



**PUBLIC HEARING
REPORT TO COUNCIL**
Removal of MR Designation and Rezoning Request
1:30 pm October 14, 2026

APPLICATION INFORMATION		FILE NO. PL2203-20NE MR
	LEGAL DESCRIPTIONS: Plan 9211521, Lot 8MR, NE 20-22-03-W5	
	PROPOSED LAND USE: Country Residential District	
	AREA OF SUBJECT LANDS: 4.62 Acres	
	CURRENT LAND USE: Municipal Reserve Parcel	
	LANDOWNER: Foothills County	
PROPOSAL: The application before Council is for consideration on two concurrent items: 1. Approval of the removal of the Municipal Reserve designation on the parcel identified as Plan 9211521, Lot 8MR, NE 20-22-03 W5M. 2. Application for redesignation of Plan 9211521, Lot 8MR, NE 20-22-03 W5M, from Municipal Reserve to Country Residential District to allow for the subsequent sale and consolidation of this parcel.		
DIVISION NO: 4	COUNCILLOR: Suzanne Oel	FILE MANAGER: Donna Fowler

LOCATION

The MR parcel is located just south of the subdivision of Priddis Greens, southwest of Highway 22, within NE 20-22-03 W5M.

BACKGROUND

The subdivision within this quarter section consists of 7 country residential lots, 1 municipal reserve lot, 1 environmental reserve lot, and a balance agricultural parcel. The subdivision was created in the early 1990's by Lee Thiessen's father and all lots are still owned by Mr. Thiessen's family and remain undeveloped.

ET Equities (Lee Thiessen) intends to make several applications to achieve the final vision for this parcel:

1. Boundary adjust Lot 2. The northern portion (~2.2ac) would be consolidated into the large agricultural parcel.
2. Consolidate Lots 2-7 into one large AG lot (~41 ac)
3. Request the purchase of this 4.62 ac MR parcel.
4. Amalgamate the MR parcel, Lot 11 and the roadway into the balance agricultural parcel (~93 acres including roadway).

Should the applicant's applications be successful, that would leave one large ~93 acre Agricultural parcel, a second smaller ~ 41 acre Agricultural parcel and one small 0.33 acre ER parcel. Both AG parcels would be accessed via the shared access point off 256 St W. A map showing the potential resulting land use has been included within Schedule A.

On December 17, 2025, a Public Hearing to consider the closure for purchase of the road plan within NE 20-22-03 W5 (184 Ave W) was heard by Foothills County Council and first reading of Bylaw 31/2025 was

granted and subsequently approved by Alberta Transportation and Economic Corridors. This Bylaw was approved conditionally upon successful redesignation, purchase and consolidation of this Lot 8 MR.

CIRCULATION:

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

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

Western Wheel Advertisement – October 30 & October 7, 2026

¼ mile 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.

This Public Hearing was also advertised via signage at the entrance to the MR, as per the requirements of the MGA. Signage was placed September 29, 2026, and will remain until the conclusion of this Public Hearing.

REQUEST OF COUNCIL

PART A – DISPOSITION OF A MUNICIPAL RESERVE PARCEL

OPTION #1 – APPROVAL

Council may choose to pass the following resolution:

Council approves the disposition of the Municipal Reserve parcel on Plan 9211521, Lot 8MR, NE 20-22-03 W5M, containing 4.62 acres.

Recommended Conditions for Option #1:

1. Staff shall notify the Land Titles registrar that all provisions under the MGA for disposition of the reserve have been complied with and apply for the designation of Municipal Reserve to be removed.

OPTION #2 REFUSAL

Council may choose to refuse the disposition of the Municipal Reserve parcel on Plan 9211521, Lot 8MR, NE 20-22-03W5, containing 4.62 acres for the following reasons:

In consideration of the matter, Council did not find sufficient merit in the application to consider removing the Municipal Reserve suffix of the subject lands at this time.

PART B – REDESIGNATION OF PLAN 9211521, LOT 8MR, NE 20-22-03W5M

OPTION #1 – APPROVAL

Council may choose to grant 1st reading to Bylaw XX/2026 for the redesignation of Plan 9211521, Lot 8MR, NE 20-22-03 W5M (4.62 acres) from Municipal Reserve to Country Residential District. Council is aware that the Country Residential parcel is intended to be consolidated into the surrounding agricultural parcel.

Recommended Conditions for Option #1:

1. Payment of final Land Use fees
2. Further direction from Council regarding the terms of a draft purchase and sale agreement for both the CR parcel and the road acquisition.

