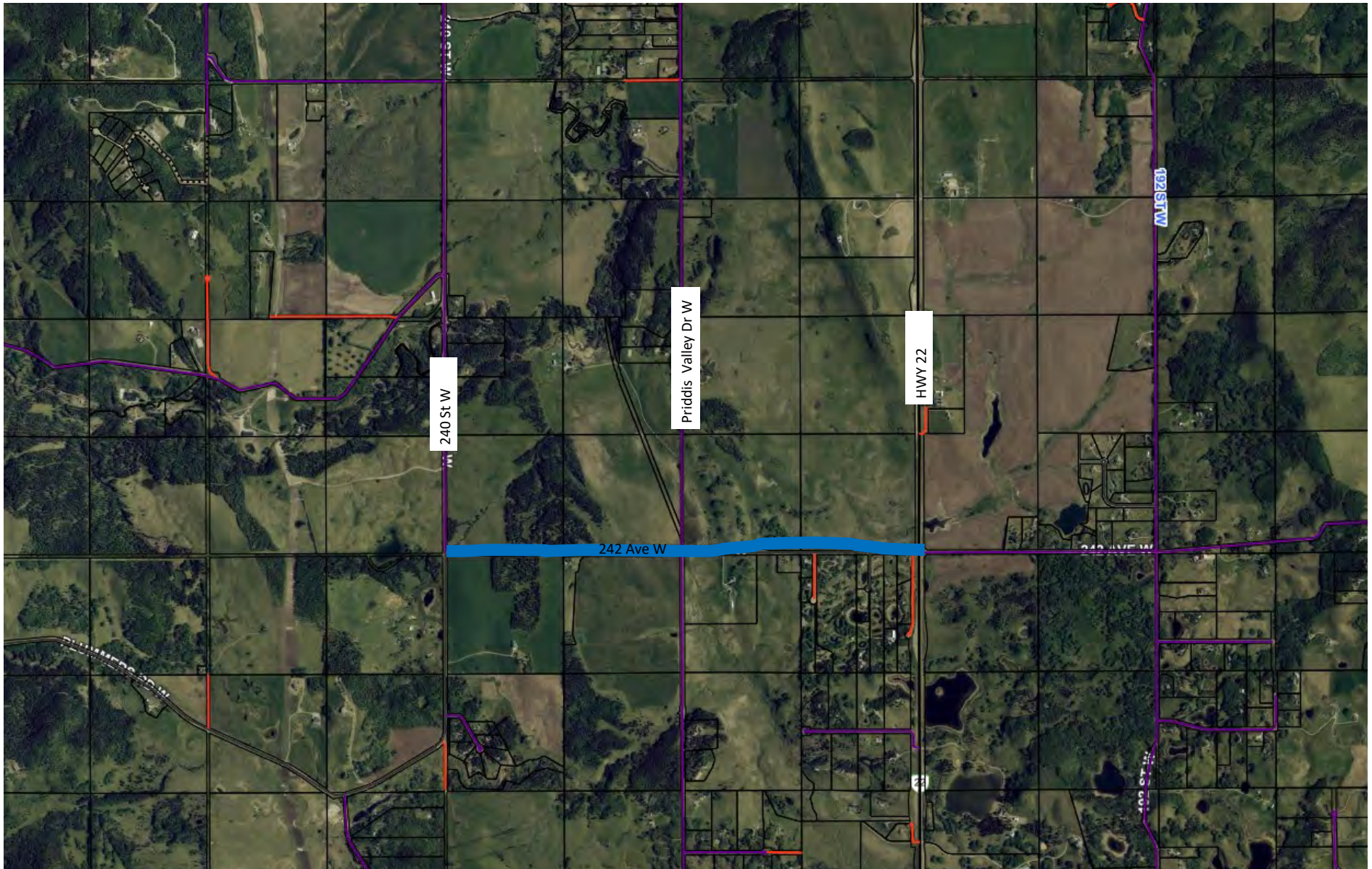
Approximately 4.6 km



ROW Brushing 7

Foothills County, Alberta

Approximately 3.2 km



ROW Brushing 8

Foothills County, Alberta

Approximately 1.4 km

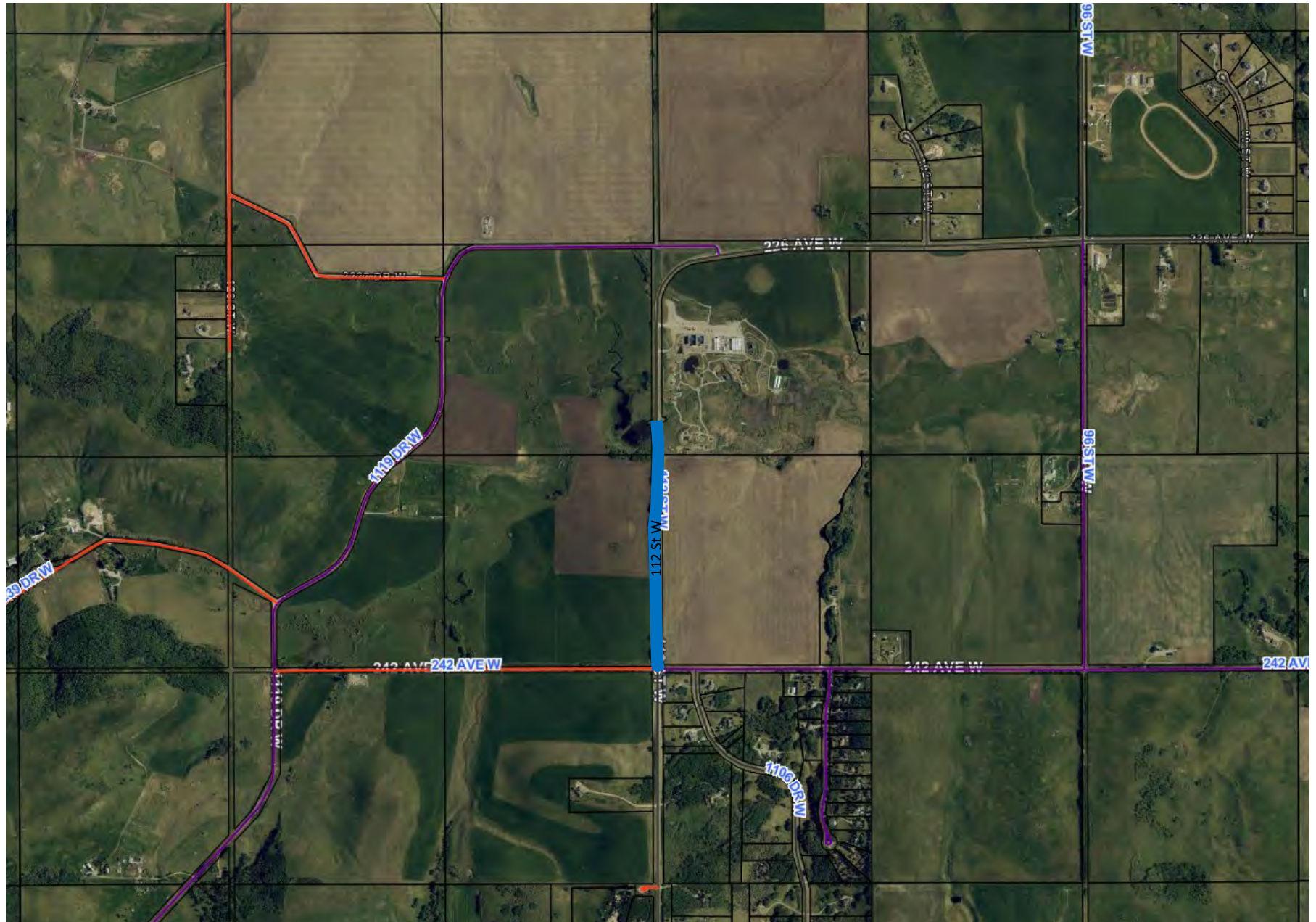
Priddis Valley Dr W



ROW Brushing 9

Foothills County, Alberta

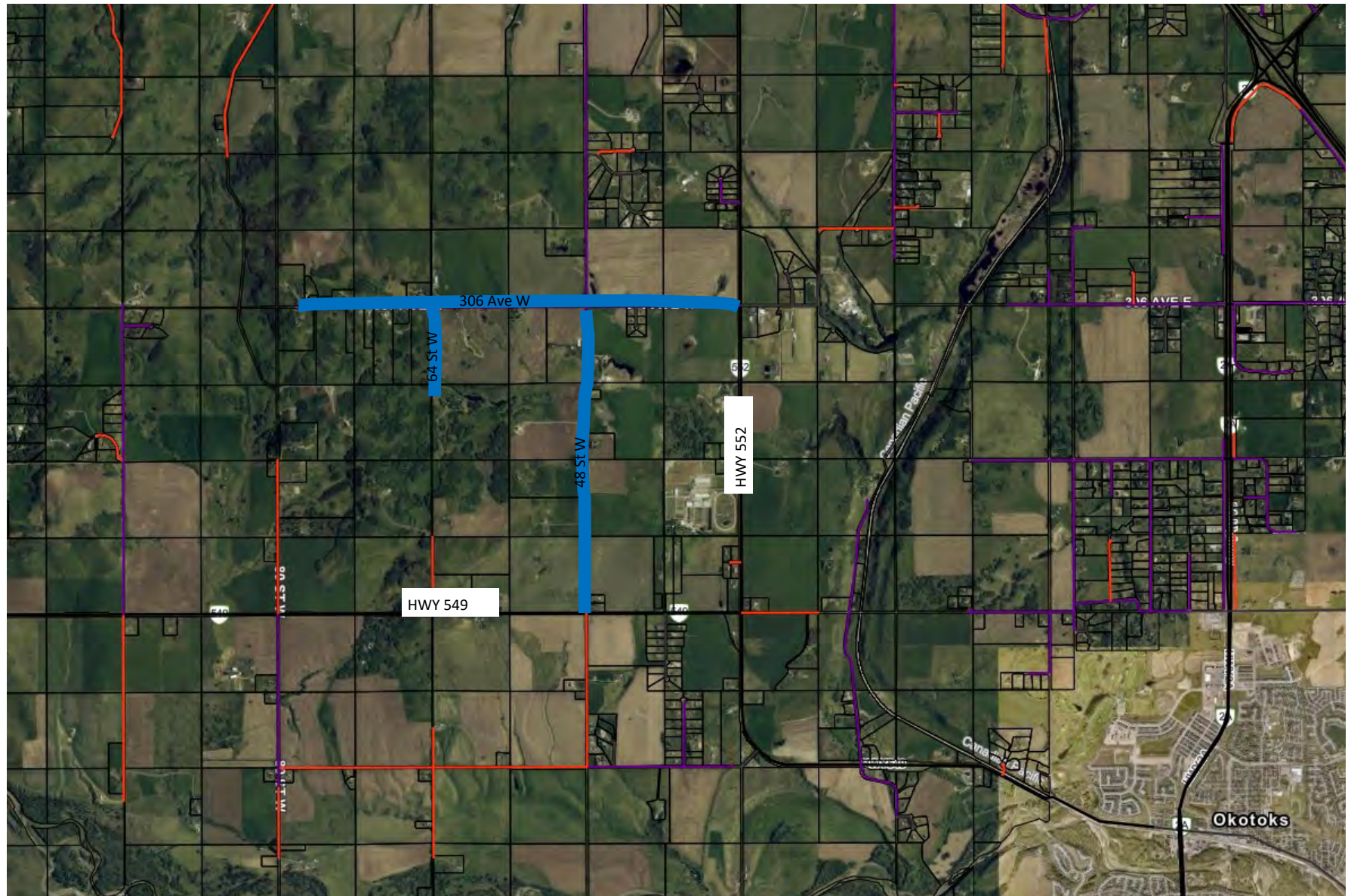
Approximately 1 km



ROW Brushing 10

Foothills County, Alberta

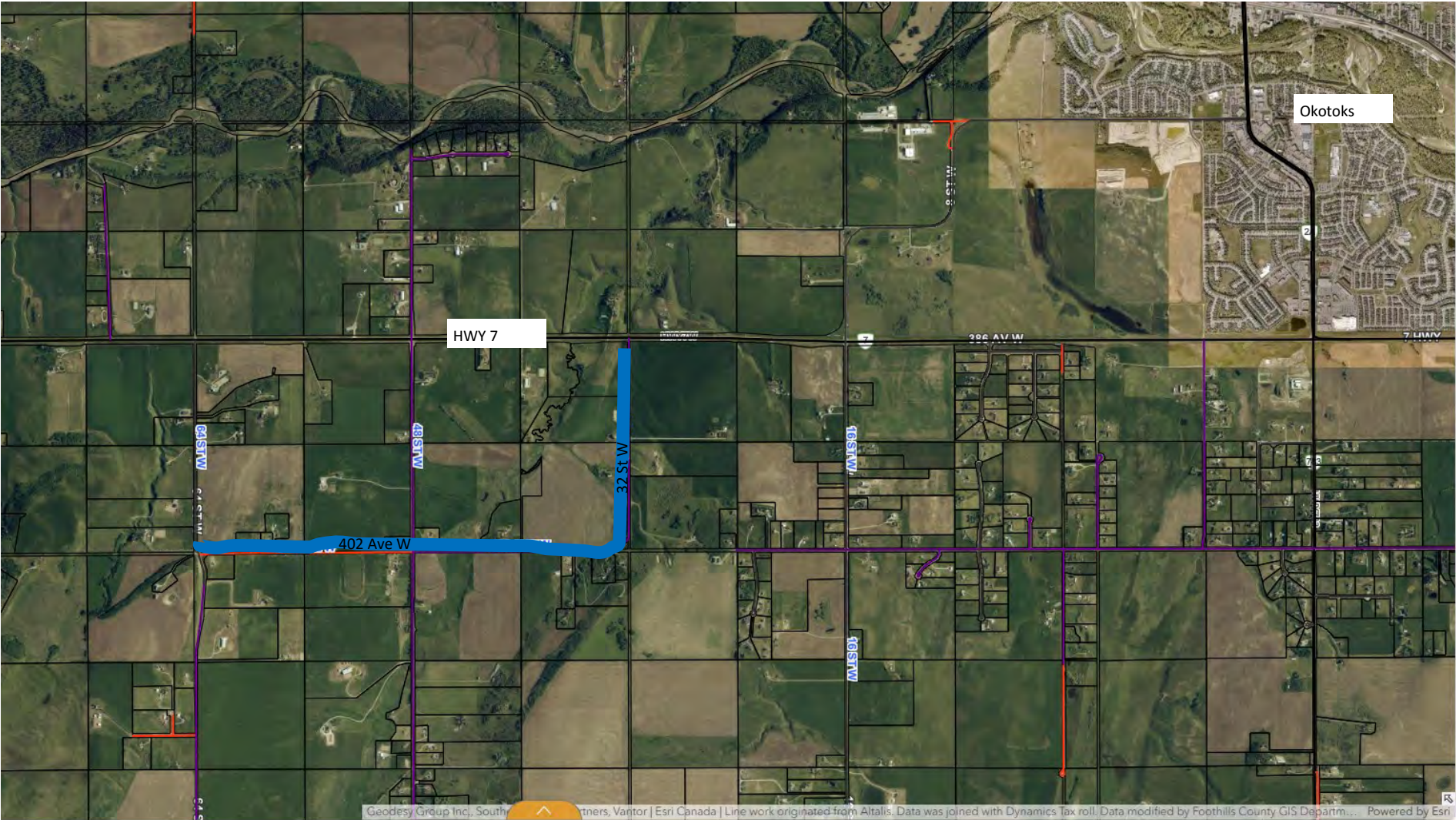
Approximately 8.8 km



ROW Brushing 11

Foothills County, Alberta

Approximately 4.8 km



Contractor's Price Proposal - Summary

Date: July 02, 2026

IQC Master Contract #: CAN-2025-007-RTR

Work Order Number: 157737.00

Owner PO #:

Work Order Title: Foothills County - Tree brushing

Contractor: Road to Rail Construction Group Inc

Proposal Name: Foothills County - Tree brushing

Proposal Value: \$158,713.44

Category - Area 1	\$72,410.47
Category - Area 10	\$16,902.21
Category - Area 11	\$5,374.80
Category - Area 2	\$5,374.80
Category - Area 3	\$5,599.48
Category - Area 4	\$13,701.27
Category - Area 5	\$9,542.16
Category - Area 6	\$16,265.05
Category - Area 7	\$5,374.80
Category - Area 8	\$5,374.80
Category - Area 9	\$2,793.60
Proposal Total	\$158,713.44

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

COUNCIL ADMINISTRATIVE REPORT Department: Public Works		
TITLE: Bridge File 1331 Girder Replacement		
Author: Mike Gallant / Presenter: Wiaan Kruger		DATE: September 16, 2026
ATTACHMENTS:	Tender Document	

PURPOSE:

That council approves administration award for the girder replacement for Bridge file1331.

BACKGROUND:

Council approved the replacement of all 24 bridge girders in the 2026 budget due to excessive deterioration of existing concrete girders.

Administration has been working with our bridge services contractor to move to the second phase of this project. An invitational tender was sent out on July 29, 2026, to four venders. This Tender is for removal, disposal of old girders and placement of new girders. After closing on August 31, 2026, three 3 lump sum quotations were submitted.

DISCUSSION:

ITEM	2026 Budget Approved	Bridgeman Services Ltd.	Sure-Seal Contracting Ltd.	Volker Stevin Highway Services Ltd.
Girder Replacement	\$765,000 (Budget for entire project)	\$339,900.00	\$195,047.00	\$191,470.00

Phase one of this project was for the pre-casting of the girders and delivery to site by Knelsen for \$372,100. The combined cost for both phase one and two of this project is \$563,570 (GST extra).

RECOMMENDATION

That council approves the removal, disposal and placement of the new girders to Volker Stevin Highway Services Ltd. for the sum of \$191,470.00 (GST extra).



BOW VALLEY BRIDGE SERVICES LTD.

July 29, 2026

Foothills County - BF 1331

Sent to: Mr. Steven King, Carmacks Enterprises Ltd., Calgary Alberta
Mr. Lorenz Bohnert, Volker Stevin Bridge Division, Calgary Alberta
Mr. Joel Wozney, Bridgemen Services, Didsbury Alberta
Mr. Stewart Nelson, Sure Seal Contracting Ltd. Calgary, Alberta

Re: Invitational Tender - Request for Quotations - BF 1331 in Foothills County

Gentlemen;

On behalf of Foothills County, you are invited to submit a lump sum cost quotation to complete rehabilitation work at the bridge site identified and described in the attached Invitational Tender and supporting documents.

If your company is able to meet all requirements and are interested in submitting pricing to complete this work, please enter the requested information in the appropriate areas of the attached Invitational Tender. Return one copy of the Invitational Tender to both Foothills County and Bow Valley Bridges Services Ltd. at the addresses noted below no later than end of business on **August 31, 2026**. Either mailed hard copies or electronic submissions will be accepted.

- Foothills County – Attention: Mike Gallant, Project Manager,
309 Macleod Trail, High River, Alberta, T1V 1M7
mike.gallant@foothillscounty.ab.ca
- Bow Valley Bridge Services Ltd – Attention: Garry Roberts
114 Riverview Green, Cochrane Alberta, T4C 1K2
garry@bvbsltd.com

There will be no public opening of the submitted quotations, and the successful bidder will be notified by email after review and acceptance of the bids.

Unless otherwise noted, the submitted bid prices will include all labor, materials, equipment, and incidentals required to provide a complete job. Funding for this project has a maximum limit, and the award of this work is subject to the approval of Foothills County.



BOW VALLEY
BRIDGE SERVICES LTD.

Note that all work on this Invitational Tender must be completed to the satisfaction of Foothills County and the Consultant prior to **November 13, 2026.**

Supporting documents are attached for your review and information. Note that all dimensions provided should be field confirmed prior to submitting your bid.

Please contact me if you have any questions or require clarification on the details of this Invitational Tender.

Regards,

Garry Roberts Cl. A Inspector
Bow Valley Bridge Services Ltd.

w/attachments

cc: Mike Gallant, Foothills County

COUNCIL ADMINISTRATIVE REPORT Department: Public Works TITLE: Acceptance of Internal Subdivision Road		
Author: Kallum Umscheid, Engineering Technologist Presenter: Kallum Umscheid, Engineering Technologist	DATE: September 16, 2026	
ATTACHMENTS:		

PURPOSE:

That Council accepts the following Internal Subdivision Road as a Municipal Road.

