PUBLIC HEARINGS AND MEETINGS
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
REDESIGNATION
November 25, 2026
To be heard at: 1:30 PM

APPLICATION INFORMATION	**FILE NO. 26R051**
	LEGAL DESC.: SE 9-19-27 W4;
	LANDOWNERS: 654255 Alberta Ltd – Linda Anderson
	AGENT: Stephanie Anderson
	AREA OF SUBJECT LANDS: 149.53 Acres
	CURRENT LAND USE: Agricultural District
	PROPOSED LAND USE: Country Residential District
PROPOSAL: Redesignation of a +/- 10.26 acre portion of the subject 149.53 acre Agricultural District parcel to Country Residential District (CR) to allow for the future subdivision of 2 new +/- 5.13 acre CR lots.	
DIVISION NO: 1	**COUNCILLOR:** Reeve Siewert
FILE MANAGER: Elliott Salmon	

EXECUTIVE SUMMARY

Location:

The subject parcel is located in Council Division 1, and:

- On 224 Street East;
- Immediately north of Highway 23; and
- Approximately 3.5 km southwest of the Hamlet of Blackie.

Policy Evaluation:

This application was reviewed within the:

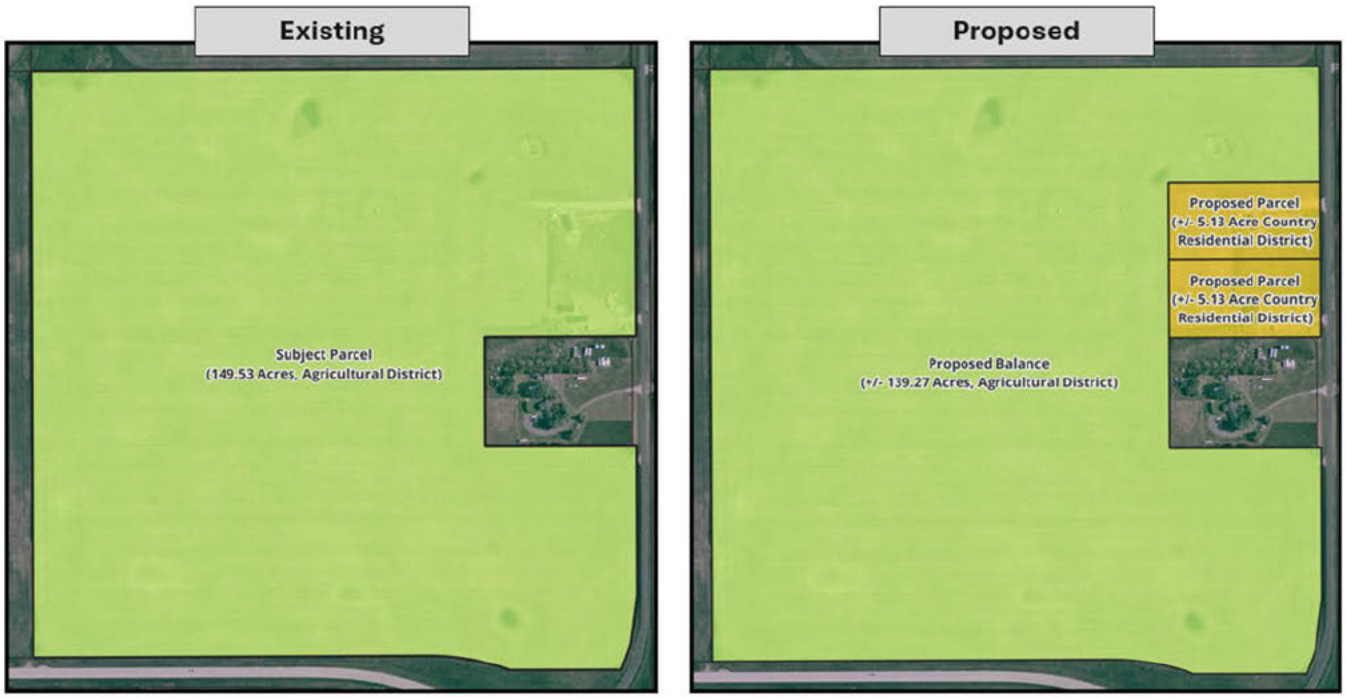
- Municipal Development Plan (MDP2010);
- Growth Management Strategy; and
- Land Use Bylaw 60/2014.

