



**PUBLIC HEARING
REPORT TO COUNCIL**
Request to Purchase Undeveloped Road Allowance
Public Hearing 11:00 am October 14, 2026

Letter of Request Information		PL1926-05E
LEGAL DESCRIPTION: Portion of Undeveloped Road Allowance between E 05 & W 04-19-26 W4M containing ~ 6.14 acres (2.48 ha)		
LANDOWNER: Foothills County		
LICENCE APPLICANT: Colliton Siding Ltd. (formerly JGL Livestock)		
PROPOSAL: Request to Purchase Road Allowance		
DIVISION NO: 1		COUNCILLOR: Rob Siewert
FILE MANAGER: Donna Fowler, Municipal Lands Administrator		

LOCATION

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

BACKGROUND

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

On July 8, 2026 staff provided a brief presentation to Council and Council directed administration to proceed with a Public Hearing to consider the closure for purchase of the undeveloped road allowance.

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

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

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

Should this application be successful, to avoid land locking any portion of the adjacent parcels, we would recommend that the applicant consolidate the NE & SE ¼'s of section 05-19-26 W4M and the NW & SW ¼'s of section 04-19-26 W4M, south of the CPKC railway line.

The surrounding land is currently in the name of Chinook Feeders (2024) Ltd. The applicant indicates that the land transfers to Colliton Siding Ltd. will be completed prior to entering into a purchase and sale agreement for the subject lands.

CIRCULATION:

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

Foothills County Website – Application file posted on September 30, 2026

Western Wheel Advertisement – September 30 & October 7, 2026

Adjacent Landowner Circulation – No concerns to October 6, 2026

External Agencies Circulated – No concerns to October 6, 2026

Internal Departments Circulated – No concerns to October 6, 2026

CPKC sent some information supporting the claim that they would not be interested in developing a level crossing at this location. I have included their communications as Appendix B.

REQUEST OF COUNCIL

We have prepared 3 draft motions for council's consideration:

OPTION 1: APPROVAL

That Council grants first reading to Bylaw XX/2026 to authorize the closure of a portion of the undeveloped road allowance along the eastern boundary of E 05-19-26 W4M containing 6.14 acres more or less for purchase and consolidation. Access will be denied.

Subject to Ministerial approval prior to second and third reading of the Bylaw; and

Subject to the consolidation of the NE & SE ¼'s of section 05-19-26 W4M and the NW & SW ¼'s of section 04-19-26 W4M, south of the CPKC railway line

