

**FOOTHILLS COUNTY
COUNCIL AGENDA**



Wednesday, November 1, 2023, 9:00 a.m.
Foothills County Administration Office
309 Macleod Trail South – High River

	Pages
A. GENERAL MATTERS	
A.1 Call Meeting to Order	
A.2 Approval of the Agenda	
A.3 Clayton Terletski - 25 Years of Service Award Presented by: Reeve, Delilah Miller	
B. PUBLIC WORKS / ENGINEERING / PARKS & RECREATION	
B.1 Capital Equipment Purchase 2023 - Ice Plant Condenser Presented by: Manager of Arena Operations, Sean Murphy	3
B.2 Acceptance of Internal Subdivision Road - Panima Close West Presented by: Manager of Infrastructure, Jeff Edgington	16
B.3 Acceptance of Internal Subdivision Roads - Morning Mist Lane, Stillwater Bay, Sweet Water Place Presented by: Manager of Infrastructure, Jeff Edgington	18
C. PUBLIC HEARINGS & MEETINGS	
C.1 10:00 a.m. - Martin - NE 21-21-29 W4M - Redesignation (A to CR) Presented by: Planning Officer, Stacey Kotlar	20
C.2 1:30 p.m. - Breckenridge - NW 22-21-29 W4M - Amend (CR) Presented by: Planning Officer, Theresa Chipchase	32
D. MISCELLANEOUS PLANNING ITEMS	
D.1 McGregor - SE 20-20-01 W5M - Request to Amend Condition and Bylaw 08/2023 (2nd & 3rd Reading)	67
D.2 Sargent - SE 15-22-03 W5M - Bylaw 39/2023 (2nd & 3rd Reading)	74
E. SUBDIVISION APPROVING AUTHORITY ITEMS	
E.1 McGregor - SE 20-20-01 W5M - Request for Subdivision	84
E.2 Sargent - SE 15-22-03 W5M - Request for Subdivision	92
F. MISCELLANEOUS MUNICIPAL ITEMS	
F.1 Town of High River - Southwest Dike Project - Consent on Request to Purchase Presented by: Deputy Director of Planning, Julie McLean	100

F.2	Sheep River Health Trust - Season of Giving Sponsorship Request	102
	Presented by: Manager of Legislative Services, Sherri Barrett	
F.3	Calgary Climate Hub - Letter of Concern RE: Moratorium on Logging in Southern Alberta for Updated Forests Act	107
	Presented by: CAO, Ryan Payne	
F.4	Cayley Lot Sales - Offer to Purchase	110
	Presented by: Municipal Lands Administrator, Donna Fowler	
G.	CONFIDENTIAL CLOSED SESSION	
G.1	Advice from Officials - FOIP s. 24	
H.	MOTIONS ARISING FROM CONFIDENTIAL CLOSED SESSION	
I.	OTHER MATTERS	
I.1	Lunch	
I.2	Accounts – November 1, 2023	
	Councillors McHugh, Waldorf, and Castell	
I.3	Minutes	
	I.3.1 Minutes - October 25, 2023 - Organizational Meeting	
	I.3.2 Minutes - October 25, 2023	
I.4	Committee Reports	
I.5	Next Meeting – November 15, 2023	
I.6	Adjourn	

COUNCIL ADMINISTRATIVE REPORT

Department: Community Services



TITLE: Capital Purchase 2023

Author: Sean Murphy, SSSR Manager of Arena Operations

Presenter: Sean Murphy, SSSR Manager of Arena Operations

DATE: October 23, 2023

ATTACHMENTS:

1. Startec Quote.
2. Cimco Quote.

PURPOSE:

For Council to authorize the Administration to proceed with the installation of a new ice plant condenser.

BACKGROUND:

The Scott Seaman Sports Rink ice plant currently operates with an air-cooled condenser. Due to higher outdoor temperatures the facility has experienced the current air-cooled condenser cannot operate when the outdoor temperature is above 30C. Installing the Adiabatic condenser will eliminate this issue.

FINANCIAL IMPLICATION:

ITEM	2023 Capital Budget	Startec	Cimco	
Price	\$200,000.00	\$227,000.00 CAD	\$362,619.00	

RECOMMENDATION:

To approve Startec as per attached quote. Pricing does not include GST.