- Whiskey Springs Road W, Legal: NE08-22-03-W5M, Division 4
- 320-meter extension - 256 St W, Legal: NE08-22-03-W5M, Division 4

BACKGROUND:

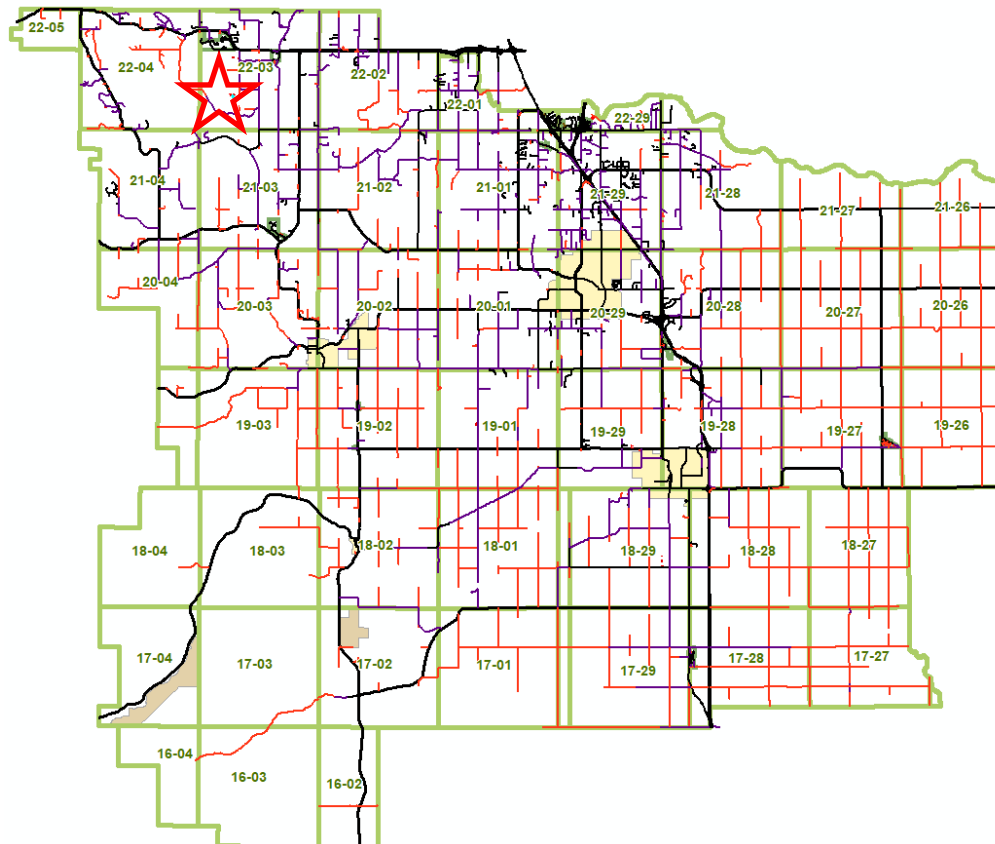
The above internal subdivision roads have passed Final Acceptance Certificate (FAC) requirements. Public Works Department completed final inspections and now recommend that the above roads be accepted as Municipal Roads.

The structure of this road is as follows:

- 200mm GBC and Double Seal Coat (Built to meet Internal Subdivision Road Standards with a 7.6m width).

RECOMMENDATION:

That Council approve Whiskey Springs Road W and the 320-meter extension to 256 St W as Municipal Roads.



Whiskey Springs Road W, Legal: NE08-22-03-W5M
 256 St W, Legal: NE08-22-03-W5M

DEPARTMENT: Legislative Department	
	TOPIC: Request financial contribution to the Nanton Animal Protection Society
REPORT PRESENTED BY: Manager of Legislative Services, Sherri Barrett	

PURPOSE OF REQUEST

To obtain a financial contribution to support the Nanton Animal Protection Society.

BACKGROUND

As a volunteer-driven, nonprofit organization, Nanton Animal Protection Society (NAPS) plays a critical role in preventing unwanted litters, reducing stray cat populations and helping keep cats out of an already strained animal welfare system throughout Nanton and surrounding communities.

Spay and neuter intervention is one of the most cost-effective ways to prevent unwanted litters and reduce the number of cats entering shelters, rescues, and community-based animal welfare programs.

The Nanton Animal Protection Society is requesting funding to help maintain and expand their prevention programs. Financial support allows NAPS to provide spay and neuter services to cats who man otherwise contribute to the cycle of unwanted litters, while also supporting the veterinary care and other resources need to help cats find safe and appropriate outcomes.

REQUEST OF COUNCIL

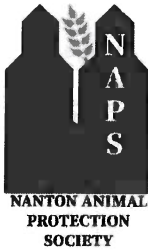
Proposed Motion:

That Council acknowledge the request for support to the Nanton Animal Protection Society (NAPS).

APPENDICES

Appendix A: Letter to Council from the Nanton Animal Protection Society (NAPS)

Appendix B: 2025-2026 Year In Review Statement



NANTON & DISTRICT ANIMAL PROTECTION SOCIETY

2404 – 19 Avenue

PO Box 1377

Nanton, AB

T0L 1R0

403-336-8655

August 20, 2026

MD of Foothills

Box 5605

High River, AB T1V 1A0

Attention: Reeve Rob Siewert and Council

RE: Supporting Animal Welfare in the MD of Willow Creek

Dear Reeve Rob Siewert and Council,

The Nanton Animal Protection Society (NAPS) plays a vital role in preventing unwanted litters, reducing stray cat populations, and helping keep cats out of an already strained animal welfare system throughout Nanton and the surrounding communities.

Over the past year, NAPS provided care and support to **143 cats**. Of these, **85 cats—nearly 59%—required spaying or neutering** before being adopted, returned to their communities, or supported through NAPS programs.

Our Community Impact Numbers

- MD of Willow Creek – 104 cats*
- MD of Vulcan Country – 18 cats
- MD of Foothills – 11 cats
- Town of High River – 10 cats

*The total includes the town of Nanton (NAPS has received Grant funding from the town for the current year)

The Financial Impact on Nanton Animal Protection Society

43 x \$112.00 (neuter cost) = \$4,816.00

42 x \$217.00 (spay cost) = \$9,114.00

Note: based on available estimates, the cats assisted were evenly distributed by sex, with an estimated 50% female and 50% male.

Prevention Creates a Lasting Impact

Spaying and neutering is one of the most effective ways to prevent unwanted litters and reduce the number of cats entering shelters, rescues, and community-based animal welfare programs.

Of the 85 cats requiring surgery, if approximately half were female, that represents an estimated **42 females** that could otherwise have contributed to additional litters. Using a conservative estimate of two litters per year, with four kittens per litter, NAPS's spay and neuter efforts has prevented approximately **336 kittens from being born in just one year.**

And the impact goes far beyond those 336 kittens.

Every litter prevented also means fewer cats reproducing in future years, fewer abandoned or stray animals, fewer cats entering shelters and rescue organizations, and fewer financial resources required to provide food, veterinary care, housing, and rehoming services.

Prevention Is the Solution

NAPS is not simply responding to the problem of unwanted cats—we are working to prevent it.

Every spay or neuter performed through NAPS is a proactive investment in our communities. It helps reduce future shelter intake, prevent abandonment, control stray populations, and lessen the long-term financial and emotional burden placed on animal welfare organizations and municipalities.

In simple terms: NAPS is not only rescuing cats today—we are helping prevent the next generation of unwanted cats from being born.

Through strong partnerships with local municipalities and community supporters, NAPS is able to extend these services beyond Nanton and into surrounding communities. This collaborative approach allows us to address the issue at its source while helping create safer, healthier, and more compassionate communities for both people and animals.

Your Support Makes Prevention Possible

Continued funding is essential to maintaining and expanding these prevention programs. Financial support allows NAPS to provide spay and neuter services to cats who may otherwise contribute to the cycle of unwanted litters, while also supporting the veterinary care and other resources needed to help cats find safe and appropriate outcomes.

An investment in NAPS is an investment in prevention.

With continued community and municipal support, NAPS can help prevent hundreds of unwanted kittens, reduce the number of cats entering the animal welfare system, and make a measurable difference across our region.

We sincerely appreciate your consideration and any funding you can provide toward this important and ongoing work.

Regards,

Carrie Gataiant
Director, Treasurer NAPS
info@nantonanimalprotections.ca
403-336-8655

2025–2026 Year in Review

Nanton Animal Protection Society • August 2025 through July 2026

143

Cats brought in

129

Adoptions

85

Spay / neuter

2,753.00

Volunteer hours

STORY IN BRIEF

Across the August 2025–July 2026 reporting year, NAPS brought in 143 cats and recorded 129 adoptions—about 90% as many adoptions as intakes. Intake peaked in Nov 2025 at 25, while adoptions peaked in Dec 2025 at 25. Volunteers contributed 2,753.00 hours, with the largest monthly contribution in Jan 2026 (500.00 hours).

MONTHLY ACTIVITY

Month	Brought In	Adopted	Euthanised	Spay/Neuter	FRBC	Volunteer Hours
Aug 2025	10	11	0	1	0	220.00
Sep 2025	23	18	0	7	0	250.00
Oct 2025	2	4	7	3	0	210.00
Nov 2025	25	10	3	14	0	220.00
Dec 2025	8	25	3	16	0	220.00
Jan 2026	14	12	3	5	10	500.00
Feb 2026	5	10	1	3	7	400.00
Mar 2026	12	5	0	22	3	100.00
Apr 2026	12	9	1	9	3	124.75
May 2026	13	6	2	0	0	150.00
Jun 2026	7	8	0	2	1	147.50
Jul 2026	12	11	0	3	3	210.75
YEAR TOTAL	143	129	20	85	27	2,753.00

PUBLIC HEARINGS AND MEETINGS
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
SITE SPECIFIC AMENDMENT
September 16, 2026
To be heard at: 10:00 AM

APPLICATION INFORMATION		FILE NO. 26R029
	LEGAL DESC.: SE 27-21-1 W5; Plan 0612013 Blk 1 Lot 2	
	LANDOWNER: Cody Smith	
	AREA OF SUBJECT LANDS: 5.25 Acres	
	LAND USE: Country Residential District (CR)	
PROPOSAL: Site Specific Amendment to allow for the existing Dwelling, Mobile Home to remain on the subject Country Residential District parcel as the principal dwelling, as a Discretionary Use.		
DIVISION NO: 5		COUNCILLOR: Alan Alger
FILE MANAGER: Elliott Salmon		

EXECUTIVE SUMMARY

Location:

The subject parcel is located:

- Immediately adjacent to and west of Highway 552 West;
- Approximately 400 m north of 274 Avenue West;
- Approximately 2.5 km southwest of the Hamlet of DeWinton.

Policy Evaluation:

Reviewed within the terms of the Foothills County Land Use Bylaw 60/2014.

Referral Considerations:

Referred to the required internal departments and external agencies.

PURPOSE OF APPLICATION

Bylaw XX/2026 – Council has received an application to further amend the Land Use Bylaw by authorizing a Site-Specific Amendment to the Country Residential District land use rules to allow for a mobile home to remain on the subject parcel as the principal dwelling, as a discretionary use on Plan 0612013, Block 1, Lot 2, Ptn. SE 27-21-01 W5M.

HISTORY

August 7, 2007 – Development Permit 07D196 for an Accessory Building was approved to allow for an accessory building to be built prior to a dwelling. A \$5,000 deposit was collected and was to be refunded upon completion of the dwelling; however, the dwelling was not constructed.

October 24, 2011 – Development Permit 11D111 for a Personal Use Accessory Building was refused and subsequently overturned at the SDAB on November 29, 2011. This application was intended to bring the subject parcel back into compliance to prepare the property for sale, and the SDAB overturned the decision on the basis that a \$5,000 deposit from any new owner would provide sufficient assurance that a dwelling would eventually be constructed.

February 28, 2012 – Development Permit 12D120 for a Relaxation of Setbacks to Existing Accessory Building was issued. The accessory building approved under 07D196 was constructed 8.84 m from the west property line, which does not meet the 15 m setback requirement. 12D120 resolved this compliance issue.

July 12, 2013 – Under new ownership, Development Permit 13D112 for a Temporary Dwelling during Construction of Permanent Dwelling was approved to allow for the use of the existing Dwelling, Mobile Home as a Temporary Dwelling during construction of a permanent dwelling on the property. This Development Permit was approved for a 24-month period.

September 28, 2015 – Development Permit 15D197 for a Renewal of Temporary Dwelling was approved for a 24-month period.

November 1, 2017 – Development Permit 17D225 for a Permanent Mobile Home was refused, as a Dwelling, Mobile Home is not permitted to be used as a permanent residence on parcels smaller than 80 acres.

This decision was overturned at the SDAB on December 12, 2017 under Board Order D27/17, with a condition to construct a 784 sq. ft. addition onto the existing +/- 1200 sq. ft. Dwelling, Mobile Home to make it large enough to be considered the permanent dwelling for the parcel.

***Note:** The Country Residential District does not permit a Dwelling, Mobile Home to be used as a primary dwelling. However, section 10.10.12.1 of the Land Use Bylaw permits a Dwelling, Manufactured Home to be used as a primary dwelling, provided all requirements of that section are met.*

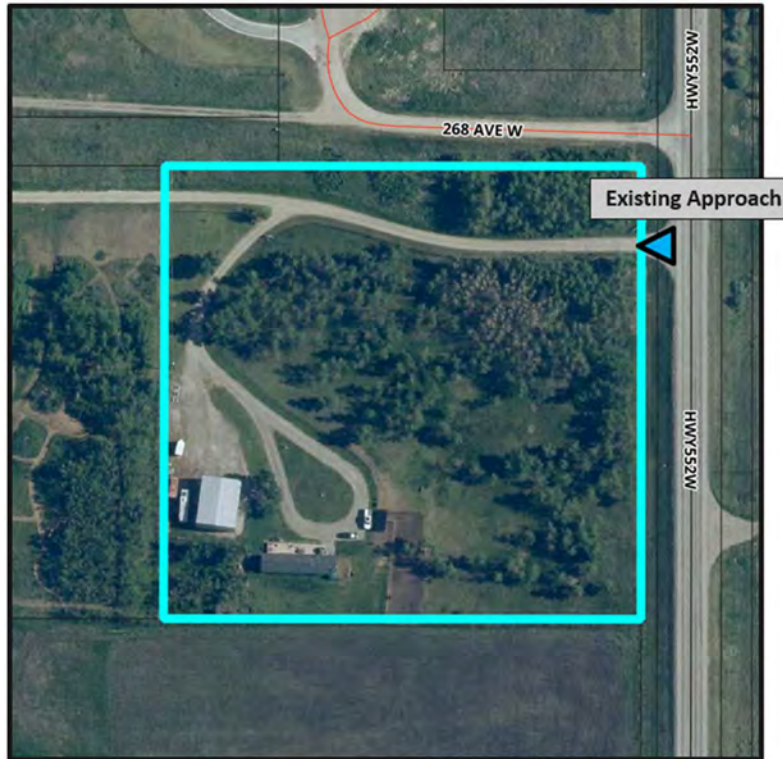
The primary difference between a Dwelling, Mobile Home and a Dwelling, Manufactured Home is the width; a Mobile Home is less than 20 ft wide, and a Manufactured Home is greater. The addition approved through Board Order D27/17 would widen the Mobile Home enough to be considered a Manufactured Home, thereby allowing it to be used as a permanent residence and bringing the property into compliance with the Land Use Bylaw.

Building Permit 18B6415 was issued on July 26, 2018 for the 784 sq. ft. addition, though the addition was not constructed. Ownership of the parcel was transferred to the current owners in 2020, who inherited the compliance issues of the property.

SITE CONSIDERATIONS

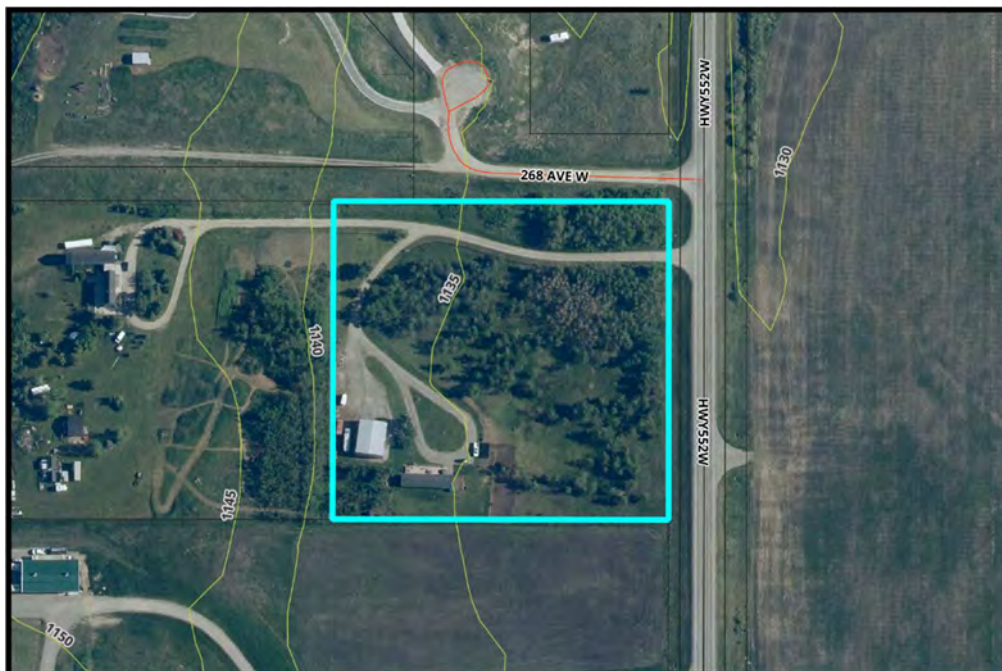
Access:

The subject parcel is currently accessed by an existing approach off Highway 552 West in the northeast corner of the property. According to County records, the driveway and access agreement through the subject parcel serves as legal physical access to the neighbouring property to the west. The County acknowledged this access agreement at the time of subdivision, with the intention that the neighbouring property to the west could be accessed from 268 Avenue West in the future. The County is party to the access agreement.



Physiography:

The physiography of the parcel is mostly flat with trees throughout the property and a gentle slope from west to east.



Existing Development:

Existing development on the subject parcel includes a Dwelling, a Shelter, a Chicken Coop and a Shop with a Water Well and Septic Field to support that development. The Chicken Coop does not meet setbacks, though the applicant has identified that they are able to move the Chicken Coop to meet the 15 m setback requirement.



REFERRAL CIRCULATION

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works	No recommendations.
EXTERNAL	
Alberta Transportation and Economic Corridors	- No concerns or objections with the proposed site-specific amendment. - A highway roadside development permit is not required for the development.
PUBLIC	
Western Wheel	September 2 and 9, 2026
Landowners	No submissions received prior to the submission of this staff report.

POLICY EVALUATION

Land Use Bylaw 60/2014:

Excerpts from the Land Use Bylaw 60/2014:

DWELLING, MANUFACTURED HOME means a dwelling unit with a minimum width of 6.1m (20ft.), built in whole or in part in a certified plant or site, in accordance with the CSA standards and/or applicable Building Code, for transportation to a building site. A Dwelling Manufactured Home must be constructed after September 2, 2007. A Modular Home and Double Wide Mobile Home are included under this definition.

DWELLING, MOBILE HOME means a prefabricated or factory-constructed, transportable Dwelling Unit which is equal to or less than 6.1m (20 ft.) in width, designed and built to CAN/CSA Standard, to be moved, from one point to another as a single unit, and which is, upon its arrival at the site where it is to be located, ready for occupancy except for incidental building operations such as placement on a foundation and connection to utilities. A Dwelling Mobile Home must be constructed after September 2, 2007. A Dwelling, Mobile Home does not include a recreational vehicle or park model.

10.10.12.1 A Dwelling, Manufactured Home may be permitted as a permanent Dwelling, Single Family if:

- a. It is placed upon a permanent foundation pursuant to the provisions of the applicable Building Code.
- b. It does not exceed the maximum dwelling density, meets the minimum habitable area per dwelling requirement, maximum height requirements, and other applicable requirements in accordance with the land use district in which it is located.
- c. Was prefabricated, built or factory-constructed later than September 2, 2007.
- d. A building permit and safety codes permit (plumbing, gas, and electrical) are obtained.

The Country Residential District does not allow for the use of a Dwelling, Mobile Home as a primary dwelling on parcels under 80 acres in size.

The Chicken Coop does not meet the minimum 15 m setback to the south boundary line. The applicant has identified that they are willing and able to move the Chicken Coop at least 15 m from the west and south boundary lines.

SUMMARY

Bylaw XX/2026 – Council has received an application to further amend the Land Use Bylaw by authorizing a Site-Specific Amendment to the Country Residential District land use rules to allow for a mobile home to remain on the subject parcel as the principal dwelling, as a discretionary use on Plan 0612013, Block 1, Lot 2, Ptn. SE 27-21-01 W5M.