OPTION 2: POSTPONE

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

OPTION 3: REFUSAL

That Council denies the application, at this time

APPENDICES

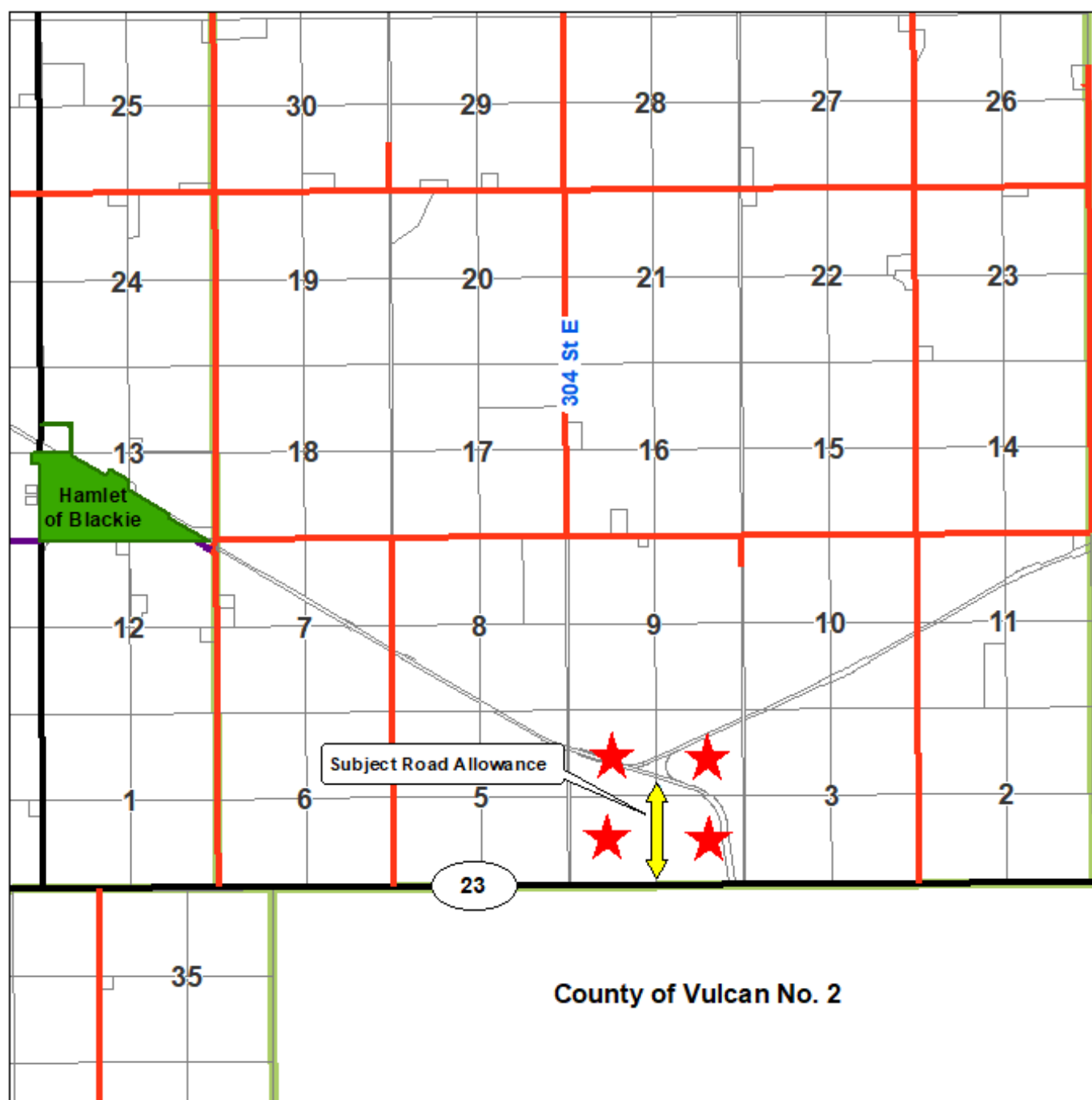
APPENDIX A – Location Maps

APPENDIX B – CPKC Email

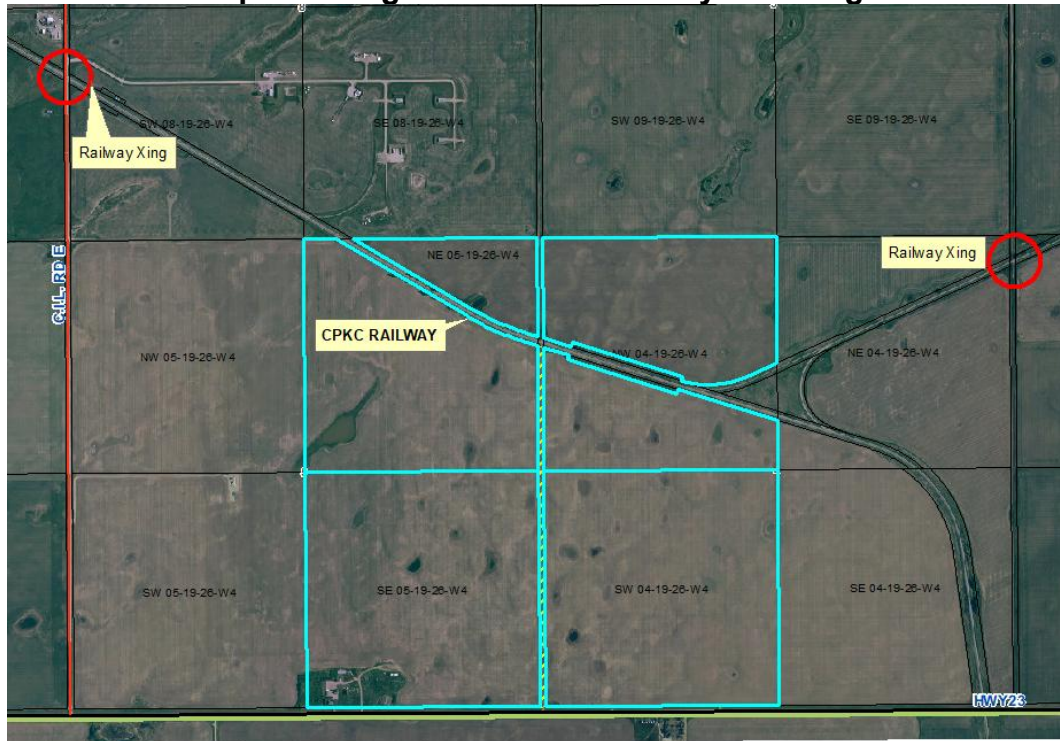
APPENDIX C – Applicant Request Letter

APPENDIX D – Draft Bylaw XX/2026

**APPENDIX A:
LOCATION MAP**



Map Showing Established Railway Crossings



Map Showing Adjacent Parcels, Railway Line & Road Allowance



APPENDIX C: APPLICANT REQUEST LETTER



Foothills County
Box 5605
High River, AB
T1V 1M7

Attn: Donna Fowler, Municipal Lands Administrator

Dear Donna,

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

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

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

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

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

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

Kind regards,

Lorne

JGL Livestock

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

p: 306.692.4911
f: 306.624.2395

w: www.jgl.ca





Lorne Petersen

Director, Strategic Partnerships

JGL Group of Companies

C: 403-415-9444

E: lorne.petersen@jgl.ca

[JGL – Partners in agriculture.](#)

A: RR 280 Hwy #1 West,

Box 40, Moose Jaw, SK S6H 4N7



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JGL Livestock

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

p: 306.692.4911
f: 306.624.2395

w: www.jgl.ca



Donna Fowler

From: Donna Fowler
Sent: October 6, 2026 1:04 PM
To: FCLands
Subject: FW: 70.72 Aldersyde Subdivision/ 304 Street CPKC Contact for Foothills County

From: Paul Whalen [REDACTED]
Sent: October 6, 2026 8:59 AM
To: Donna Fowler <Donna.Fowler@FoothillsCountyAB.ca>
Cc: Scott Lowden [REDACTED] Paul Whalen [REDACTED]
Subject: RE: 70.72 Aldersyde Subdivision/ 304 Street CPKC Contact for Foothills County

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

Hi Donna,