OPTION #2 REFUSAL

Council may choose to refuse the application for the redesignation of Plan 9211521, Lot 8MR, NE 20-22-03 W5M (4.62 acres) from Municipal Reserve to Country Residential “A” for the following reasons:

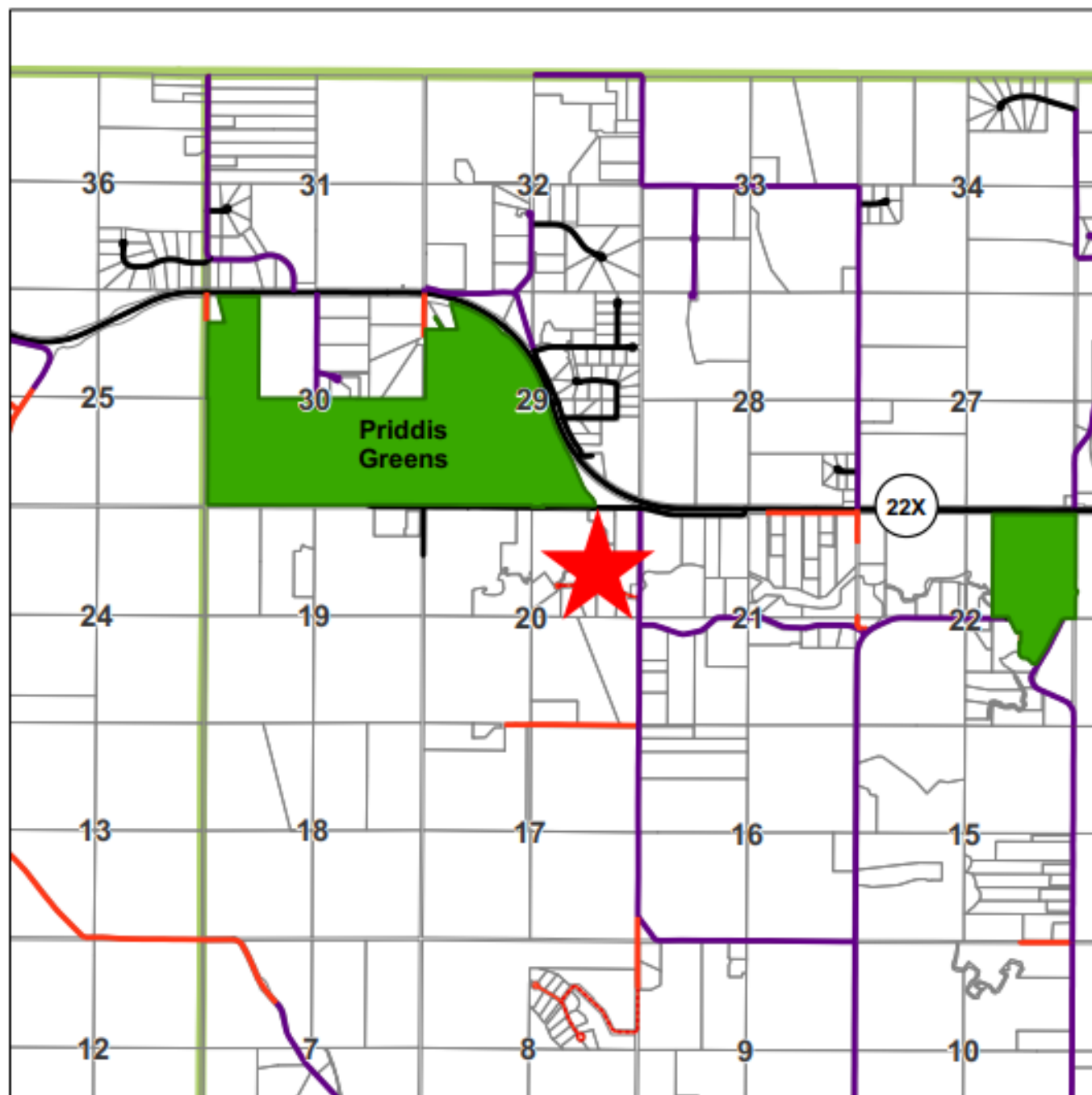
In consideration of the matter, Council did not find sufficient merit in the application to support the land use rezoning of the subject lands from the Municipal Reserve to County Residential “A” District land use at this time.

