PUBLIC HEARINGS AND MEETINGS
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
REDESIGNATION AND FUTURE BOUNDARY ADJUSTMENT
November 25, 2026
To be heard at: 10:00 AM

LAND USE REDESIGNATION APPLICATION

	LEGAL DESCRIPTION: PTN: NE 04-22-03-W5M
	LANDOWNERS: Valerica/Mihai/Marin Bordeianu
	AGENT: Mihai Bordeianu
	AREA OF SUBJECT LANDS: 33.50 acres
	CURRENT LAND USE: Agricultural District
	PROPOSED LAND USES: Country Residential District, Agricultural District

PROPOSAL: Redesignation of a portion of the NE 04-22-03-W5M from Agricultural District to Country Residential District to allow the future subdivision of one 9.5 +/- acre Country Residential District lot with a 24.0 +/- acre Agricultural District balance parcel.

DIVISION NO: 4	**DEPUTY REEVE:** Suzanne Oel	**FILE MANAGER:** Theresa Chipchase

EXECUTIVE SUMMARY

Summary of Proposal

Request to Council to provide first reading to an application for redesignation of a portion of the NE 04-22-03-W5M, from Agricultural District to Country Residential District to allow the future subdivision of one 9.5 +/- acre Country Residential District lot, with a 24.0 +/- acre Agricultural District balance parcel.

Location

The subject parcel is located directly west of Coal Mine Road, directly south of 226th Avenue West. Approximately 3.5 kilometres west of Highway 22 and 5.78 kilometres southwest of the Hamlet of Priddis.

Access

Access to the proposed 9.5 +/- acre lot is to be provided from an existing approach in the southeast corner of the existing parcel, direct to Coal Mine Road. This approach location cuts through a small wetland, a culvert has been installed within the approach in order for water from the south side of the pond to reach the north side. The 9.5 +/- acre lot also has a gate within the fence line along Coal Mine Road which appears to have at one time functioned as a field approach, the gate is located adjacent to an existing powerline. Th

Access to the 24.0 +/- acre balance is also to be provided from an existing approach which was constructed along the north boundary directly connecting the balance to 226th Avenue West. This approach has been constructed to public works approach construction standards and includes a culvert.

Water and Septic

Both the new lot and the balance parcel have residences, each of the residences has a water well, with the balance well also having a cistern and both the new lot and the balance also have a septic tank and septic field.

Secondary Suite

The second residence on the existing parcel was approved as a secondary suite under development permit 24D 255 in 2024. The suite is 1339 square feet and would meet the minimum 1077 square foot size requirement to function as a permanent residence for the proposed 24.0 acre Agricultural District balance lot.

Policy Evaluation

The application has been reviewed within the terms of the County's Municipal Development Plan 2010, Growth Management Strategy, and Land Use Bylaw 60/2014.

Referral Considerations

Referred to required Provincial and Municipal bodies.