**SCOTT SEAMAN SPORTS RINK
NEW ADIABATIC CONDENSER
DE WINTON AB**

STARTEC CONSTRUCTION BUDGET PROPOSAL – OPP 5252R4



Oct 2nd, 2023

Sean Murphy
Scott Seaman Sports Rink
32156 Highway 552 E
De Winton, AB T0L 0X0

ATTENTION: Sean Murphy

SUBJECT: New Adiabatic Condenser 2023

Dear Sean,

We are pleased to provide our revised proposal to perform the work as per request, site visit and our interpretations and expertise.

All the proposed work is to be completed in a safe and professional manner by experienced and certified industrial refrigeration tradesmen utilizing one assigned site supervisor.

On behalf of Startec and all our employees, thank you for the opportunity to let us provide this quotation and we look forward to working with you.

Please don't hesitate to contact me in the event of any questions and/or comments as I will be happy to assist you.

Sincerely,

Mike Kelly

Technical Sales Representative

Phone: [REDACTED]

E-mail: Mkelly@startec.ca

OVERVIEW OF SCOPE

- ♥ The work includes all material, labor, supervision, and equipment required to complete the demolition, supply and installation of the condenser replacement project described below.
- ♥ Removal of existing air-cooled condenser and dispose
- ♥ Supply and installation of one (1) new Guntner AGVW adiabatic condenser w/ glycol compressor head cooling circuit and control panel.
- ♥ Supply and install required pipe and fitting for the replacement project.
- ♥ Modify the existing condenser stand to fit the new condenser.
- ♥ Connect to existing compressor glycol head cooling system.
- ♥ Supply and install all water supply line with slow closing solenoid.
- ♥ Supply and install heat trace insulation for the water drain line.
- ♥ Supply and install purge connections on condenser.
- ♥ Supply and install new relief valves for condenser.
- ♥ Provide electrical work associated with condenser replacement.
- ♥ Provide a safety ladder cage and locked hatch by the parking lot access to the condenser platform. Access to safety cage from the ground is by the owner.
- ♥ ABSA related paper works: necessary regulatory permits and pay related fees.
- ♥ Freight, Off-loading and rigging of all equipment and materials as approved by owner.
- ♥ One (1) year labour and material warranty (on-site) commencing from startup of plant.
- ♥ Obtain necessary regulatory permits and pay related fees.
- ♥ Prime and painting the new work under this contract.
- ♥ Protect site, machine room and equipment from damage during construction.
- ♥ Coordinate on all work with the owner with safety and normal operation as top priority

PROPOSAL DETAILS

System Description - General

The work includes the demolition, supply, installation and warranty of equipment for the condenser replacement project at the arena. The system will meet the facility requirement and design specifications.

Adiabatic Condenser (1)

- ♥ Guntner S-AGVW 090.2A05/6AA
- ♥ Dual Circuit Adiabatic Ammonia Condenser
- ♥ 1275 MBH for heat of rejection of ammonia at 95F condensing (Operating from all year)
- ♥ 35 MBH cooling loading for glycol head cooling.
- ♥ Weather data for De Winton, AB (All Year round)
- ♥ SS tubes and Aluminum Fins
- ♥ Five (5) fans – total 21.9 HP/17.8 KW
- ♥ Dimension: 23.5' (L) x 4.7' (W)
- ♥ EC Fan Motors, 460V, 60 Hz
- ♥ Mounted Panel with 1 non fused disconnect.
- ♥ hydroBLU adiabatic condenser control system
- ♥ New relief and purge valves
- ♥ Connect to existing glycol head cooling system.
- ♥ CRN AB
- ♥ Supply and install one (1) ladder with safety cage and lock hatch to the platform.



Electrical Work

- ♥ Disconnect power for existing condenser and prepare for removal.
- ♥ Supply and install one 30 KVA step down transformer for the new condenser.
- ♥ Supply and install one 40-amp 600V breaker.
- ♥ Supply and install one 30 amp fused disconnect inside the building.
- ♥ Supply and install conduit and wiring for the new condenser unit.

