PUBLIC HEARINGS AND MEETINGS
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
LAND USE AMENDMENT
November 18, 2026
To be heard at: 1:30 PM

REQUEST FOR LAND USE AMENDMENT

APPLICATION INFORMATION	**FILE NO. 26R039**

LEGAL DESCRIPTIONS:
Ptn: NW 15-21-29 W4M; Plan 9110708, Block 3, and
Ptn: NW 15-21-29 W4M; Plan 9310080 Block 5

LANDOWNER: 2599120 Alberta Inc

APPLICANT: Badke Consulting Ltd. (Att: Jeff Badke)

AREA OF SUBJECT LANDS: Total of 40.31 acres

CURRENT LAND USE: Country Residential District

PROPOSED LAND USE: Unchanged

PROPOSAL: Amendment to the Country Residential District land use rules to allow for the future subdivision of Plan 9110708, Block 3 (20.02 acres) and Plan 9310080 Block 5 (20.29 acres) into four new Country Residential District parcels and one 20.50-acre Country Residential District balance parcel. In addition, the application proposes to protect +/- 8.45 acres of the lands under Environmental Reserve Easements.

A future boundary adjustment is also proposed and includes taking +/- 1.60 acres from Plan 9310080, Block 5 and consolidating it with Plan 9310080, Block 6, and taking +/- 0.70 acres from Plan 9310080, Block 6 and consolidating it with Plan 9310080, Block 5.

DIVISION NO: 7	**COUNCILLOR:** RD McHugh	**FILE MANAGER:** Pierre-David Karolyi

EXECUTIVE SUMMARY

Location

The subject parcels are located approximately 2.4 km north of Okotoks, approximately 7 km south of Calgary, and 100 m east of Highway 2 which is accessed via 1032 Drive East. They are adjacent to 296 Avenue East and 1032 Drive East.

Access

The north parcel has an undeveloped panhandle to 32 Street East, while the south parcel has an undeveloped panhandle to 1032 Drive East. Both parcels also have access to the existing 296 Avenue East cul-de-sac. The intended access is through the extension of 296 Avenue East with a road right of way providing a new gravelled cul-de-sac.

Policy Evaluation

Reviewed within the terms of the Municipal Development Plan 2010, Growth Management Strategy, and Land Use Bylaw 60/2014.

Referral Considerations

The application was referred to required internal departments and external agencies, with all received comments summarized in the Circulation Referrals section below.

Public Works had comments regarding the approaches, Environmental Reserve Easement, road widening and extension, and road upgrades.

ATCO Gas and Transmission required the registration of utility rights-of-way, whereas Alberta Transportation and Economic Corridors had no concerns.

PURPOSE OF APPLICATION

Bylaw XX/2026 - WHEREAS the Council has received an application to amend the Country Residential District land use rules to allow for the future subdivision of a total of five 3.02-acre +/- to 20.50-acre +/- Country Residential parcels from Plan 9110708, Block 3 and Plan 9310080 Block 5; Ptn. NW 15-21-29 W4M with the provision of Environmental Reserve Easements.

QUARTER SECTION & HALF MILE HISTORY (EAST OF HWY 2):



Legend:



The subject quarter is partially traversed by Highway 2 and the northeast portion was initially subdivided into four east-west oriented Agricultural District parcels prior to 1976. Between 1991 and 2019, it was further subdivided into 23 Country Residential parcels, one Municipal Reserve parcel, and one Environmental Reserve parcel traversed by an Overland Drainage Right-of-Way that extends to 32 Street East.

The Environmental Reserve and the surrounding Country Residential Sub-district 'A' parcels were created through a 2019 Provincial Appeal approved subdivision surrounding a recurring minor stream. The Country Residential parcels within that subdivision were designated as Sub-district 'A' to promote due diligence and protect future landowners by ensuring awareness of development constraints associated with the stream and reserve area.

Half mile Quarter Sections

A similar Environmental Reserve supplemented by an Overland Drainage Right-of-Way exists along the same stream immediately south of the subject lands. It was established through a 2003 subdivision that created four Country Residential parcels along 40 Street East.

The quarter section to the southeast has been fully subdivided into Country Residential parcels. The quarters to the north and west have been partially subdivided for Country Residential development, while the quarters to the east and northeast remain predominantly agricultural, with the exception of a single Country Residential parcel in the east quarter section.