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 10.26 +/- acre portion on Ptn. SE 09-19-27 W4M from Agricultural District to Country Residential District, in order to allow for the future subdivision of two new 5.13 +/- acre Country Residential lots, with an approximate 139.27 +/- acre Agricultural District balance parcel.

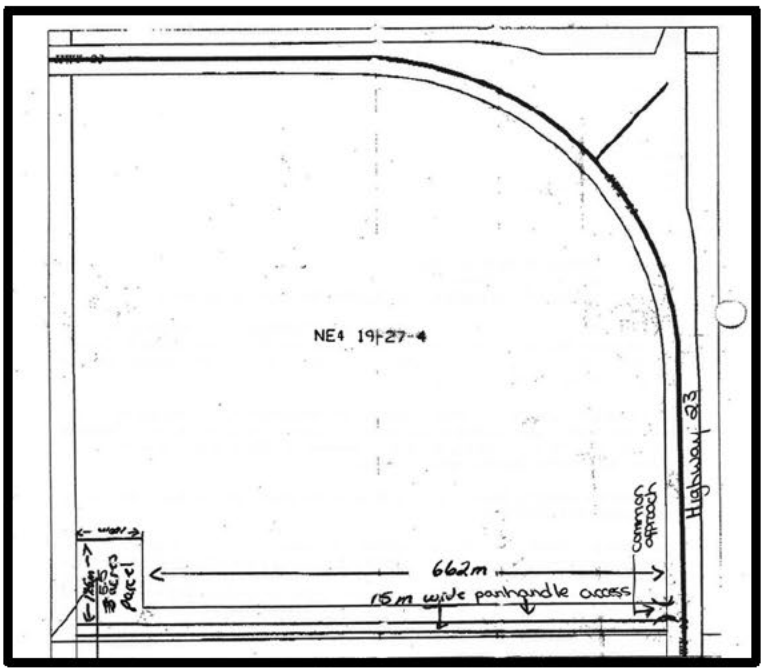


HISTORY

December 31, 1990 – Subdivision plan 9012588 was registered at the Land Titles Office for the subdivision of the 7.09-acre first parcel out of the subject quarter section.



December 8, 2005 – Council **refused** an application for redesignation of NE 4-19-27 W4M (the quarter section immediately south of the subject parcel) from Agricultural District to Country Residential District for the future subdivision of one 5.5-acre parcel, as the proposed country residential parcel is located within an area of strong agricultural productivity and no justification had been provided, in Council's opinion, to warrant the future subdivision of a Country Residential parcel.



February 23, 2006 – Council **refused** an application to subdivide a 5.5-acre parcel from NE 4-19-27 W4M (the quarter section immediately south of the subject parcel).

May 5, 2006 – A hearing was held by the Municipal Government Board (MGB) for an appeal on the February 23, 2006 subdivision refusal on NE 4-19-27 W4M. The MGB denied the appeal and upheld Council's decision to refuse the subdivision application on the basis that agricultural land should be preserved.

SITE CONSIDERATIONS

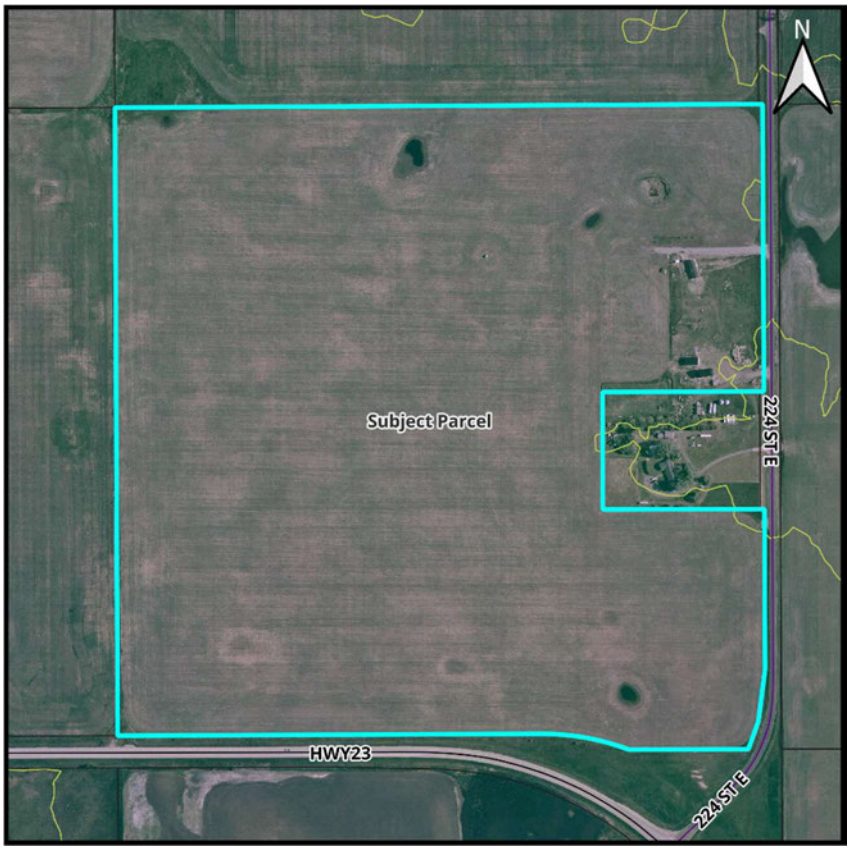
Access:

Access to the subject parcel is currently from three existing approaches on 224 Street East. The application proposes to use the two northern approaches for access to the proposed +/- 5.13-acre Country Residential parcels, with the southern approach remaining as access to the +/- 139.27-acre Agricultural District balance, as shown in the map below:



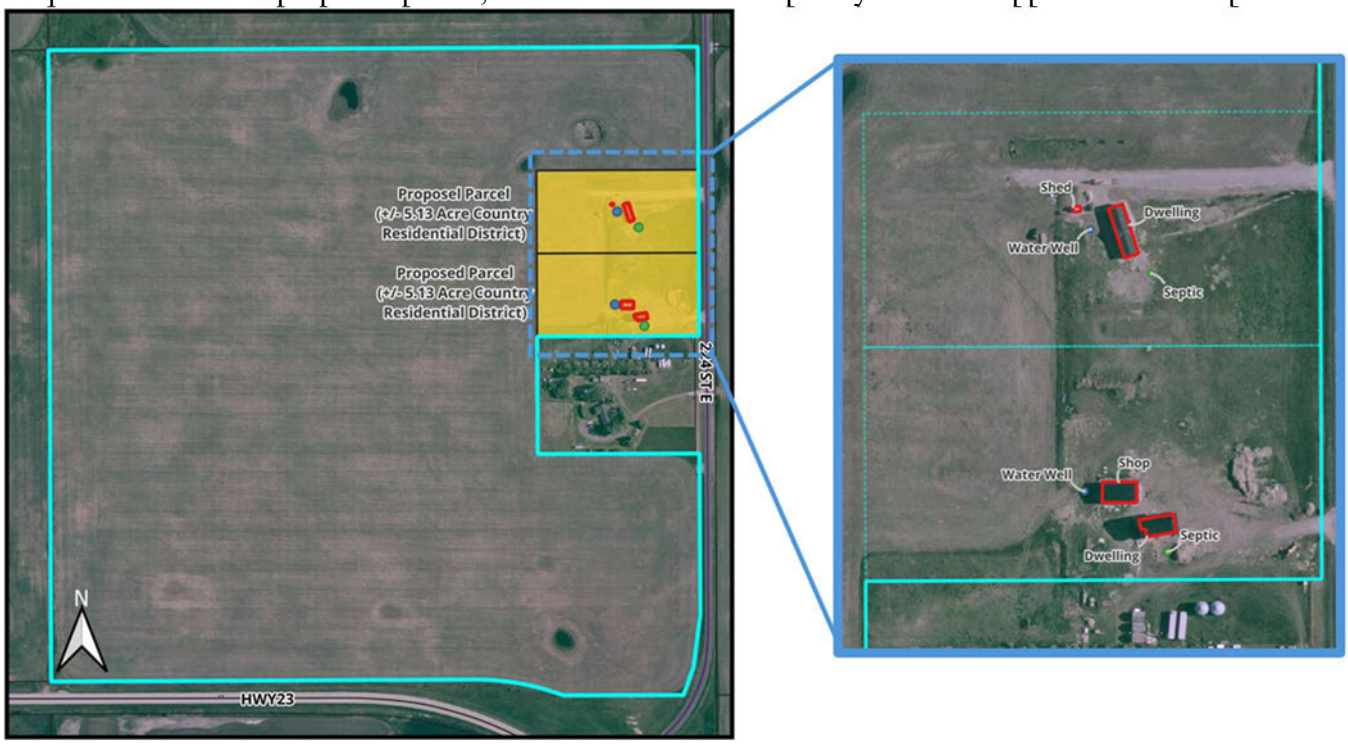
Physiography:

The physiography of the parcel is mostly flat with low-lying areas throughout.