OPTIONS FOR COUNCIL CONSIDERATION

OPTION #1 – FIRST READING APPROVAL

Council may choose to grant 1st reading to the application to further amend the Land Use Bylaw by authorizing a Site-Specific Amendment to the Country Residential District land use rules to allow for a mobile home to remain on the subject parcel as the principal dwelling, as a discretionary use on the subject parcel for the following reasons:

In their consideration of the application, Council is of the opinion that the proposed Site-Specific Amendment, and subsequent use of the subject lands, would not be detrimental to the nature of the area and will not unduly interfere with neighbouring land uses or materially interfere with or affect the use, enjoyment, or value of neighbouring properties.

Recommended Conditions for Option #1:

1. Landowners are to submit a development permit application for the Dwelling, Mobile Home.
2. Final application fees to be submitted.

OPTION #1 – REFUSE APPLICATION

Council may choose to refuse the application to further amend the Land Use Bylaw by authorizing a Site-Specific Amendment to the Country Residential District land use rules to allow for a mobile home to remain on the subject parcel as the principal dwelling, as a discretionary use on the subject parcel for the following reasons:

In consideration of the application and the criteria noted within the Land Use Bylaw 60/2014, Council is of the opinion that the Site-Specific Amendment, and subsequent intended use of the subject lands does not conform with the requirements outlined within the Land Use Bylaw 60/2014.

APPENDICES

APPENDIX A – MAP SET

LOCATION MAP

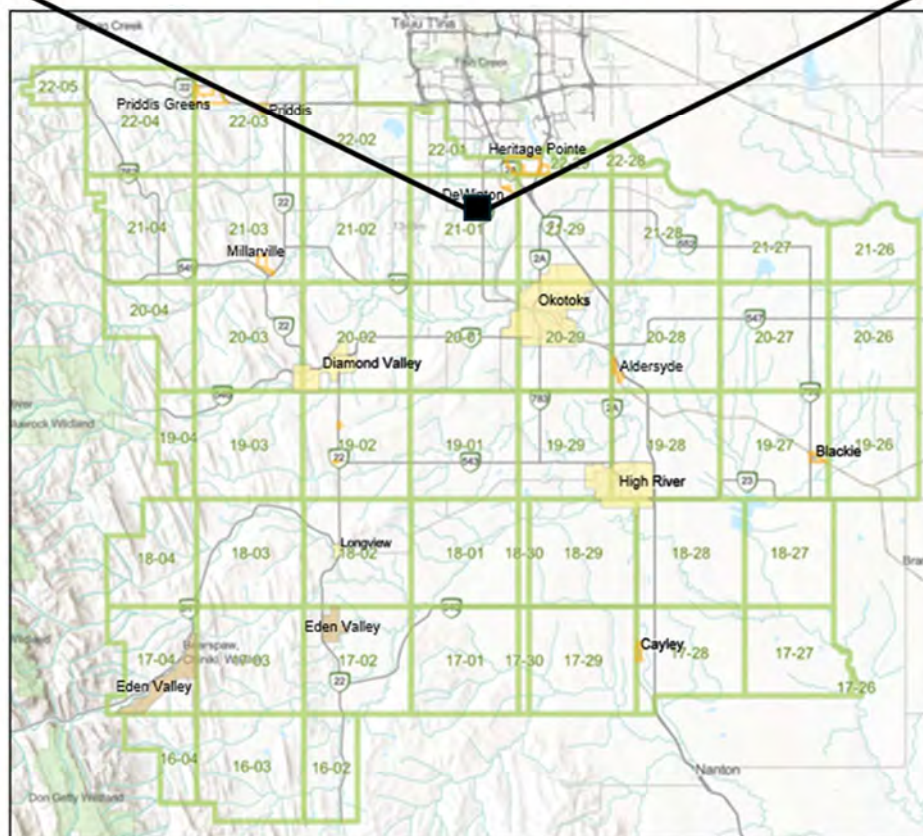
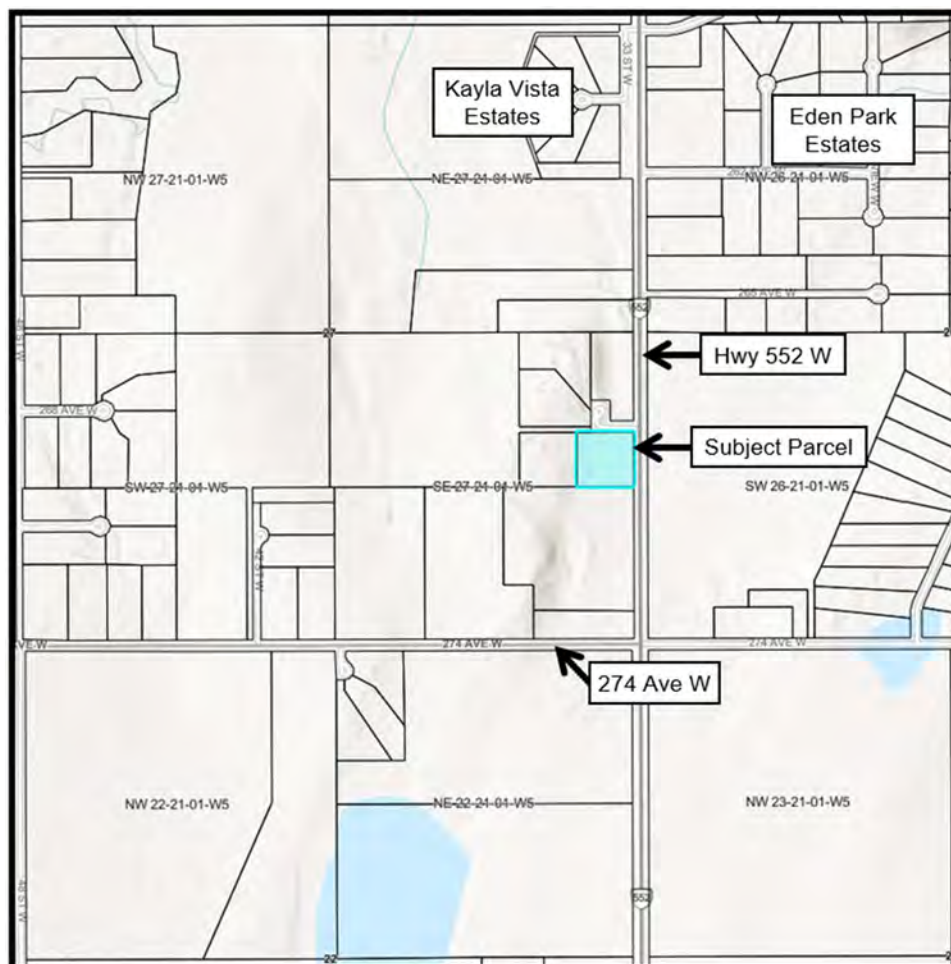
LAND USE – HALF MILE MAP

PARCEL SIZES – HALF MILE MAP

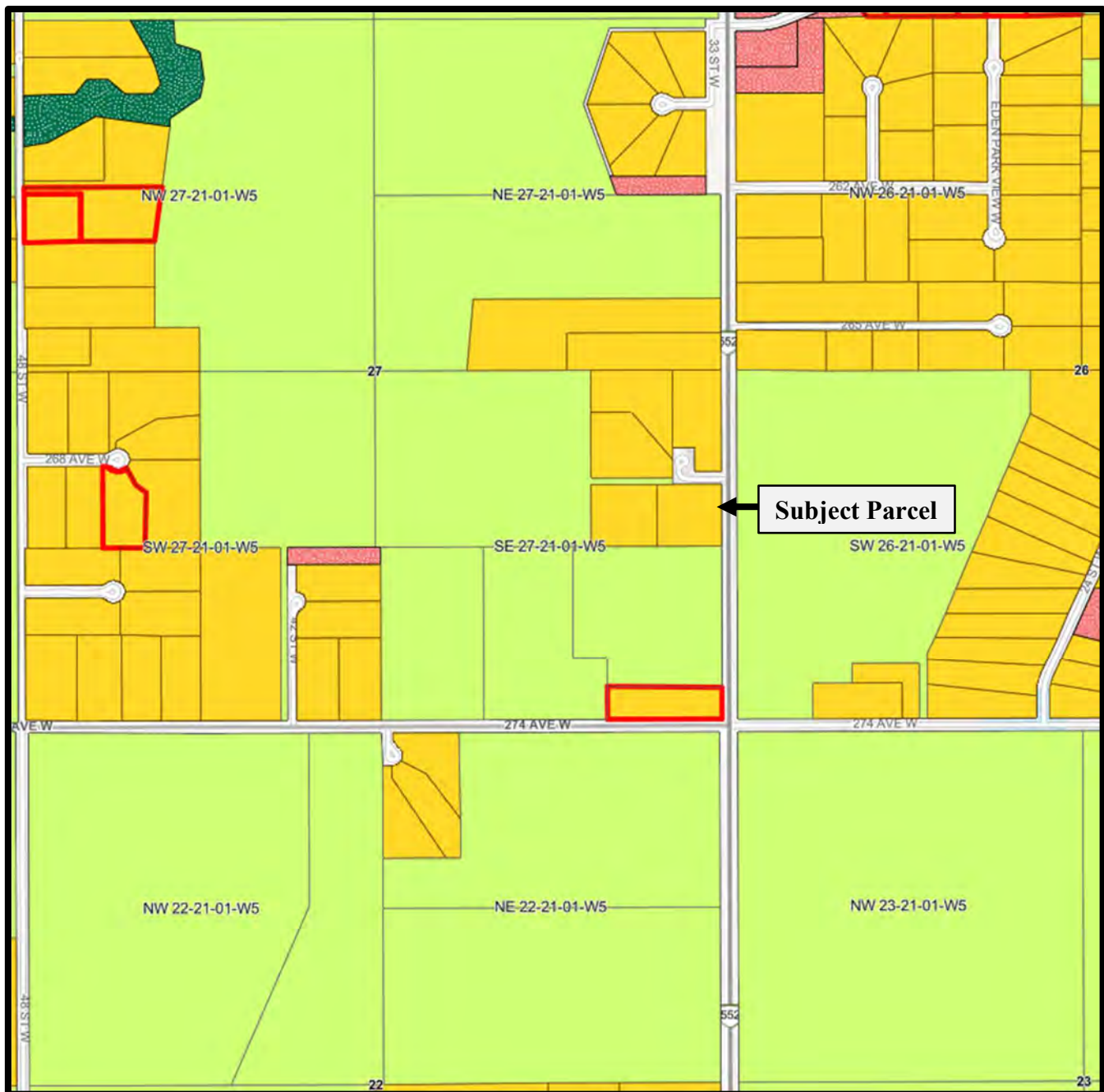
SITE PLAN

APPENDIX B – DRAFT BYLAW

APPENDIX A – LOCATION MAP



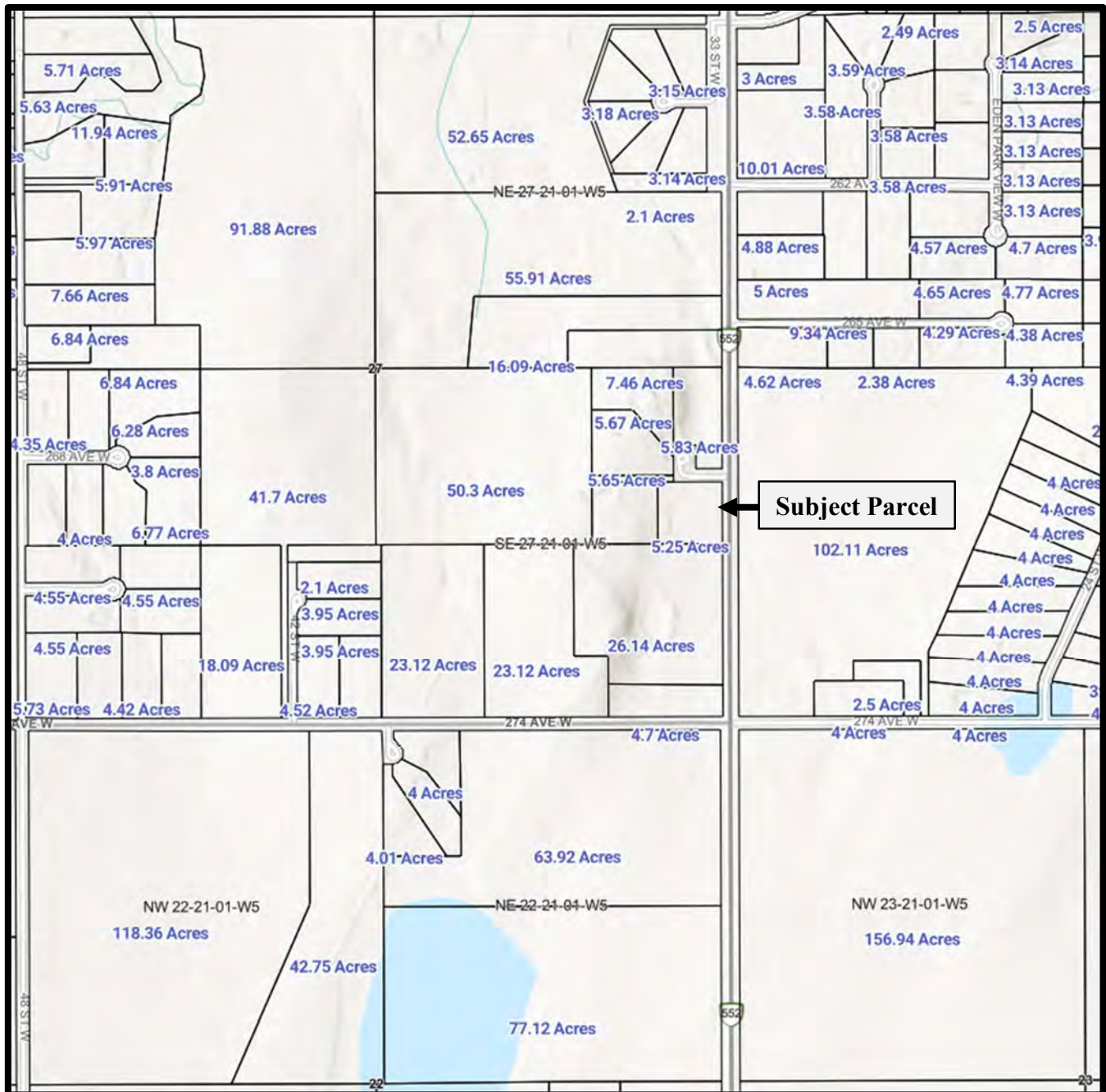
APPENDIX A – LAND USE – HALF MILE MAP

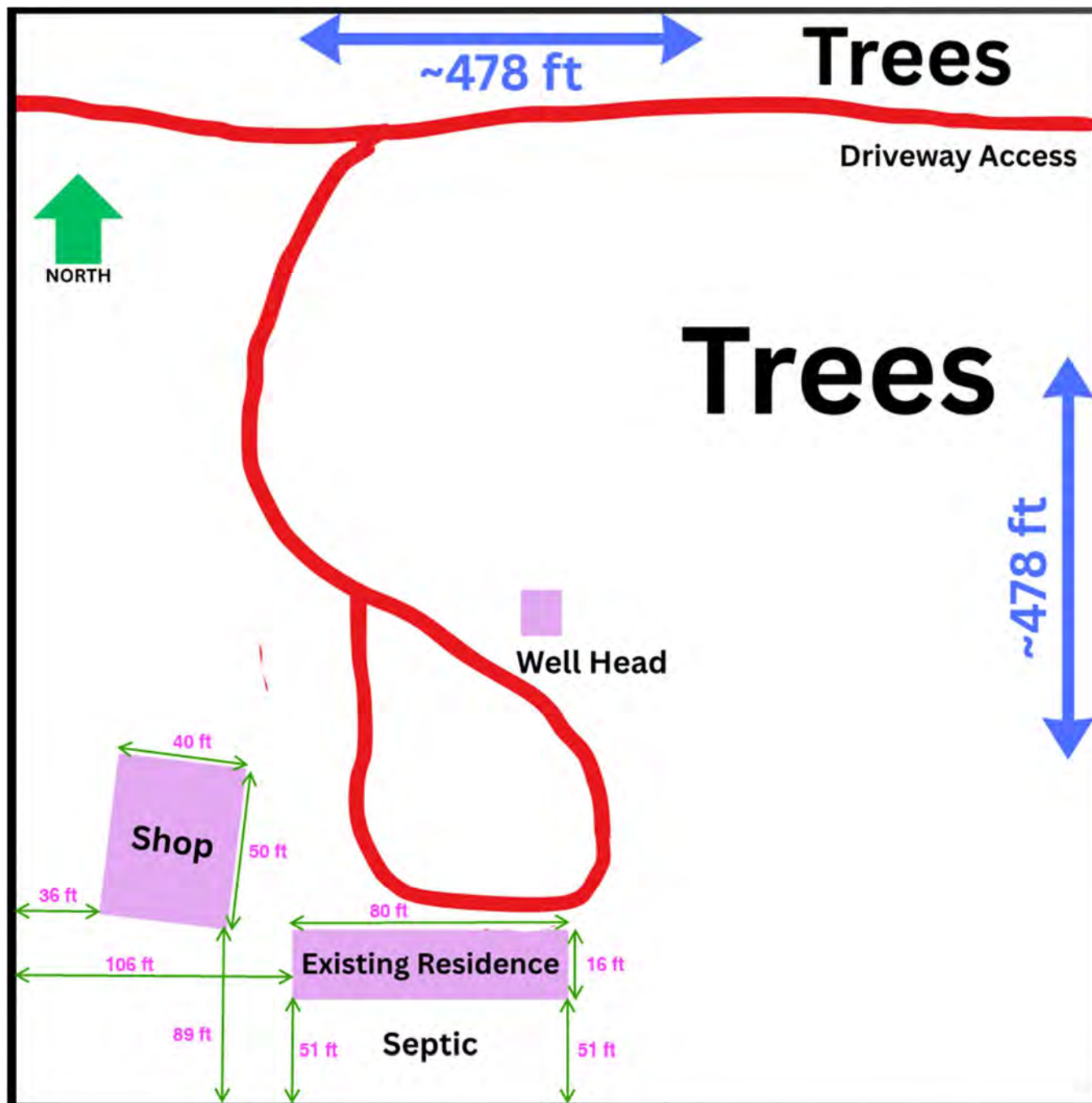


Legend

	In Transition
	A- Agricultural
	AA- Agricultural Sub A
	CR- Country Residential
	CRA- Country Residential Sub A
	DC - Direct Control
	ER- Environmental Reserve
	MR- Municipal Reserve
	REC- Recreation

APPENDIX A – PARCEL SIZES – HALF MILE MAP





BYLAW XX/2026

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

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

AND WHEREAS the Council has received an application to further amend the Land Use Bylaw by authorizing a Site-Specific Amendment to the Country Residential District land use rules to allow for a mobile home to remain on the subject parcel as the principal dwelling, as a discretionary use on Plan 0612013, Block 1, Lot 2, Ptn. SE 27-21-01 W5M.

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

1. Under SECTION 13.1 COUNTRY RESIDENTIAL DISTRICT, the following shall be added:

Site-Specific Amendment to the Country Residential District land use rules to allow for a mobile home to remain on the subject parcel as the principal dwelling, as a discretionary use on Plan 0612013, Block 1, Lot 2, Ptn. SE 27-21-01 W5M.

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

FIRST READING:

Reeve

CAO

SECOND READING:

Reeve

CAO

THIRD READING:

Reeve

CAO

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

**PUBLIC HEARINGS AND MEETINGS
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
LAND USE REDESIGNATION
September 16, 2026
To be heard at: 1:30 PM**

APPLICATION INFORMATION		File No. 26R 034
	LEGAL DESCRIPTION: Ptn. NW 32-21-29 W4M; Plan 1706LK, Block 3	
	LANDOWNER: Abe Hage	
	AGENT: Bela Syal – Planning Plus	
	AREA OF SUBJECT LANDS: 15.13 acres	
	CURRENT LAND USE: Country Residential District	
PROPOSAL: Application for the redesignation of the subject lands from Country Residential District to Residential Community District (RC), Residential Multi-Family District (RMF), Environmental Reserve (ER), Municipal Reserve (MLR) and Public Utility Lot (PUL).		
DIVISION NO: 6	COUNCILLOR: John Callister	FILE MANAGER: Brittany Smith

BACKGROUND

Heritage Estates ASP:

On August 27, 2025, Council granted third and final reading to Bylaw 50/2025 authorizing the adoption of the Heritage Estates Area Structure Plan (ASP) allowing for future development of 43 Residential Community lots, 18 Residential Multi-Family Lots, Public Utility Lot and additional lands dedicated as Municipal Reserve and Environmental Reserve Land. *A link to the Adopted Heritage Estates ASP can be found on the County's website here: [Heritage Estates Area Structure Plan \(ASP\) | Foothills County](#).*

Residential Community District, Residential Multi-Family District, a Public Utility Lot, Municipal and Environmental Reserve lands are to support a mix of single-family dwellings, semi-detached dwellings, stormwater management facilities, water and wastewater servicing, pathways, parks, and roads all contemplated within the developable lands.