Refrigerant Valves and Piping

All refrigerant piping and valves shall meet or exceed the ASME B31.5 "Refrigeration Pressure Piping", CSA B52 "Mechanical Refrigeration Code" and ASHRAE Safety code.

Delivery

Longest lead equipment is the condenser at 16-18 weeks after drawing approval.

Warranty

For all new construction activity, Vendor warrants that the workmanship provided shall be free of defects for a period of one (1) year, except for defects resulting from natural wear and tear, neglect, misuse, unauthorized or improper repairs and accident.

*See end of document for details

Items NOT Included

- ♥ Any work outside of the above proposal
- ♥ Control system update for the new condenser is by the owner.
- ♥ Demo and removal of existing VFD is by others.
- ♥ Owner to accommodate access to reach the new safety ladder to the platform.
- ♥ No structural or civil engineering is included.
- ♥ No new isolation valves included.
- ♥ Re-use existing condenser stand with modification.
- ♥ AB-83 owner inspection is by owner (including pressure test inspection)
- ♥ Storage and offloading of the new condenser unit by owner.
- ♥ Only one freight trip was included from factory to customer site.
- ♥ No work on existing plant room
- ♥ Building codes and permits by others.

COMMERCIAL TERMS

CONDENSER REPLACEMENT PROJECT – ADIABATIC CONDENSER OCT 2, 2023	
PRICE FOR OUR PROPOSAL:	\$ 227,000 <i>(TAX IS NOT INCLUDED)</i>

Terms and Conditions:

- ♥ Validity of offer is 30 days.
- ♥ Canadian Dollars for above pricing.
- ♥ Major Equipment paid for when it arrives at site, all other work will have monthly progress invoices.
- ♥ Any scope change will be considered an extra and will be billed accordingly with customer approval.
- ♥ Parts or repairs not specifically mentioned above will be extra, if required.
- ♥ Safety Orientation time not included, if required.
- ♥ No Border Tax/Tariff for equipment from US
- ♥ Quote based on ease of access to equipment.
- ♥ Above photos may not be a true representation of the units supplied



NH₃ Ammonia Air Cooled Condenser Replacement

***With the Adiabatic
Air Cooling Process***

Scott Seaman Sports Rink



TOROMONT

CIMCO

October 3, 2023

October 3rd / 2023

Mr. Sean Murphy
Arena Operations Manager
Scott Seaman Sports Rink
20 - 32156 Hwy 552 552 E,
Okotoks AB T1S 4Z1

CIMCO Refrigeration, a Division of Toromont Industries Ltd. is pleased to provide the following proposal for the Scott Seaman Sports Arena. CIMCO will provide pricing for the installation of a Guntner Ammonia Adiabatic Condenser with all related refrigeration and water piping, ammonia and water valves, computer upgrade and commissioning.

We are providing this unit utilizing the adiabatic process as it significantly increases the **thermal efficiency** of the condenser with minimal water usage. The increased thermal performance at peak ambient conditions lowers the total cost of ownership. The reduction in compressor energy usage permits higher COP's, with a significantly reduced footprint.

CIMCO will provide the required material, process and workmanship, as stated cover the following;

- Replacement existing Air Cooled condenser with an Adiabatic Ammonia Condenser
- Computer Control Upgrade
- Decommissioning existing Ammonia Air Cooled Condenser
- Removal of old Air Cooled Unit from base
- Install New Adiabatic Unit
- Ammonia piping and valves
- Water supply piping
- Overflow water piped from outdoor unit to inside of Zamboni room
- Removal of condenser from old facility for disposal
- Commissioning of new system

CIMCO will provide all of the required labour, material, and required equipment along with the appropriate operating fluids, such as, ammonia, and glycol, to complete this project in accordance to CIMCO supplied drawings and specifications supplied by our CIMCO Engineering Group,