SITE CONSIDERATIONS

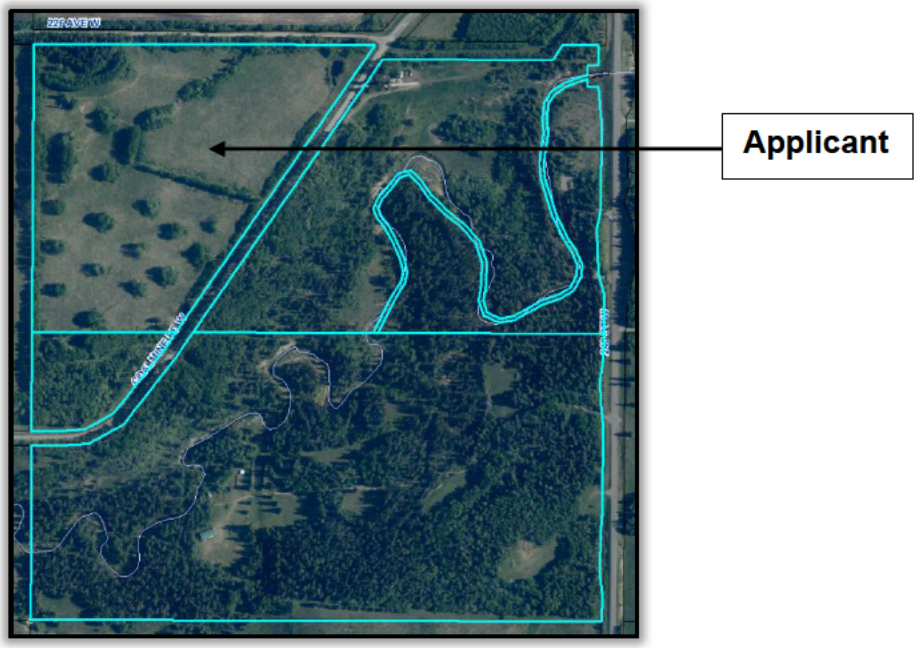
Physiography

The property is bordered on all sides by rows of aspens, with various coniferous and deciduous species planted throughout the interior of the property. There is a small robust pond along the east boundary, in the southeast corner, which straddles the property line and the ditch right of way. The applicant has constructed an approach through the pond in this location with culverts installed to ensure drainage is not impacted. The fencing installed, within this location, has been set back from the pond. The pond includes various wetland plant varieties including willow and bulrush.

Outside of the planted trees and shrubs, the lands are rolling grasslands with groves of aspens and spruce throughout, as well as some planted spruce trees. There is a pond located within the northeast corner, which connects to the pond previously described above within the southeast corner of the property, via a drainage channel which runs parallel to the road and the v bottom ditching in this location.

Two other drainage courses run through the parcel from ponding on the adjacent property to the west, they travel through the west boundary of the applicant's parcel, overland in this location, and then out of the applicant's property to the north. A driveway has been constructed parallel to the west boundary of the parcel connecting the two residences in this location, culverts have been installed in two locations along this driveway to ensure drainage is not impacted.

QUARTER HISTORY



Two 80 acre parcels running east to west were originally subdivided from the quarter section, each property bisected by Coal Mine Road.

In 1969 a 12.58 acre irregular parcel was subdivided from that portion of the northern 80 acre parcel that was located east of Coal Mine Road, leaving a fragmented balance parcel bisected by Coal Mine Road, with Fish Creek providing the boundary line between the two lots. A reserve of 10 feet (1.58 acres) on either side of Fish Creek, in this location, was provided by the landowners; the reserve is designated as a Country Residential parcel.

In 1976 the applicants parcel was approved for subdivision, by the Planning Board, from the fragmented remainder of the northern 80 acre parcel, with a deferred reserve caveat registered on both the new lot and the balance, after initial refusal of the application by the Calgary Regional Planning Commission.

POLICY EVALUATION

Municipal Development Plan

Policy 2 and 4 of the Agricultural section of the MDP2010 discourages the subdivision of agricultural lands without thoughtful consideration of the impact the proposed use will have on the existing agricultural users and the uses surrounding the application.

Policies 3 and 9 of the Residential section of the MDP2010 provide that to consider the proposal to be developable by the Subdivision Authority, residential parcels should be compatible with the surrounding area and existing uses. Additionally, providing that the design and infrastructure of residential development should consider the agricultural industry, the efficient use of land, the environmental impact, and the cumulative effects of development along with the suitability of the lands for residential use and the conservation of water.

Land Use Bylaw

The application, if approved, would meet the lot size restrictions and density requirements as set out in Section 13.1.6.2 of the Country Residential District and 12.1.6.2 of the Agricultural District within the County's Land Use Bylaw.

Growth Management Strategy

The subject parcel is located within the North West District as noted within the County's Growth Management Strategy. The vision for the North West District identifies that lands which fall within this District are expected to see minimal to moderate growth in the form of Country Residential and Cluster Residential development with careful consideration of the potential impacts on wildlife habitat and watershed areas.