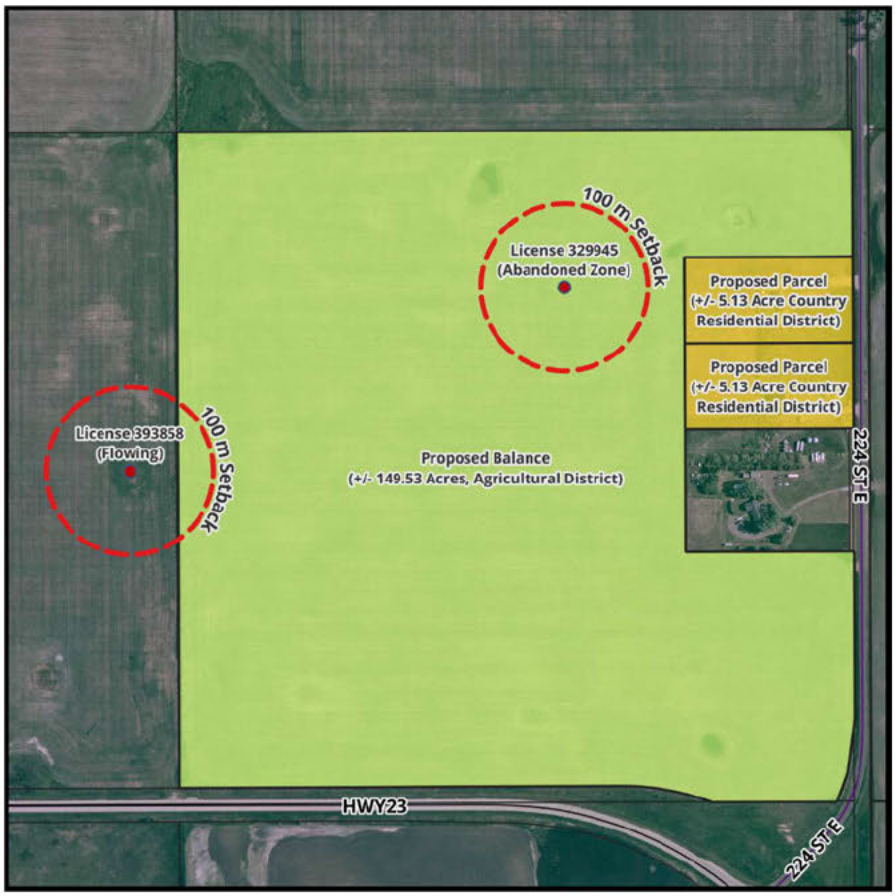
Existing Development:

The existing development is contained in the proposed parcels and includes a dwelling on each parcel, a shop on the southern proposed parcel, and water wells and septic systems to support that development.



Wellsites:

There is one abandoned wellsite on the subject parcel, and a flowing well on the parcel immediately west of the subject parcel. As noted in the Alberta Energy Regulator comments, each well has a minimum setback of 100m.



REFERRAL CIRCULATION

CIRCULATION REFERRALS	
REFEREE	**COMMENTS**
INTERNAL	
Public Works	• 5.18m road widening by caveat required along 224 Street East.
EXTERNAL	
Sunshine Gas Co-op	• No concerns.
Alberta Energy Regulator	• The minimum required setback from the wellheads (License Numbers 393858 and 329945) is 100m.
Alberta Transportation and Economic Corridors	• ATEC has no concerns or objections with the proposed land use amendment. • ATEC is prepared to grant approval for the subdivision authority to vary the requirements of Section 18 of the Regulation, at the time of subsequent subdivision. • No variance to Section 19 of the Regulation would be required at the time of subsequent subdivision, provided access to the subdivided parcels and balance are from 224 Street East.

CIRCULATION REFERRALS	
PUBLIC	
Western Wheel	November 11 and 18, 2026
Landowners	One submission received prior to the submission of this staff report, provided in Appendix C 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 discourage 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 residential parcels should consider their compatibility with the surrounding area and existing land uses. Further, the development must consider the suitability of the lands for residential uses.

