

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

**September 9, 2026
To be heard at: 10:00 am**

APPLICATION INFORMATION		File No. 26R 027
	LEGAL DESCRIPTION: Ptn. NE 14-20-1 W5M	
	LANDOWNER(S): CHERIE AND ART ANDREWS	
	AREA OF SUBJECT LANDS: 71.22 ACRES	
	CURRENT LAND USE: AGRICULTURAL DISTRICT (A)	
PROPOSAL: Site Specific Amendment to the Agricultural District land use rules to add Public Market, Food Service- Accessory, Patio and Manufacturing – Light as Discretionary Uses for the existing 71.22 acres subject parcel.		
DIVISION NO: 1	COUNCILLOR: Benita Estes	FILE MANAGER: Stacey Kotlar

EXECUTIVE SUMMARY:

Location:

The subject parcel is located:

- Adjacent to and west of 16 St W
- Adjacent to and south of Hwy 7W
- Directly southwest of the Municipal Boundary with the Town of Okotoks

Policy Evaluation:

Reviewed within the terms of the:

- Municipal Development Plan 2010 (MDP2010);
- Growth Management Strategy; and
- Land Use Bylaw 60/2014.

Referral Considerations:

The application submission was referred to required internal departments and external agencies.

PURPOSE OF APPLICATION:

Bylaw XX/2026 – Application to further amend the Land Use Bylaw by authorizing a Site Specific Amendment to the Agricultural land use rules to add Public Market; Food Service – Accessory; Patio; and Manufacturing – Light as Discretionary Uses on Ptn. NE 14-20-01 W5M.

This application proposes a new use for an existing building on the subject parcel. It was previously a store front and manufacturing facility of honey and honey related products including Mead (honey wine). Their intention is to select tenants who will operate similarly to the business that had previously been approved for the property. They propose the existing building will be constructed to allow for two separate leasing areas for two individual tenants.

Tenant 1 is proposed as a Light Manufacturing business fermenting and distilling mead and honey based spirits. Vehicle generation is expected to be 1-2 employees per day, as well as a maximum of 1 van type delivery per week and 1 semi truck vehicle every 6 months.

Tenant 2 is proposed as a public market with food service and a patio. Vehicle traffic is expected to be approximately 15 customers per day with increases during seasonal festival activities. Deliveries will be van type vehicles with a maximum of 1 per day.

HISTORY:

- 2004 The landowners operated Chinook Honey Company from this parcel as a Minor Home Occupation (04D 066), a small apiary and manufacturing of honey based products.
- 2006 Site Specific Amendment approved to expand the business as an agri-tourism business based upon their honey sales and proposed Meadery (a facility in which honey is turned into wine known as Mead).
- 2007 Development permit is approved to expand the business and the Existing Shop to accommodate the Meadery expansion.
- 2011 Development Permit is submitted requesting additions to the existing building, construction of one new building, and a larger sign along the municipal roadway. This permit was later deemed null and void and additions to the existing structures did not proceed.

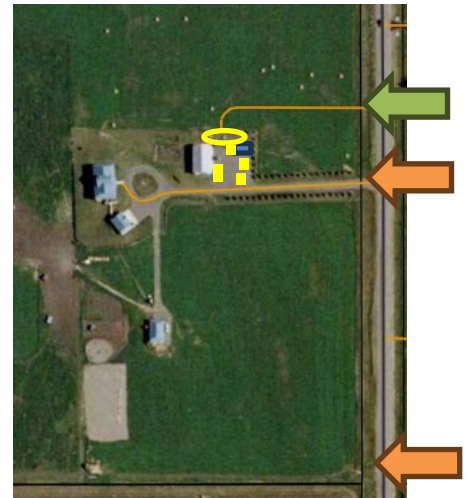
SITE CONSIDERATIONS:

Access: There are 3 existing approaches on 16 St W. The northern approach, shown with a green arrow, is the business approach. It is currently constructed to commercial standards and Public Works has confirmed that it does not need any upgrades. The centre approach is used by the landowners for their residential use. The southern most approach is an agricultural approach.

