

PUBLIC HEARINGS AND MEETINGS
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
REDESIGNATION
October 21, 2026
To be heard at: 10:00 AM

APPLICATION INFORMATION		FILE NO. 26R045
	LEGAL DESC.: Ptn. NW 15-22-2 W5M	
	LANDOWNERS: Hamed Amiri & Marnie White	
	AGENT: Township Planning + Design Inc. – Robyn Erhardt	
	AREA OF SUBJECT LANDS: 50 Acres	
	CURRENT LAND USE: Agricultural District	
	PROPOSED LAND USE: Country Residential District	
PROPOSAL: Redesignation of a +/- 6.5 acre portion of the subject 50 acre Agricultural District parcel to Country Residential District (CR) to allow for the future subdivision of one +/- 6.5 acre CR lot.		
DIVISION NO: 5		COUNCILLOR: Alan Alger
FILE MANAGER:		

EXECUTIVE SUMMARY

Location:

The subject parcel is located:

- Adjacent to and east of 144 Street West;
- Immediately east of the Cross Conservation Area;
- Approximately 2.2 km south of Spruce Meadows Trail SW/22X; and

Policy Evaluation:

The application was reviewed within the:

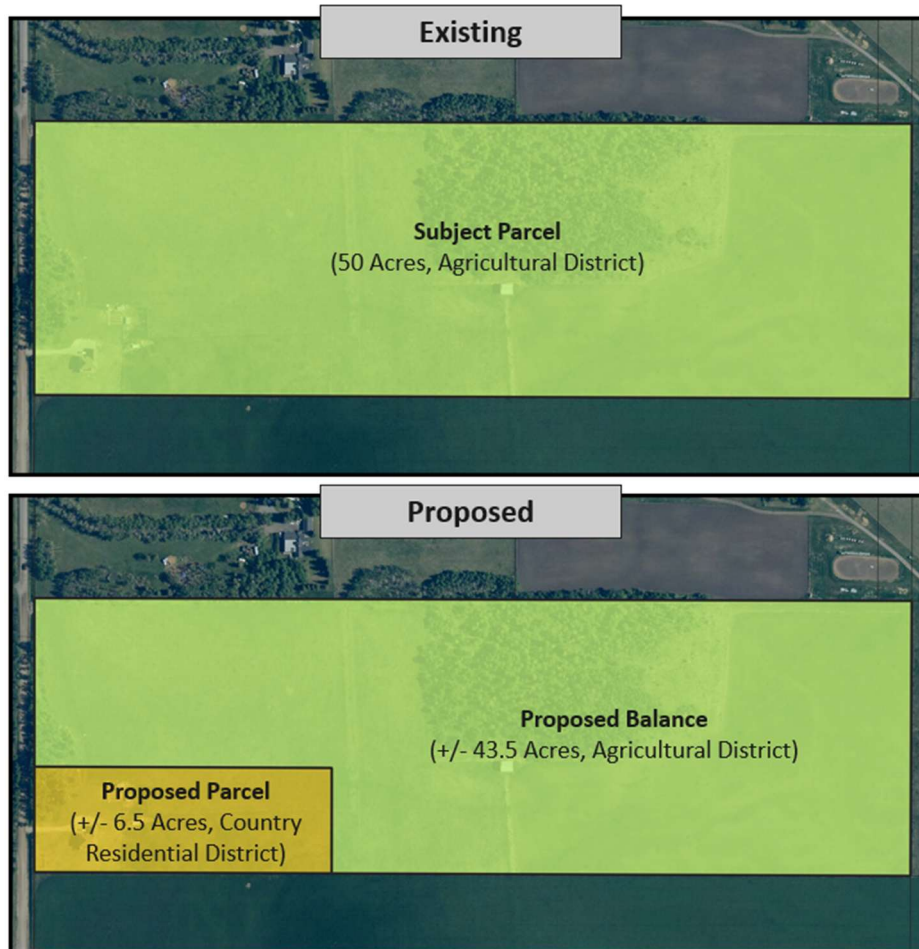
- Municipal Development Plan (MDP2010);
- Growth Management Strategy; and
- Land Use Bylaw 60/2014.