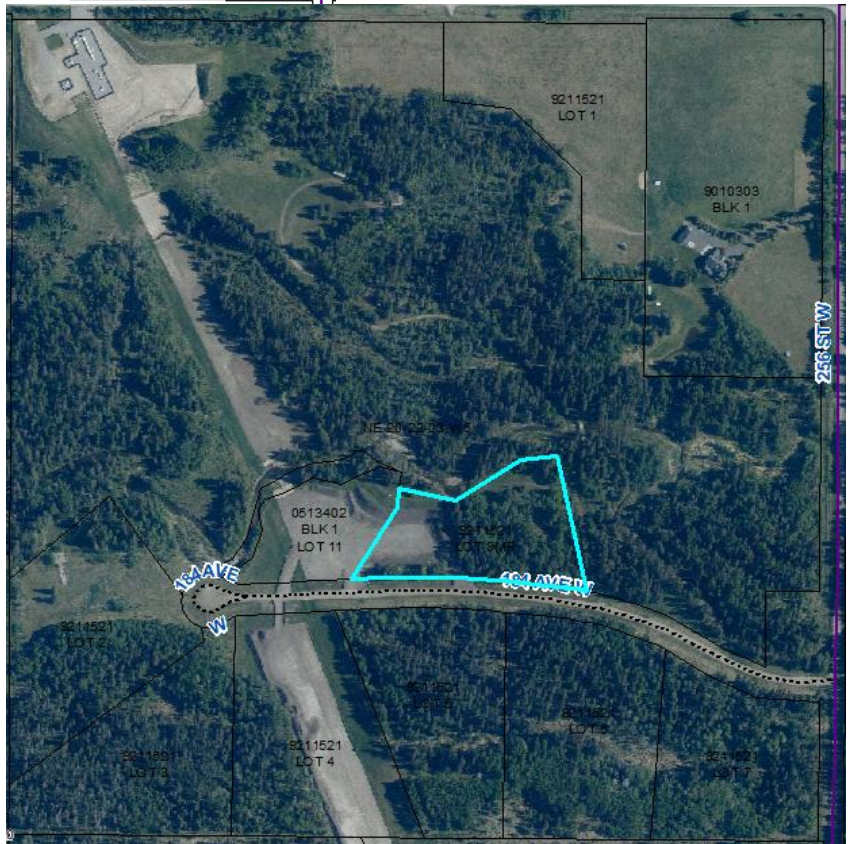
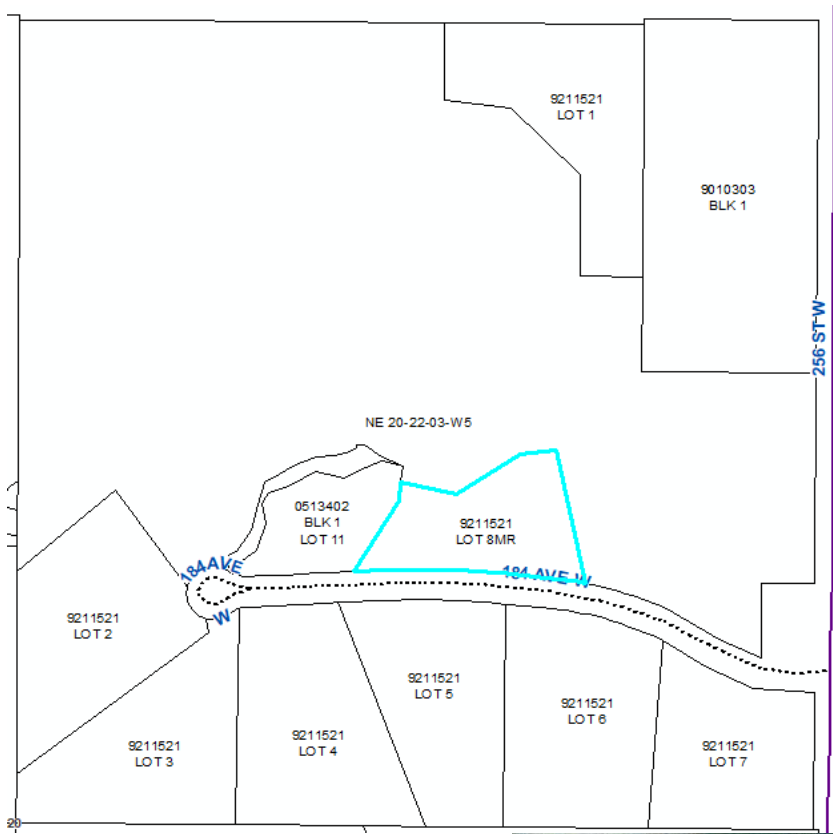
APPENDICES