To promote safety, Canadian railways and Transport Canada strive to minimize rail/public interactions wherever possible. CPKC's ability to reroute traffic is limited, and with the increasingly long train consists on our network, it remains crucial to protect our corridors and support safe, efficient rail operations. For this reason, and those outlined below, CPKC generally does not permit the establishment of new crossing locations on our system.

Advantages of limiting crossing locations:

1. **Reduced Collision Risk:** Fewer crossings mean fewer opportunities for trains and vehicles or pedestrians to intersect, dramatically lowering the risk of accidents.
2. **Enhanced Train Visibility:** Concentrating safety measures at limited crossings improves effectiveness, helping drivers and pedestrians better recognize rail hazards.
3. **Improved Signaling:** Resources for safety barriers, lights, and alarms can be focused and optimized at essential crossings, increasing reliability.
4. **Minimized Human Error:** Reducing decision points lessens the chances of misjudgment regarding train speed or approach.
5. **Improved Service:** Fewer crossings allow trains to better serve customers and perform switching operations without being restricted by additional road movements.
6. **Consistent Traffic Flow:** Minimizing crossings means fewer interruptions for road and rail traffic, helping avoid congestion and unsafe impatience from drivers.
7. **Easier Maintenance:** With fewer crossings, safety infrastructure can be maintained more efficiently and to a higher standard.
8. **Safer Emergency Response:** Emergency procedures and responses are streamlined with fewer access points to monitor.
9. **Cost Efficiency:** Concentrating safety investments at fewer crossings helps control costs and allows for enhanced safety features at permitted locations.

If a new railway crossing were to be considered the approximate costs are below. The below does not include approaches to the railway crossing or power supply to a potential waring system.

2 lane crossing surface = \$250,000.00 -Railway crossing surfaces may last 10 to 17 years depending on various factors such as vehicle design, motor vehicle frequency, weather, road clearing material.