CURRENT LAND USES

Subject Parcels

Country Residential District

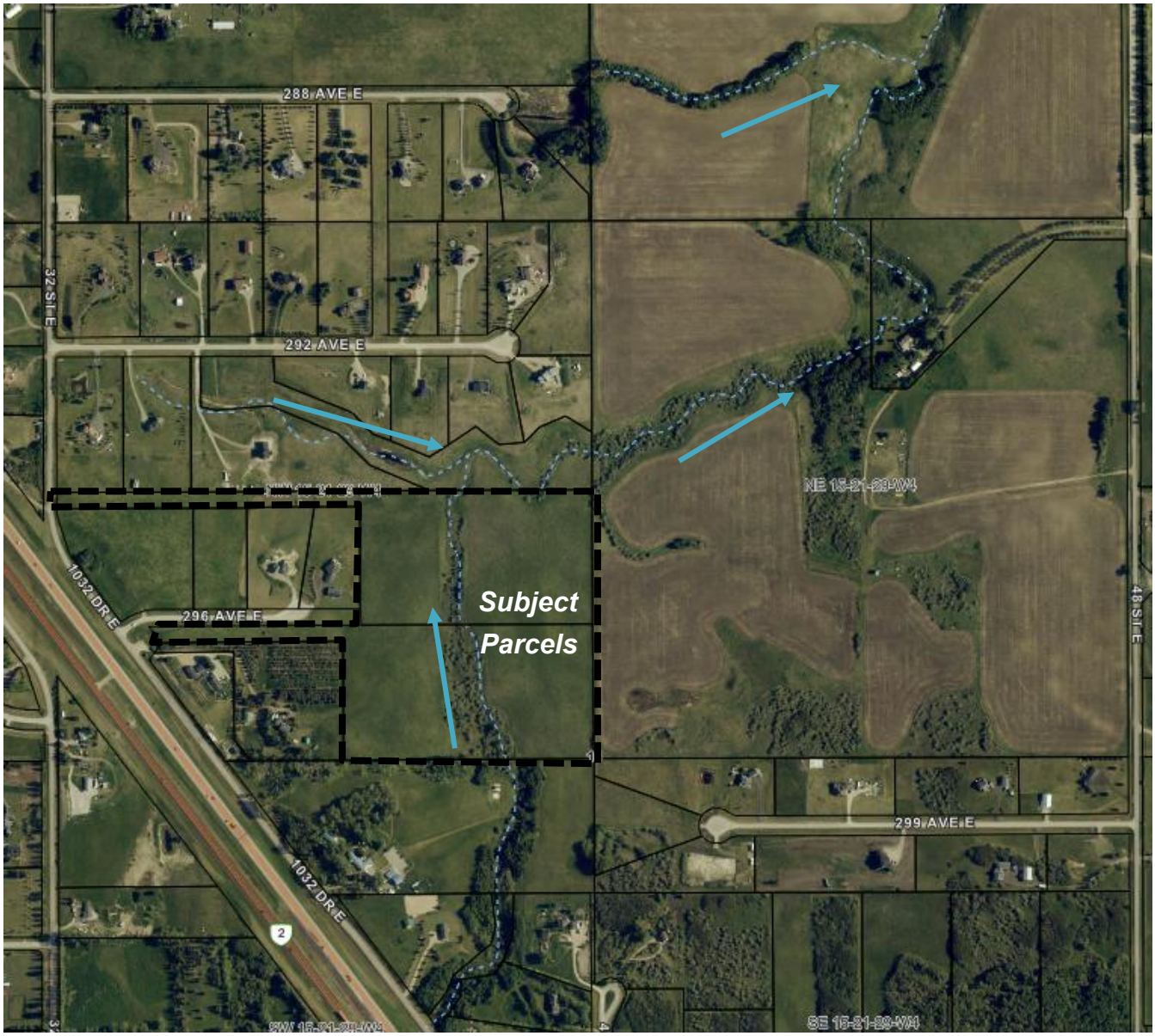
Adjacent Lands

Lands adjacent to the subject parcels are zoned Country Residential District to the southeast, west and north, environmental reserve to the north, and Agricultural District to the south and east.

SITE CONSIDERATIONS

Physiography and Riparian Area

The subject parcels have slopes from the east and west with a major low area where the recurring minor stream traverses it from south to north (see topographic map below). Two Environmental Reserve Easements are proposed on either side of the access route to the 20.5-acre remainder parcel, with consideration for a potential future road extension.
(*Please refer to the Access & Site Plan section or Appendix A to see the proposed Environmental Reserve Easements and detailed contour lines*)



Legend:
Flow of water:
Subject parcels:

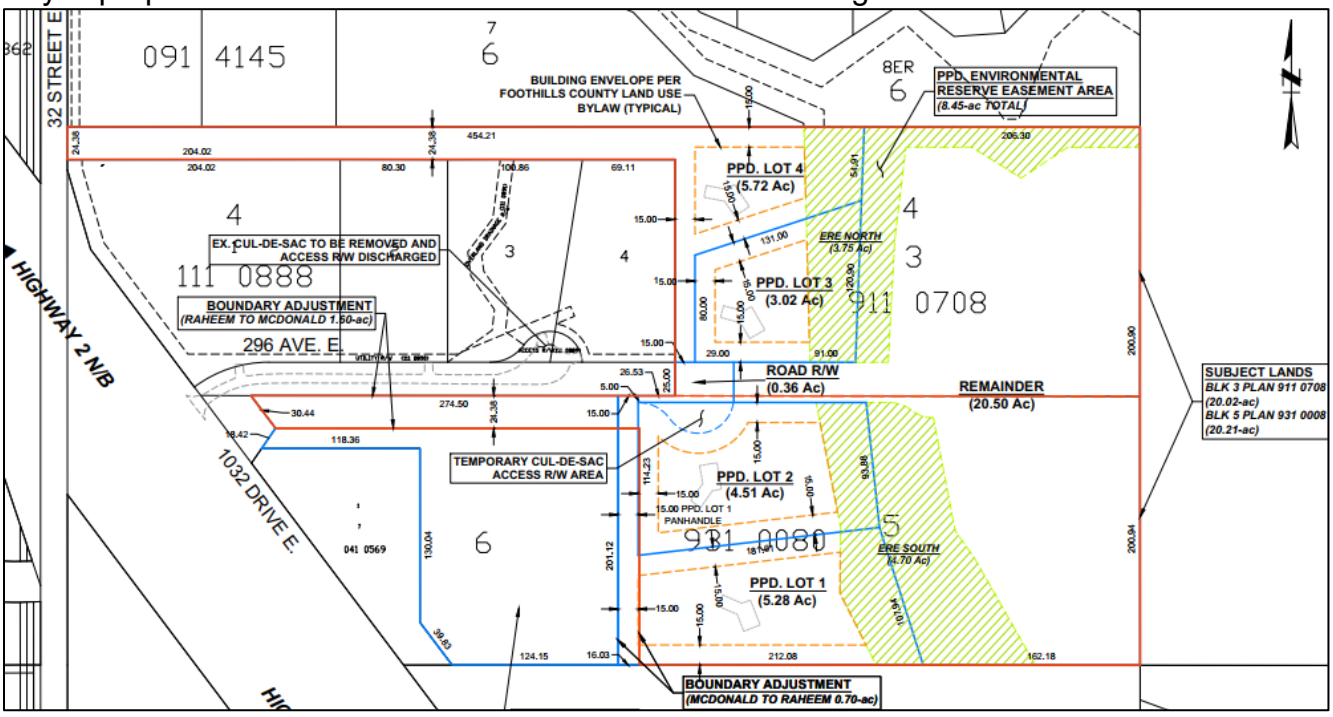
Public Works does not oppose the proposed Environmental Reserve Easement (ERE) over the minor stream, but remarks that Environmental Reserves exist on other parts of this stream (see dark green parcels in the Quarter Section & Half Mile History section above).

Access & Site Plan

The north parcel has an undeveloped panhandle to 32 Street East, while the south parcel has an undeveloped panhandle to 1032 Drive East. Both parcels also have access to the existing 296 Avenue East cul-de-sac. 296 Avenue East is surfaced with pavement, while 32 Street East and 1032 Drive East are surfaced with maintainable road oil. 296 Avenue East seems to have been completed without a top-lift, as it currently has a 50mm thick paved surface whereas 90mm is required under current County standards.

The proposed future boundary adjustment (would mean that only the proposed lot 4 parcel (5.72 acres) would retain panhandles to 32 Street East and 296 Avenue East, with all other

parcels accessible only through the extension of 296 Avenue East. A temporary road right of way is proposed to allow for the road extension to contain a gravelled cul-de-sac.



Public Works had no concerns with approaches from the proposed cul-de-sac bulb but recommends relocating the common approach of the two parcels south of the existing 296 Avenue to align with County standards. They also recommend road widening of 296 Avenue East, engineered plans for the extension of 296 Avenue East, for it to be fully paved and repaved to 90mm, and for the approaches to be included in this design.

POLICY EVALUATION

Municipal Development Plan

Policies 3, 7, 8, 9 and 13 of the Residential section of the MDP2010 provide that in order to consider the proposal to be developable by the Subdivision Authority, residential parcels should be compatible with the surrounding area and existing uses, and be serviced with potable water. They further provide that the design and infrastructure of residential development should consider the visual impact to adjoining properties, 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.

Policies 3 and 4 of the Environmental Conservation & Open Space section of the MDP2010 encourage the dedication of Environmental Reserve Easements on features and setbacks that are not suitable for development but where municipal management is not required.

Growth Management Strategy

The subject parcel is located within the Central District of the Growth Management Strategy. The vision for the Central District identifies that the lands are expected to be the growth engine for the County and are to see intensified and significant development while carefully considering riparian and wetland areas as well as aspirations of our Municipal neighbours.

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 within the County's Land Use Bylaw.