Parking: Parking is provided entirely on site, shown by the yellow rectangles. Overflow parking has been identified within the yellow circle.

Physiography:

The subject lands are flat to gently rolling terrain. The undeveloped land continues to be farmed.



Existing Development:

A section of a Real Property Report is displayed on the right identifying the existing development.

Dwelling and Detached Garage (12.21 x 8.52) shown in red

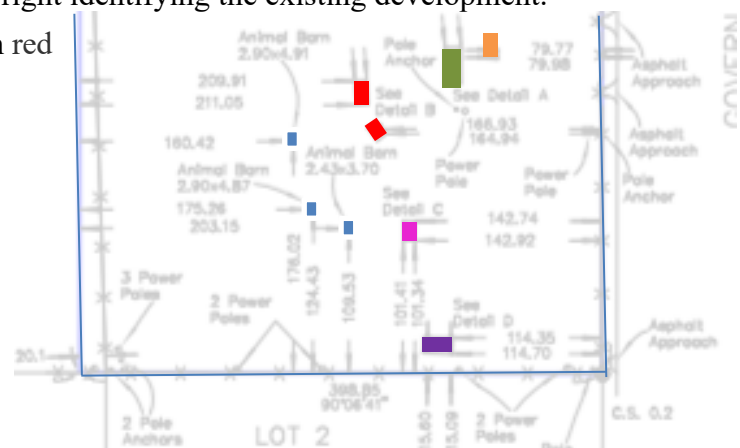
Detached Garage (9.10 x 7.30) shown in orange

Business Use Building (27.48 x 12.21) shown in green

Wood Garage (14.62 x 9.13) shown in pink

Barn (21.92 x 12.12) shown in purple

Animal Shelter x 3 (2.90 x 4.91) shown in blue



PREVIOUS COUNCIL DIRECTION:

2006 Site Specific Amendment (06R 226) approving the expansion of the honey company to include a Meadery.

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works	- The existing approach to the shop is commercial width, no changes proposed or required - Recommend the applicant provide provincial approval for the proposed water well use - The intersection of Hwy 7 and 16 St W is under ATEC jurisdiction. If their department requires a TIA, we would like to see 16th St W south to the site access be included in the assessment. If not, we will not require it. - It is a paved surface road, and as such there are not concerns regarding dust from vehicle traffic. - Would highly suggest that parking area be graveled such that they can be used in all weather. Parking of vehicles within field areas will likely cause mud to be tracked onto the roadway. If this occurs, PW will require the roadway be immediately cleaned off.
EXTERNAL	
Alberta Transportation and Economic Corridors	- No concerns or objections - Based on the information provided, this will not require a highway development permit
Alberta Health Services	No objection to the application. Please note that by the <i>Food Regulation</i> (AR 31/2006) under the Alberta Public Health Act, (RSA 2000) each tenant/operator of a food facility must: 1. Ensure that any design plans and specifications for the food establishment are submitted to ASH-EPH for approval prior to construction or renovation. The design must meet the requirements under this legislation. 2. Ensure that the water supply for the facility is potable. 3. Complete a food handling permit application and complete an approval inspection prior to operating.
ATCO Gas	Approves the work provided the following conditions are met: - There are existing ATCO facilities in the area. If it should be necessary to lower, relocate or make any alteration please contact
ATCO Transmissions	No conflict as there are no high-pressure pipelines in the proposed area
PUBLIC	
Western Wheel	August 26 th and September 2 nd , 2026

CIRCULATION REFERRALS	
Landowners (half mile)	No submissions received prior to submission of this staff report.

POLICY EVALUATION:

Municipal Development Plan (MDP2010):

- Policies 3 and 4 of the Agricultural section of the MDP2010 indicating support for maintaining the integrity of the agricultural land base, and allows non-agricultural uses only where they do not adversely affect agricultural operations.
- The proposal aligns with some policies within the Economy Section of the MDP2010, regarding encouraging Home Based Businesses and encouraging existing businesses to introduce sustainable initiatives.
- It does not align with other policies such as encouraging economic development in identified employment areas, such as the Highway 2A corridor, and minimizing land use conflicts and negative impact on area residents and adjoining lands.
- The Economy section of the MDP notes that it is intended to provide for agricultural-related business in agricultural areas and that proposals for commercial uses should be developed to be compatible with the surrounding area and existing land uses. Consideration should be given to size, design, noise, odor, traffic, dust, and the visual impact of the proposal on adjacent lands.