Sincerely,
Gerald R Curran

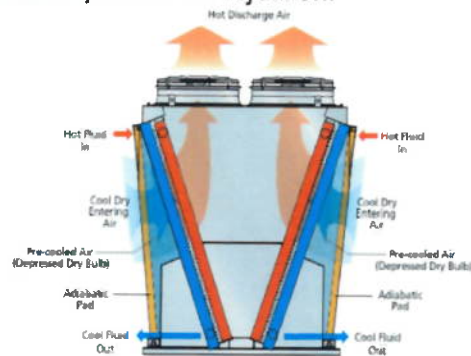
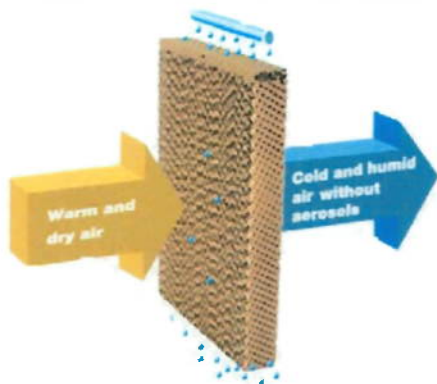
Gerald R Curran

Capital Projects
CIMCO Refrigeration



WHAT IS ADIABATIC COOLING

Adiabatic cooling systems function similarly to dry cooling systems, but with the incorporation of pre-cooling pads; running water over pre-cooling pads and drawing air through the pads depresses (cools) the ambient dry-bulb of the incoming air. The depressed dry bulb allows for greater system heat rejection.



The result of this is that adiabatic systems are highly effective in hot, dry environments, while using less water than traditional evaporative units. Adiabatic units also deliver the required cooling capacity in a smaller footprint and/or lower fan motor horsepower than a completely dry cooler/condenser.

APPLICATION IN COOLERS AND CONDENSERS

The adiabatic condensers represents the newest advancement in thermal heat transfer research and development; the adiabatic units maximize heat rejection with minimal or no water use, functioning as a dry cooler until unable to reach capacity while running dry.

SPECIFICALLY - CIMCO WILL PROVIDE THE FOLLOWING:

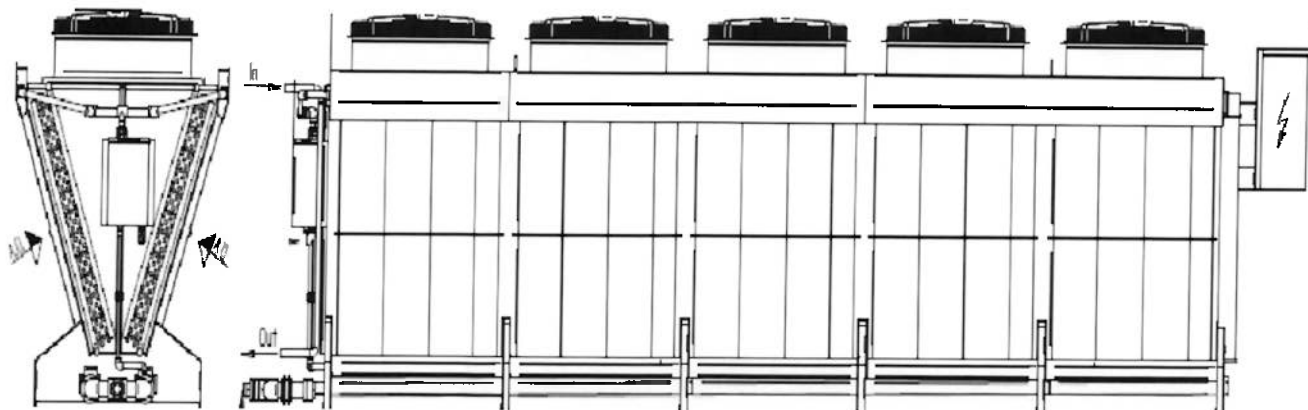
GUNTNER ADIABATIC CONDENSER – Model # - AGVD 090.2A05/6AA-E257H/04P.M.