Heritage Pointe Hamlet Boundary:

On October 15, 2025, Council passed a resolution to amend the Hamlet of Heritage Pointe Boundary to encompass the Heritage Crossing and Heritage Estates ASP lands.

Land Use Redesignation Refusal

On April 15, 2026, the land use redesignation in accordance with the Heritage Estates Area Structure Plan, of the subject 15.13 +/- acre parcel from Country Residential District to Residential Community District, Residential Multi-Family District, Environmental Reserve, Municipal Land Reserve, and Public Utility Lot, to allow the future subdivision of forty three (43) Residential Community District Lots, approximately fourteen to eighteen (14-18) Residential Multi-Family District Lots, and one (1) Public Utility Lot equal to 1.04 +/- acres was refused.

Council was of the opinion that the application was premature in advance of infrastructure development, including traffic impact assessments upon completion of the 2nd Street/Dunbow Road Roundabout and further information regarding review of school capacities within the Foothills School Division.

On May 6, 2026, Council passed a motion to approve the applicant's request to waive the six month waiting period and reapplication fee to allow the applicant to reapply for the Heritage Estates Land Use Redesignation.

EXECUTIVE SUMMARY

Summary of Proposal:

The application for Land Use Redesignation in accordance with the Heritage Estates Area Structure Plan, of the subject +/- 15.13-acre parcel from Country Residential District to Residential Community District, Residential Multi-Family District, Environmental Reserve, Municipal Land Reserve, and Public Utility Lot, to allow the future subdivision of forty three (43) Residential Community District lots, approximately eighteen (18) Residential Multi-Family District lots, and one (1) Public Utility Lot equal to +/- 1.04 acres. Additional lands are to be dedicated as Municipal Land Reserves equal to +/- 3.48 acres and Environmental Reserve equal to +/- 0.12 acres.

Location:

The subject property is located south of Dunbow Road East, directly south of the Heritage Crossing Area Structure Plan and on the east side of 2nd Street East.

This is approximately 220 metres east of Highway 2A (Macleod Trail) at its closest point and 2.0 kilometers south of the City of Calgary boundary at its closest point. The subject lands are located within the Intermunicipal Development Plan area between the City of Calgary and Foothills County. A location map has been included within Appendix A, for reference.

Policy Evaluation

The application has been reviewed in terms of the South Saskatchewan Regional Plan, the *Our Shared Boundary: Intermunicipal Development Plan* between the City of Calgary and Foothills County, the Foothills County's Municipal Development Plan, Land Use Bylaw 60/2014, Growth Management Strategy, and the Heritage Estates Area Structure Plan. The proposed application generally aligns with the policies and guiding principles within each respective document.

Referral Considerations

This application was subject to a 30-day circulation to referral agencies; summaries of referral responses are included further in the staff report. The subject parcel is located within the referral notification area identified within the *Our Shared Boundary: Intermunicipal Development Plan*. The City of Calgary provided a response of no concerns with advisory comments relating to Pine Creek Watershed.

APPLICATION SUMMARY

Land Use, Density & Phasing

Existing Land Use:

Country Residential District – 15.13 acres

Proposed Land Uses:

The land use redesignation proposes the following land uses:

- Residential Community District – 8.61 acres
- Residential Multi-Family District – 1.88 acres
- Environmental Reserve (ER) – 0.12 acres

- Municipal Land Reserve (MLR) – 3.48 acres
- Public Utility District (PUL) – 1.04 acres

Density:

The proposed residential uses are projected to yield a total of 61 units resulting in a density of 4.1 units per acre which falls within the maximum allowable density of 4.6 units per acre as outlined in the ASP policy.

Phasing:

Policy within the ASP outlines that the developer shall prepare a phasing strategy prior to subdivision which shall be informed by market demand and the availability of utility services. No phasing strategy was provided at time of land use.

Access and Transportation:

The subject lands are currently accessed through an existing standard approach off the east side of 2nd Street East, which then connects Dunbow Road to the north. The main access to the plan area is proposed to be located at the far southwest portion of the plan area to allow for a shared access for future development to the south and to minimize the number of intersections along 2nd St E. Additional connections will be available from Heritage Crossing to the north and future development to the south. All access to the proposed residential parcels would be gained through the proposed internal road network which shall be constructed to a standard to the satisfaction of Foothills County and are to be owned and maintained by the County upon issuance of Final Acceptance Certificate.

Policy within the adopted ASP notes that the developer will contribute to improvements of Dunbow Road by way of the Community Sustainability Fee. Additionally, the developer shall be responsible for full widening, upgrading and construction of 2nd Street E along the full west boundary of the plan area. Additional policy was included that speaks to allow for consideration of endeavors to assist in collaboration with the County.

Water & Wastewater:

Water and sanitary services to Heritage Estates will be provided by Bluestem Utilities with piped connections to Heritage Crossing to the north.

Policy within Section 6 of the ASP states the developer shall provide a water diversion license from the Bow River Basin to the utility provider at their point of diversion to supply the proposed development at time of subdivision. On-site and off-site water and wastewater infrastructure required shall be to the sole cost of the developer and designed to Alberta Environment and Foothills County standards. Final alignment of watermains and wastewater required shall be determined at detailed design stage. The developer shall enter into a standard Servicing Development Agreement for construction of water and wastewater infrastructure. Oversized water and wastewater system infrastructure required to service future development beyond Heritage Estates may be subject to endeavors to assist. Heritage Estates consultants have provided a letter stating that cost sharing arrangements will be made with Heritage Crossing to the north in accordance with the policies and bylaws of Foothills County.

Stormwater:

Stormwater will be managed through an on-site stormwater management facility (wet pond) located within the northeast of the plan area and discharge downstream into the existing ravine through the Heritage Crossing storm pipe system, storm pond and outfall pipe. This pipe system has been reviewed and has excess capacity of 9 L/s – 55/L/s. Minor modifications of the Heritage Crossing storm pond control structure is identified to be required. A conceptual design letter

completed by Sheffer Andrews Ltd was provided to the County's Public Works department for review.

The County's Public Works department has sent this letter and design to a third party for review due to a discrepancy in assessments of capacity between Heritage Crossing developers to the north and Heritage Estates developer. Comments from this third-party review were received and based upon concerns and comments outlined in the review, Public Works strongly recommends that a detailed stormwater management plan is to be required as a condition of land use. The provided plan will be subject to a third party engineer review at the cost of the developer, and to the satisfaction of the Public Works department. A recommended condition to this effect has been included within option 1 should Council grant first reading.

Policy within Section 6 of the ASP states the Developer shall submit detailed Stormwater Management Plan at subdivision stage and should address operations, maintenance and include a conceptual design and landscaping plan. The stormwater management plan should demonstrate post development flows do not exceed redevelopment runoff discharge using a continuous simulation Water Balance Model approach to the satisfaction of the County. The exact size of the stormwater retention facility shall be determined at land use and subdivision stage. The Developer will be solely responsible for all costs necessary for on-site and off-site stormwater infrastructure, designed to Alberta Environment and County standards.

The County's Public Works department provided detailed comments regarding transportation and servicing considerations for water, wastewater, and stormwater which have been included in the circulation referral section further in this staff report.

Shallow Utilities:

Electricity, gas, cable, telephone, and high-speed internet to be provided to municipal, provincial, and federal standards, and to be installed at the sole expense of the developer as per Development Agreement. Locations and rights-of-ways to be determined to the satisfaction of utility providers and Foothills County.

Physiography & Geotechnical:

The subject lands consist of generally flat topography sloping from the southwest to the northeast with drainage towards the northeast direction in the north-south ravine located 200m east of the Plan Area. A shallow draw runs through the middle of the Plan Area. Environmental Reserves are proposed over existing drainage through the property and stormwater management facilities are proposed to generally integrate with these features.

Policy within Section 3 of the ASP advises that the Developer shall prepare a Geotechnical Assessment prior to subdivision approval, shall prepare relevant Environmental Reports as required by Foothills County prior to land use approval. A Historical Resources Act Clearance may be required prior to Land Use approval and the developer shall obtain Historical Resources Act Clearance as required.

Public Works has confirmed no Environmental Reports are required for this proposed development. The applicant is requesting that Historical Resources Act Clearance requirements be deferred and submitted at time of Subdivision approval.

Emergency Services:

The Heritage Estates lands are proposed to be serviced primarily by the existing Heritage Pointe Fire Hall which is located north of the subject lands, across Dunbow Road, and protective services provided from local RCMP detachments.

Open Space System:

Open spaces within the ASP are to include paved pathways and sidewalks, parks for active and passive recreation, and transitional open space buffers to adjacent lands.

Policy within Section 4 of the ASP identifies that a detailed breakdown will be provided at the subdivision stage to designate where and how the Municipal Land Reserve, Environmental Reserve, and Public Utility Lot(s) will be owned. Detailed maintenance plan(s), which will outline the maintenance responsibilities for all municipal reserve parcels shall be determined at the subdivision stage to the satisfaction of Foothills County.

Municipal Reserves: Proposed to be dedicated in full amount owing, which is approximately 3.48 acres pursuant to the Municipal Government Act. Dedicated Municipal Reserve lands are proposed to be zoned as Municipal Land Reserve District (MLR) and consist of outdoor amenity spaces including active and passive recreational spaces, parks, landscaped spaces surrounding storm ponds, and an internal pathway network.

Environmental Reserves: Proposed to be dedicated over the north-south draw through the center of the Plan Area as a continuation of the environmental reserve from the adjacent lands to the north equal to 0.12 acres.

Public Utility District: Approximately 1.04 acres within Heritage Estates are proposed to be zoned as Public Utility District to allow for one (1) Public Utility Lot equal to +/- 1.04 acres for the purpose of encompassing proposed stormwater facilities.

AREA CHARACTER:

Current land use within one half mile of the subject lands is illustrated on the land use map within Appendix A.

Subject Parcel

- Plan 1706LK, Block 3 – Current Land Use - Country Residential District (15.13 acres)

Adjacent Lands

The subject property abuts six Country Residential parcels to the east, south, and west and the Heritage Crossing Area Structure Plan directly north containing Residential Community and Residential Multi-Family Sub-District “A” parcels.

The remaining surrounding land consists of primarily Country Residential District parcels to the south of Dunbow Road and one Agricultural District parcel between Highway 2 and Highway 2A, and lands within the Hamlet of Heritage Pointe which are primarily Residential Community District. Other nearby lands include the Direct Control #11 District properties which are the Heritage Pointe commercial area, a few Country Residential District parcels within and adjacent to the hamlet boundaries, and Recreation District properties which consist of the Heritage Pointe Golf Course and the Lake at Heritage Pointe.

POLICY EVALUATION

South Saskatchewan Regional Plan (SSRP)

The SSRP provides a high-level policy framework for all lands in the South Saskatchewan River Basin within Alberta, including all sub basins. The Heritage Estates Land Use Redesignation application generally aligns with the policy direction within the SSRP with consideration of policy sections related to: Economy, Water, Efficient Use of Land, Outdoor Recreation and Historic Resources, and Community Development.

Our Shared Boundary: Intermunicipal Development Plan

The subject property is identified within the boundaries of the Intermunicipal Development Plan (IDP) area between the City of Calgary and Foothills County but is located outside of the specific policy areas and the Calgary Growth Area. The application was circulated to the City as required within policy 4.1.1 of the IDP. The City of Calgary has provided a response of no concerns.

Municipal Development Plan (MDP 2010)

Residential development should be compatible with surrounding area and existing uses with consideration of density, design, traffic, and visual impact on adjacent lands, and should be designed to functionally link adjoining lands.

This application has been evaluated in the context of the County's MDP 2010 and is generally consistent with the goals and objectives within that plan, specifically noting the proposed conservation of environmentally significant lands and open spaces which has been considered with respect to creating buffers, dedication of reserves, and development setbacks from drainage courses.

Land Use Bylaw 60/2014 (LUB)

Under the Municipal Government Act, every municipality in Alberta is required to approve a Land Use Bylaw. This bylaw assigns different land use districts (or zoning) to lands in the municipality, outlines the rules and requirements related to the development of land in each district and describes the processes for re-designation, subdivision, and development permit applications.

The proposal aligns with existing land use districts and policies within the LUB.

Growth Management Strategy (GMS)

The subject property is located within the Central District as noted within the GMS. Growth is expected to continue within this district with significant development and intensification expected. Consideration of municipal neighbours and environmental impacts should be considered, and opportunities for joint initiatives to support effective, efficient, and affordable services in this area.

Heritage Estates Area Structure Plan (ASP)

The proposed application aligns with the Land Use Concept within the Heritage Estates ASP.

Circulation Referrals

The application was circulated to all necessary internal departments and external agencies. The responses received are summarized in the following table.

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works / Engineering	Public Works provided the following recommended conditions as conditions of subdivision: ○ Geotechnical Investigation Report – which will provide design and construction considerations for the development – for example foundation design, frost coverage requirements, recommendations for temporary excavations and backfill, or if there are groundwater concerns. ○ Lot Grading/Overland Drainage Plan

CIRCULATION REFERRALS

- Building Envelopes

Public Works has provided the following additional comments:

- Recommends urban development with curb and gutter design
- Advisory comment that Road Use Agreement will be required for hauling, in excess of 10 loads/day or 7 days of continuous hauling.
- All sub-district A lots will need to provide a completed grade slip with the Development Permit and a grade certificate at end of construction. Certificates must be signed by a professional land surveyor, engineer or architect.

Stormwater:

- Stormwater currently proposed to be connected into stormwater system to the north within Heritage Crossing and can be engineered and finalized at detailed design stage.
- A detailed Stormwater Management Plan is strongly recommended to be submitted **as a condition of land use**;
- Current allowable discharge for Heritage Crossing is limited to 4.69 L/S/ha
- The letter dated June 9, 2025 indicates that the facility must be sized such that post development discharge does not exceed pre-development
- Further, 'previous stormwater management analysis in the area indicates a peak discharge of 4.69 L/S/ha'. Detailed storm design must meet this rate as the Pine Creek Flood study has been finalized.
- Modifications of the existing Heritage Crossing Infrastructure are required to provide sufficient capacity. Details and a formal agreement will be required **as a condition of subdivision**.
- If discharge to the ravine to the east is considered, a formal agreement with the adjacent landowner to the east is required to indicate their willingness to provide the required Overland Drainage Right of Way (ODRW), **as condition of subdivision**.

Servicing Study:

Sanitary:

- Will be gravity fed and connect to the existing gravity mains within Heritage Crossing.
- Connection at Heritage Crossing to be determined at detailed design;
- At the time of subdivision, the piped system and stub to the south shall be sized to provide flexibility for future practical servicing of the shadow plan area to the south.

Water:

- Correspondence from Bluestem in 2024 indicated that new developments need to bring their own diversion license from the Bow.
- The provided transfer from Water Transfer Alberta and the province has been accepted by Public Works.
- It is noted that the water reservoir needs to increase in storage by 59.6 cubic meters.

CIRCULATION REFERRALS	
	○ Noted that Bluestem is requiring and prefers a looped system, so does the County. ○ The agreement with Bluestem which was provided and reviewed by PW for the previous application is dated October 3, 2025. It indicates that if the conditions are not met within 12 months, the agreement can be terminated. Recommend that an updated letter be provided which reflects updated timelines as a condition of lands use. <i>An updated letter of agreement with Bluestem Utilities has been provided and expires October 31, 2027.</i> Shallow Utilities: ○ No additional comment other than to ensure the URW is explored to the east and that there are URW provided within the development. <u>Transportation Overview:</u> ○ The planned roundabout at Dunbow Road and 2 St E upgrades south of Dunbow will adequately accommodate the opening day (2029) and long term (2044) conditions. ○ Public Works recommends that the developer will be responsible for construction upgrades to 2nd St E along the full west boundary of the plan area including widening of 0.75m on both sides and 40mm top lift, highly recommending coordination with Heritage Crossing so that it can be done at the same time to allow for a higher quality final product with fewer tie ins.
Municipal Lands	Provided concerns regarding proposed Skating and Firepit area within 'Island Park' due to potential liability concerns. Recommend these be removed within the detailed landscaping and maintenance plan at time of subdivision.
GIS/Mapping	Recommend that subdivision and road naming applications be submitted at the subdivision stage.
EXTERNAL	
City of Calgary	The City replied with a response of No comments regarding the application
Alberta Transportation and Economic Corridors	After review, Alberta Transportation and Economic Corridors has no concerns, or objections with the proposed land use redesignation. • Subsequent subdivision application would be subject to requirements of Section 18 & 19 of the Matters Related to Subdivision and Development Regulation due to the proximity of Highways 2A. • Requirements of Section 18 of the Regulation are not met. Pursuant to Section 20(1) of the Regulation TEC grants approval for subdivision authority to vary the requirements. • Requirements of Section 19 are met, no variance required.
Shallow Utilities	No objections or concerns from Fortis and TELUS. No response received from ATCO Gas or ATCO Pipelines.
PUBLIC	
Western Wheel	Public Hearing was advertised on September 2 nd and 9 th issues of the Okotoks Western Wheel.

CIRCULATION REFERRALS

Landowners (1/2 Mile)	Notice of the Public Hearing was mailed to landowners within a ½ mile of the subject quarter section on August 26 th , 2026. No letters have been received prior to the submission of this staff report
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SUMMARY

Bylaw XX/2026 – Application for the redesignation of the subject +/- 15.13-acre parcel from Country Residential District to Residential Community District, Residential Multi-Family District, Environmental Reserve, Municipal Land Reserve, and Public Utility Lot, to allow the future subdivision of forty three (43) Residential Community District Lots, approximately eighteen (18) Residential Multi-Family District Lots, Municipal Reserve Lands equal to +/- 3.48 acres, Environmental Reserve equal to +/- 0.12 acres, and one (1) Public Utility Lot equal to +/- 1.04 acres.

OPTIONS FOR COUNCIL CONSIDERATION:

OPTION #1 – FIRST READING APPROVAL

Council may choose to grant 1st reading to the application for the redesignation of the 15.13 acre parcel from Country Residential District to Residential Community District, Residential Multi-Family District, Environmental Reserve, Municipal Land Reserve, and Public Utility Lot, to allow the future subdivision of forty three (43) Residential Community District Lots, approximately eighteen (18) Residential Multi-Family District Lots, Municipal Reserves equal to +/- 3.48 acres (to be zoned as Municipal Land Reserve District – MLR), Environmental Reserves equal to +/- 0.12 acres, and one (1) Public Utility Lot equal to +/- 1.04 acres for the following reasons:

In their consideration of the criteria within the South Saskatchewan Regional Plan, the Calgary / Foothills Intermunicipal Development Plan, and Foothills County's Municipal Development Plan, Land Use Bylaw, and Growth Management Strategy, Council is of the opinion that that the proposed Land Use Redesignation for future subdivision of the subject lands as contemplated in the Heritage Estates Area Structure Plan, would not be detrimental to the agricultural nature of the area, is generally compatible with the surrounding areas, and will not unduly interfere with neighbouring land uses or materially interfere with or affect the use, enjoyment, or value of neighbouring properties.

Staff suggests that the proposed parcels be designated as Residential Community Sub-district 'A' and Residential Multi-Family Sub-district "A" to ensure that the recommendations and restrictions as outlined in the Geotechnical Report, Stormwater Management Plan, Lot Grading & Drainage Plans, and Building Envelopes, (all conditions of subdivision) are complied with, to the satisfaction of the Public Works Department. A completion certificate by a Professional Engineer verifying that all aspects of the noted reports have been met, may be required. Council may also wish to require a \$5000 deposit as a pre-release condition to ensure compliance with all conditions of the development permit.

Recommended Conditions for Option #1:

1. Landowners are to fully execute and comply with all requirements as outlined within the Municipal Development Agreement for the purpose of payment of the community sustainability fee;
2. A full Stormwater Management Plan shall be submitted for review by a third party engineer,

at the cost of the developer, and acceptance to the satisfaction of the Public Works department;

3. Modifications of the existing Heritage Crossing Infrastructure are required to provide sufficient stormwater capacity. Details and a formal agreement with the adjacent landowners to the north will be required **as condition of subdivision**

OR If discharge is considered east through the neighboring property and ultimately to the ravine; a formal agreement with the adjacent landowner to the east is required to indicate their willingness to provide the required Overland Drainage Right of Way Agreement, **as condition of subdivision**;

4. Historical Resources Act clearance to be provided **as condition of subdivision**;
5. Geotechnical Investigation Report to be submitted for review and acceptance by the Public Works department **as condition of subdivision**;
6. Lot Grading/Overland Drainage Plan to be submitted for review and acceptance by the Public Works department **as condition of subdivision**;
7. Building Envelopes be provided **as condition of subdivision**;
8. Subdivision and Road Naming application to be submitted and considered by Council **as condition of subdivision**;
9. All necessary Engineering review fees to be paid;
10. Final redesignation application fees to be submitted;
11. Submission of an executed subdivision application including the necessary fees.