Land Use Bylaw 60/2014:

BUSINESS VISITS means round trips to and from the site by individuals for the purpose of doing business on site of a home based business. Business visits do not include vehicle trips to the site by residents or employees, nor is it intended that the occupants of the vehicle be counted each as a business visit. A load of individuals transported by bus are excluded from this definition as this implies a larger scale operation than a home based business.

FOOD SERVICE, ACCESSORY means the serving of food, which may or may not have been prepared on site, in support of an approved principal use on the premises. The service may occur either on a day-today basis or for special events and may include the service of alcoholic beverages under license from the Alberta Gaming, Liquor and Cannabis Commission or equivalent body. It may also include food service from food trucks licensed to operate in the County.

HOME BASED BUSINESS means a business or occupation conducted within a dwelling and/or an accessory building on a parcel on which a dwelling is located and where one or more residents of the parcel is the primary owner of the business

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

PATIO means a structure with the top of the floor less than 0.6m in height above finished grade without a roof or walls which is designed and intended for use as an outdoor amenity area. *See Section 4.2.1 for information on exemptions to Development Permit requirements for patios and Section 9.27 Special Setback Requirements for more information on setback requirements.*

PUBLIC MARKET means the use of a building, structure, or lot for the purpose of selling any or all of the following: produce, meat, fish, seafood, flowers, and crafts and may include retail stores and restaurants. This use does not include cannabis sales.

VEHICLE TRIP means one motor vehicle travelling to and from a specific site (round trip).

Growth Management Strategy:

The vision for the South Central District is supportive of moderate growth on the east side of the district close to the towns of High River and Okotoks with careful consideration to avoid land use conflicts with long established agricultural operations.

CHANGES MADE TO APPLICATION TO ADDRESS REFERRAL RESPONSES:

The landowners have chosen to remove Commercial Storage as a request from this proposal. They intend to use that storage area for personal use.

SUMMARY

Bylaw XX/2026 – Application to further amend the Land Use Bylaw by authorizing a Site Specific Amendment to the Agricultural land use rules to add Public Market; Food Service – Accessory; Patio; and Manufacturing – Light as Discretionary Uses on Ptn. NE 14-20-01 W5M.

OPTIONS FOR COUNCIL CONSIDERATION:

OPTION #1 – FIRST READING APPROVAL

Council may choose to grant 1st reading to the application for Site Specific Amendment to the Agricultural District land use in order to allow for Manufacturing – Light, Public Market, Food Service and Patio on a portion of NE 14-20-01 W5M; allowing for the operation of two new tenant businesses on the subject property, for the following reasons:

In their consideration of the criteria within the MDP2010 and LUB 60/2014; Council is of the opinion that allowing the proposed uses of Public Market; Food Service – Accessory; Patio; and Manufacturing - Light on the subject lands would not be detrimental to the intended use of the subject parcel and neighbouring parcels.

Subsequent approval and issuance of a Development Permit for a each tenant will be required prior to the property being used for operation.

Recommended Conditions for Option #1:

1. Landowners are to submit approval or waiver from Alberta Environment regarding water well usage on the site;
2. Submission of development permits applications for the proposed tenant businesses;
3. Final amendment application fees to be submitted;

OPTION #2 REFUSE APPLICATION

Council may choose to refuse the application for a Site Specific Amendment to the Agricultural District land use of the subject parcel in order to allow for a Public Market, Food Service, Patio and Manufacturing Light, for the following reasons:

The proposed site specific amendment is incompatible with the surrounding area and existing land uses.