These units will come compete with the following accessories;

1. 575V EC Motors
2. GMM Fan Speed Controller
3. Pressure Sensor GHM Water Metering Controller
4. NEMA 4 panel c/w:
 - a. Common Non Fused Disconnect,
 - b. MSP per motor,
 - c. panel heater
 - d. control transformer
5. Rain & Sun Hood for Panel
6. CRN

DETAILS INCLUDE:

Heat of Rejection:	1588 MBH	Refrigerant:	R-717 Ammonia
Rated Capacity vs.	103.5%	Superheated Vapor Temp.:	246.0 °F
Air Flow per Unit:	72,618 CFM	Condensing Temperature:	100.0 °F Inlet
Dry/Wet Bulb Temp:	89.6 / 65°F	Refrigerant Pressure Drop:	1.02 psig / 0.3 °F
Dry Switch Point:	70.8 °F	Leaving Refrigerant Temp.:	94.6 °F
Elevation:	3557 FT	Saturated Refrigerant Pres.:	197.30 psig
Height;	5' - 7 "	Length	22' - 6"
Width	4' - 7"	Water Evaporation Rate	2.3 GPM
Operating Weight	5,084 lbs.	Water Flow	3 - 0 GPM



AMMONIA PIPING:

- Shut down Ammonia system
- Isolate Ammonia Chiller
- Isolate Compressor Discharge lines
- Purge Ammonia from piping and condenser
- Remove Discharge Line from condenser to bottom of structural stand
- Remove Liquid Drain line to bottom of structural stand
- Remove electrical
- Remove condenser from stand

PHASE 1 - CONDENSER DELIVERY:

Client would like the condenser to be delivered to the County of FOOTHILLS operations yard.

- County to unload and store condenser unit in a protective weather controlled environment until needed.
- Expected delivery after proper paperwork (PO), drawings, engineering and technical approves are cleared (allow 3 weeks), would be 20 weeks delivery to site. (September 29 / 2023 approved by Foothills County. End of February - March delivery.
- County to deliver and place condenser on modified stand when required. (anticipated date June 4th / 2024

PHASE II - EXISTING CONDENSER DECOMMISSIONING AND REMOVAL

- Shut down Ammonia system
- Isolate Ammonia Chiller
- Isolate Compressor Discharge lines
- Purge Ammonia from piping and condenser
- Remove Discharge Line from cutoff point outside of plant room and isolate
- Remove Liquid Drain line to cut off point outside of plant room
- Remove A/C Condenser high side float
- Remove electrical
- Provide crane to lift old condenser and remove from existing structural stand

PHASE III - STRUCTURAL STEEL BASE MODIFICATIONS

Once condenser is removed;

- Cross bracing installed to frame in opening to accept grating
- Add steel grating to cover opening in base
- Grating to cover 7'-4" wide by 31'-8" open area on structural stand.
- Add access ladder with protective cage from ground to platform

PHASE IV - ADIABATIC CONDENSER INSTALLATION

- County to lift place new condenser onto stand existing structural stand
- Secure condenser to structural stand
- Install the following piping system;
 - Ammonia discharge piping
 - Ammonia liquid drain piping
 - Ammonia Equalizer line
 - Water Supply piping
- Install Ammonia discharge Purge Valves
- Install Ammonia Equalizer line Valves
- Install water drain piping to local drain (or to a place designated by the Facility Manager)

PHASE V - Extra WORK PROVIDED BY CIMCO

- Computer control system upgrade
- Ammonia / Glycol System Commissioning
- Water solenoid ambient drain valves
- Ambient thermostats to control water supply and drain
- Wiring to thermostats and water solenoids
- 575v / 3Ph / 60 Hz load Wiring from plant room to Adiabatic Condenser
- 120 v / 1 Ph Control wiring from plant room to condenser
- Low voltage wiring from plant room computer to Condenser on board computer
- Welding / Labour / Portable Facilities / Electrical / Training / Water supply & Drain Piping
- Cutting and patching through walls

GUNTNER ADIABATIC CONDENSER (Details For Each Phase Provided On Previous Pages)

Name	Price	Qty.	Subtotal
PHASE 1 CONDENSER & Delivery to Foothills County operations yard, (crane & storage provided by county operations)	CAD\$	1	CAD\$ 127,319.00
PHASE 2 Decommission Ammonia plant, remove old condenser and dispose of piping and unit		1	CAD\$ 41,683.00
PHASE 3 Structural Stand modifications, bracing, adding grating & ladder		1	CAD\$ 6,785.00
PHASE 4 Installation of Adiabatic condenser, includes all ammonia / water piping (delivered and installed on base by Foothills County)		1	CAD\$ 85,076.00
PHASE 5 Electrical, welding, labour, commissioning, water solenoid, wiring etc. site services, fees, freight, crane		1	CAD\$ 101,756.00
****ALL TAXES EXTRA****			CAD\$ 362,619.00