OPTION #2 POSTPONE APPLICATION

Should Council be of the opinion that they require additional information or deem more discussion of the application be required prior to rendering a decision; Council may choose to postpone their decision on the proposed Land Use Redesignation as proposed, and provide further direction to administration and/or the applicant.

OPTION #3 REFUSE APPLICATION

Should Council be of the opinion that the application does not have sufficient merit, and/or is not consistent with the regional and/or municipal policy framework, Council may choose to refuse the application.

APPENDICES

APPENDIX A: MAP SET:

LOCATION MAP

HALF MILE LAND USE MAP

SUBMITTED SITE PLAN – LAND USE CONCEPT

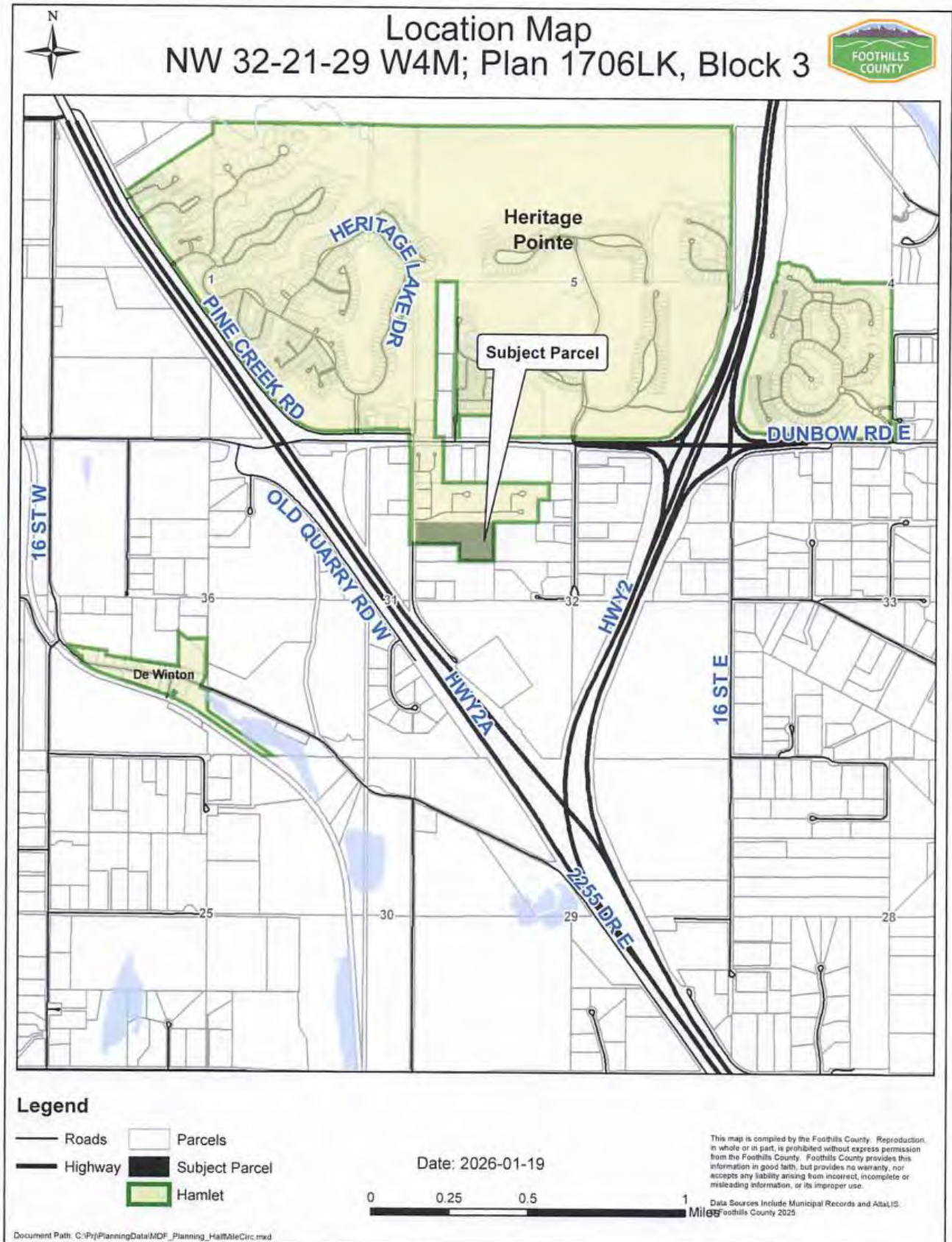
APPENDIX B: APPLICANT SUBMISSION – LAND USE SUPPORTING DOCUMENTS

APPENDIX C: APPLICANT SUBMISSION – STORMWATER LETTER

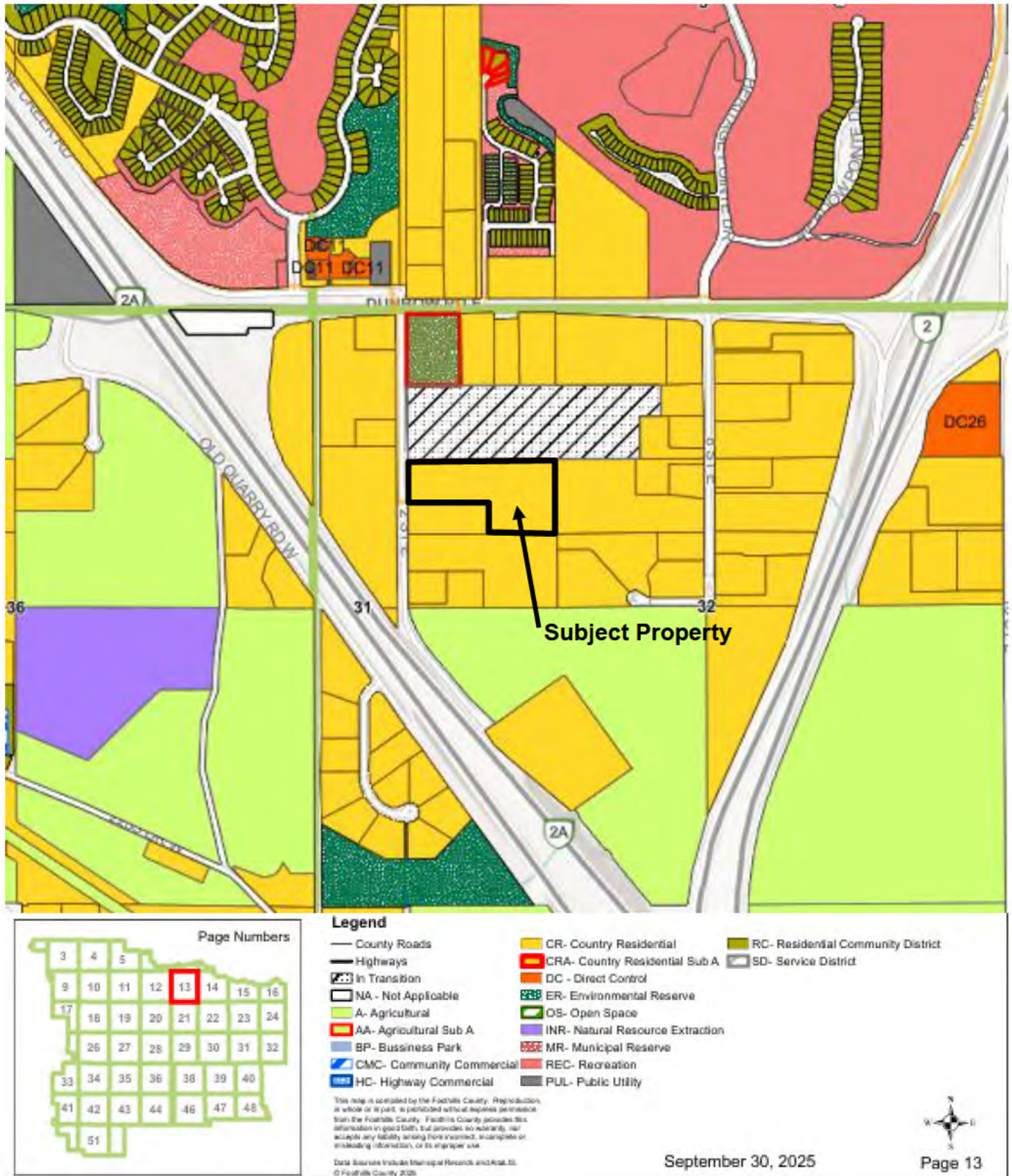
APPENDIX D: PROPOSED BYLAW

DRAFT BYLAW XX/2026

APPENDIX A: MAP SET – LOCATION MAP



APPENDIX A: MAP SET – LAND USE MAP



HERITAGE ESTATES

AT HERITAGE POINTE

Land Use Redesignation

LAND USE STATISTICS (Gross Developable Areas)

Category	Area (ha)	% of Total	Projected (ha)	% of Total
Gross Total Area	15.13	100%	15.13	100%
Environmental Reserve (ER)	8.08	53.4%	8.08	53.4%
Gross Developable Area (GDA)	7.05	46.6%	7.05	46.6%
Municipal Land Reserve (MLR)	6.50	43.0%	6.50	43.0%
Single Detached (SD)	2.18	31.1%	2.18	31.1%
Adapted Land Reserve (ALR)	4.32	28.5%	4.32	28.5%
Adapted Land Reserve (ALR)	4.32	28.5%	4.32	28.5%
Land Use (Other than GDA) (LUR)	0.55	3.6%	0.55	3.6%
Land Use (Other than GDA) (LUR)	0.55	3.6%	0.55	3.6%
Environmental Reserve (ER)	8.08	53.4%	8.08	53.4%
Gross Developable Area (GDA)	7.05	46.6%	7.05	46.6%
Municipal Land Reserve (MLR)	6.50	43.0%	6.50	43.0%
Single Detached (SD)	2.18	31.1%	2.18	31.1%
Adapted Land Reserve (ALR)	4.32	28.5%	4.32	28.5%
Adapted Land Reserve (ALR)	4.32	28.5%	4.32	28.5%
Land Use (Other than GDA) (LUR)	0.55	3.6%	0.55	3.6%
Land Use (Other than GDA) (LUR)	0.55	3.6%	0.55	3.6%



Context Plan
N.T.S.

Legal Description:
Plan 1705 LK, Blk 3
Municipal Address:

Planningplus
May 2026



HERITAGE ESTATES

— AT HERITAGE POINTE —

LAND USE REDESIGNATION RESUBMISSION







HERITAGE ESTATES

— AT HERITAGE POINTE —

LAND USE REDESIGNATION RESUBMISSION SUPPORTING INFORMATION

Prepared for

Hage Corp.

Prepared by:

planningplus

May 2026

PROJECT TEAM

Albion Group – Engagement & Branding

Bunt & Associates Engineering Ltd. – Transportation Planning

LGN Consulting Engineering Ltd. – Stormwater Management

Navagrah Landscape Architecture + Urban Design – Landscape Architecture

PlanningPlus - Planning & Design

Scheffer Andrew Ltd. - Civil Engineering

VISION

Nestled in scenic Foothills County, Heritage Estates offers curated modern living and is a beacon of inclusivity, sustainability and design excellence in Heritage Pointe.

The 61-unit development is envisioned as an inclusive neighbourhood that fosters belonging through a mix of single family, semi-detached and townhomes for families of all ages.

In its quality and design, Heritage Estates will echo and reinforce the value created in Heritage Pointe, through cohesive architecture that allows opportunity for individual expression. In its commitment to sustainability, it establishes responsible building practices.

Landscaped open space with accessible parks, playgrounds and recreation amenities create a sense of identity within Heritage Estates. An extensive network of pathways promotes walking and cycling, facilitating connections to the larger community of Heritage Pointe, which includes local retail and services.

The naturalized stormwater facility enhances its ecological value by supporting diverse plant species and local wildlife habitat. It functions as a sustainable stormwater facility and a community focal point, with trails, lookouts and interpretive nodes.

Heritage Estates is coveted for its lifestyle where residents are proud to call it home!









CONTEXT

CONTEXT

LOCATION & SITE CONTEXT

The proposed land use redesignation is for 6.1 hectare (15.1 acre), Heritage Estates lands, that form the recently approved Heritage Estates Area Structure Plan, located in the hamlet of Heritage Pointe. Heritage Pointe hamlet is located immediately south of the City of Calgary and is bounded by Highway 2 (Deerfoot Trail) and Highway 2A (Macleod Trail) to the east and west respectively.

Legally described as Portion of Block 3 Plan 1706 LK within the NW ¼ 32-21-29-4, Heritage Estates lands are bounded by:

- 2 Street E and existing Country Residential (CR) to the west;
- Heritage Crossing development, to the north, currently under construction for Residential Community (RC), Residential Multifamily (RMF), Municipal Land Reserve (MLR) and Environmental Reserve (ER) uses;
- Existing Country Residential (CR) to the south and east.

The subject lands are currently designated Country Residential (CR). Access to Heritage Estates lands is off 2 Street E, currently a two lane paved rural standard road. 2 Street E connects into Dunbow Road located 400 metres north of the Heritage Estates Plan Area.

Heritage Estates lands are characterized by fairly flat topography generally draining towards the northeast. A shallow draw runs through the middle of the lands. There is an existing house on the land, occupied by the owner. There is no significant vegetation on the lands, other than the treed area around the house.

See Figures 1 & 2 for Location and Site Context.

BACKGROUND

On June 21, 2024, Council formally designated Heritage Pointe a hamlet.

In August 2024, County Council approved the Area Structure Plan for Heritage Crossing, comprising 15.8 hectares (39.1 acres) immediately north of Heritage Estates.

In August 2025, Council approved the Area Structure Plan for Heritage Estates, comprising 6.1 hectares (15.1 acres).

On October 15, 2025, Council approved Heritage Pointe Hamlet Boundary to be extended to include both Heritage Crossing and Heritage Estates Area Structure Plans as shown in Figure 3: Policy Context.

The original Land Use redesignation made in November 2025, was refused by Council on April 15, 2026. On May 6, 2026, Council approved waiver of land use application fees and six month waiting period.

POLICY CONTEXT

The land use redesignation on Heritage Estates lands is guided by Heritage Estates Area Structure Plan, August 2025 and Land Use Bylaw 60/2014. The Heritage Estates ASP is prepared to align with the overarching policy framework established within the Municipal Development Plan, 2010 and Growth Management Strategy, 2013.

FIGURE 1: LOCATION MAP

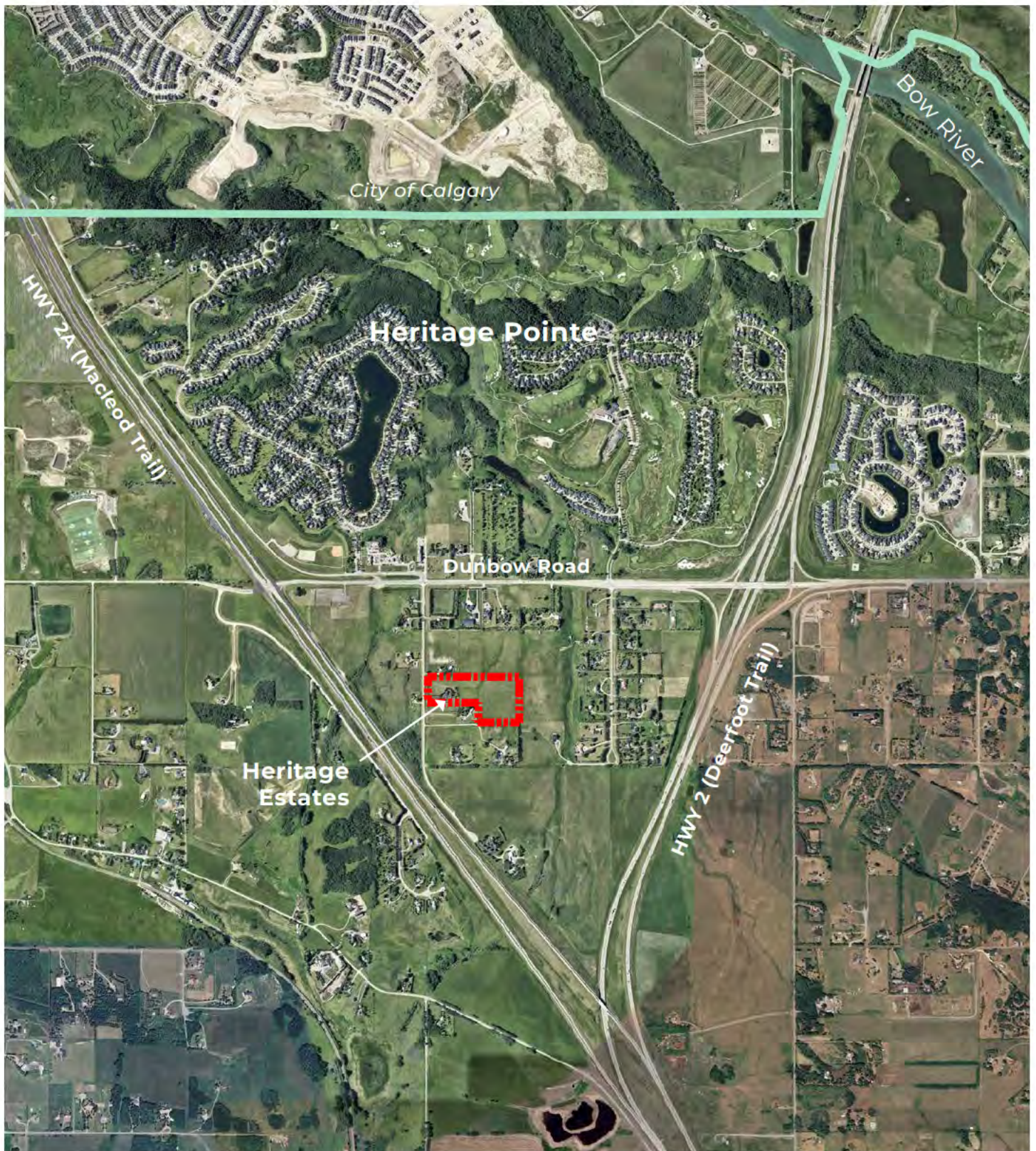
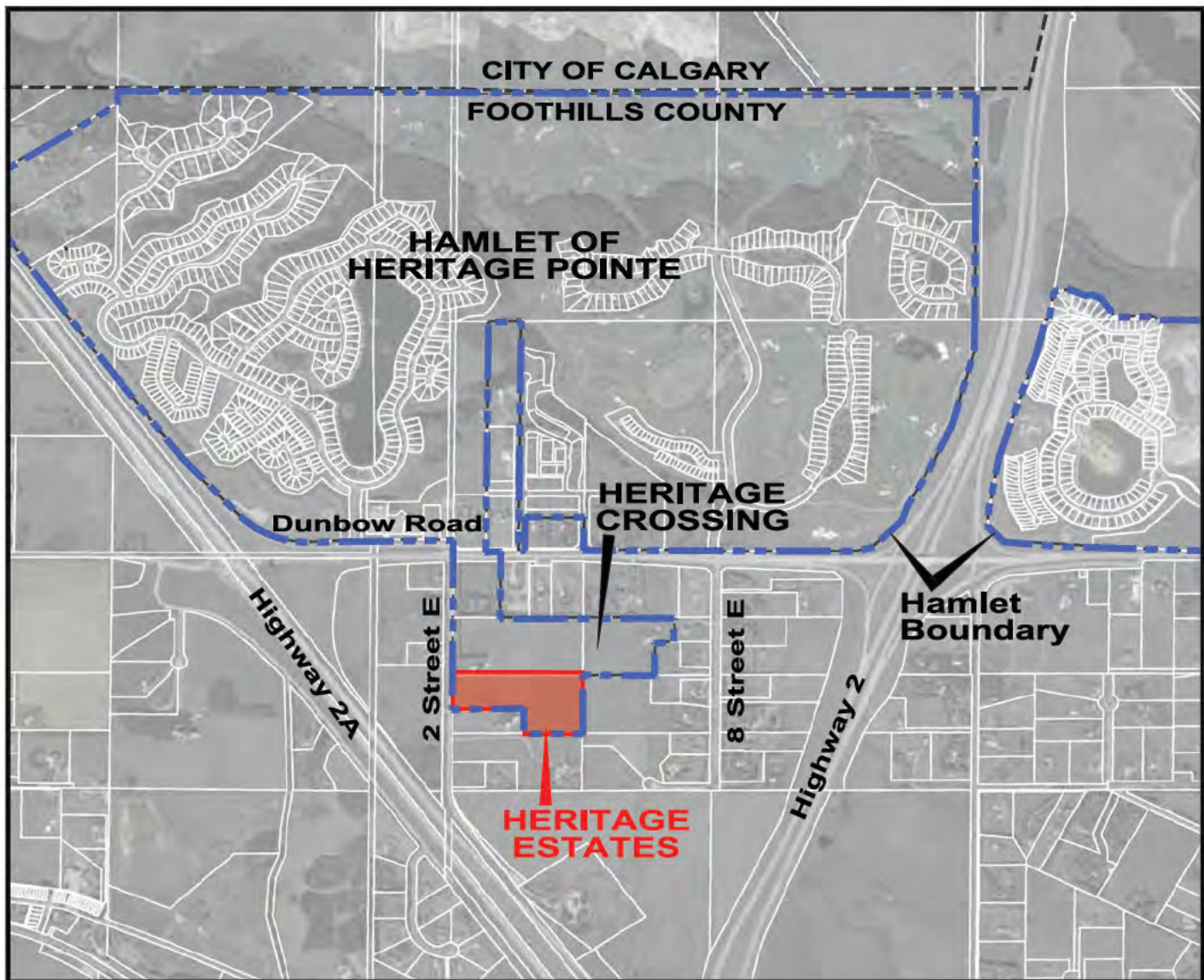


FIGURE 2: SITE CONTEXT



FIGURE 3: POLICY CONTEXT



Continued on Page 64





PROPOSED LAND USES

PROPOSED LAND USES

The proposed uses will help realize the developer's vision of providing high-quality modern living in Heritage Estates guided by the principles of inclusivity, sustainability and design excellence. The proposed Residential and associated Open Space land uses in Heritage Estates align closely with the approved Area Structure Plan and will be a continuation of the uses in Heritage Crossing currently under construction.