CIRCULATION REFERRALS	
REFEREE	**COMMENTS**
EXTERNAL	
Alberta Transportation and Economic Corridors	No concerns and has stated the following: The requirements of Section 18 of the Regulation are not met, however the department anticipates minimal impact on the highway from this proposal. ATEC would be prepared to grant approval for the subdivision authority to vary the requirements of Section 18 at the time of subdivision. The requirements of Section 19 are met; therefore, no variance would be required at the time of subdivision.
ATCO Gas and Transmission	Right-of-ways will be required for the gas mains within the properties, to be registered as general utility rights-of-way to the County, and that new driveways are not constructed prior to the installation of gas mains.
INTERNAL	
Public Works	Public Works provided the following recommendations as conditions of subdivision: ▪ High Water Table Testing for Foundation Design ▪ Septic Disposal Evaluations ▪ Comprehensive Lot Grading and Drainage Plan ▪ Building Envelopes Public Works provided the following additional recommendations: ▪ Approaches: o All to be built to current standards and be included in road engineering; o Two lots accessed by existing cul-de-sac will need relocated approaches at the applicant's cost with the bulb removed. o Shared approach of the two existing parcels south is located at 30m from the intersection whereas County standards require a 60m separation. It can either remain as is, or a relocation could be required (from 1032 Dr for west parcel and from 296 Ave for the east parcel following the boundary adjustment); o The existing panhandle that would remain with proposed Lot 4 has no approach, and access is proposed from the road extension. ▪ Council may consider the Environmental Reserve Easement (ERE) as proposed by the applicant, but it can be noted that Environmental Reserve (ER) parcels exist on the same water body to the north, south and 1.2km downstream.

CIRCULATION REFERRALS	
	▪ Engineered road design, cost estimates and insurance to be required for the extension and realignment of 296 Avenue East, to be fully constructed to current paved standard. ▪ Upgrade to 296 Avenue E to current 90mm paved road standards, including the existing and proposed segments and bulb, in lieu of an external contribution to road upgrades. ▪ Road Widening consisting of 5m of land along the south side of 296 Avenue East, by way of caveat.
PUBLIC	
Western Wheel	November 4th and 11th, 2026
Landowners (Half Mile)	Two written responses were received prior to the submission of this report (*See Appendix C*)

SUMMARY

Bylaw XX/2026 - WHEREAS the Council has received an application to amend the Country Residential District land use rules to allow for the future subdivision of a total of four 3.02 +/- acre to 5.72 +/- acre Country Residential District parcels, leaving a 20.50 +/- acre remainder parcel, from Plan 9110708, Block 3 and Plan 9310080 Block 5; Ptn. NW 15-21-29 W4M with the provision of an Environmental Reserve Easement.

OPTIONS FOR COUNCIL CONSIDERATION

OPTION #1 – APPROVAL

Council may choose to grant 1st reading to the application for amendment to the Country Residential District land use rules of Plan 9110708, Block 3, and Plan 9310080 Block 5; Ptn. NW 15-21-29 W4M, in order to allow for the future subdivision of four 3.02 +/- acre to 5.72 +/- acre Country Residential District parcels, leaving a 20.50 +/- acre remainder parcel, and the inclusion of two Environmental Reserve Easements (3.75 acres and 4.70 acres), for the following reasons:

In consideration of the criteria noted within Residential Policies 3, 9 and 13 of the MDP 2010, Council is of the opinion that the lands are suitable for the intended use and subdivision of the subject lands would not be detrimental to the overall nature of the area, would be compatible with the surrounding uses, and would retain natural features of the site. Further, the application falls within the density provisions and lot size restrictions of the Country Residential District within the County's Land Use Bylaw.

Staff suggests Country Residential Sub-district "A" for both the proposed and balance parcels to ensure that the recommendations and restrictions as outlined in the High Water Table Testing, Septic Disposal Evaluation, Lot Grading and Overland Drainage Plan, and Building Envelopes (provided as conditions of subdivision) are complied with to the satisfaction of the Public Works department. A completion certificate by a Professional Engineer verifying that all aspects of the noted reports have been met, may be required. Council may also wish to require a $5000.00 deposit as a pre-release condition to ensure compliance of all conditions of the development permit.

Recommended Conditions for Option #1:

1. Landowners are to fully execute and comply with all requirements as outlined within the County's Development Agreement for the purpose of external and internal paved road

construction to upgrade and extend 296 Avenue East with a new bulb, and any other necessary municipal and on-site improvements as required by Council and/ or the Public Works department;
2. Proof of adequate water supply is to be provided in accordance with the Provincial Water Act, to the satisfaction of the County;
3. Environmental Reserve Easement (ERE) agreement to be fully executed and registered by Right of Way Plan, concurrent with the Plan of Survey, to the satisfaction of the County;
4. Final amendment application fees to be submitted;
5. Submission of an executed subdivision and boundary adjustment application and the necessary fees.

OPTION #2 - REFUSAL

Council may choose to refuse the application for amendment to the Country Residential District land use rules of Plan 9110708, Block 3, and Plan 9310080 Block 5; Ptn. NW 15-21-29 W4M, in order to allow for the future subdivision of four 3.02 +/- acre to 5.72 +/- acre Country Residential District parcels, leaving a 20.50 +/- acre remainder parcel, and the inclusion of two Environmental Reserve Easements (3.75 acres and 4.70 acres), for the following reasons:

In consideration of the criteria noted within Residential Policies 3, 9 and 13 of the MDP 2010, Council is of the opinion that the application does not adequately address the cumulative effects of the development and the efficient use of the land.

APPENDICES

APPENDIX A: MAP SET:

LOCATION MAP

LAND USE MAP

HALF MILE MAP – PARCEL SIZES

SITE PLANS

APPENDIX B:

APPLICANT'S SUPPORTING DOCUMENTATION

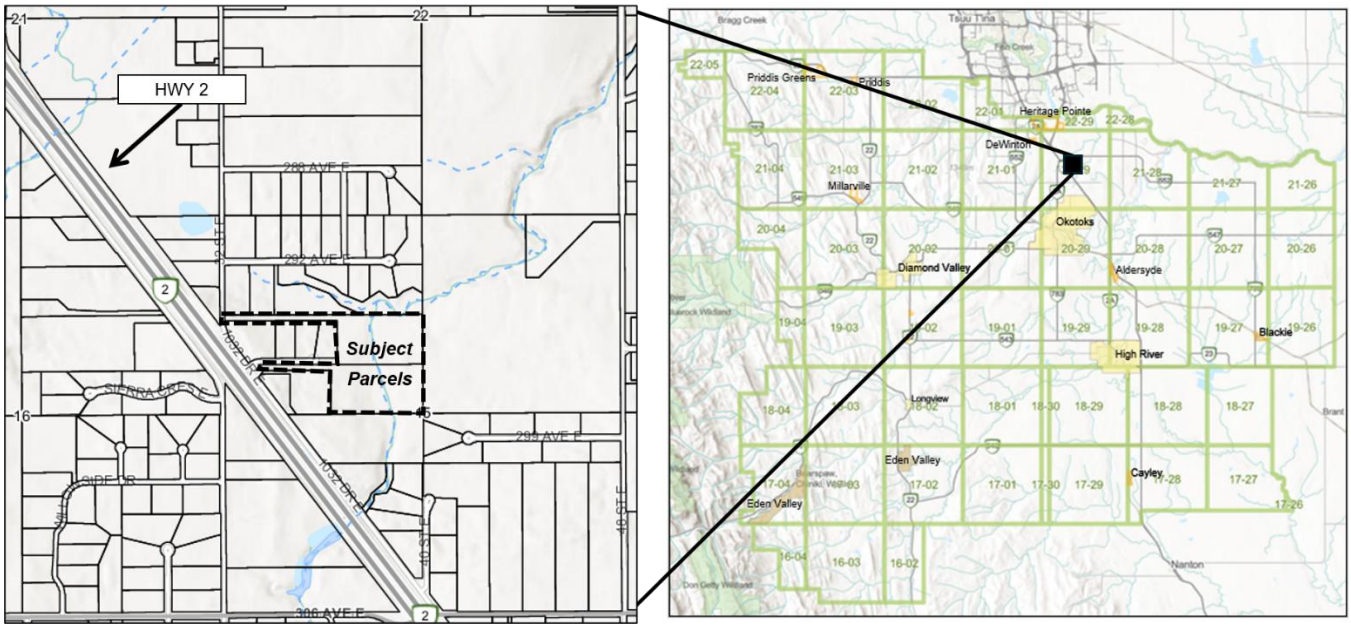
APPENDIX C:

WRITTEN RESPONSES BY AREA LANDOWNERS

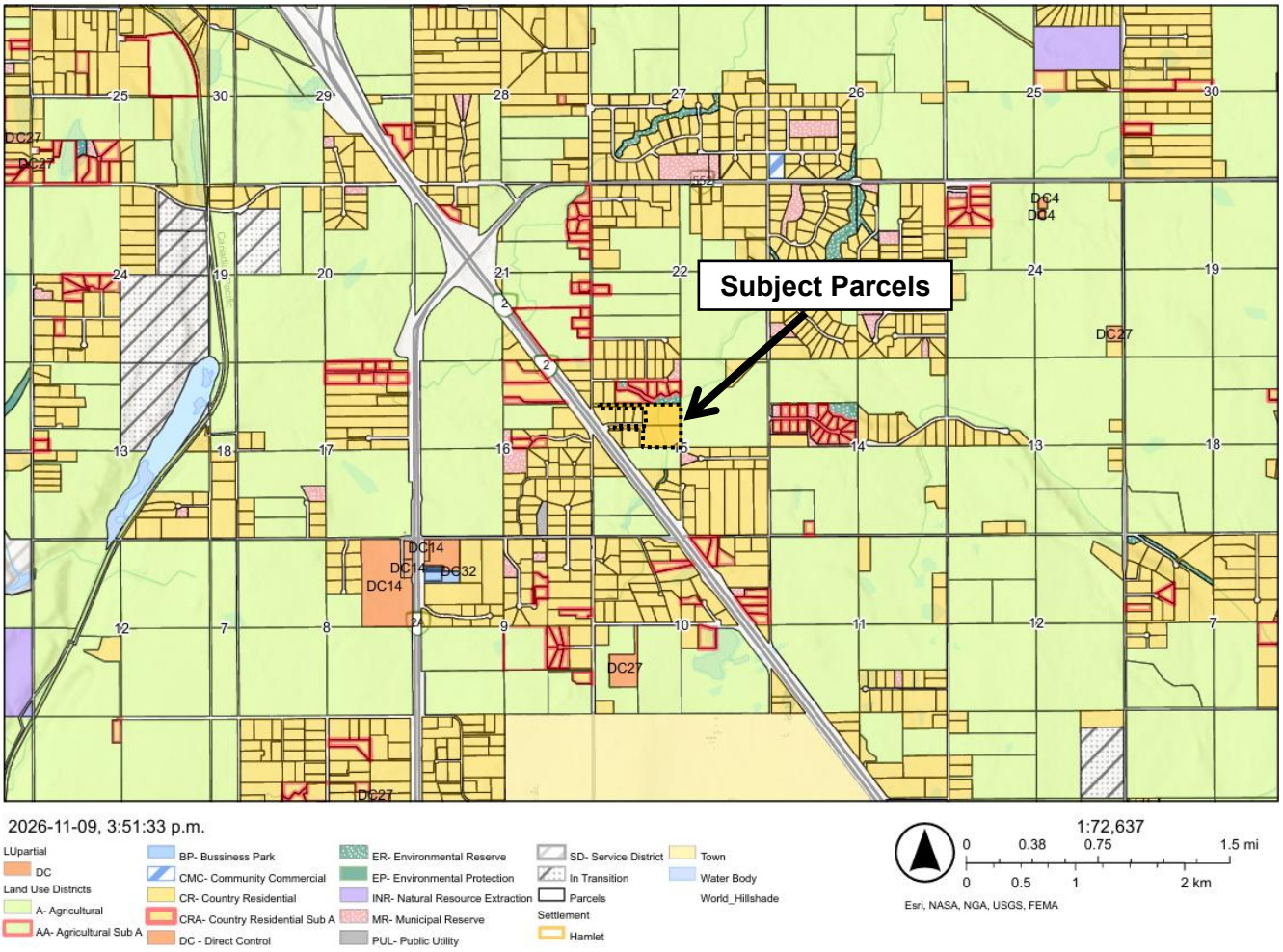
APPENDIX D:

PROPOSED BYLAW

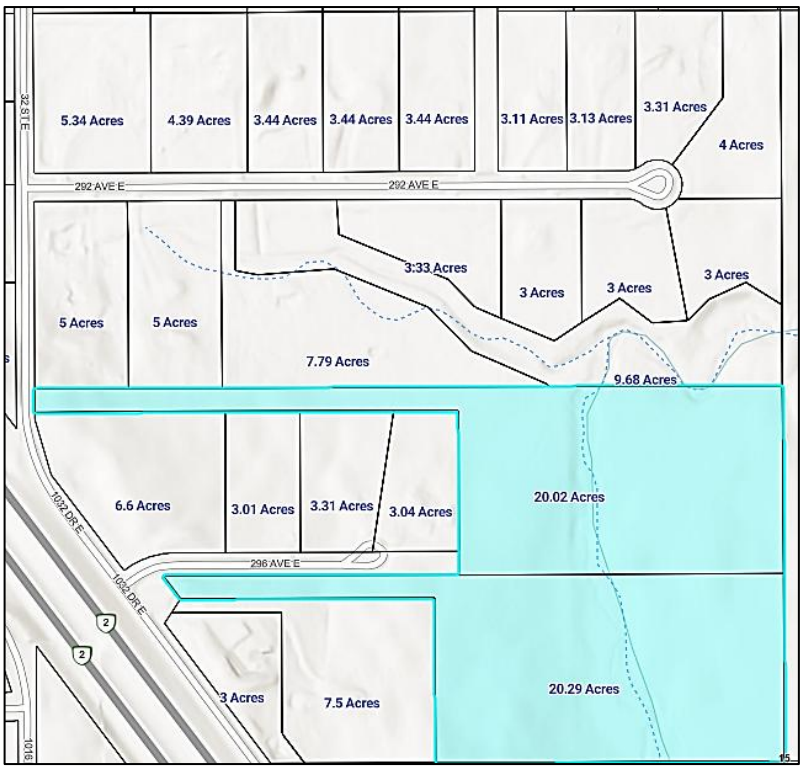
APPENDIX A: LOCATION MAP



APPENDIX A: LAND USE MAP

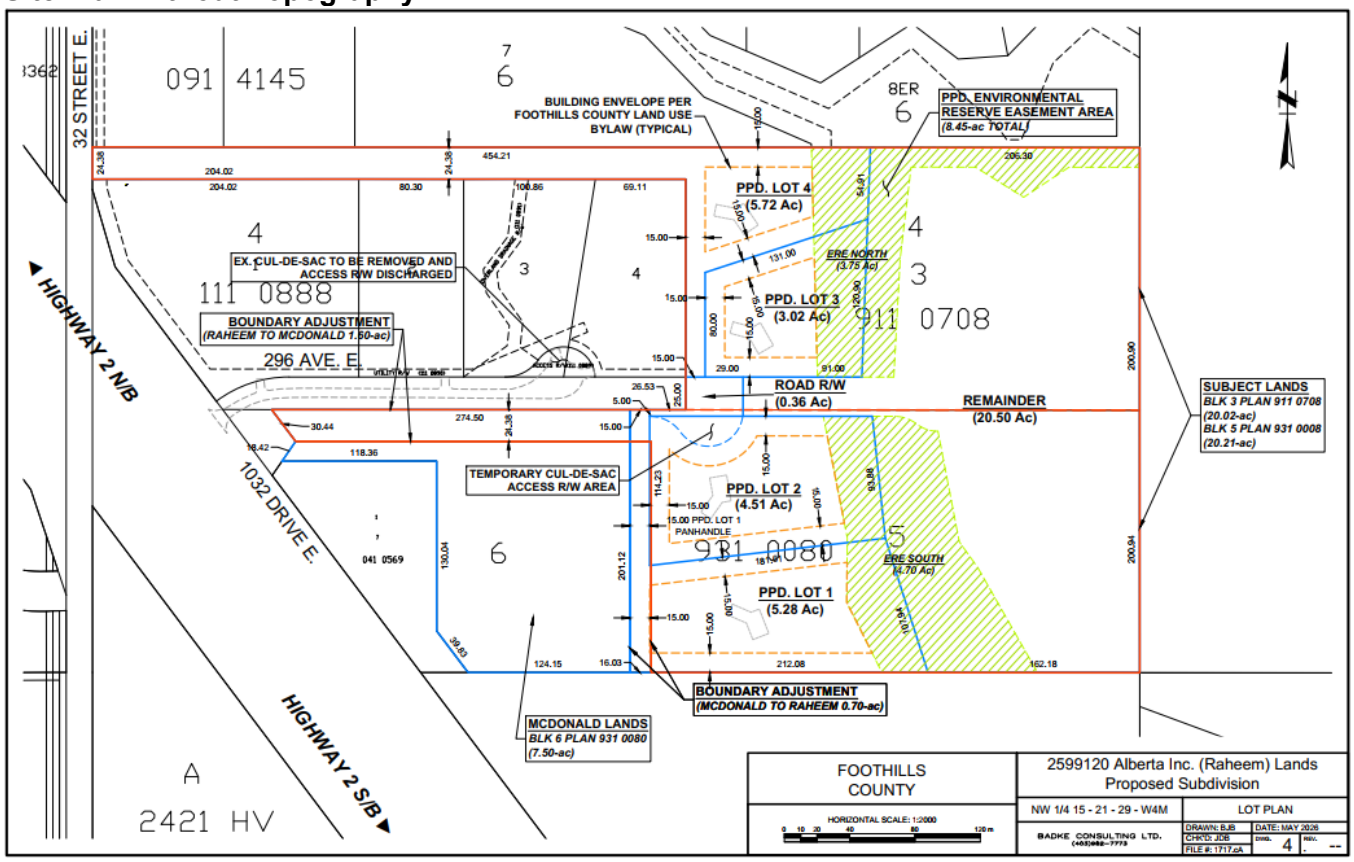


APPENDIX A: PARCEL SIZES MAP

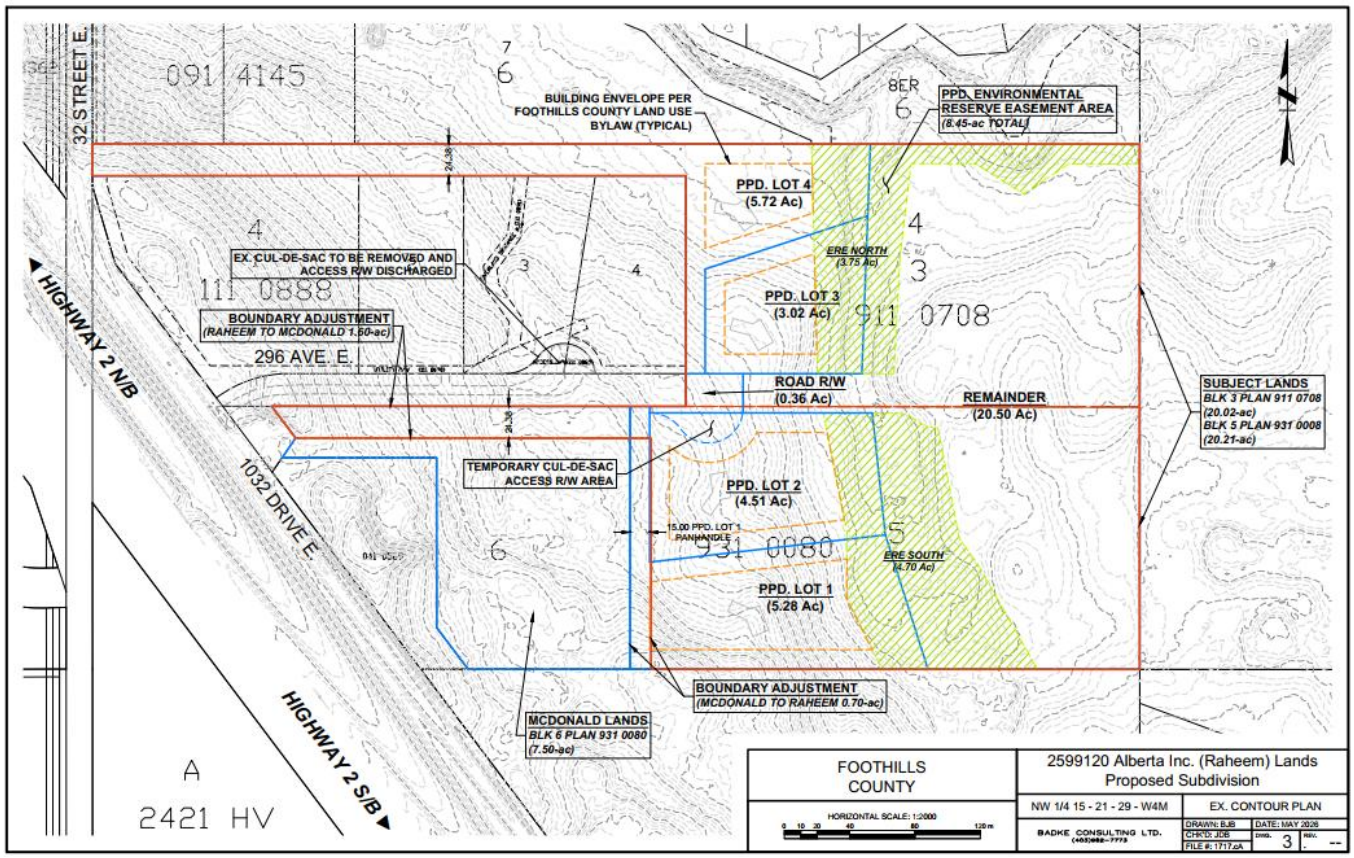


APPENDIX A: SITE PLANS

Site Plan without Topography



Site Plan with Topography



APPENDIX B: APPLICANT'S SUPPORTING DOCUMENTATION

(See following pages)