EXCHANGE RATE

This proposal/quotation includes equipment, materials and services valued in US currency. This equipment has been included at a cost based upon the Bank of Canada quoted exchange rate at time of proposal (October 3, 2023). If at the time that a signed contract is presented for CIMCO's acceptance, or that an irrevocable notice to proceed is received by CIMCO, and the Bank of Canada closing exchange rate of the day varies by more than 0.02 dollars, the additional currency costs incurred or currency cost savings to be realized shall be then charged or credited to the Client prior to contract acceptance.

Agreement

The information contained in this proposal constitutes the terms between CIMCO Refrigeration, a division of Toromont Industries and the client, Bird Construction

All prices agreed upon will be honored by both parties. Continued services after that time will require a new agreement.

Authorized Signature: The undersigned agrees to the terms of this contract on behalf of the organization or business

Signature of Client: _____ Date: _____

OWNERS (General Contractor) OBLIGATIONS

- All work to be performed by CIMCO personnel during regular working hours.
- All cutting, trenching and patching through walls and ceilings and floors to allow passage of piping necessary for our system.
- Provide Main Power Feed & Connect to CIMCO supplied equipment
- Provide all electrical modifications and necessary new electrical equipment, decommissioning old and commissioning new systems
- Provide all structural supports, stands, walkways for CIMCO supplied equipment.
- Provide deconstruction and removal of all old structural stands, bases from roof.
- Provide temporary water and electric power for lighting and power tool operation.
- Supply and/or installation of all water lines to within 5 feet of CIMCO requirements
- Installation of a water drain hub
- Additional specialty valves such as "back flow preventer" required by the local Public Utilities.
- Any material or work not covered in the foregoing quotation or mentioned in the owner's obligations will be the responsibility of the owner.

COUNCIL ADMINISTRATIVE REPORT

Department: Public Works



TITLE: Acceptance of Internal Subdivision Road

Presenter: Jeff Edgington, Infrastructure Manager
Author: Wiaan Kruger, Development & Road Technologist I

DATE: November 1, 2023

PURPOSE:

Council to accept the following Internal Subdivision Road as a Municipal Road.

Panima Close W, Legal: SW 34-20-01 W5M

BACKGROUND:

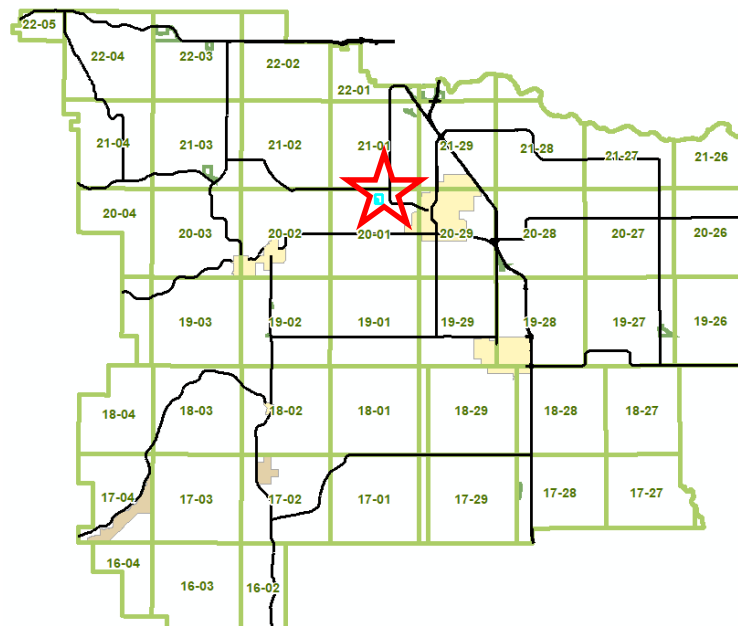
The above internal subdivision road has passed the Final Acceptance Certificate (FAC) requirements. Public Works Department completed final inspections and recommends that this road is to be accepted as Municipal road.