Basic warning system if required = \$650,000.00

4 lane crossing surface = \$350,000.00-Railway crossing surfaces may last 10 to 17 years depending on various factors such as vehicle design, motor vehicle frequency, weather, road clearing material.
Warning system with cantilevers required \$850,000.00

Railway crossing in close proximity- 2 railway crossing below are under utilized and could be expanded rather than create another unsafe costly railway crossing.

71.90 Aldersyde Subdivision/ 288 Street

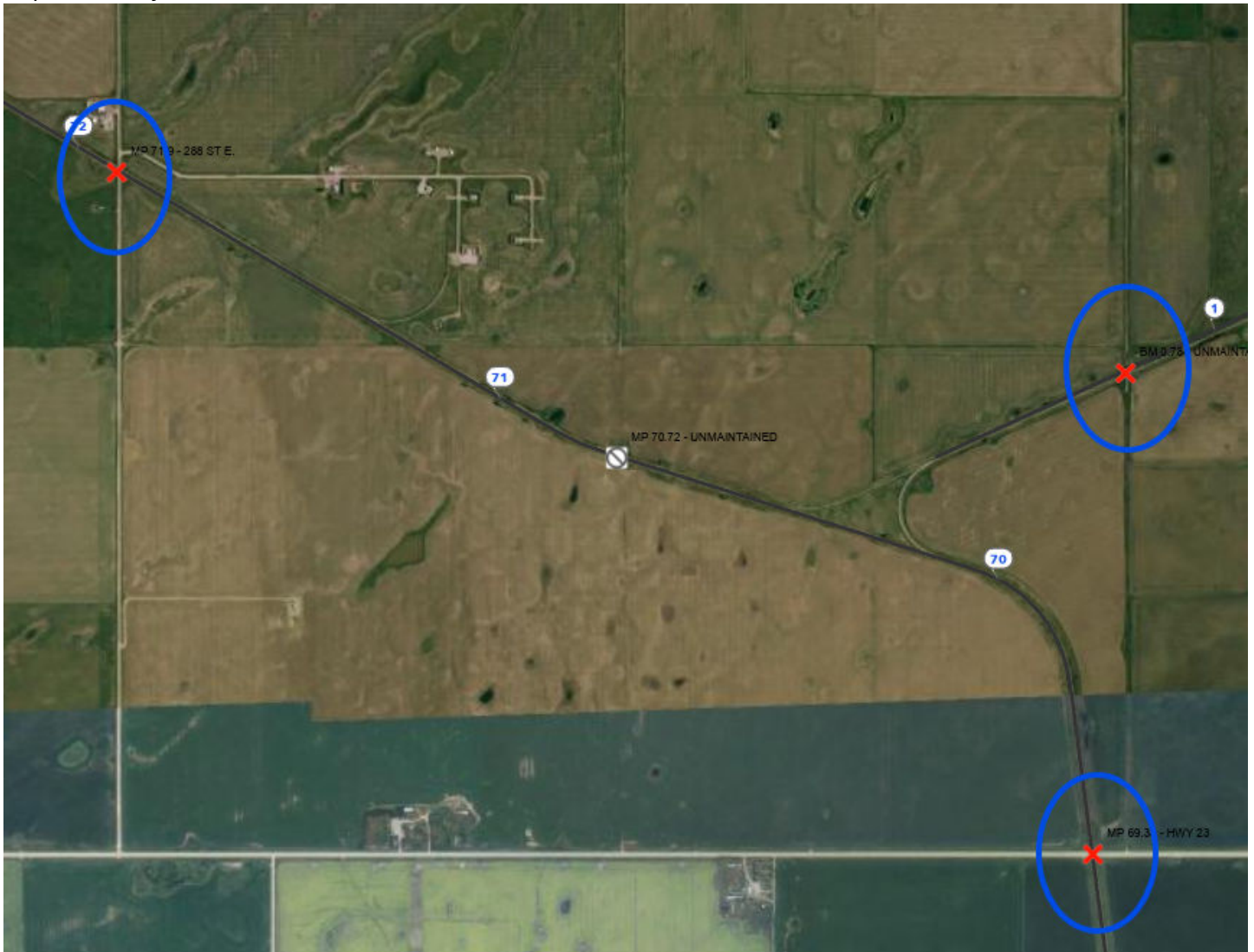
Reported daily motor vehicle in 2017 = 53

.78 Lomond Spur/ 320 Street

Reported daily motor vehicle in 2017 = 0

69.33 Aldersyde Hwy 23

Reported daily motor vehicle in 2015 = 1460



Thank you very much!