PURPOSE OF APPLICATION

Bylaw XX/2026 – Council has received an application to further amend the Land Use Bylaw by authorizing the redesignation of a 9.50 +/- acre portion of Ptn. NE 04-22-03 W5M from Agricultural District to Country Residential District in order to allow for the future subdivision of one 9.50 +/- acre Country Residential District lot with an approximate 24.0 +/- acre Agricultural District balance parcel.

CURRENT SUBJECT AND ADJACENT LAND USES

Subject Parcel

Agricultural District

Adjacent Lands

Agricultural District

Area Character

The parcel is an agriculturally zoned property that is located within an area consisting predominantly of agriculturally zoned parcels. There are a small number of country residential lots in the area, with the Whiskey Springs Ridge Area Structure Plan located 4 kilometres northwest of the applicant's parcel.

CIRCULATION REFERRALS

REFEREE	COMMENTS
INTERNAL	
Public Works	Public Works provides the following are recommended as conditions of subdivision approval: • 5 metres road widening by caveat parallel to both Coal Mine Road and 226th Avenue W. Public Works also provides the following comments: • Both parcels have existing approaches which meet the County's current approach construction standards therefore public works has no concerns regarding access. • Both parcels have existing residences with existing septic systems and water wells. From record, the south residence was applied for as a secondary suite in December of 2024, therefore no further technical reports are suggested.
PUBLIC	
Western Wheel	November 11th, 2026, and November 18th, 2026
Landowners (Half Mile)	No letters submitted prior to the submission of this staff report

SUMMARY

Bylaw XX/2026 – Council has received an application to further amend the Land Use Bylaw by authorizing the redesignation of a 9.50 +/- acre portion of Ptn. NE 04-22-03 W5M from Agricultural District to Country Residential District in order to allow for the future subdivision of one 9.50 +/- acre Country Residential District lot with an approximate 24.0 +/- acre Agricultural District balance parcel.

OPTIONS FOR COUNCIL CONSIDERATION

OPTION #1 – APPROVAL

Council may choose to grant 1st reading to the application for redesignation of a 9.50 acre portion of Ptn. NE 04-22-03 W5M from Agricultural District to Country Residential District in order to allow for the future subdivision of one 9.50 +/- acre Country Residential District lot with an approximate 24.0 +/- 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 fragmentation of the subject lands would be suitable for the intended use and 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.

Council may choose to impose the following suggested conditions:

Recommended Conditions for Option #1:

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

OPTION #2 REFUSAL

Council may choose to refuse the application for redesignation of a 9.50 acre portion of Ptn. NE 04-22-03 W5M from Agricultural District to Country Residential District in order to allow for the future subdivision of one 9.50 +/- acre Country Residential District lot with an approximate 24.0 +/- acre Agricultural District balance parcel for the following reasons:

In consideration of Policy 2 and 4 of the Agriculture section of the MDP2010, Council did not find sufficient merit in the proposal to consider removing the subject lands from the Agricultural District.

Additionally, in consideration of the criteria noted within Residential Policies 3, 9 and 11 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, the efficient use of the land and the suitability of the lands for future development.