APPENDICES

APPENDIX A: MAP SET:

LOCATION MAP

LAND USE - HALF MILE MAP

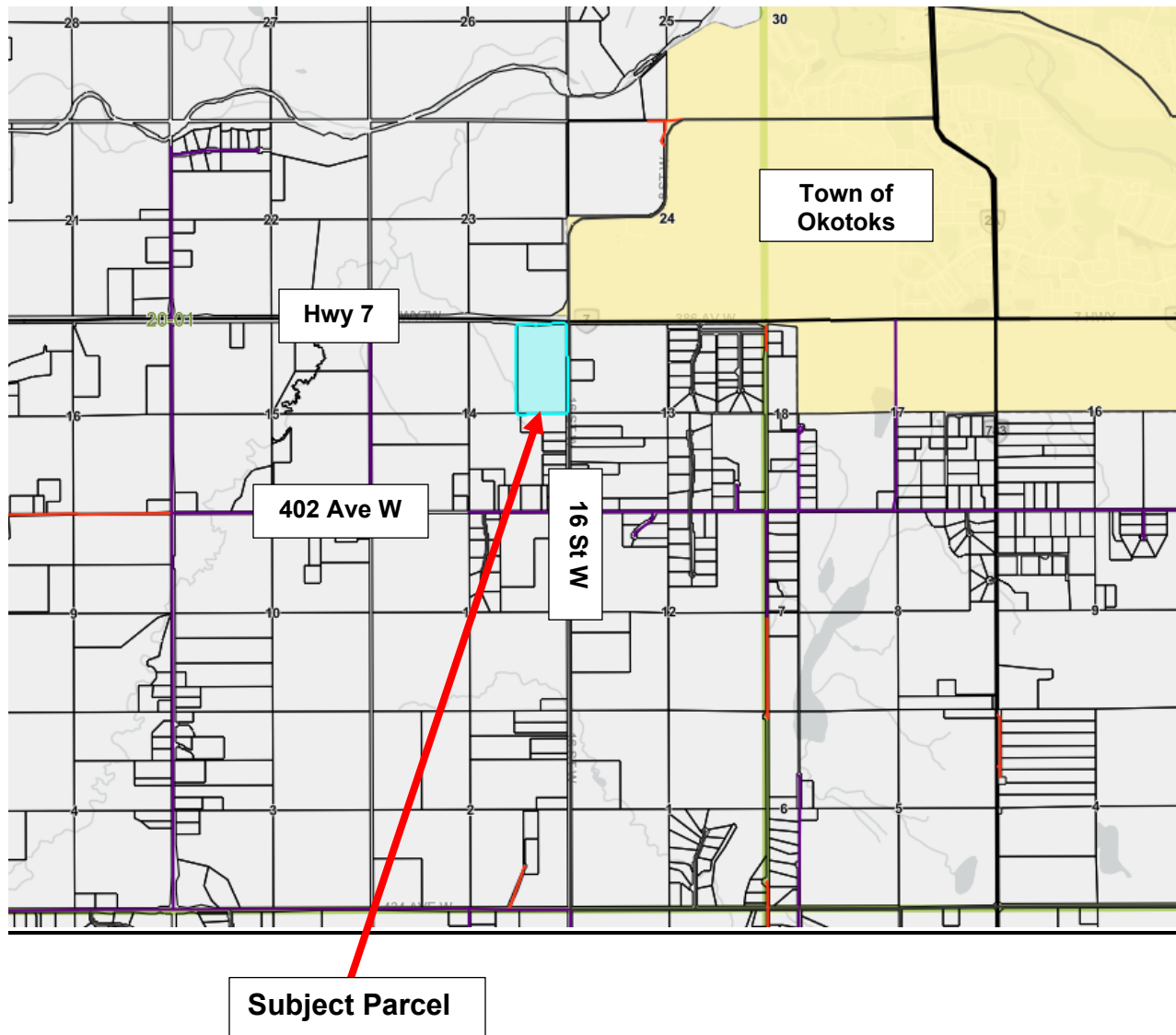