Paul Whalen
Public Works, Alberta and British Columbia
Canadian Pacific Kansas City Railway
BLDG #1, Desk 1187
7550 Ogdendale Rd

Calgary, AB, T2C 4X9

Dignity and respect in the work place



Office:403 260 5857

From: Donna Fowler <Donna.Fowler@FoothillsCountyAB.ca>

Sent: Monday, October 5, 2026 11:16 AM

To: Paul Whalen [REDACTED]

Cc: Scott Lowden [REDACTED]

Subject: RE: 70.72 Aldersyde Subdivision/ 304 Street CPKC Contact for Foothills County

! Caution: This Message Is From an External Sender !

This email did not originate from CPKC. If the sender is unfamiliar, avoid opening links or attachments.

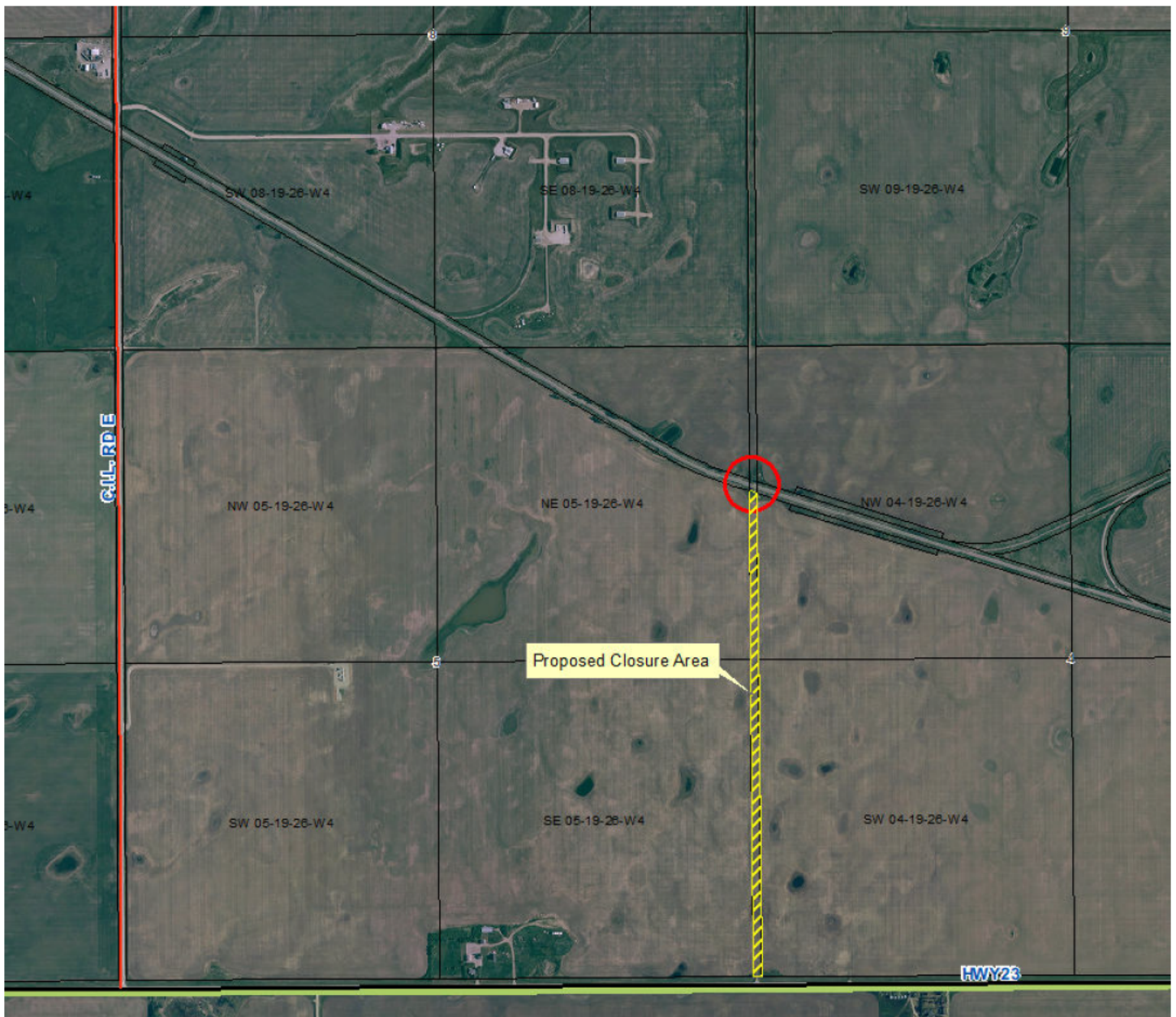
Thanks for the info, Paul.