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 the redesignation of a 6.50 +/- acre portion on Ptn. NW 15-22-02 W5M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 6.50 +/- acre Country Residential lot, with an approximate 43.50 +/- acre Agricultural District balance parcel.

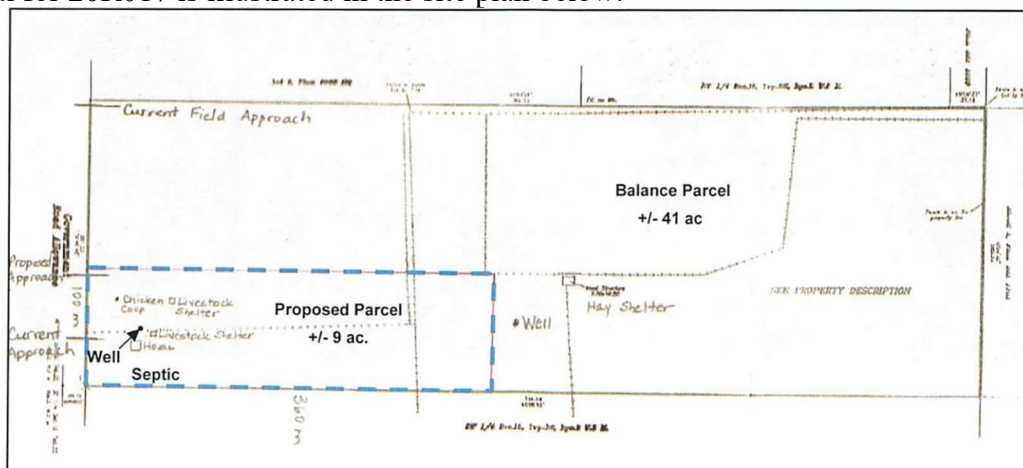


HISTORY

October 7, 2020 – Under application number 20R017, Council refused an application to redesignate a portion of the subject parcel from Agricultural District to Country Residential District, which would have allowed for a future subdivision of one +/- 9.0 acre Country Residential District parcel with a +/- 41.0 acre Agricultural District balance for the below reasons:

In consideration of policies 1 and 2 of the Agricultural section of the MDP2010, Council did not find sufficient merit in the proposal to consider removing the subject lands from the Agricultural Land Use District. Additionally, in consideration of the criteria noted within the Residential policies 3 and 9 of the MDP2010, Council is of the opinion that the application does not adequately address the cumulative effects of the development and the efficient use of land.