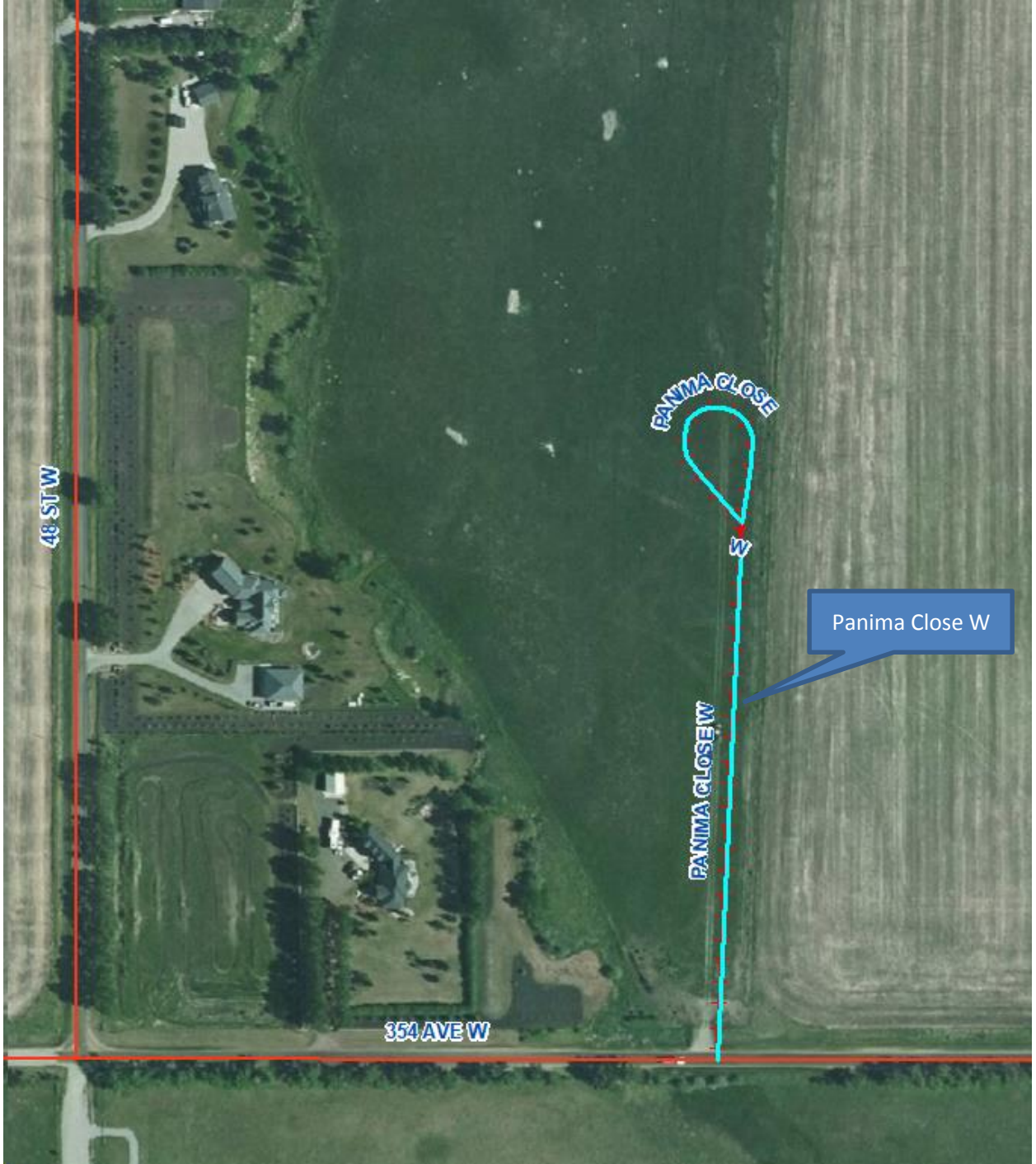
The structure of this road is as follows:

200 GBC and 90mm asphalt

RECOMMENDATION:

Council to approve the Panima Close W as a Municipal Road.