Growth Management Strategy:

The subject parcel is located within the East District of the Growth Management Strategy. The vision for the East District is that, outside of the area defined within the Blackie ASP, very little growth is anticipated. Blackie will continue to develop as a residential hamlet with some commercial and industrial uses. Agriculture will continue to be the dominant land use for future generations. Council will ensure that careful consideration will be given to the impact on agriculture when applications for land use change in this district are before them.

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 10.26 +/- acre portion on Ptn. SE 09-19-27 W4M from Agricultural District to Country Residential District, in order to allow for the future subdivision of two new 5.13 +/- acre Country Residential lots, with an approximate 139.27 +/- 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 10.26 +/- acre portion of the subject parcel from Agricultural District to Country Residential District, in order to allow for the future subdivision of two new 5.13 +/- acre Country Residential lots, with an approximate 139.27 +/- 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 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. Road Acquisition Agreement to be executed and registered by way of caveat, concurrently with the Plan of Survey, with respect to 5.18 meters of land along the full east boundary of the subject

parcel (west of 224 Street East) for future road widening, to the satisfaction of the Public Works Department, as a condition of subdivision.

2. Submission of an executed subdivision application and the necessary fees.
3. 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 10.26 +/- acre portion of the subject parcel from Agricultural District to Country Residential District, in order to allow for the future subdivision of two new 5.13 +/- acre Country Residential lots, with an approximate 139.27 +/- acre Agricultural District balance parcel for the following reasons:

In consideration of the criteria noted in Policies 2 and 4 of the Agricultural Section and Policy 3 of the Residential Section of the MDP2010, Council did not find sufficient merit in the proposal to consider allowing the fragmentation of the subject lands and removing a portion of the subject lands from the Agricultural District, as it is Council's intent to maintain the agricultural land base.