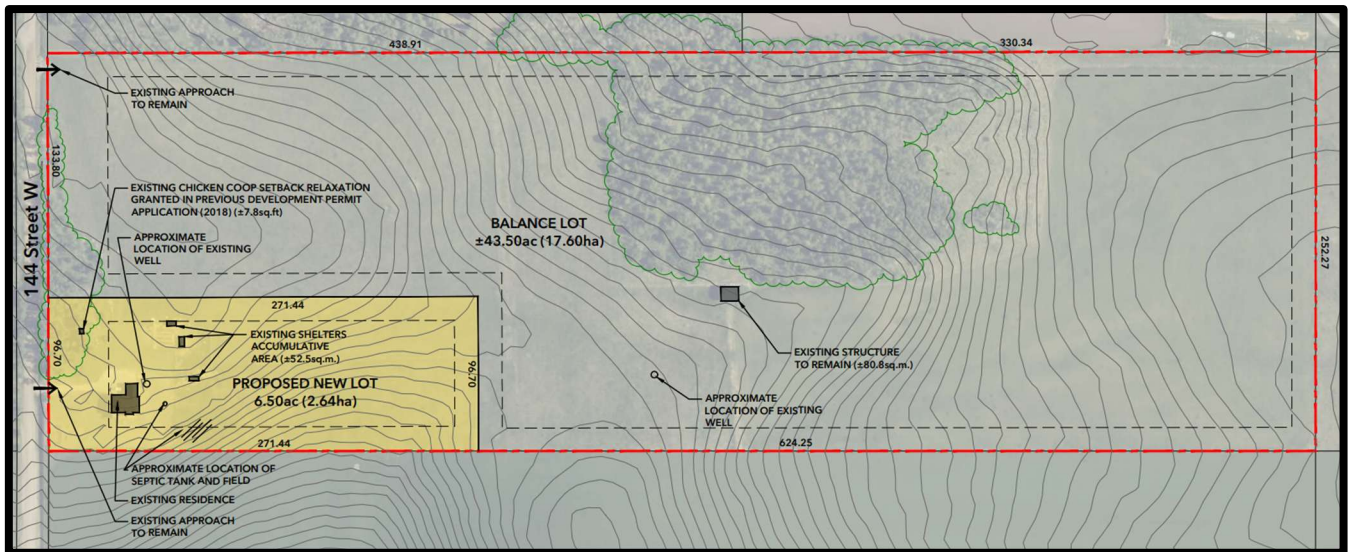
The proposal for 20R017 is illustrated in the site plan below:



SITE CONSIDERATIONS

Access:

Access to the subject property is currently from two existing approaches on 144 Street West, as shown on the site plan below. The application proposes to use the northern existing approach for access to the +/- 43.5 acre balance parcel, and the southern approach for access to the +/- 6.5 acre proposed parcel.



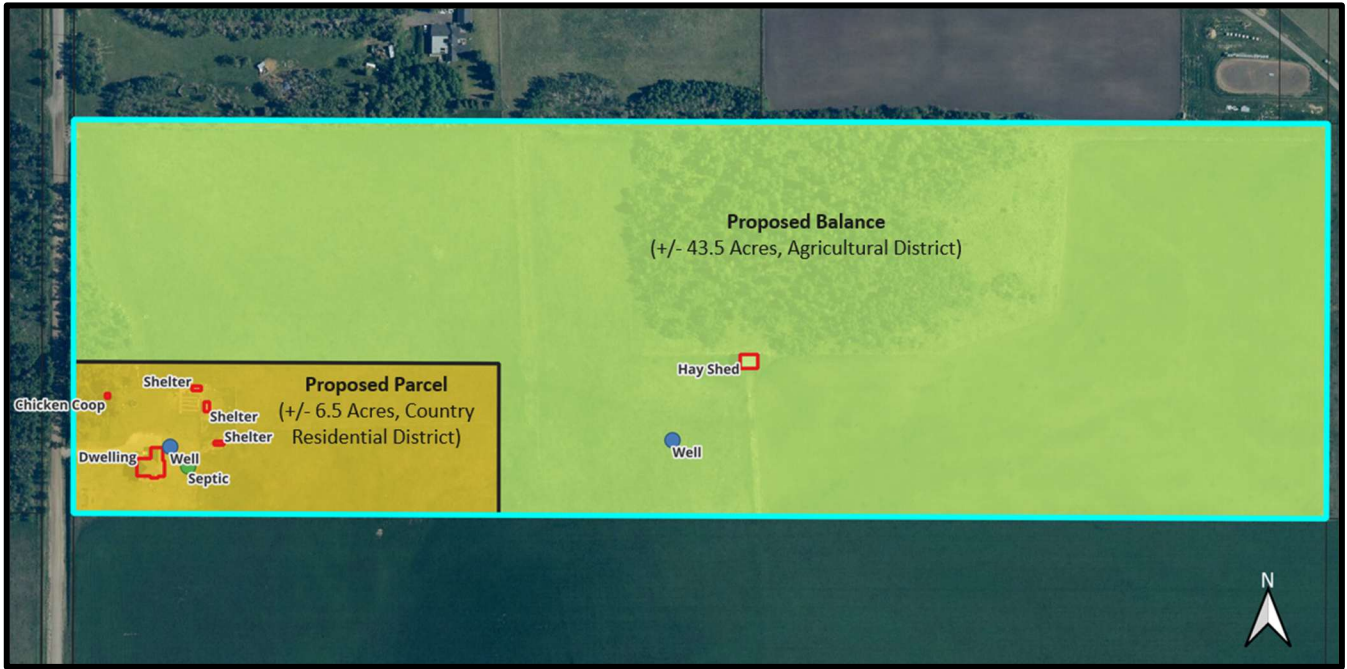
Physiography:

The physiography of the parcel is mostly grassland with grouped trees on the west side and near the center of the subject parcel. The subject parcel generally slopes from west to east with an average slope of approximately 7%.



Existing Development:

Existing development on the proposed parcel includes a dwelling, a chicken coop, three shelters, and a water well and septic field to support that development. The proposed balance parcel would include a hay shed and a water well.



REFERRAL CIRCULATION

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works	• 5 m road widening by caveat is required along the west property line of the subject parcel. • Advisory comment: a Slope Stability Analysis may be required for both the proposed lot and the balance lot if either plan to develop within 30 meters of a slope greater than 15%.
PUBLIC	
Western Wheel	October 7 and October 14, 2026
Landowners	No submissions received prior to the submission of this staff report.

POLICY EVALUATION

Municipal Development Plan (MDP2010):

Policies 2 and 4 of the Agriculture section of the MDP2010 support maintaining the integrity of the agricultural land base and discourages the subdivision of agricultural lands without consideration of the impact the proposed use will have on the existing agricultural users and the surrounding uses.

Policies 3 and 9 of the Residential section of the MDP2010 provide that proposed residential parcels should be evaluated for compatibility with the surrounding area and existing land uses, as well as the suitability of the lands for residential development.

Growth Management Strategy:

The subject parcel is located within the Northwest District of the Growth Management Strategy. The vision for the Northwest District identifies that lands could likely accommodate minimal to moderate growth in the form of both country residential and cluster residential development with careful consideration of the potential impacts on wildlife habitat and watershed areas.

Land Use Bylaw 60/2014:

The application meets the density requirements and lot size restrictions as set out in Sections 12.1.6.2 of the Agricultural District and 13.1.6.2 of the Country Residential District within the County's Land Use Bylaw.

SUMMARY

Bylaw XX/2026 – Council has received an application to further amend the Land Use Bylaw by authorizing the redesignation of a 6.50 +/- acre portion on Ptn. NW 15-22-02 W5M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 6.50 +/- acre Country Residential lot, with an approximate 43.50 +/- acre Agricultural District balance parcel.

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 the redesignation of a 6.50 +/- acre portion from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 6.50 +/- acre Country Residential lot, with an approximate 43.50 +/- acre Agricultural District balance parcel for the following reasons:

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

Recommended Conditions for Option #1:

1. Submission of an executed subdivision application and the necessary fees; and
2. Final redesignation fees to be submitted.

OPTION #2 – REFUSE APPLICATION

Council may choose to refuse the application to further amend the Land Use Bylaw by authorizing the redesignation of a 6.50 +/- acre portion from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 6.50 +/- acre Country Residential lot, with an approximate 43.50 +/- acre Agricultural District balance parcel for the following reasons:

In consideration of the criteria noted within the Residential section of the MDP2010, Council is of the opinion that the application does not adequately address the intent of the policy with respect to the cumulative effects of the development and the environmental impact and the suitability of the lands for further development.