SITE PLAN

BUILDING PLAN

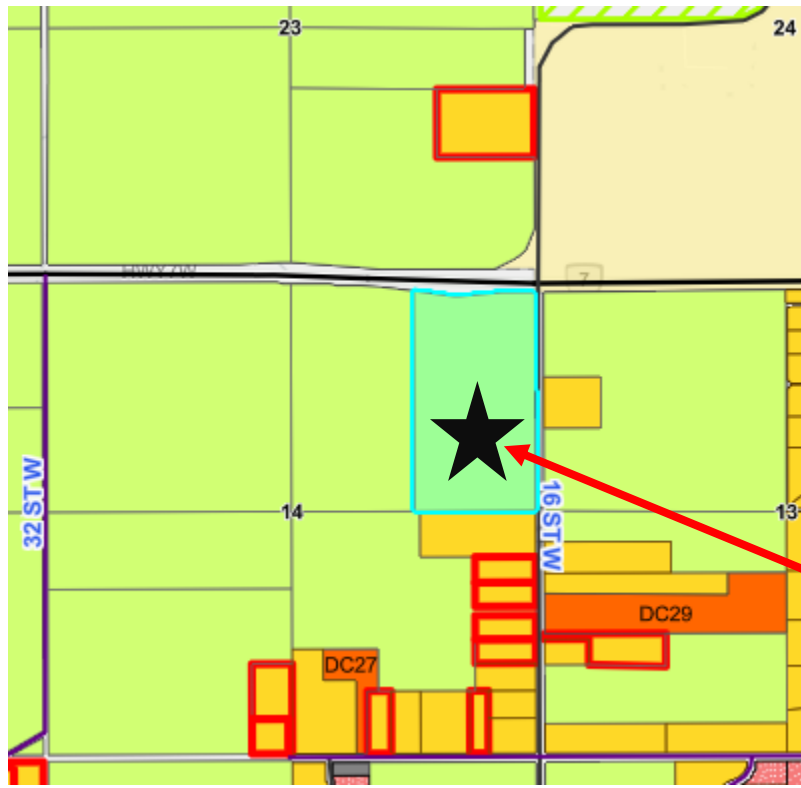
ORTHO PHOTO

APPENDIX B: PROPOSED BYLAW:

APPENDIX A: LOCATION MAP



APPENDIX A: LAND USE

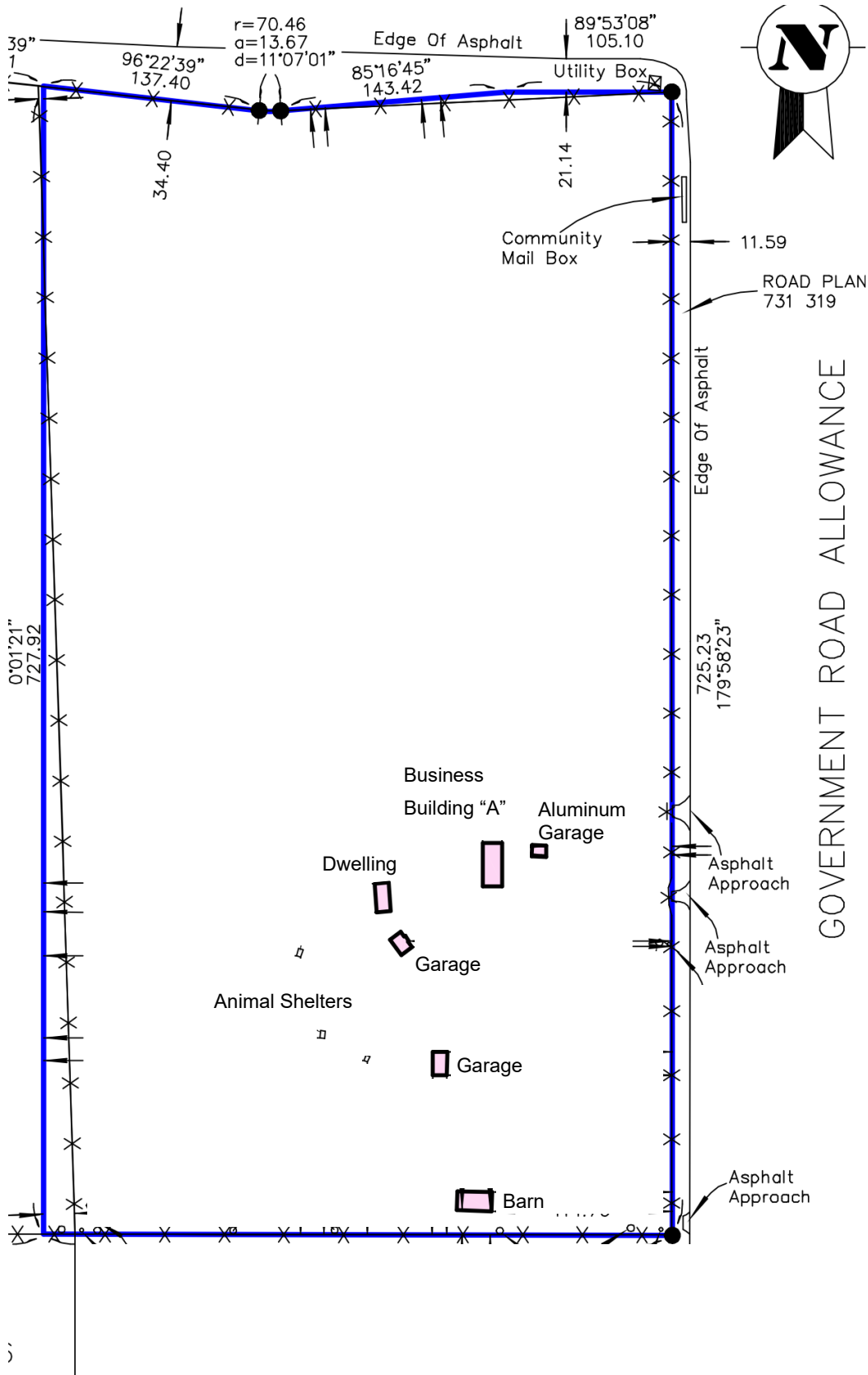


Legend

- A- Agricultural
- AA- Agricultural Sub A
- CR- Country Residential
- CRA- Country Residential Sub A
- CERA- Country Estate Residential Sub Dist A
- DC - Direct Control