APPENDICES

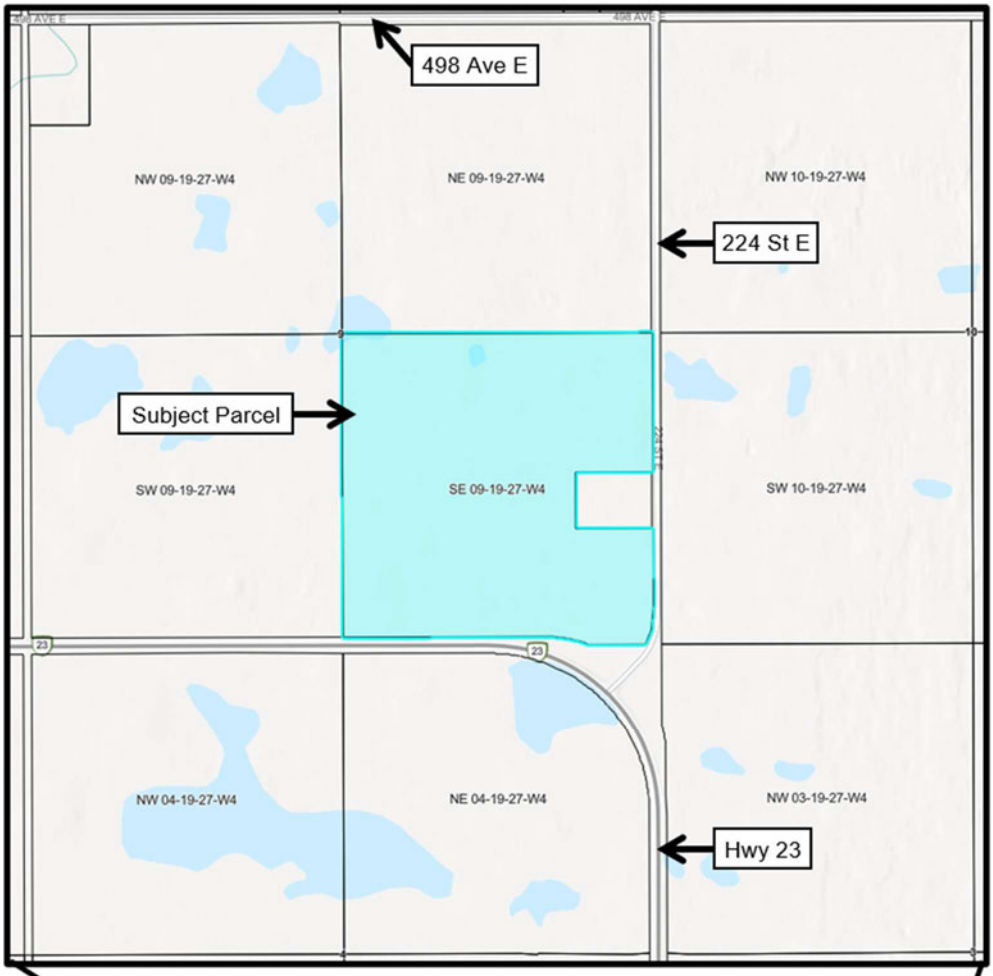
APPENDIX A – MAP SET

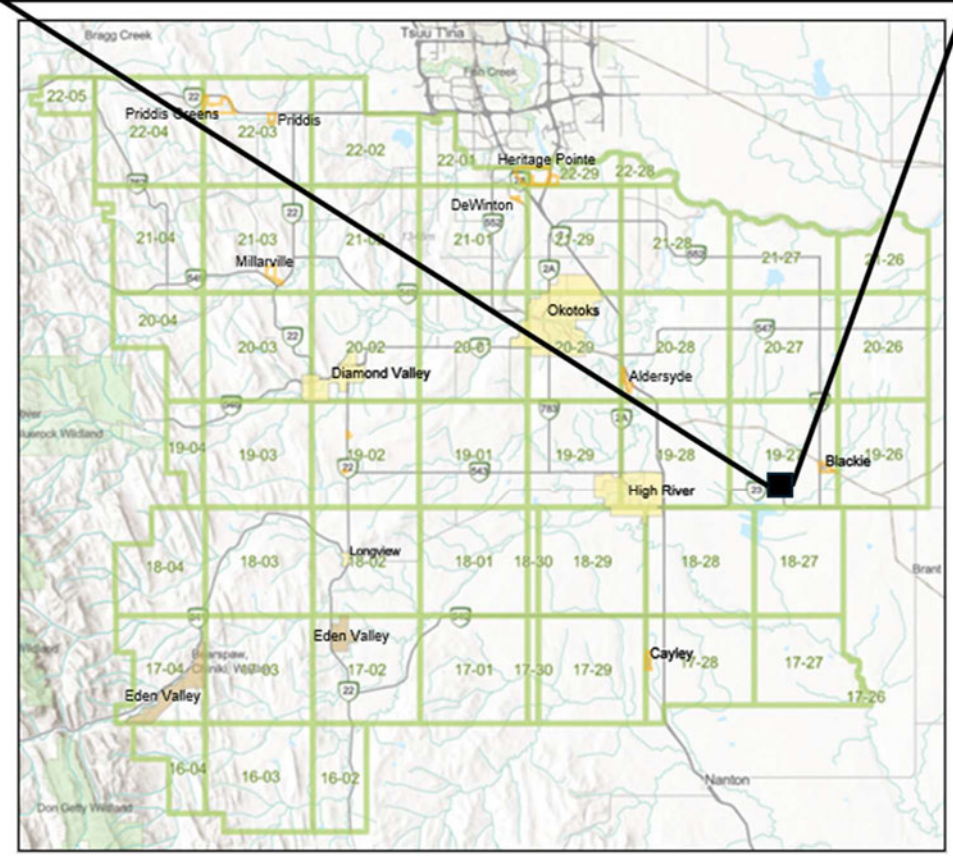
- LOCATION MAP
- LAND USE – HALF MILE MAP
- PARCEL SIZES – HALF MILE MAP
- SITE PLAN
- ORTHO PHOTO