APPENDICES

APPENDIX A – MAP SET

LOCATION MAP

LAND USE – HALF MILE MAP

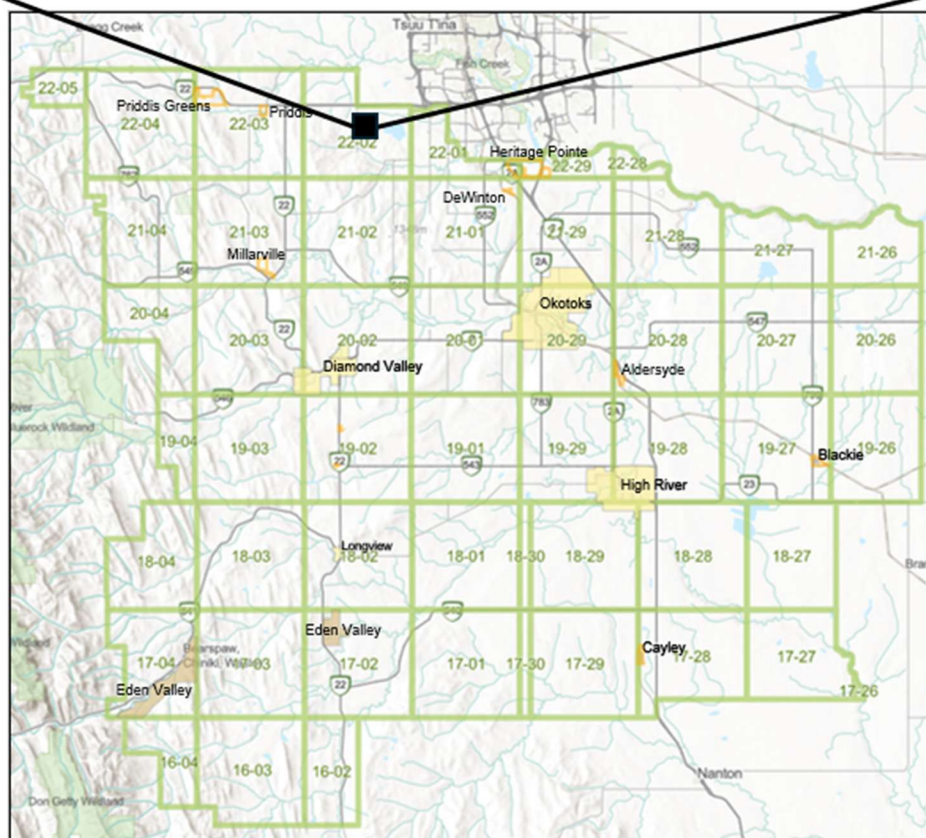
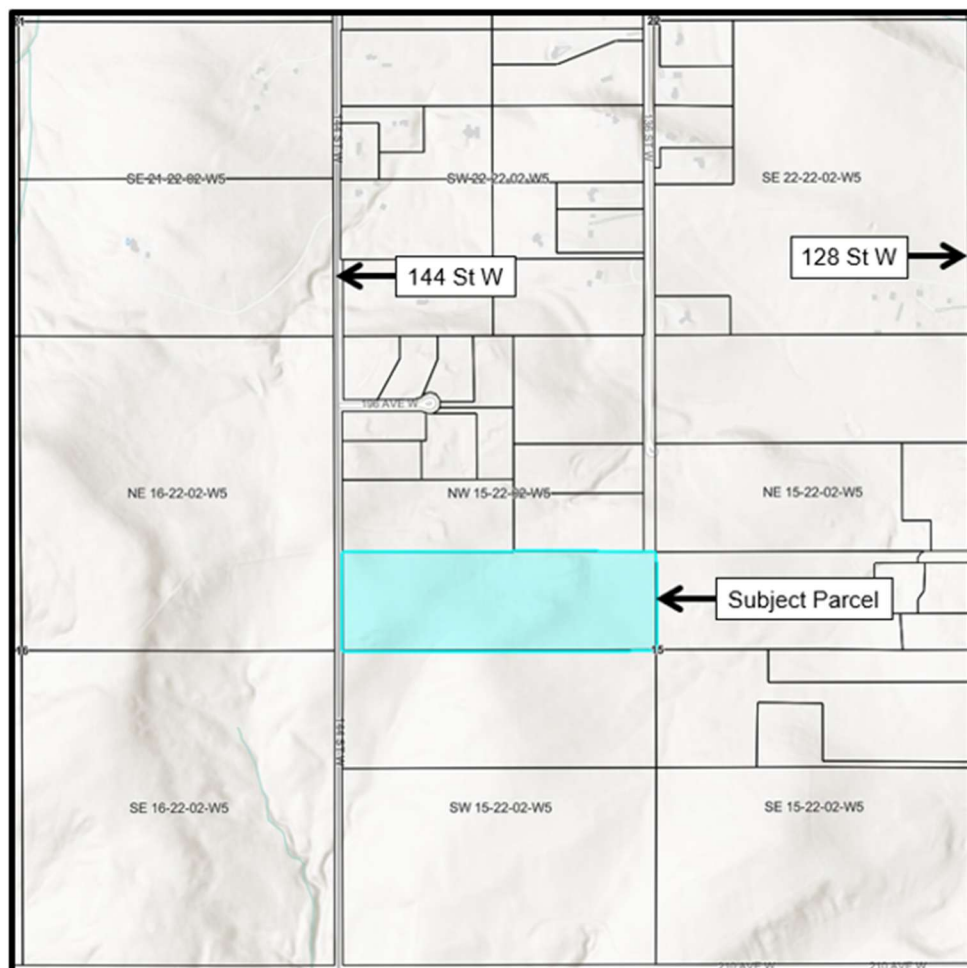
PARCEL SIZES – HALF MILE MAP