See Figures 4 & 5 for Proposed Land Use Redesignation and Land Use from the ASP for alignment.

RESIDENTIAL USES

The Residential uses in Heritage Estates comprise of 4.2ha (10.5ac) and constitute 70% of the gross developable area. See Land Use Stats Table.

The following Residential Districts are proposed to allow for a range of housing types:

- **RESIDENTIAL COMMUNITY RC – Single Detached** will be the predominant housing type and is projected to yield 30 residential lots in two culs de sac.
- **RESIDENTIAL COMMUNITY RC – Single / Semi- Detached** is projected to yield 13 residential lots as shown in Figure 4..
- **RESIDENTIAL MULTI-FAMILY RMF – Semi- Detached** will yield a maximum of 18 units at 10 units per acre allowable density for the RMF district. The Preliminary Concept Plan prepared by Schofield Architecture (Figure 6) shows 14 semi-detached units.. The concept plan is for illustration purposes only and subject to change; the final plan may include a smaller lot size with 18 units. The internal road within the RMF site is proposed as two 7.4m driving lanes on a 12.0m right of way (Figure 7).

The Residential uses are projected to yield a total of 61 units resulting in a density of 4.1 units per acre. This falls within the maximum allowable density of 4.6 units per acre as per Policy 4.2c of Heritage Estates ASP. The number of residential units are subject to refinement at the Subdivision stage.

LAND USE STATISTICS (Gross Developable Areas)

	ha	ac	% of GDA	Projected Units
Gross Total Area	6.12	15.13		
 Environmental Reserve (ER)	0.05	0.12		
Gross Developable Area (GDA)	6.07	15.01	100%	
 Multifamily Site (RMF)	0.76	1.88	13%	18
 Single / Semidetached (RC)	0.92	2.27	15%	13
 Single Detached (RC)	2.56	6.34	42%	30
 Municipal Land Reserve (MLR)	1.41	3.48	23%	
 Public Utility District (PUL) Pond	0.42	1.04	7%	
Total Units				61
Residential Density	10.0	units per hectare		
	4.1	units per acre		

Notes:

- Gross Developable Areas for each land use are to the middle of the adjacent roads.
- The above numbers will be subject to refinement at the Subdivision stage.

FIGURE 4: PROPOSED LAND USE PLAN

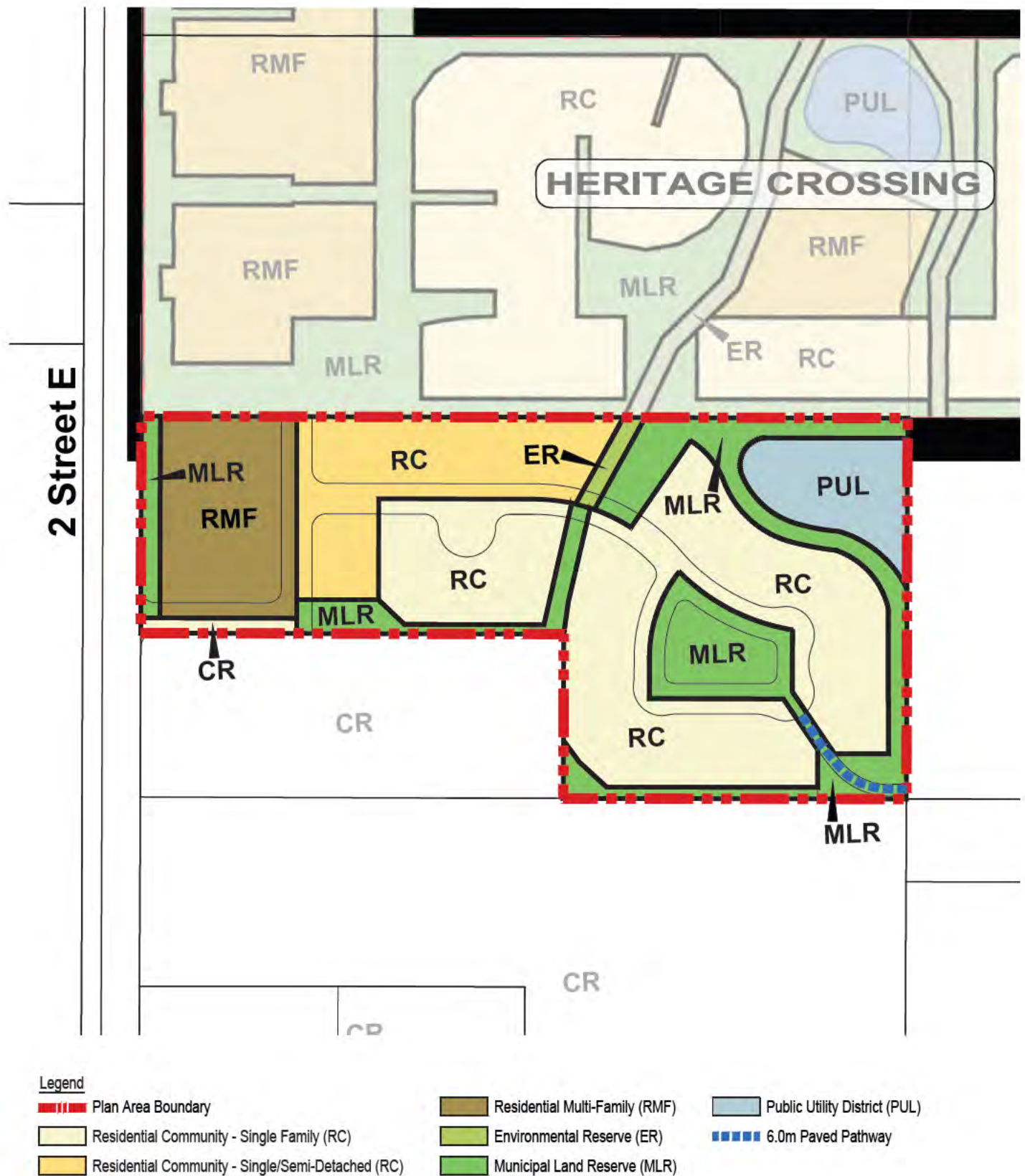


FIGURE 5: ASP LAND USE



LEGEND

— Plan Area Boundary

Residential Community -Single Family (RC)

Residential Community -Single / Semi-detached (RC)

Residential Multifamily – Townhouses (RMF)

P 6.0m Paved Pathway / Emergency Access

Environmental Reserve (ER)

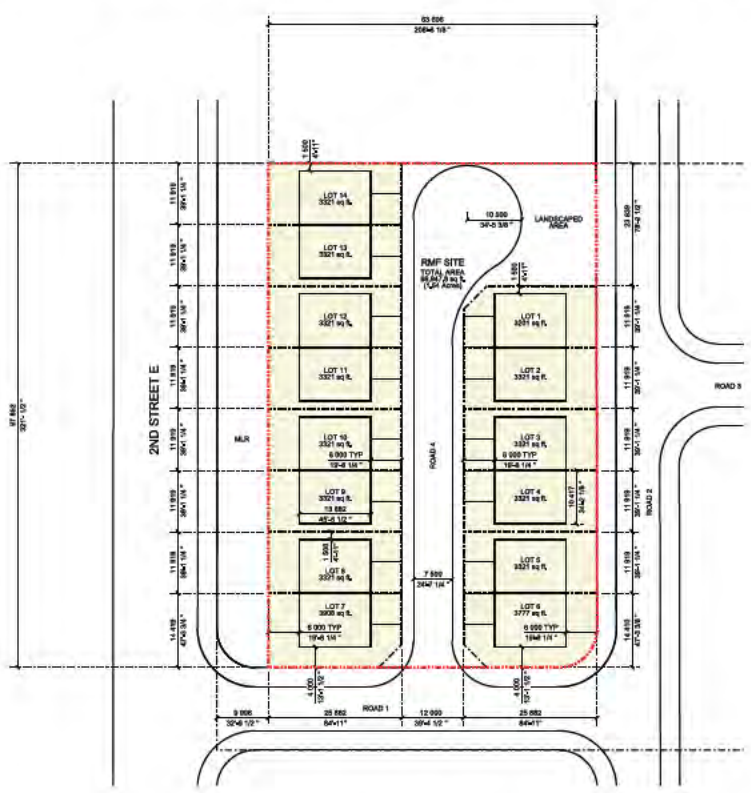
Municipal Land Reserve (MLR)

Public Utility Lot (PUL)

Note: The Shadow Plan has no status and will be subject to revision through individual landowner proposals.

Heritage Crossing Map Source for Land Use Context: Heritage Crossing ASP; the Land Uses shown in Heritage Crossing ASP boundary are conceptual and not existing

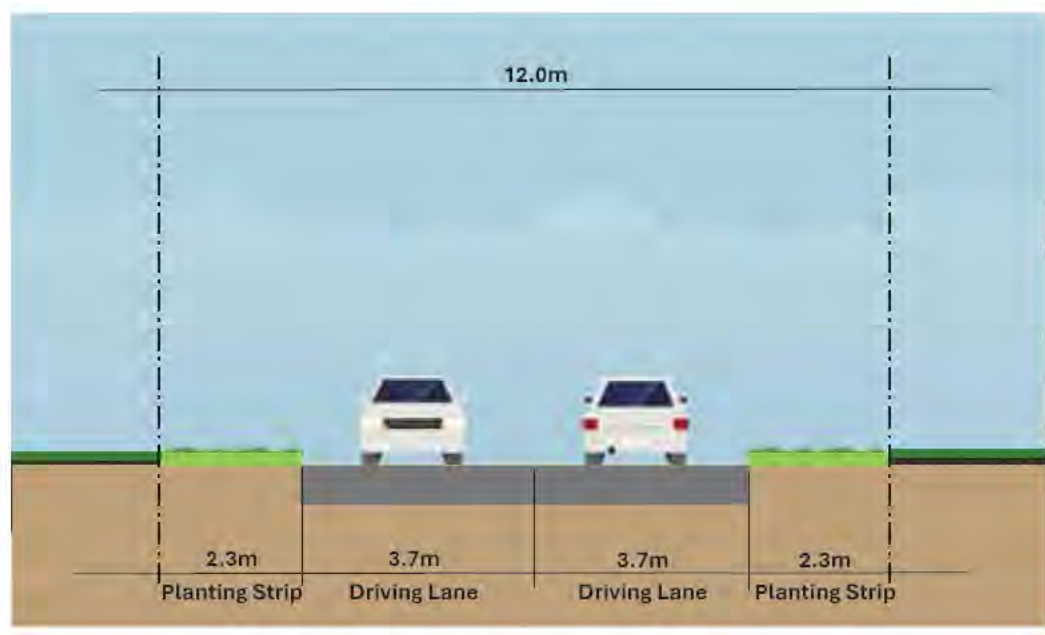
FIGURE 6: RMF - PRELIMINARY CONCEPT PLAN



01. CONCEPT PLAN FOR RMF SITE
SCALE 1:500

01. CONCEPT PLAN FOR RMF SITE		SCALE 1:500									
CONCEPT FOR REVIEW		SCHOFIELD ARCHITECTURE		HERITAGE ESTATES FOOTHILLS COUNTY, AB		CONCEPT PLAN FOR RESIDENTIAL MULTI-FAMILY SITE V3					
Drawn by: JIS		Checked by: JIS		Submitted by: JIS		Scale: 1:500		Drawing Number: SK 003			
Date: 2025-10-22		Date: 2025-10-22		Date: 2025-10-22		Date: 2025-10-22		Date: 2025-10-22		Date: 2025-10-22	
Project: RMF SITE		Project: RMF SITE		Project: RMF SITE		Project: RMF SITE		Project: RMF SITE		Project: RMF SITE	
Client: HERITAGE ESTATES		Client: HERITAGE ESTATES		Client: HERITAGE ESTATES		Client: HERITAGE ESTATES		Client: HERITAGE ESTATES		Client: HERITAGE ESTATES	
Architect: SCHOFIELD ARCHITECTURE LTD.		Architect: SCHOFIELD ARCHITECTURE LTD.		Architect: SCHOFIELD ARCHITECTURE LTD.		Architect: SCHOFIELD ARCHITECTURE LTD.		Architect: SCHOFIELD ARCHITECTURE LTD.		Architect: SCHOFIELD ARCHITECTURE LTD.	
Address: 4025-34-0001		Address: 4025-34-0001		Address: 4025-34-0001		Address: 4025-34-0001		Address: 4025-34-0001		Address: 4025-34-0001	
Contact: JON@SCHOFIELDARCHITECTURE.COM		Contact: JON@SCHOFIELDARCHITECTURE.COM		Contact: JON@SCHOFIELDARCHITECTURE.COM		Contact: JON@SCHOFIELDARCHITECTURE.COM		Contact: JON@SCHOFIELDARCHITECTURE.COM		Contact: JON@SCHOFIELDARCHITECTURE.COM	

FIGURE 7: RMF - INTERNAL ROAD CROSS-SECTION



OPEN SPACE USES

The following Open Space uses are proposed:

- **Environmental Reserve ER** – A small 0.11ha (0.26ac) ER parcel is proposed for the north-south draw through the centre of the plan area and is a continuation of the ER approved to the north in Heritage Crossing.
- **Municipal Land Reserve MLR** comprises 1.41 ha (3.48ac) or 23% of the gross developable area is proposed in MLR uses to serve the needs of the residents in Heritage Estates and surrounding area.

The proposed MLR delineation is in keeping with the approved Heritage Estates ASP and will include the following key elements:

- o North Park and Heritage Pond Area
- o Island Park
- o Transition Buffer & Linear Open Space Connections

See Figures 8 & 9 for the North Park and Island Park concept plans. The concept plans will be refined at the Subdivision stage to address County comments related to fire safety.

- **Public Utility District PUL** comprises 0.42 ha (1.04ac) or 7% of the gross developable area and will accommodate the storm retention facility.

INFRASTRUCTURE

The mobility and utility infrastructure requirements for Heritage Estates were carefully reviewed for approval of the Area Structure Plan.

Primary access to Heritage Estates will be off 2 Street E which connects to Dunbow Road. Additional connections are approved to the north to Heritage Crossing and to future development to the south. The Transportation Overview by Bunt shows that the roundabout at Dunbow Road & 2 St E upgrades will adequately accommodate the development. On February 4, 2026, Council approved the construction of the roundabout at 2 ST and Dunbow RD. Construction of the roundabout has commenced and is expected to be complete well ahead of any development on the Heritage Estates parcel.

Sanitary and Water servicing to Heritage Estates will be provided by Bluestem and piped connections to Heritage Crossing to the north. Heritage Estates consultants have provided a letter stating that cost sharing arrangements will be made with Heritage Crossing in accordance with the policies and bylaws of Foothills County. Heritage Estates has entered into a contractual arrangement with Bluestem for both sanitary and water servicing. The developer has confirmation from Water Transfer Alberta indicating that water rights are available.

The Heritage Estates piped storm system will discharge into Heritage Estates storm pond. The Heritage Estates storm pond will attenuate the 1:100 year rainfall to a rate of 9 L/s which equates 1.47 L/s/ha, which is less than the allowable 4.69 L/s/ha, and discharge downstream into the existing ravine through the Heritage Crossing storm pipe system, storm pond, and outfall pipe. The downstream Heritage Crossing storm pipe system has been reviewed and has excess capacity of 9 L/s – 55 L/s. Minor modifications to the Heritage Crossing storm pond's control structure will be required.

On April 23, Sheffer Andrew Ltd. sent an email to the County which included concept design of the storm pond and some cross-sections that show it's interface with the lands to the north and to the east (Giusti), and it's overland spill route through the ER channel to the pond's north-east corner which should help to clarify how it will fit in. A copy of the email and pond Design is included in the Land Use Submission package.

SUPPORTING STUDIES

Policy 3.3b of the Heritage Estates ASP states that relevant Environmental reports be prepared prior to Land Use as required by Foothills County. Public Works has confirmed that no Environmental Report is required for Heritage Estates.

Policy 3.3c states that Historical Clearance may be required prior to Land Use. The developer has been in touch with Alberta Culture and advised that Historical Clearance be sought at Subdivision stage.

FIGURE 8: NORTH PARK

- ① Entry marker at North pedestrian entry to the parcel
- ② Planting bed with feature perennials
- ③ Sod berm with canopy tree planting
- ④ Kids playground with play structures
- ⑤ Seating area
- ⑥ Rain garden
- ⑦ Gathering node with picnic table and benches
- ⑧ Custom light bollards with stone cladding and Heritage Estates branding
- ⑨ Asphalt pathway
- ⑩ 450mm height stone clad landscape walls
- ⑪ Seating node facing pond area
- ⑫ ER
- ⑬ Seeded area
- ⑭ Crosswalk with ramp
- ⑮ Single detached lot



FIGURE 9: ISLAND PARK

- ① Feature area with water column and flowering tree
- ② Park entry
- ③ Asphalt pathway
- ④ Dry creek with boulders and plantings
- ⑤ Feature Christmas tree planting on berm
- ⑥ Feature rain garden
- ⑦ Fire pit zone with trellis
- ⑧ Seating node with benches facing rain garden
- ⑨ Curb cut to convey stormwater into catchment area
- ⑩ Custom light bollards with stone cladding and Heritage Estates branding
- ⑪ Sod berm with canopy tree planting
- ⑫ Typical landscape planting bed
- ⑬ 450mm height stone clad landscape walls
- ⑭ Multipurpose green open space/ Winter skating rink



Hage Corp.



De Winton Alberta

APPENDIX C: APPLICANT SUBMISSION – STORMWATER LETTER

From: Thurmeier, Ross <r.thurmeier@schefferandrew.com>
Sent: Thursday, April 23, 2026 1:32 PM
To: Wiaan Kruger <Wiaan.Kruger@FoothillsCountyAB.ca>; Heather Hemingway <Heather.Hemingway@FoothillsCountyAB.ca>; Brittany Smith <Brittany.Smith@FoothillsCountyAB.ca>; Patrick Antle <Patrick.Antle@FoothillsCountyAB.ca>
Cc: [REDACTED] Bela Syal <bsyal@planningplus.ca>; Bob Clark [REDACTED]
Subject: RE: Heritage Estates Servicing for Land Use Amendment

Hi Wiaan,

I understand the developer has been in talks with planning staff to potentially re-instate their land use application. As such, they have asked us to send you the attached stormwater management design drawing. The details of the system are subject to change after land use and subdivision, but the drawing illustrates the concept of discharging the Heritage Estates storm pond through the existing Heritage Crossing piped system, storm pond, and outfall pipe.

The Heritage Crossing pipe design has been reviewed and modified to include a proposed 9 L/s discharge from the Heritage Estates Pond in the 24 hour 1:100 year rainfall event. We have completed conceptual design of the pond with single event and continuous event sizing based on this to confirm that the pond footprint and preliminary design that are shown are adequate. The Heritage Estates pond is proposed to have an emergency spill at it's north-east corner, which aligns with the linear Lot 21ER which flows north into Lot 14ER through Heritage Crossing, which is where the Heritage Crossing pond's emergency spill route as well.

The attached concept demonstrates available capacity in the downstream pipe system. In addition, we have some alternatives in mind which could relatively easily increase the available pipe capacity some more that is a concern, and would be happy to discuss these with you. Overall, we would like to incorporate County feedback into the future storm reports and detailed design drawings.

Please review the attached and let us know if you have any questions or require further information from us to confirm feasibility of this concept to support land use.