Could you speak to the likelihood of CPKC allowing a crossing at this location? Foothills County Council is reviewing the application from JGL to close the road allowance south of your line. This would make a future public crossing impossible. We are hoping to confirm JGLs claim that an official level crossing at this location would not be possible as that is part of their reasoning to support the closure of the road allowance.

Please let me know if you require any other information that may help answer our question, any direction you could provide would aid Council in their decision.

Kind regards,

Donna
403-603-6209



From: Paul Whalen [REDACTED]
Sent: October 2, 2026 1:03 PM
To: Donna Fowler <Donna.Fowler@FoothillsCountyAB.ca>
Cc: Scott Lowden [REDACTED]; Paul Whalen [REDACTED]
Subject: 70.72 Aldersyde Subdivision/ 304 Street CPKC Contact for Foothills County

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

Hi Donna,

70.72 Aldersyde Subdivision/ 304 Street

I am responsible for railway crossings at grade in Alberta & BC , I have no record of any communications for this location since I took this position in September of 2016. If a private entity would like to apply for a railway crossing, they can do so by communicating to my self and filling out the attached form.

There is no such thing as a safe railway crossing at grade , some may be safer than others, but they all have risks. It may be better for the community that additional railway crossings are not installed. Please review the quote below from Operation Life Saver and the attached TSB report.

Operation Life Saver

In the United States and Canada Rail-related incidents involving trespassing and grade crossings, approximately 2,300 people are killed or seriously injured each year in these entirely preventable incidents.

Thank you very much!

Paul Whalen
Public Works, Alberta and British Columbia
Canadian Pacific Kansas City Railway
BLDG #1, Desk 1187
7550 Ogdendale Rd
Calgary, AB, T2C 4X9

Dignity and respect in the work place



Office:403 260 5857
[REDACTED]

From: Donna Fowler <Donna.Fowler@FoothillsCountyAB.ca>

Sent: Thursday, October 1, 2026 2:34 PM

To: Scott Lowden [REDACTED]
Subject: RE: CPKC Contact

! Caution: This Message Is From an External Sender !