SITE PLAN

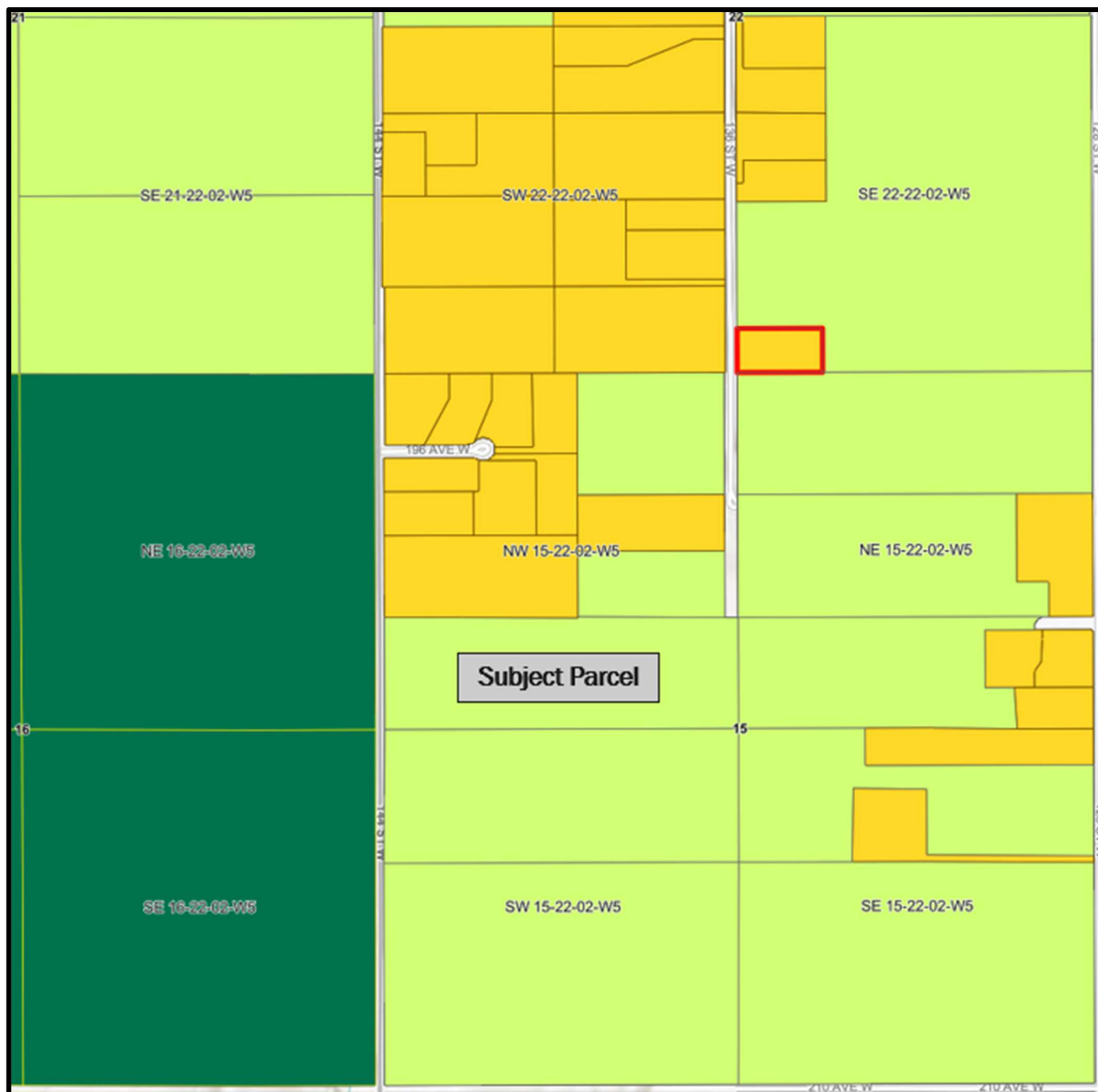
ORTHO PHOTO

APPENDIX B – DRAFT BYLAW

APPENDIX A – LOCATION MAP



APPENDIX A – LAND USE – HALF MILE MAP



Legend

-  A- Agricultural
-  CR- Country Residential
-  CRA- Country Residential Sub A
-  EP- Environmental Protection

Map showing land parcels in Section 22, Township 22S, Range 02E. The highlighted parcel is 50 Acres.

Parcel Description	Acreage
SE 24-22-02-W5	80 Acres
SE 22-22-02-W5	134.31 Acres
NE 16-22-02-W5	160 Acres
NE 15-22-02-W5	56.83 Acres
SE 16-22-02-W5	160 Acres
SW 15-22-02-W5	100 Acres
SE 15-22-02-W5	100 Acres
Highlighted Parcel	50 Acres

APPENDIX A – SITE PLANS

TOWNSHIP
planning - design inc.