Thanks,

Ross Thurmeier, P.Eng. | Branch Manager
Office: 403.244.9710 | Cell: 403.200.9919 | Fax: 403.228.9656
Scheffer Andrew Ltd. | Planners & Engineers
Suite 101, 808 42 Avenue SE, Calgary, AB, T2G 1Y9

**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 the redesignation of Plan 1706LK, Block 3; Ptn. NW 32-21-29 W4M from Country Residential District (CR) to Residential Community District (RC), Residential Multi-Family District (RMF), with additional lands to be dedicated as Municipal Reserve (MLR), Environmental Reserve (ER) and Public Utility Lot (PUL) to allow for the future subdivision of the lands as per the Heritage Estates Area Structure Plan, including 43 Residential Community District (RC) lots, 18 Residential Multi-Family District (RMF) lots, Municipal Reserves (to be zoned as Municipal Land Reserve District – MLR) equal to +/- 3.48 acres, Environmental Reserves equal to +/- 0.12 acres, and one (1) Public Utility Lot equal to +/- 1.04.

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. Land Use Map 2129 is amended by the redesignation of Plan 1706LK, Block 3; Ptn. NW 32-21-29 W4M from Country Residential District (CR) to Residential Community District (RC), Residential Multi-Family District (RMF), Municipal Land/Reserve District (MLR), Environmental Reserve (ER) and Public Utility Lot (PUL).
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.

**SUBDIVISION APPROVING AUTHORITY ITEM
PLANNING AND DEVELOPMENT REPORT
SUBDIVISION APPROVAL (BOUNDARY ADJUSTMENT)
September 16, 2026**

REQUEST FOR SUBDIVISION APPROVAL (BOUNDARY ADJUSTMENT)	
APPLICATION INFORMATION	FILE NO. F2127-20SW
	LEGAL DESCRIPTIONS: 1. Ptn. SW 20-21-27-W4M 2. SE 20-21-27-W4M LANDOWNERS: 1. Tyler Schenker 2. Willow Island Farm Ltd. c/o Bob Thompson AREA OF SUBJECT LANDS: 1. 63.32 acres 2. 160 acres CURRENT LAND USES: 1. Agricultural District 2. Agricultural District PROPOSED LAND USES: 1. Agricultural District 2. Agricultural District MUNICIPAL ADDRESSES: 1. [REDACTED] 2. None
PROPOSAL: Boundary adjustment which proposes the following: 42.0 +/- acres to be subtracted from PTN: SW 20-21-27-W4M and 42.0 +/- acres to be added to SE 20-21-27-W4M.	
DIVISION NO: 7	COUNCILLOR: R.D. McHugh
FILE MANAGER: Theresa Chipchase	

PURPOSE OF REQUEST

Subdivision application for the purposes of a boundary adjustment which proposes to subtract 42.0 +/- acres from PTN: SW 20-21-27-W4M and to add 42.0 acres +/- acres to SE 20-21-27-W4M.

The boundary adjustment will result in the following changes to the existing parcel sizes:

- **Ptn. SW 20-21-27-W4M** – 63.32 acres to 21.32 +/- acres
- **SE 20-21-27-W4M** – 160 acres to 202.0 +/- acres

NOTE: Appendix B of this staff report provides supporting detail for the application

NOTE: No land use will change as a result of the proposed boundary adjustment.

EXECUTIVE SUMMARY

SUMMARY OF PROPOSAL

Location

The parcels are located directly east of 192nd Street East and directly west of an undeveloped portion of 208th Street East. Which is 1.6 kilometres north of Highway 552 East, approximately 1.0 kilometres south of the Bow River.

Access

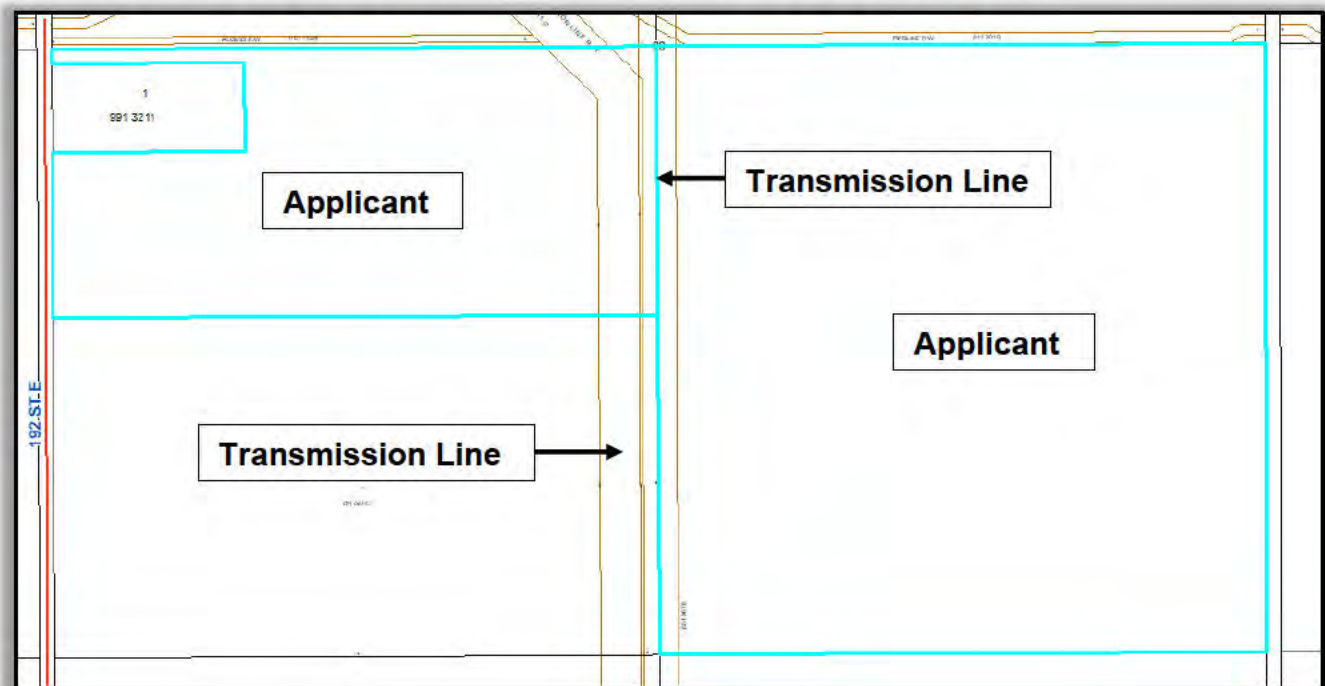
Access to the 63.32 acre parcel is obtained from an approach constructed along the east boundary of the property connecting the lands to 192nd Avenue East.

Access to the 160 acre west parcel is obtained via an easement, running west to east along the full north boundary of the 63.32 acre parcel. This 160 acre parcel also has access provided to it from an undeveloped road allowance along the east boundary, whereby there are suggestions of a driveway connecting the lands one mile south to Highway 552.

Title Registrations

The parcels include registrations for a 60 metre wide transmission line and a parallel 50 metre wide transmission line both of which are owned by Altalink. The 60 metre wide right of way runs along the east boundary of the 63.32 acre parcel with the 50 metre wide right of way straddling the east/west property line between the 63.32 acre parcel and the 160 acre parcel.

Altalink was circulated on the application with no response received prior to the submission of this staff report. The locations of the ROW's are shown on the map below in connection with the lands involved in the adjustment which are identified by the blue lines.



RESERVES

The Subdivision Approving Authority may choose to request a deferred reserve caveat be placed on the new 21.32 +/- acre parcel after the adjustment in accordance with the County's Municipal Reserve Policy, with respect to 2.132 +/- acres of public reserve to be provided upon further subdivision of the property.

EASEMENTS

931 111 094 – on both titles – county party to easement and right of way agreement, easement is for the benefit of access for the SW 20-21-27-W4M over the SE 20-21-27-W4M.

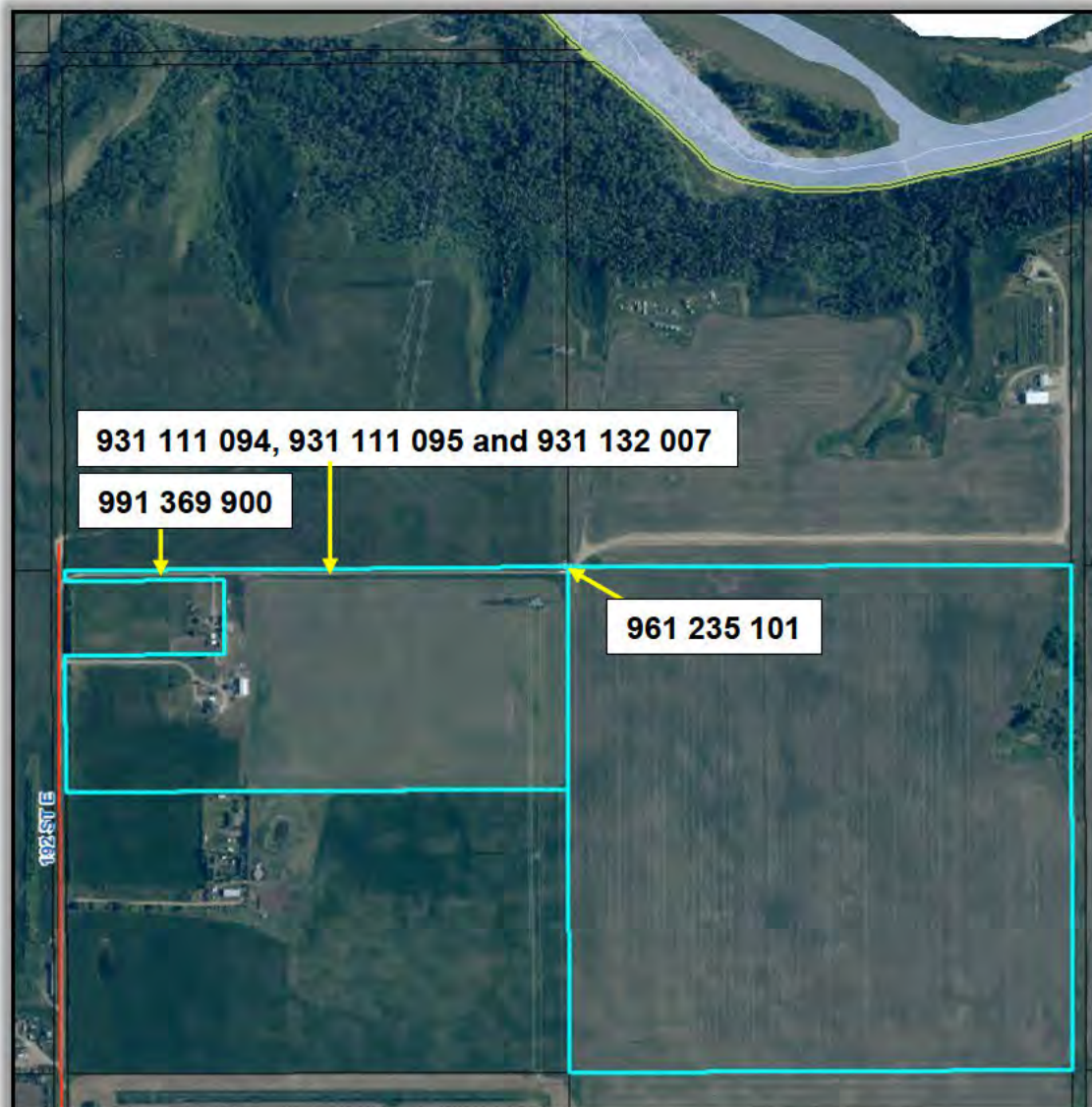
931 111 095 – on both titles – county party to easement and right of way agreement, easement is for the benefit of access for the SE 20-21-27-W4M over the SW 20-21-27-W4M.

931 132 007 – on Schenker title – county not party to easement, easement is for benefit of access for the NE 20-21-27-W4M over the SW 20-21-27-W4M.

991 369 900 – on Schenker title- county not party to easement and right of way agreement, easement is for the benefit of access for Plan 9913211, Block 1 over SW 20-21-27-W4M, and is specific to the driveway portion of the SW 20-21-27-W4M that is north of this lot.

961 235 101 – on Willow Island title – county party to easement and right of way agreement, easement is for the benefit of the NE 20-21-27-W4M over SE 20-21-27-W4M and is specific to the extreme northwest corner of the SE quarter.

See map below for the location of all easements, the applicant's parcels are outlined in blue:



SITE CONSIDERATIONS

PHYSIOGRAPHY

PTN: SW 20-21-27-W4M – lands slightly sloping to the southeast. Overland drainage runs from the north boundary southeast through the property with intermittent ponding along the south and east boundaries. The western portion of the property has been hayed, with the eastern portion of the property being cultivated and pastured. The property includes a residence, shop, barn and shed.

SE 20-21-27-W4M – lands are sloped to the north. Cropland cover throughout with ephemeral ponding throughout and a defined pond on the north boundary which has been impacted by grading and culvert installation associated with driveway construction on the adjacent lands to the north that appear to have been installed for a residence and a tree farm on these adjacent lands.

A small area of low scrub brush is located along the eastern boundary of the applicant's parcel in the northeast corner of the quarter with two areas of intermittent ponding which interrupt the undeveloped road allowance along the east boundary of the property.

SW 20-21-27-W4M - QUARTER SECTION BACKGROUND

1999 – 7.44 acre first parcel out subdivided from the quarter section

2007 – remainder of quarter subdivided roughly in half leaving a 17 meter panhandle along the north boundary of the 7.44 acre lot subdivided in 1999, in order to facilitate access over this panhandle for the SE 20-21-27-W4M and the NE 20-21-27-W4M

POLICY EVALUATION

Reviewed within the terms of the Municipal Development Plan 2010, Growth Management Strategy and the Land Use Bylaw 60/2014

REFERRAL CONSIDERATIONS

Referred to required Provincial and Municipal bodies as well as Utilities.

CIRCULATION REFERRALS

REFEREE	COMMENTS
EXTERNAL	
FortisAlberta	We have reviewed the plan and determined that no easement is required by FortisAlberta.
TELUS	Thank you for including TELUS in your circulation. At this time, TELUS has no concerns with the proposed activities
Sunshine Gas Coop	Has no concerns with the project
INTERNAL	
Public Works	Public Works recommends the following conditions: Public works provides that the existing approach does not meet current standards, as it is not aligned at 90 degrees with 192 nd Street. E. Public Works recommends that the approach be realigned and built to a common

CIRCULATION REFERRALS

	approach standard as it would allow for legal physical access to Block 1, Plan 9913211. Public Works provides the following for Council's consideration: • Council to determine whether 5 metre wide acquisition of land is to be provided adjacent to the east boundary of the Willow Island Farms property along 208th Street East. (See condition for review highlighted below within the suggested approval motion) Public Works provides the following comments with regards to access: A County standard road may be constructed, should it be required in the future, within the 208th St. E undeveloped road allowance. Council is to be advised that prior to road construction, the wetland areas would need to be addressed in accordance with all applicable Provincial requirements (AEPA). Alternatively, should Council require the existing east/west driveway (through SW 20) be further protected, to ensure access can be maintained for those currently accessing through this driveway via easement, Council may wish to consider the registration of a land acquisition agreement by caveat on the applicable title. Additionally, should a land acquisition agreement be required over the panhandle through which the driveway easements are located (adjacent to the north boundary of Block 1, Plan 9913211), Council is to be aware that this panhandle is only 18 metres in width, therefore in the future, Council would need to either accept substandard road construction within the 18 metres or additional lands would need to be acquired in order to be able to construct a County standard road.
GIS/Mapping	Of note, due to existing development at both ends of the shared driveway, any future development of the SE 20-21-27-W4M will result in address changes for the neighboring parcels.

REQUEST OF THE SUBDIVISION APPROVING AUTHORITY

OPTION #1: SUBDIVISION APPROVAL

The Subdivision Approving Authority may choose to approve the Subdivision application for the purpose of a boundary adjustment which proposes to subtract 42.0 +/- acres from PTN: SW 20-21-27-W4M and to add 42.0 acres +/- acres to SE 20-21-27-W4M. Resulting in PTN: SW 20-21-27-W4M to be reduced from 63.32 acres to 21.32 +/- acres and SE 20-21-27-W4M to be increased from 160 acres to 202.0 +/- acres.

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; and
- The subject lands have the appropriate land use designations.

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

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

Staff respectfully requests the Subdivision Approving Authority's direction on Conditions 4 and 6 as highlighted below in grey.

1. Boundary adjustment and consolidation to be effected by Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such other means satisfactory to the Registrar of the South Alberta Land Titles District;
2. It is the Landowners responsibility to provide a Real Property Report or an 'as built' drawing signed and sealed by an Alberta Land Surveyor, certifying the location of the adjacent municipal road(s), approaches, septic tank and field, and water well(s) are within the boundaries of the appropriate properties and that the site plan is surveyed according to municipal setback requirements;
3. Landowners are to provide all utility easements and agreements, to the satisfaction of the County and the utility companies;
4. The Subdivision Approving Authority is to determine whether 5 metres of road widening is to be provided, adjacent to the east boundary of the SE 20-21-27-W4M, as per comments provided by the County's Public Works department. Should road widening be required, the following condition is recommended:
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 east boundary of the SE -20-21-27-W4M (208TH St. E)
5. All accesses are to be located, and culverts and approaches installed to current Municipal Subdivision Road Construction standards, to the satisfaction of the County's Public Works department;
6. The Subdivision Approving Authority may choose to require a deferred reserve caveat be registered on the new 21.32 +/- acre parcel after the adjustment, in accordance with the County's Municipal Reserve Policy. Should a deferred reserve caveat be required, the following condition is recommended:
Public Reserve: Pursuant to the Municipal and School Reserves section of the Municipal Government Act and the County's Public Reserve Policy (adopted April 18/96), reserves for the proposed 21.32 +/- acre parcel are to be deferred by caveat, reserves would not be required for the proposed 202.0 +/- acre balance parcel within the SE 20-21-27-W4M;
7. Landowners are to pay all arrears of taxes on the existing parcels prior to finalization of the subdivision;
8. Submission of subdivision endorsement fees.

OPTION #2 – SUBDIVISION REFUSAL

The Subdivision Approving Authority may choose to refuse the Subdivision application for the purpose of a boundary adjustment which proposes to subtract 42.0 +/- acres from PTN: SW 20-21-27-W4M and to add 42.0 acres +/- acres to SE 20-21-27-W4M. Resulting in PTN. SW 20-21-27-W4M to be reduced from 63.32 acres to 21.32 +/- acres and SE 20-21-27-W4M to be increased from 160 acres to 202.0 +/- acres.

With respect to the Agricultural section of the MDP2010, the Subdivision Approving Authority did not find sufficient merit in the proposal to consider allowing the fragmentation of the subject lands, as it is the Subdivision Approving Authority's intent to maintain the existing agricultural land base.

APPENDICES

APPENDIX A - MAP SET:

LOCATION MAP

HALF MILE MAP – LAND USE

HALF MILE MAP - PARCEL SIZES

SITE PLAN

ORTHO PHOTO

APPENDIX B:

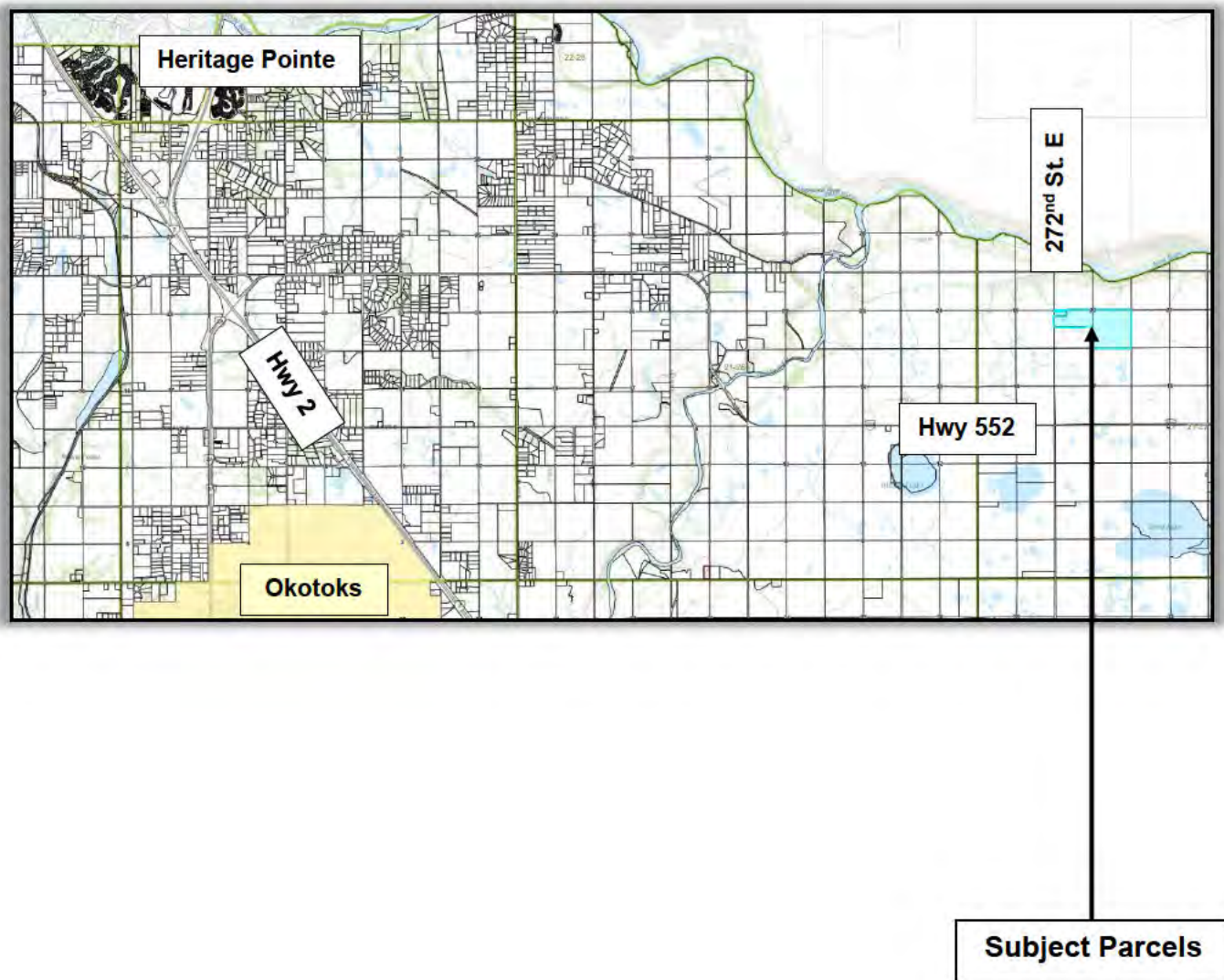
LANDOWNERS SUPPORTING EMAIL SUBMISSION (TYLER SCHENKER)

LANDOWNERS SUPPORTING EMAIL SUBMISSION (WILLOW ISLAND FARM LTD.)