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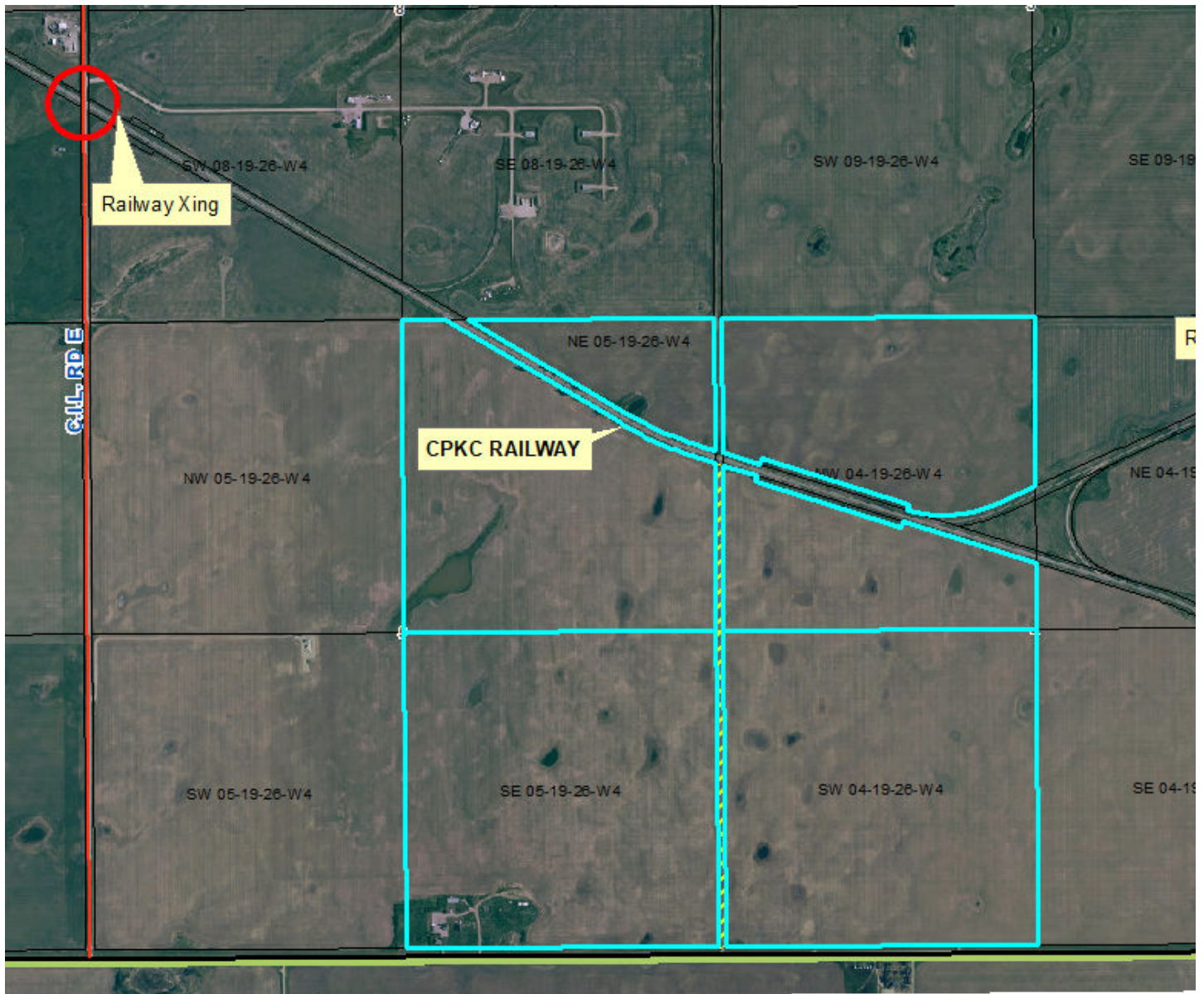
Hi Scott,

As you are aware, JGL has made an application to close a portion of undeveloped road plan that is adjacent the east half of Sec 5-19-26 W4, south of CPKC's railway line.

JGL has stated that they spoke with CPKC regarding the likelihood of developing a level crossing at this location and that they received word it would not be allowed. I would just like to confirm this information and see if you have any further comments regarding the road closure application.

Additionally, we have sent circulations regarding this application to CPKC but to date have not received any response (the response deadline isn't until next week - I just don't want to create double work on your end if someone else is working on a response to that circulation).

I expect that Foothills County Council will have questions regarding CPKC's crossings at C.I.L road to the west and 320 Ave to the east (see drawing below):



Are either of these crossing adequate for farm equipment and/or ordinary traffic to use? The one on CIL Rd looks like it is adequate as it is developed, but there is some concern for the one to the east on the undeveloped portion of 320 Ave E.

If you could please have a look and offer any feedback you may have regarding the application for permanent road allowance closure at this location.

Thanks very much,

Donna Fowler
Municipal Lands Administrator
Foothills County
403-603-6209

**APPENDIX D:
DRAFT BYLAW**

(196cPL1926-05E)

BYLAW XX/2026

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

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

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

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

WHEREAS notice of intention of Council to pass a bylaw has been given in accordance with Section 808 of the Municipal Government Act, and published in the Western Wheel on September 30, 2026, and October 7, 2026, and

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

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

**ALL THAT PORTION OF ROAD WITHIN PLAN _____
CONTAINING 6.14 ACRES (2.48 HECTARES) MORE OR LESS**

Excepting thereout all mines and minerals.

Received first reading this ____ day of _____, 2026.

Chief Elected Official

(Seal)

Chief Administrative Officer

APPROVED this ____ day of _____, 20__.

Minister of Transportation & Economic Corridors

Received second reading this ____ day of _____, 20__.

Received third reading and finally passed this ____ day of _____, 20__.

Chief Elected Official

(Seal)

Chief Administrative Officer