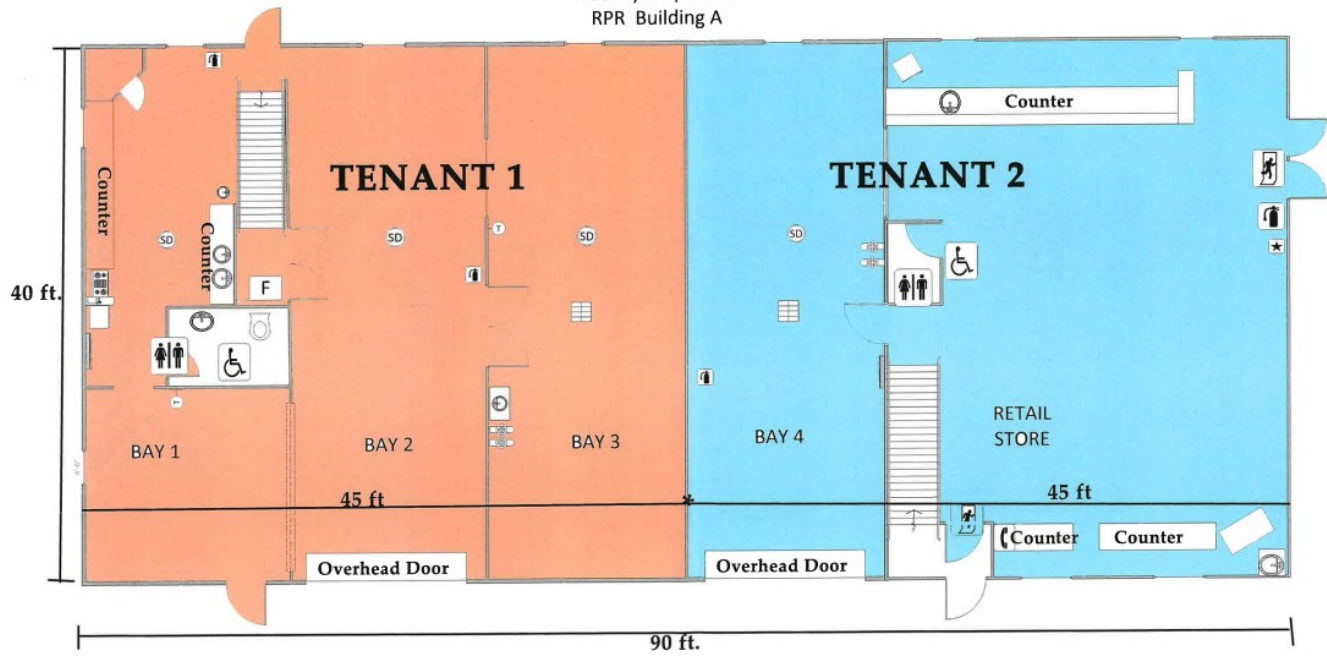
Subject Parcel

APPENDIX A: SITE PLAN

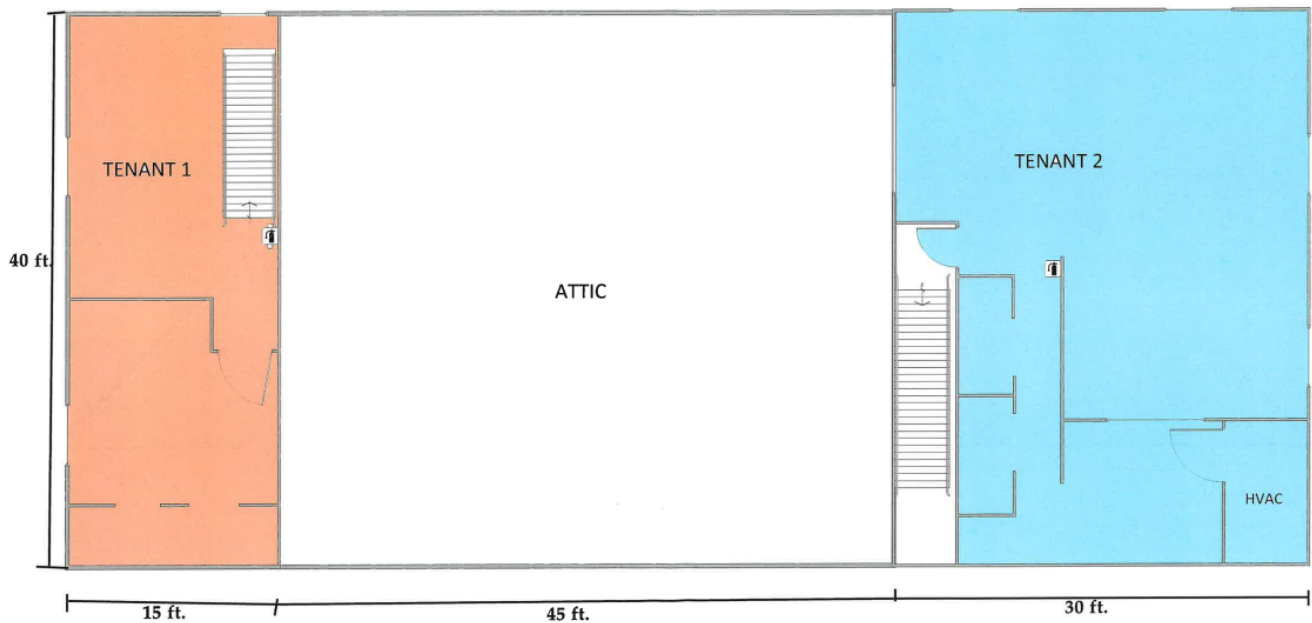


APPENDIX A: SITE PLAN

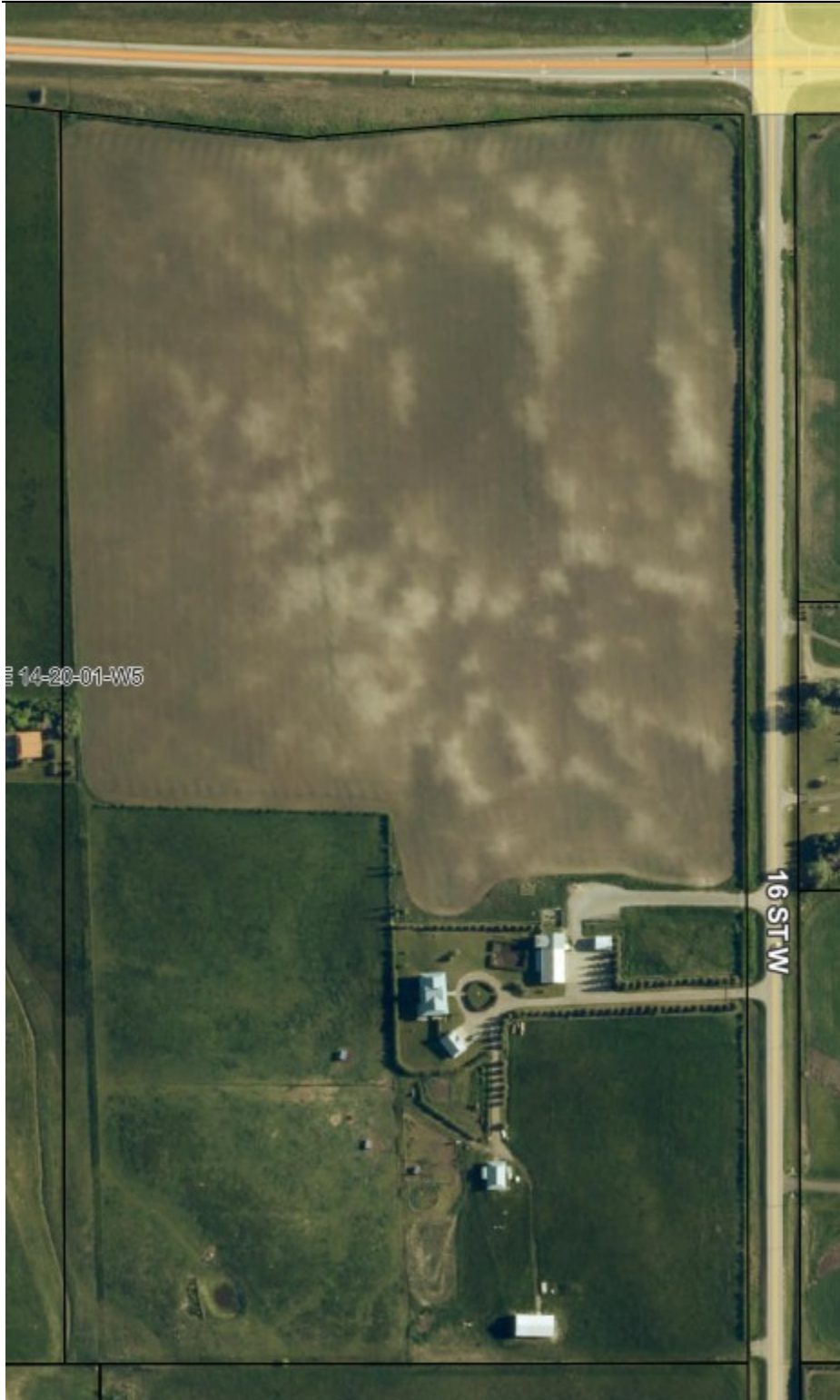
Chinook Honey Company
Facility Map 2026
RPR Building A



Chinook Honey Company
Facility Map – Mezzanine Level 2026
Real Property Report Building A



APPENDIX A: ORTHO PHOTO



APPENDIX B: PROPOSED BYLAW

BYLAW XX/2026

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

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

AND WHEREAS the Council has received an application to further amend the Land Use Bylaw by authorizing a Site-Specific Amendment to the Agricultural land use rules to add Public Market; Food Service - Accessory, Patio; Manufacturing, Light as Discretionary Uses on Ptn. NE 14-20-01 W5M.

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

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

Site-Specific Amendment to the Agricultural land use rules to add Public Market; Food Service – Accessory, Patio; Manufacturing, Light and as Discretionary Uses on Ptn. NE 14-20-01 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 .