APPENDIX B – DRAFT BYLAW

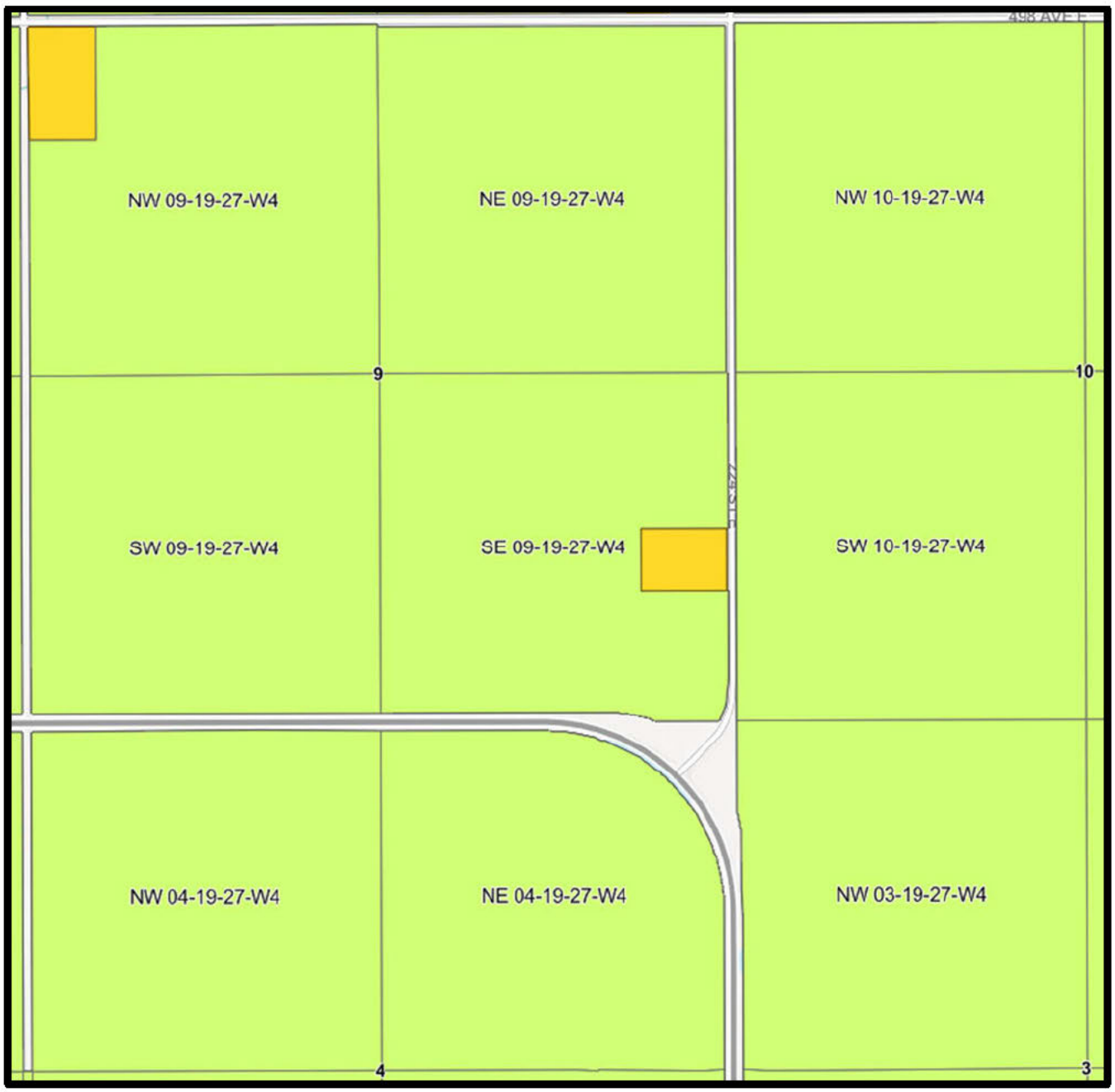
APPENDIX C – WRITTEN SUBMISSION

APPENDIX A – LOCATION MAP





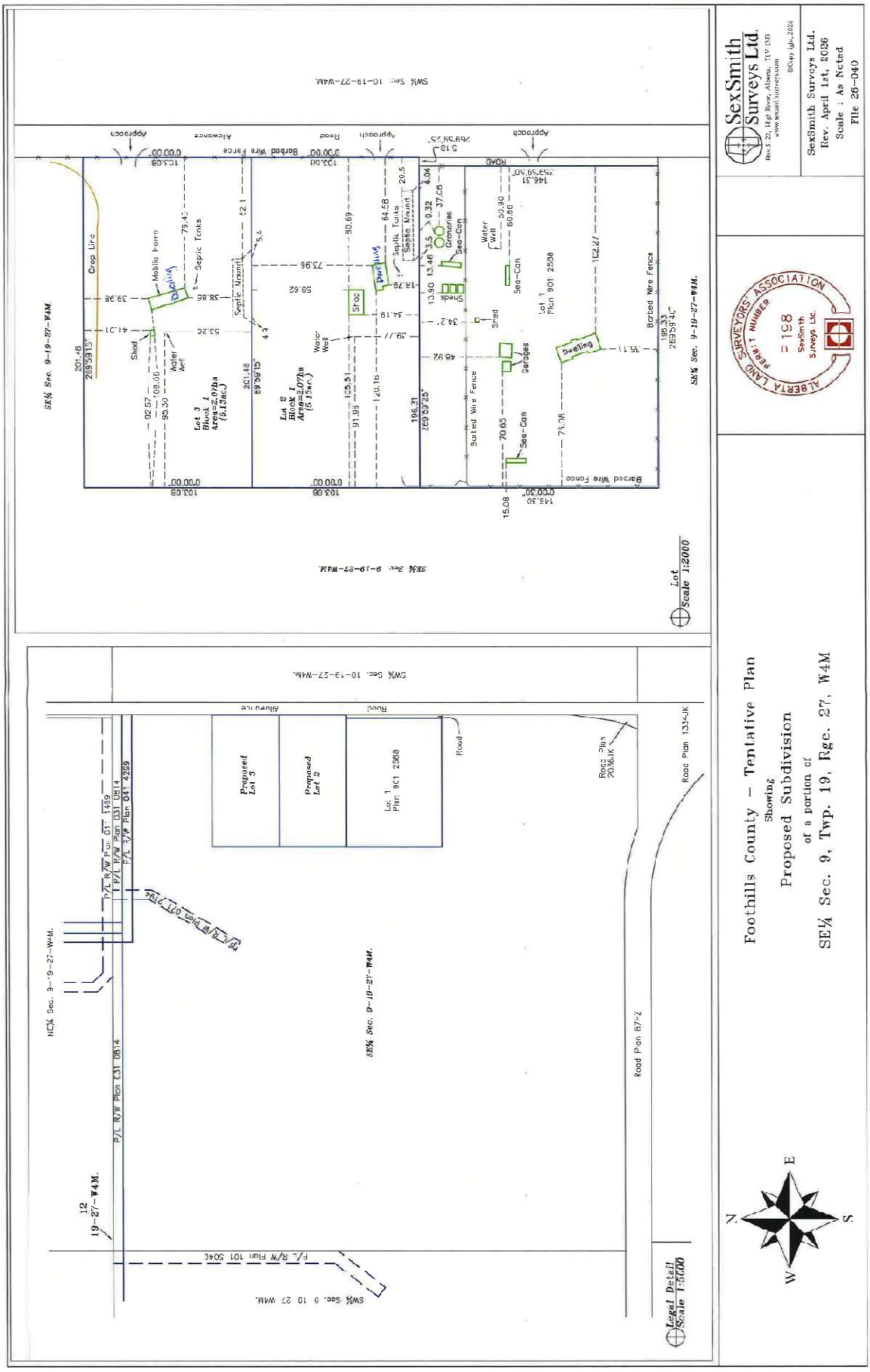
APPENDIX A – LAND USE – HALF MILE MAP



APPENDIX A – PARCEL SIZES – HALF MILE MAP



APPENDIX A – SITE PLAN



APPENDIX B – 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 the redesignation of a 10.26 +/- acre portion on Ptn. SE 09-19-27 W4M from Agricultural District to Country Residential District, in order to allow for the future subdivision of two new 5.13 +/- acre Country Residential lots, with an approximate 139.27 +/- acre Agricultural District balance parcel.

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

1. Land Use Map No. 1927 is amended to redesignate a 10.26 +/- acre portion on Ptn. SE 09-19-27 W4M from Agricultural District to Country Residential District, in order to allow for the future subdivision of two new 5.13 +/- acre Country Residential lots, with an approximate 139.27 +/- 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 .

APPENDIX C – WRITTEN SUBMISSION

Re: Letter of Support – Land Use Redesignation - Ptn. SE 09-19-27 W4M

Elliott Salmon
Planning & Development Officer
Foothills County

Dear Sir and members of the Public Hearing Council,

As a neighbouring landowner, I am writing to express my full support for the proposed land use redesignation.

I know the family personally and have great confidence that they will be a wonderful addition to our community. I believe they will contribute positively to the area, not only through their financial investment and involvement but also through the values, character, and sense of community they bring.

This family also has deep generational roots in Foothills County, with family ties dating back to the early 1900s. Their longstanding connection to the area speaks to their commitment to the community and their appreciation for the history and culture that make this region so special.

I believe that welcoming upstanding, community-minded families who are invested in the future of our area is beneficial to the entire community. I have every confidence that this family will be positive contributors and good neighbours.

As a neighbouring landowner, I am pleased to offer my support for this proposed land use re-designation and hope it will be given favourable consideration.

Sincerely,

Doreen Young, D.R. Young Investments Ltd.
Neighbouring Landowner

[redacted]