APPENDIX A – Location Maps

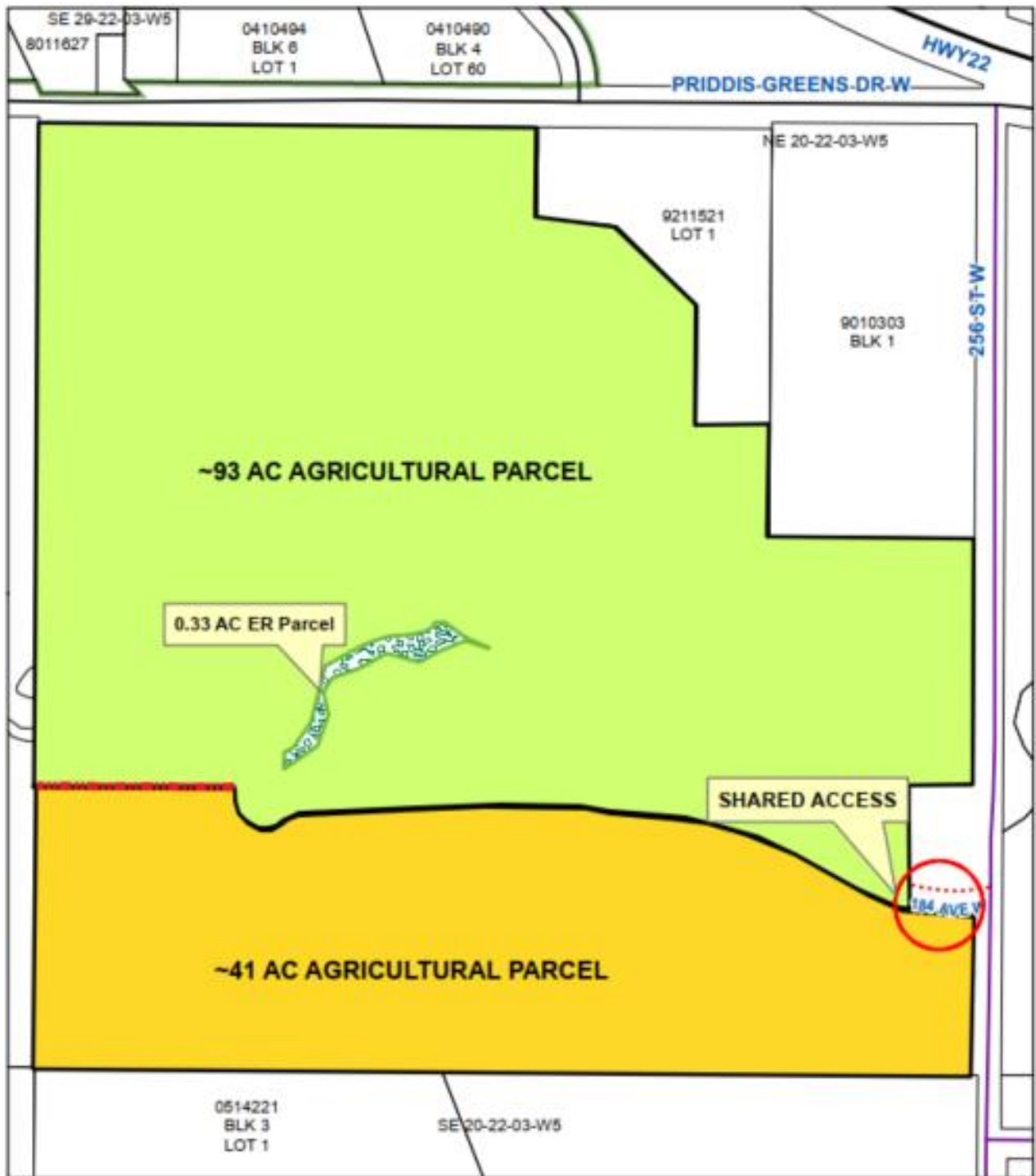
APPENDIX B –Draft Bylaw XX/2026

APPENDIX A: LOCATION MAPS





MAP SHOWING POTENTIAL RESULTING LAND USE



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 Plan 9211521, Lot 8MR; Ptn. NE 20-22-03 W5M from Municipal Reserve to Country Residential District.

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

1. Land Use Map No. 2028 is amended by *redesignating a 4.62 +/- acre portion on NE 20-22-03 W5M as Country Residential District*
2. This Bylaw shall have effect on the date of its third reading and upon being signed.

FIRST READING:

Reeve

CAO

SECOND READING:

Reeve

THIRD READING:

Reeve

CAO

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