Land Use Bylaw Amendment

2599120 Alberta Inc. Lands

Plan 9310080, Block 5

Plan 9110708, Block 3

PTN NW 15 – 21 – 29 – W4M

Prepared By:

BADKE CONSULTING Ltd.
Civil Engineering · Planning · Surveying

Prepared For:

2599120 Alberta Inc. (Ahmed Raheem)

May 2026

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Raheem Lands

Proposed 4-lot Country Residential Subdivision

Location of Subject Lands

The subject lands on which the Country Residential subdivision is proposed are located within the northwestern portion of Division 7 in the northeastern portion of Foothills County. The lands are located approximately 5 kilometres north of the Town of Okotoks, east of Highway 2 and 296 Avenue E.

Legal Description

The Subject Lands are legally described as:

PLAN 9310080 BLOCK 5 EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 8.21 HECTARES (20.29 ACRES) MORE OR LESS TITLE NUMBER: 241 213 669	PLAN 9110708 BLOCK 3 EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 8.1 HECTARES (20.02 ACRES) MORE OR LESS TITLE NUMBER: 241 213 669 +1

These lands are identified on the attached plans and are registered to 2599120 Alberta Inc., which is owned by Ahmed Raheem.

Zoning

The subject lands are currently designated Country Residential (CR). This application proposes an amendment to the Foothills County Land Use Bylaw to facilitate the future subdivision of four (4) additional CR parcels.

Area Description

Regional Context

The subject lands are located in southern Alberta within Foothills County, approximately 5 kilometres north of the Town of Okotoks and immediately west of Highway 2. The surrounding area is characterized by rural residential development interspersed with agricultural lands, consistent with the prevailing Country Residential land use pattern in this portion of the County. Regional development density is low, with large rural parcels accessed primarily via paved municipal roadways, and Highway 2 provides direct regional connectivity to Okotoks and the Calgary metropolitan area.

Subject Lands Context

The subject lands are a rural parcel characterized by open grassed areas, shelterbelts, scattered mature vegetation, and gently rolling topography typical of the Foothills region. Land cover consists of pasture and naturalized areas, with localized drainage features and tree cover influencing soil moisture and surface conditions.

These characteristics are typical of lands in the broader area that have historically supported both agricultural use and low-density rural residential development.

Review of available LiDAR elevation data indicates that the subject lands have mild to moderate slopes typical of the local Foothills landscape. Topography is generally gradual and uniform, with no abrupt elevation changes or steep terrain features. A shallow ephemeral drainage course crosses the central portion of the lands and conveys surface drainage generally northward before joining another drainage course north of the site.

The site's gradual relief reflects established surface drainage patterns and contributes to generally consistent conditions across the lands. These topographic characteristics are typical of surrounding parcels and are consistent with lands used for both agricultural and low-density rural residential purposes.

Historically, a 2011 subdivision created four Country Residential parcels served by 296 Avenue E., a municipal-standard paved roadway that included a paved cul-de-sac within a temporary access easement over portions of Lots 3 and 4, Block 4, Plan 111 0888.

Proposed Subdivision

The subject lands consist of two titled parcels, Block 3, Plan 911 0708 and Block 5, Plan 931 0080. The configuration of these parcels reflects the manner in which lands in the area have evolved through earlier subdivisions and changes in ownership over time. Both of these parcels include a 24.38m (80-ft) wide panhandle.

The current subdivision concept builds on the previously noted 2011 subdivision by extending 296 Avenue E. approximately 120-metres eastward to provide access to the proposed parcels and the remainder lands. An additional 44-metres of road right of way would be dedicated to accommodating the extension. The extension would terminate in a new temporary cul-de-sac, while the existing cul-de-sac—constructed within an easement area (Access R/W Plan 111 0889) —would be removed. Access to the new lots would thereafter be provided via new approaches connected to the extended internal roadway, and lands previously occupied by the existing cul-de-sac would be reclaimed and returned to their respective landowner's use.

The proposed subdivision includes the creation of four (4) new Country Residential parcels (PPD Lots 1–4), arranged to take advantage of the extended internal roadway while respecting existing development patterns and site conditions. The new CR lots range in size from 1.22-hectares (3.02-acres) to 2.32-hectares (5.72-acres) more or less.

The combined remainder of Block 5, Plan 9310080 and Block 3, Plan 9110708 is proposed to be 8.29-hectares (20.50-acres) in area, more or less. A 30-metre wide panhandle serves as placeholder for future road

The subdivision layout provides direct municipal-standard access, appropriate parcel sizing, and logical integration with the established road network serving the area.

Environmental Reserve Easement

To protect the ecological and drainage functions of the ephemeral drainage course crossing the subject lands, an 8.70-acre Environmental Reserve Easement (ERE) is proposed. The use of an

ERE, rather than a dedicated Environmental Reserve parcel, allows the proposed sizing of Lots 3 and 4 to be maintained. It also provides additional security because the protected area remains within privately held land, unlike dedicated Environmental Reserve lands, which can sometimes be perceived as publicly accessible and useable. Retaining the area as an ERE helps reinforce private ownership and stewardship, thereby reducing the potential for nuisance issues such as unauthorized access, littering, and other forms of disturbance.

At the southern property boundary, the drainage course is relatively broad, with a channel bottom approximately 70 metres wide and no clearly defined side slopes. Toward the northern property boundary, the channel narrows to roughly 16 metres and exhibits more defined banks. In these areas, the vertical difference between the top and bottom of slope is approximately 1.0 metre.

The proposed ERE boundaries have been established to provide a minimum 15-metre horizontal setback from areas with well-defined banks to the edge of the easement. In locations where banks are not clearly defined, the boundary is based on maintaining at least a 1.0-metre elevation difference between the drainage bottom and the ERE limit. Overall, the proposed ERE varies from approximately 60 to 100 metres in width, centred on the drainage course. A 30-metre-wide gap between the northerly 4.00-acre and southerly 3.70-acre portions of the proposed ERE area has been left to accommodate future extension of the 296 Avenue road right of way.

Boundary Adjustment

In addition to the four new Country Residential parcels, a future boundary adjustment is proposed with the adjacent owners of Block 6, Plan 931 0080, Jim and Loretta McDonald. Under this adjustment, a 1.60-acre portion of the respective Raheem lands' southerly 80-foot-wide panhandle would be consolidated with the McDonald property, and a 0.70-acre portion of the McDonald property would be consolidated with the southeastern side of the Raheem lands. The boundary adjustment areas are shown on the site plans.