APPENDICES

APPENDIX A: MAP SET

LOCATION MAP

HALF MILE MAP – LAND USE

HALF MILE MAP – PARCEL SIZES

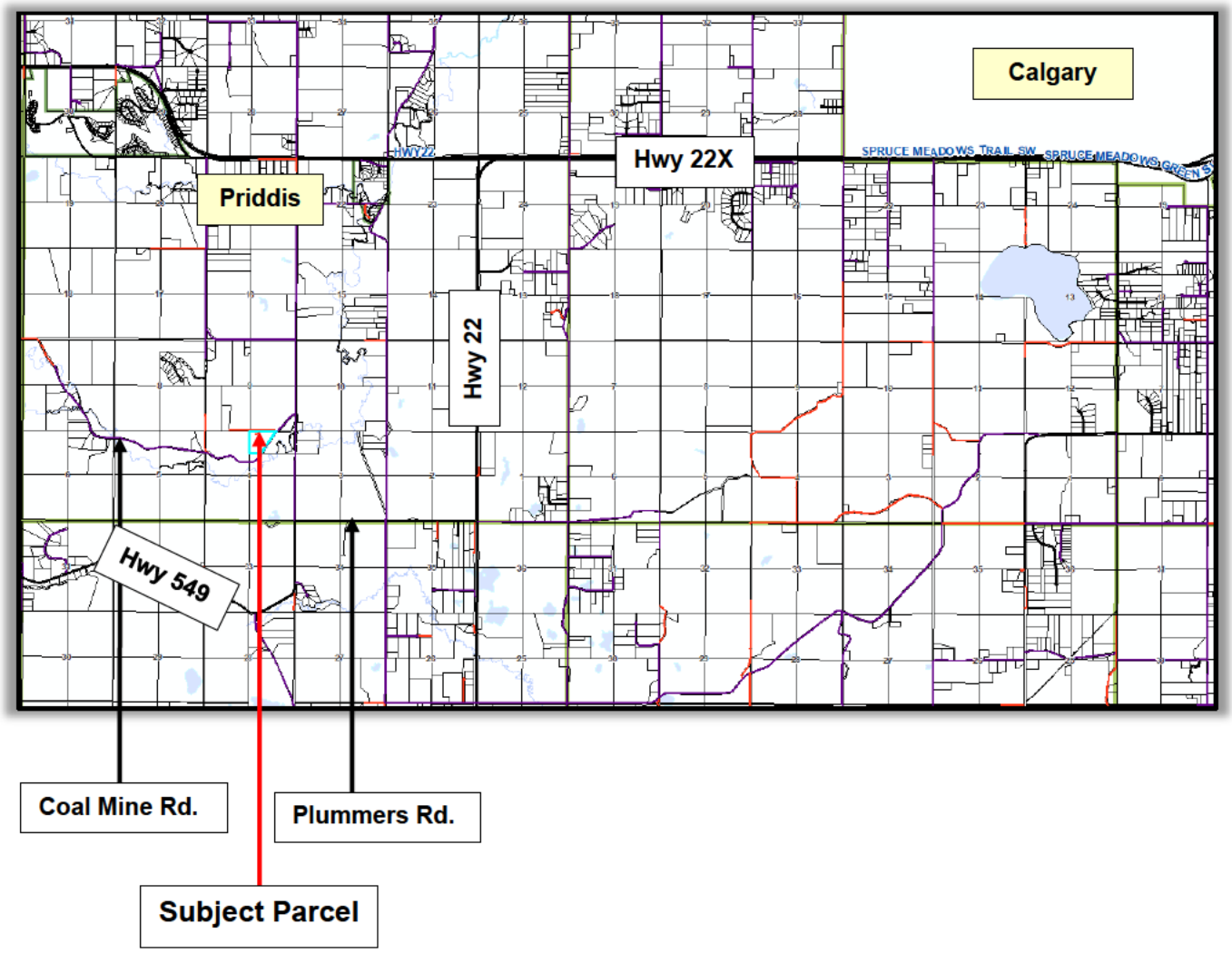
SITE PLAN

ORTHO PHOTO

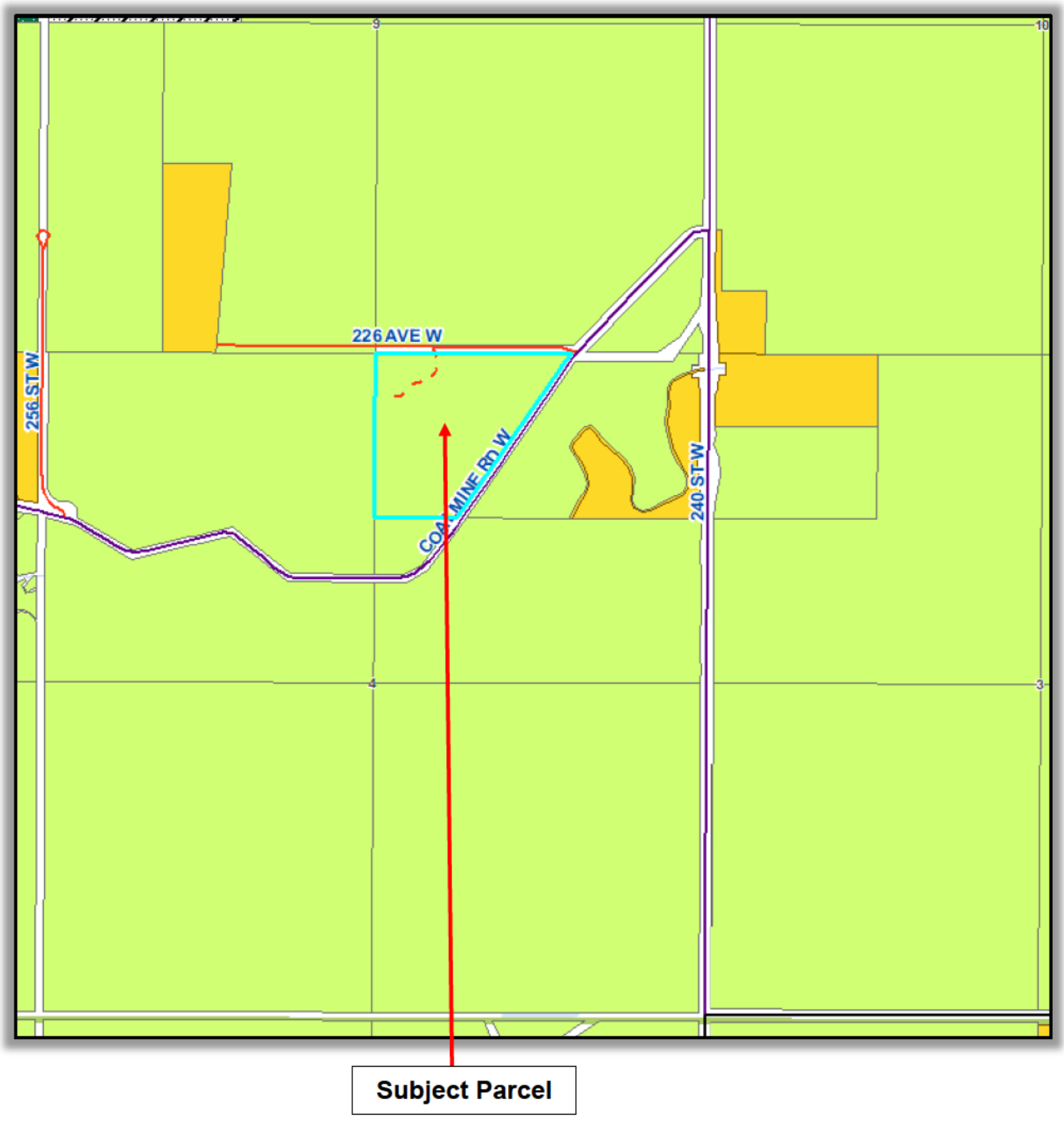
APPENDIX B

PROPOSED BYLAW

APPENDIX A: LOCATION MAP



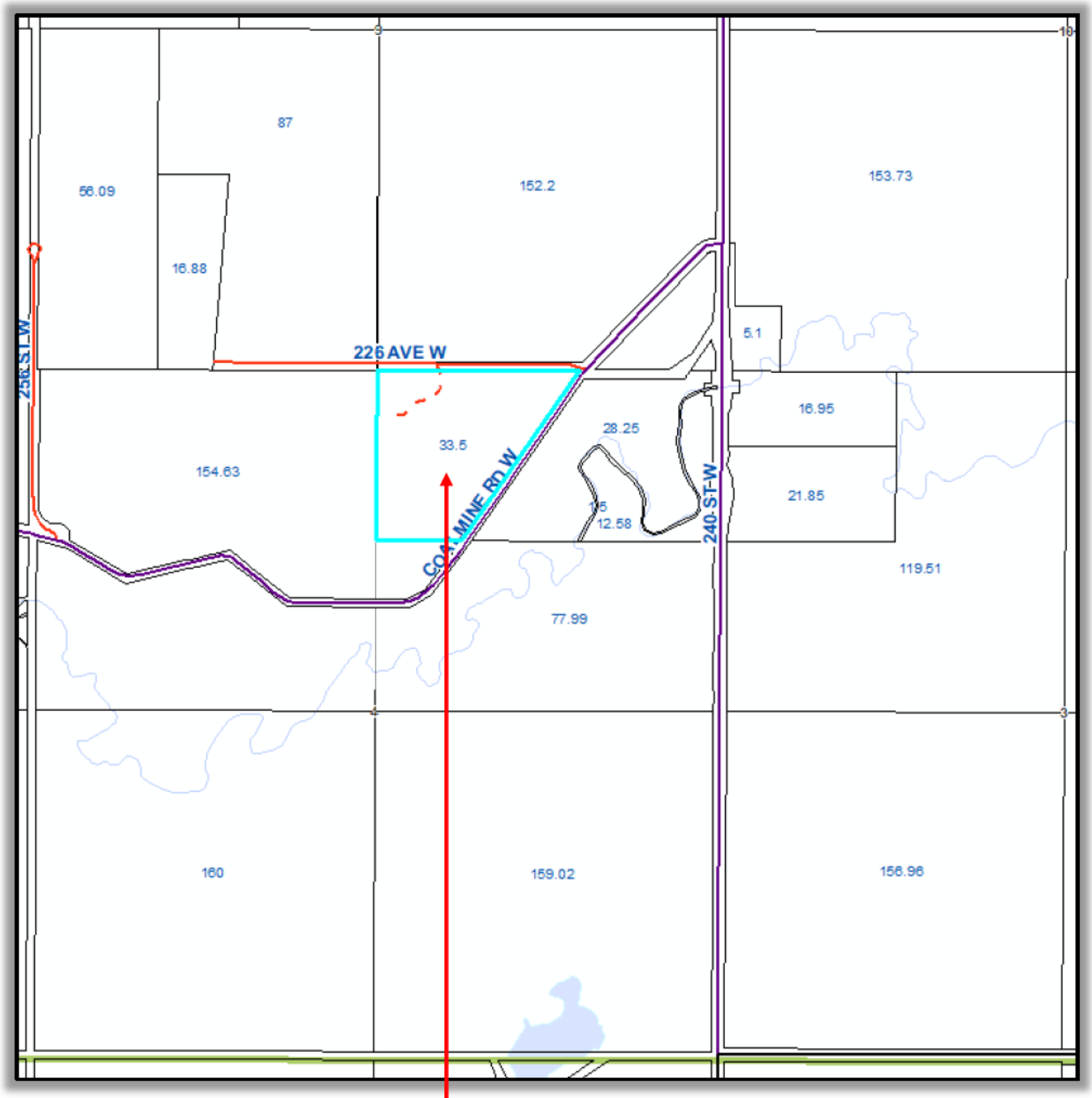
APPENDIX A: HALF MILE MAP – LAND USE



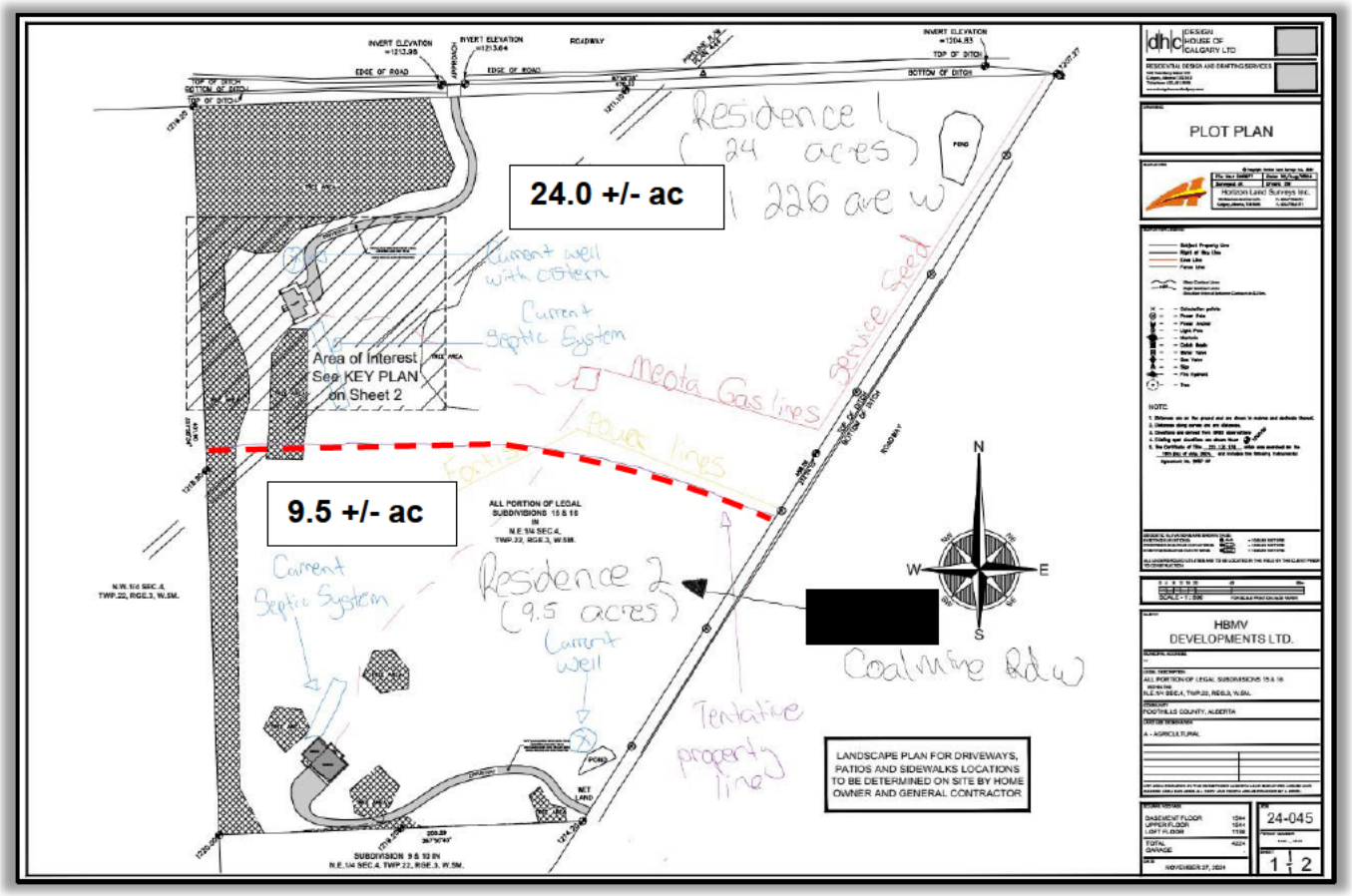
Legend

- County Roads
- Highways
- In Transition
- A- Agricultural
- AA- Agricultural Sub A
- CMC- Community Commercial
- CR- Country Residential
- CRA- Country Residential Sub A
- DC - Direct Control
- ER- Environmental Reserve
- FPJ-Federal/ Provincial District
- MR- Municipal Reserve
- PUL- Public Utility
- RC- Residential Community District
- RCA- Residential Community Sub-district "A"
- SD- Service District

APPENDIX A: HALF MILE MAP – LOT SIZES



APPENDIX A: SITE PLAN



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 the redesignation of a 9.5 +/- acre portion on Ptn. NE 04-22-03 W5M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 9.5 +/- acre Country Residential District lot with a 24.0 +/- acre Agricultural District balance parcel.

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

1. Land Use Map No. 2203 is amended by redesignating a 9.5 +/- acre portion on Ptn. NE 04-22-03 W5M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 9.5 +/- acre Country Residential District lot with a 24.0 +/- 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 .