CLIENT
MARNE WHITE & LIANEED AMIRI

PROJECT NUMBER
24-029

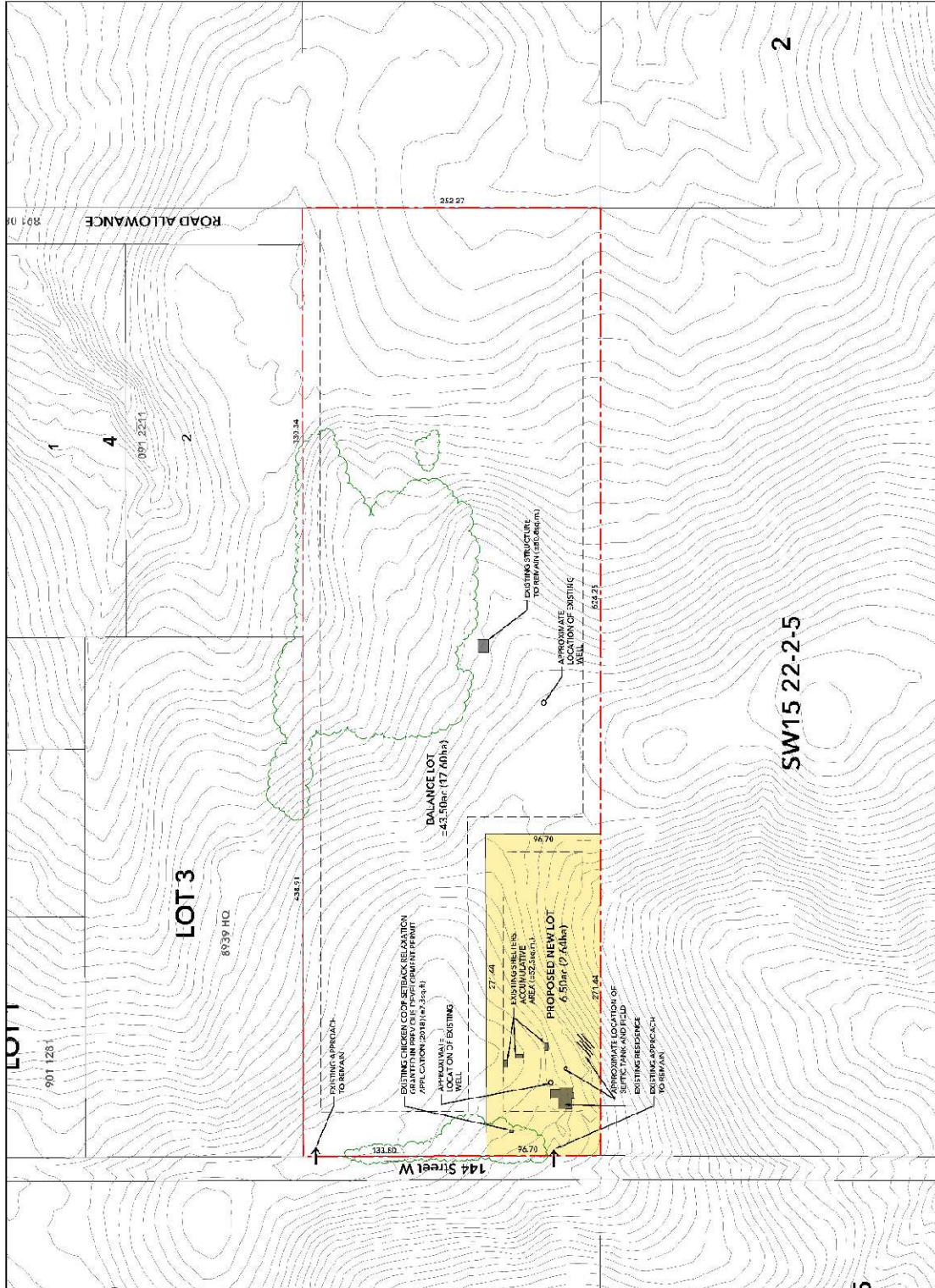
LEGAL ADDRESS
NW 15-22-2-5
-S03.04673 700 -49

DATE
AUG 2, 2026

**LAND USE REDESIGNATION
AND SUBDIVISION
SITE PLAN**

SCALE
1"=500'

SHEET
S1
TOTAL 1/1



APPENDIX A – ORTHO PHOTO



BYLAW XX/2026

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

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

AND WHEREAS the Council has received an application to further amend the Land Use Bylaw by authorizing the redesignation of a 6.50 +/- acre portion on Ptn. NW 15-22-02 W5M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 6.50 +/- acre Country Residential lot, with an approximate 43.50 +/- acre Agricultural District balance parcel.

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

1. Land Use Map No. 2202 is amended to redesignate a 6.50 +/- acre portion on Ptn. NW 15-22-02 W5M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 6.50 +/- acre Country Residential lot, with an approximate 43.50 +/- acre Agricultural District balance parcel.
2. This Bylaw shall have effect on the date of its third reading and upon being signed.

FIRST READING:

Reeve

CAO

SECOND READING:

Reeve

CAO

THIRD READING:

Reeve

CAO

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