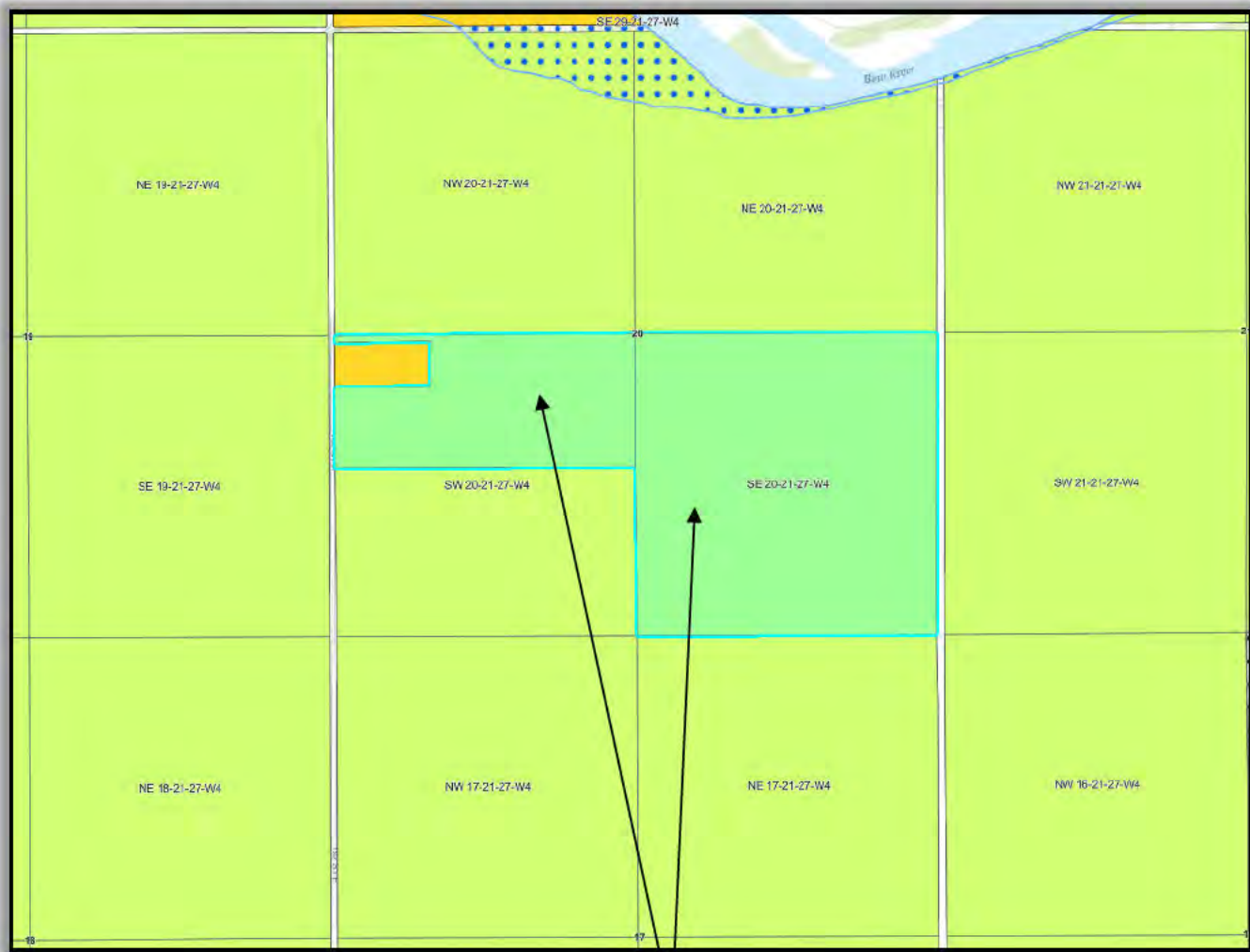
APPENDIX C:

ADJACENT LANDOWNERS SUPPORTING EMAIL SUBMISSION

APPENDIX A: LOCATION MAP



APPENDIX A: HALF MILE MAP – LAND USE

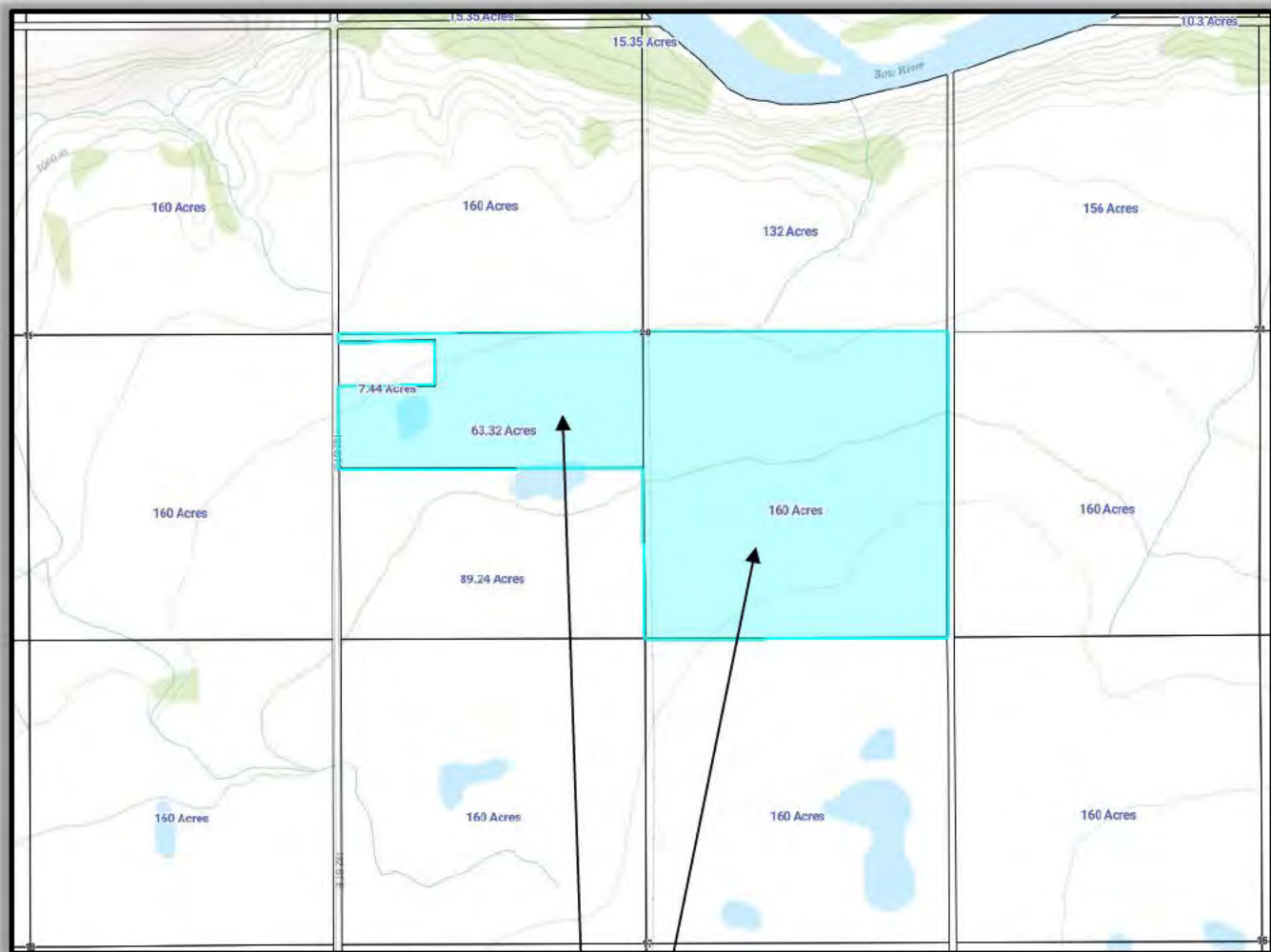


Subject Parcels

Legend

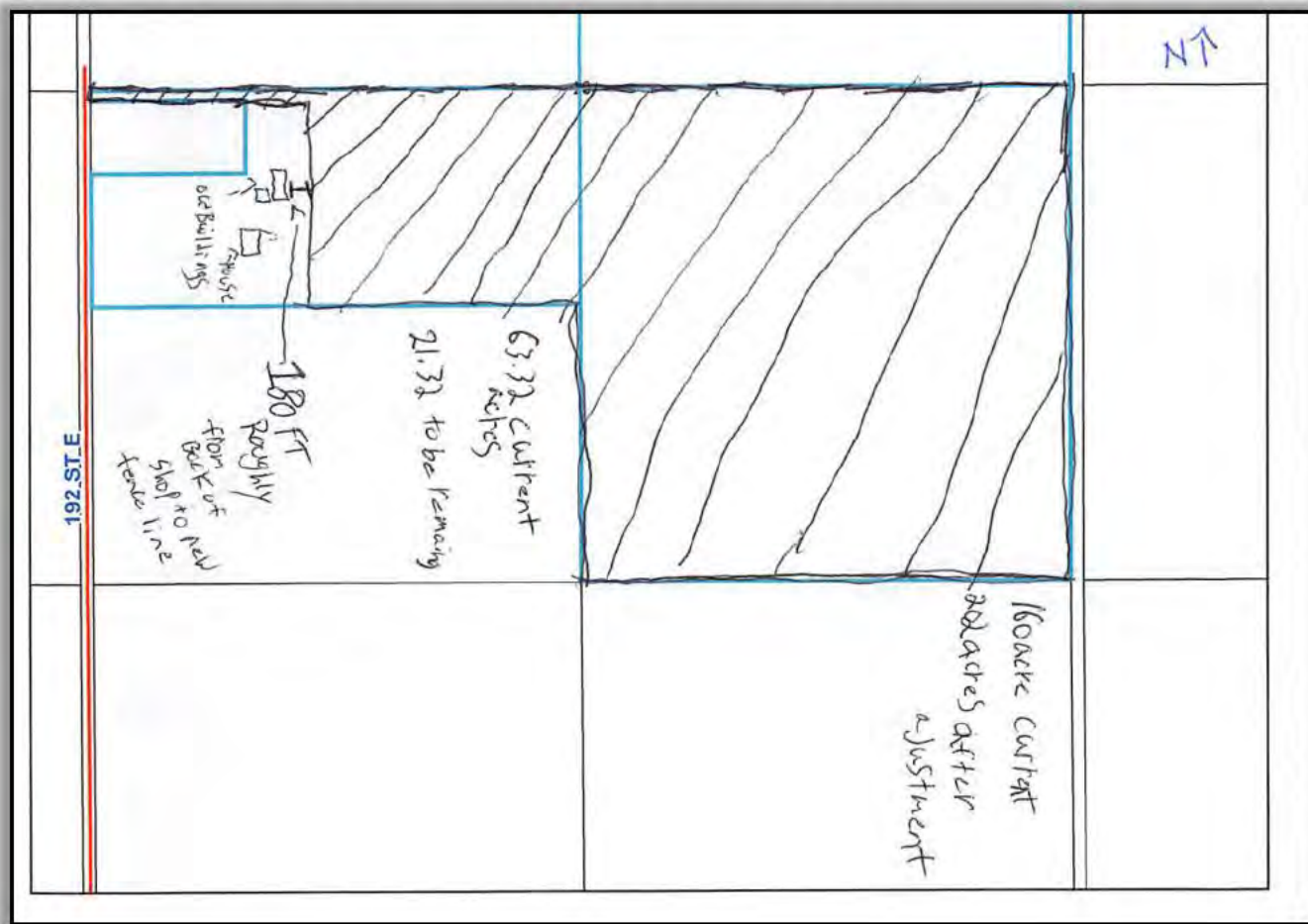
- | | | |
|------------------------------------|----------------------------------|--------------------------------------|
| — Hard Surface (Chip/oil) | CR- Country Residential | MR- Municipal Reserve |
| — Gravel | CRA- Country Residential Sub A | MLR- Municipal Land/Reserve District |
| --- Developer 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: HALF MILE MAP – LOT SIZES

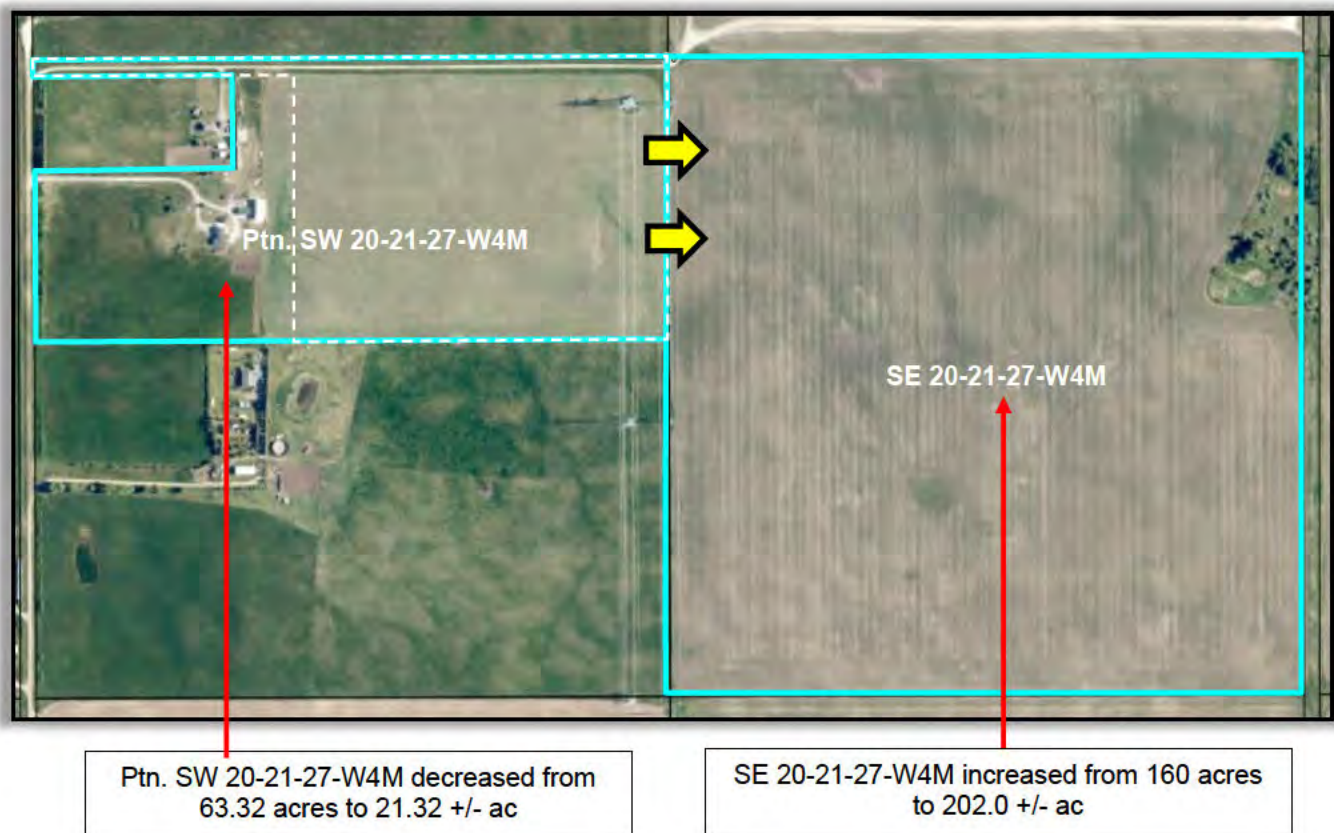


Subject Parcels

APPENDIX A: SITE PLAN – PROPOSED BOUNDARY ADJUSTMENT



APPENDIX A: ORTHO PHOTO



**APPENDIX B: LANDOWNERS SUPPORTING EMAIL
TYLER SCHENKER SUBMISSION**

Foothills County's Municipal Development Plan (MDP) states that the MD supports maintaining the integrity of the agricultural land base and discourages the fragmentation of agricultural land, including the subdivision of land into smaller agricultural parcels (MDP 2010, p 12). We would like to add the 42 acres and the 160 acres together into 1 title for Willow Island Farms which will result in 1 title of +/- 202 acres and used for agricultural production.

We feel that this amalgamation request is the opposite of fragmentation and hence should be viewed as supporting the integrity of the agricultural land base.

Included in the 42 acre boundary adjustment will be the easement off the North side of the parcel that is being amalgamated. After the boundary adjustment the North easement will no longer be part of the adjusted parcel It will be part of the +/- 202 acres Willow Islands Farm.

**APPENDIX B: LANDOWNERS SUPPORTING EMAIL
WILLOW ISLAND FARM LTD. SUBMISSION**

Morning Theresa,

This email is a letter of support for the application for a boundary adjustment to amalgamate the 42 acres from SW 20-21-27-4 with SE 20-21-27-4.

Amalgamation will create a larger field which is beneficial for farming efficiencies and will also eliminate a fence line where moles (pocket gophers), gophers and weeds can be more of a problem to control.

We have also included the land with the access easement road as Richard Dugdale (owns NE 20-21-27-4) prefers the access easement to be registered to the same landowner on both SE 20 and SW 20-21-27-4.

We live on a farm north of Mossleigh and own farmland in both Foothills County and in Vulcan County. We have found that increasing field size improves efficiency of all farming operations.

My mother was Gail Gillanders and her grandfather Andy Gillanders homestead in the Gladys Ridge district in 1900. Descendants still farm land in the area.

I understand that both Richard Dugdale (owns NE 20-21-27-4) and Kurtis and Colleen Sanheim (owns the 7 acre parcel in the NW part of SW 20-21-27-4) have submitted consent letters and are in support of the amalgamation.

Thank you, Bob Thompson
Willow Island Farm Ltd.

APPENDIX C: ADJACENT LANDOWNER'S LETTER OF SUPPORT

Richard Dugdale



via email: Theresa.Chipchase@FoothillsCountyAB.ca

Foothills AB T1S 4A3

To Whom It May Concern:

RE: Subdivision & Boundary Adjustment; Ptn SW & SE 20-21-27 W4

I am an adjacent land owner, and reside on the NE 20-21-27 W4. Access to my properties is via easement over SW and SE 20-21-27 W4. I am familiar with the subject application and have been in communication with both applicants. I am in full support of Foothills County approving this application.

I am of the opinion that the amalgamation of the 42 +/- acres into the SE 20-21-27 W4, resulting in a larger parcel, is beneficial to the preservation of farmland as it is the opposite of fragmentation. It also allows for inherent efficiencies in farming a larger contiguous parcel.

The "easement" road is my only viable means of ingress/egress to my properties. As such, I am the primary maintainer of this road and therefore logically prefer limited traffic on it. Approval of this application is beneficial to me in this regard, as Willow Island Farm (Bob Thompson), and I often coordinate our farming activities to utilize the same farm equipment at the same time and thus minimizing the ingress/egress of heavy farm equipment.

Thank you,

Richard Dugdale