Future Development Shadow Plan

The proposed combined 20.50-acre remainder parcel configuration has been designed to accommodate and support the orderly future development of these lands. To assist Foothills County Council and Administration in evaluating the future development potential of the remainder parcel, a shadow plan has been prepared to illustrate a potential development scenario. Based on Foothills County's Land Use Bylaw density rules, the proposed remainder would be the final parcel within the parent quarter section that could be subdivided.

Subdivision Servicing

Access

The subject lands are currently accessed via 296 Avenue E., a municipal-standard paved internal road terminating in a cul-de-sac. 296 Avenue E. intersects with 1032 Drive E., which functions as a service road providing convenient southbound access to the Highway 2 / 306 Avenue E. interchange. North of the subject lands, 1032 Drive E. transitions into 32 Street E., which connects with Highway 552 and provides additional regional access.

As described in the proposed subdivision layout, 296 Avenue E. is planned to be extended approximately 120-metres eastward, terminating in a new cul-de-sac complete with a temporary cul-de-sac access easement. At this time, a temporary graveled cul-de-sac is proposed until the remainder parcel is further subdivided in the next few years.

Access to the proposed new lots would be provided via municipal-standard approaches along the extended 296 Avenue E. roadway, as well as from the new cul-de-sac serving the remainder lands. The proposed access arrangement builds upon the established internal road system and provides safe, direct, and orderly access consistent with Foothills County standards.

With the extension of the internal road, the existing paved cul-de-sac would be removed, and access for the existing homes on Lots 3 and 4 Plan 111 0888 would be accommodated through new municipal-standard approaches and driveway connections to the modified roadway. Lands currently occupied by the existing cul-de-sac would be reclaimed, access easement discharged and use returned to the affected landowners.

Water and Sewage

The Land Use Bylaw requirements under the CR zoning stipulate utilizing "Individual wells and individual wastewater disposal systems; Communal water and communal wastewater disposal systems; or a combination of a. and b. as determined by Bylaw amending this section".

Water servicing is proposed through individual new water wells for residential use. A new well has been drilled on the subject lands within proposed Lot 2 and was pump tested for 12 hours, demonstrating a sustained production rate of 5 imperial gallons per minute. In addition, a review of wells in the surrounding area indicates production rates ranging from 3.5 to 5 imperial gallons per minute. These production rates indicate good potential for drilling new wells on the remaining proposed lots that would meet the requirements of the Alberta Water Act for residential use.

Sewage disposal for the new Country Residential parcels is proposed by way of onsite Private Sewage Treatment Systems (PSTS). Based on our experience in the surrounding region, supported by review of AGRASID data, soils and near surface groundwater conditions are anticipated to be suitable for residential PSTS, subject to detailed design at the subdivision and development stage.

Utilities

Utilities immediately adjacent to the subject lands were originally established as part of the 2011 subdivision and include overhead electrical power and buried natural gas infrastructure. These services are accommodated within a 6.0-metre common utility right-of-way that parallels and surrounds the internal road right-of-way along 296 Avenue E.

As part of the proposed subdivision, the common utility right-of-way would be extended to follow the proposed road extension and new cul-de-sac, allowing for the orderly continuation of electrical and gas services to the proposed Country Residential parcels and accommodating future development.

Development Rationale

The subject lands are located approximately 5-kilometres north of the Town of Okotoks and immediately east of Highway 2, providing convenient access to regional transportation routes and

nearby urban centres for employment, services, and commercial needs. The area is characterized by a well-established pattern of Country Residential development supported by municipal road infrastructure and direct connectivity to the broader Foothills County road network.

The prevalence of Country Residential parcels throughout the surrounding area reflects the ongoing suitability and demand for this form of development, which is well-suited to the local landscape and access conditions. These same characteristics supported earlier subdivision activity in the area and continue to support the proposed subdivision, which represents a logical and incremental extension of existing development patterns consistent with the rural residential character of the area.

Planning Guidance

MDP 2010

The proposed subdivision has been reviewed in the context of the Residential policies of the Foothills County Municipal Development Plan (MDP) 2010. The proposal is consistent with the MDP direction supporting rural residential development where it is compatible with the surrounding area and can proceed in an orderly manner.

The proposal also aligns with broader MDP objectives respecting appropriate land use, orderly development, and the avoidance of undue adverse impacts on adjacent lands.

Growth Management Strategy

The subject lands are located within the Central District of the Foothills County Growth Management Strategy (GMS), which identifies this area as accommodating a significant share of future County growth. The Central District is intended to support development in locations that benefit from access to regional transportation routes and nearby service centres.

Given the lands' location north of Okotoks and within an established rural residential area, the proposal is consistent with the broader growth pattern envisioned for the Central District.

Closure

In summary, the proposed four-lot Country Residential subdivision is a logical extension of existing development in the area and is supported by access, servicing, physical site characteristics, and the relevant planning policy context. Collectively, these considerations demonstrate that the proposal is both appropriate and supportable. We therefore respectfully request Council's favourable consideration and approval of the application. If any additional information would assist in the review of this proposal, we would be pleased to provide it.

Sincerely,

Badke Consulting Ltd.



Jeff Badke, Principal Consultant

APPENDIX C: WRITTEN SUBMISSIONS BY AREA LANDOWNERS

WRITTEN SUBMISSION

Jacqueline Schuler

Jim McDonald and Loretta McDonald

[redacted]

September 25, 2026

Foothills County
P.O. BOX 5695,
High River, Alberta
T1V 1M7

Re: Letter of Intent and Support
Raheem (2599120 Alberta Inc.) Subdivision and Boundary Adjustment

To Whom It May Concern:

We, Jim McDonald and Loretta McDonald, are the registered owners of the lands legally described as Plan 931 0080, Block 6, containing approximately 7.50-acres.

We understand that Ahmed Raheem (2599120 Alberta Inc.) is advancing a subdivision application involving the lands adjacent to our property, including an existing panhandle located along the north side of our lands. This letter is provided to confirm our intent and support for the proposed boundary adjustments associated with that subdivision application.

We have entered into an agreement with Ahmed Raheem whereby the approximately 88-foot-wide panhandle area from the Raheem lands, comprising approximately 1.60 acres, is proposed to be transferred to and consolidated with our parcel. As part of the same agreement, approximately 0.70 acres of our lands is proposed to be transferred to and consolidated with the Raheem lands. The overall agreement includes both a cash payment component and a land exchange component between the parties.

The proposed boundary adjustments are therefore understood to include the following:

- Boundary adjustment from Raheem to McDonald: approximately 1.60 acres;
- Boundary adjustment from McDonald to Raheem: approximately 0.70 acres.

Subject to final survey, municipal approval, registration requirements, and completion of the agreed-upon transaction documents, we support the proposed boundary adjustments and consolidation of the respective lands as described above.

We further confirm that we are supportive of Mr. Raheem's subdivision plans and have no objection to the proposed subdivision proceeding along with the boundary adjustments described in this letter. We understand that the current subdivision application is intended to create four new lots at this time, with the possibility that up to four additional lots may be pursued in the future, subject to any further approvals that may be required. We understand that the intent of the proposed

boundary adjustments is to improve the configuration of the affected parcels and to resolve the existing panhandle arrangement in a manner acceptable to both landowners.

Sincerely,



WRITTEN SUBMISSION

From: Mel Mabbott
To: Public Hearings
Subject: Written Public Hearing Submission — 26R039 — Groundwater Protection and Road Safety — November 18, 2026
Date: November 3, 2026 10:00:24 AM

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Hello,

Please accept this email as our written submission to Council for the November 18, 2026 public hearing at 1:30 p.m., concerning the proposed Country Residential amendment for 2599120 Alberta Inc., file 26R039, within NW 15-21-29 W4M.

We are neighbouring landowners at 17 Willowside Drive in Willowside Equestrian Estates. Our five-acre property relies on well water. Reliable groundwater, safe road access and preservation of the surrounding acreage setting are essential to our property's use, enjoyment and long-term value.

Our principal concern is whether additional wells and cumulative acreage development could adversely affect existing groundwater users. We request the following information and safeguards.

1. Applicable County and provincial requirements

Section 9.23.10 of Land Use Bylaw 60/2014 requires proof of water in accordance with the Municipal Water Policy Guidelines and applicable provincial requirements. The MDP2010 Residential Policies 7 and 8, together with Appendix F — Water Policy, address potable-water servicing and supporting assessments.

Appendix F distinguishes between proposals resulting in no more than five lots on a quarter section and those involving six or more lots, including existing lots. Please confirm the total existing and proposed lot count on this quarter section and identify the applicable proof-of-water requirements.

Where the Appendix F pump-test/Q20 route is relied upon, please provide the required pumping and recovery records, sealed Q20 calculations, applicable safety factors and the basis for any exception.

Please also explain how Water Act section 23(3)(a) and sections 6(4)(a)–(c) and 9(f)–(g) of the Matters Related to Subdivision and Development Regulation, AR 84/2022, will be addressed at the appropriate approval stages. Please identify any exemption or modified requirement being relied upon and its basis.

2. Assessment of impacts on existing wells

Has a hydrogeological assessment been completed and professionally signed and sealed by an appropriately qualified groundwater specialist? If so, please provide the complete report, supporting data and the County's technical review.

The application reports a 12-hour pump test on one well. Please explain whether that test assessed interference with surrounding wells or primarily established production capacity at

the tested well. Were nearby wells monitored during pumping and recovery?

Please confirm whether the assessment addresses the section 23(3)(a) reporting standard concerning proposed household diversions of 1,250 cubic metres annually per household and interference with existing household users, licensees and traditional agricultural users.

If the required assessment has not been completed, please identify when it will be undertaken and how neighbouring landowners can review the findings before additional residential groundwater demand is authorized.

3. Aquifer identification and hydrogeological testing

We request a technically justified assessment addressing:

- The water-bearing formations, aquifer depths, thicknesses, extent and confining layers, supported by well logs, geological cross-sections and groundwater-level mapping.
- Hydraulic connections between the proposed wells, surrounding wells and nearby drainage features or surface water.
- A field-verified inventory of potentially affected groundwater users, with the study area justified by hydrogeological conditions.
- Pumping and recovery tests of sufficient duration, with appropriately located observation wells where necessary.
- Aquifer properties, sustainable yield, seasonal and drought conditions, and predicted drawdown and interference at existing wells.
- Important assumptions, data gaps and uncertainty affecting the conclusions.

These requests reflect assessment principles addressed in Alberta Environment's Guide to Groundwater Authorization, particularly sections 2.2, 2.3 and 2.3.1. We recognize that its licensing procedures apply according to the proposed use; we request the relevant technical methods as an assessment benchmark.

4. Cumulative development and water demand

The application proposes four lots and a remainder parcel, with a future concept showing nine lots overall, subject to further approval.

We request assessment of the current proposal and the potential full development of these lands, together with existing and other approved or proposed groundwater demand nearby. Please identify how household demand, potential secondary suites, seasonal outdoor use and other reasonably foreseeable demands have been considered.

An assessment limited to whether individual new wells can produce water would not resolve our concern about their combined effects on existing users.

5. Well construction, baseline monitoring and corrective measures

Please confirm compliance with the Water (Ministerial) Regulation and the Water Wells and Ground Source Heat Exchange Systems Directive, including applicable requirements for drilling records, well construction, sealing, yield testing and reporting.

Please explain how construction will avoid introducing contamination or creating unintended connections between water-bearing formations.

We request that Council consider developer-funded baseline measurements and water-quality sampling of potentially affected existing wells, with owner consent, followed by appropriate monitoring during testing and development.

Please identify measurable investigation triggers, reporting obligations, responsibility for investigating complaints, and enforceable corrective measures if development-related interference is established. Any proposed conditions should identify who is responsible, how long monitoring continues and how affected homeowners obtain assistance.

6. Wastewater, drainage and groundwater quality

Please provide the private sewage suitability and drainage assessments, including consideration of cumulative septic loading and groundwater flow toward existing wells.

Please demonstrate compliance with the Private Sewage Disposal Systems Regulation, AR 229/97, the 2021 Alberta Private Sewage Systems Standard of Practice, and the County's applicable well-to-sewage separation requirements.

Please also explain how the proposed environmental reserve easement and any future road crossing will protect drainage and water quality.

7. Road capacity and safe access

Please provide any traffic assessment and Public Works comments concerning 296 Avenue E, 1032 Drive E, 32 Street E and connections to 306 Avenue E and Highway 2.

We request consideration of existing traffic, the current proposal, potential future subdivision and other approved nearby development. Please identify necessary road or intersection improvements, construction-traffic controls, emergency-access provisions and responsibility for funding and completing those improvements. Please also explain how the temporary turnaround will be managed safely.

We ask Council to defer final approval of the amendment until adequate evidence of sustainable water servicing, protection of existing groundwater users and safe access has been provided, reviewed and reflected in the applicable approval requirements.

Please confirm receipt, placement of this submission on the application file and circulation to Council before the hearing. Please provide the available supporting reports, identify any further applicable requirements or updated policies, and send us the staff report and written notification of Council's decision.

We would appreciate the available information before the November 15 submission deadline, allowing us to participate meaningfully in the hearing process.

Thank you for your assistance.

[redacted]

APPENDIX D: DRAFT 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 an amendment to the Country Residential District land use rules to allow for the future subdivision of four (4) Country Residential District lots, ranging in size from 3.02 +/- acres to 5.72 +/- acres on Plan 9310080, Block 5 & 6 and Plan 9110708, Block 3, all within Ptn. NW 15-21-29 W4M, with 8.45 +/- acres of the lands under Environmental Reserve Easements.

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

1. Under SECTION 13.0.0 COUNTRY RESIDENTIAL DISTRICT, the following shall be added under Part 8 Bylaw Amendments:

   Ptn. NW 15-21-29 W4M within which shall allow for the future subdivision of four (4) new Country Residential District lots, ranging in size from 3.02 +/- acres to 5.72 +/- acres on Plan 9310080, Block 5 & 6 and Plan 9110708, Block 3.

2. This Bylaw shall have effect on the date of its third reading and upon being signed.

FIRST READING:

_____
Reeve

_____
CAO

SECOND READING:

_____
Reeve

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CAO

THIRD READING:

_____
Reeve

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CAO

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