Panima Close W, Legal: SW 34-20-01 W5M

COUNCIL ADMINISTRATIVE REPORT

Department: Public Works



TITLE: Acceptance of Internal Subdivision Road

Presenter: Jeff Edgington, Infrastructure Manager
Author: Wiaan Kruger, Development & Road Technologist I

DATE: November 1, 2023

PURPOSE:

Council to accept the following Internal Subdivision Roads as Municipal Roads.

Morning Mist Lane, Stillwater Bay, Sweet Water PL, Legal: SW 04-22-29 W4M

BACKGROUND:

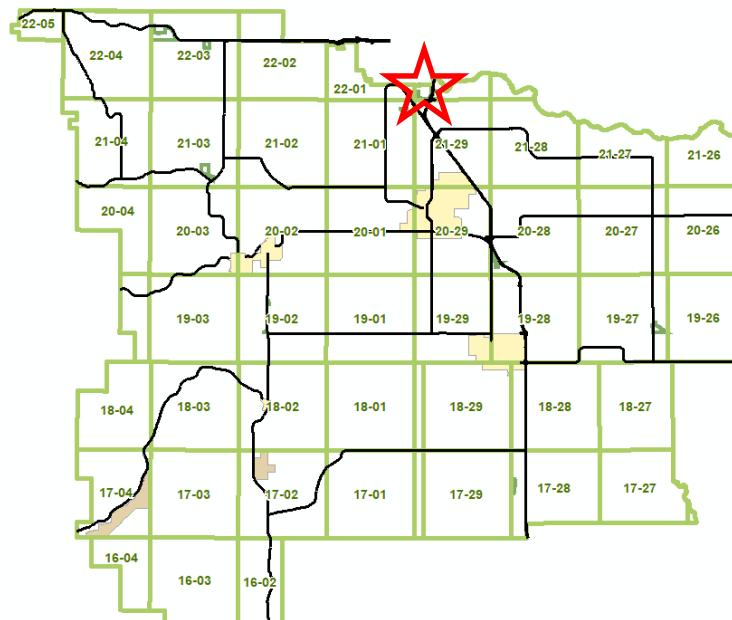
The above internal subdivision roads have passed the Final Acceptance Certificate (FAC) requirements. Public Works Department completed final inspections and recommends that this road is to be accepted as Municipal road.

The structure of this road is as follows:


300 GBC and 90mm asphalt

RECOMMENDATION:

Council to approve the roads listed above as Municipal Roads.



PUBLIC HEARINGS AND MEETINGS
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL
REDESIGNATION
 November 1, 2023
 To be heard at: 10:00 AM

APPLICATION INFORMATION		File No. 23R038
	LEGAL DESCRIPTION: Ptn. NE 21-21-29 W4M; Plan 8911982, Lot 1	
	LANDOWNER: Dorothy Martin	
	AREA OF SUBJECT LANDS: 56.21 acres	
	CURRENT LAND USE: Agricultural District	
	PROPOSED LAND USE: Country Residential District	
NUMBER & SIZE OF PROPOSED NEW PARCELS: 1 x 2.1 +/- acre parcel		
PROPOSAL: Application for the redesignation of a portion of NE 21-21-29 W4M; Plan 8911982, Lot 1 from Agricultural District to Country Residential District in order to allow the future subdivision of one 2.1 +/- acre Country Residential District parcel, leaving a 54.11 +/- acre Agricultural District balance.		
DIVISION NO: 7	COUNCILLOR: R.D. McHugh	
FILE MANAGER: Stacey Kotlar		

EXECUTIVE SUMMARY:

Location:

- Adjacent to and west of 32 St E
- Adjacent to and east of the interchange of Hwy 2, Hwy 2A and Hwy 552

Policy Evaluation:

Reviewed within the terms of the:

- Municipal Development Plan 2010 (MDP2010);
- Growth Management Strategy; and
- Land Use Bylaw 60/2014.

Referral Considerations:

The application submission was referred to required internal departments and external agencies.

PURPOSE OF APPLICATION:

Bylaw XX/2023 – Application for the redesignation of a portion of NE 21-21-29 W4M; Plan 8911982, Lot 1 from Agricultural District to Country Residential District in order to allow the future subdivision of one 2.1 +/- acre Country Residential District parcel, leaving a 54.11 +/- acre Agricultural District balance.

HISTORY:

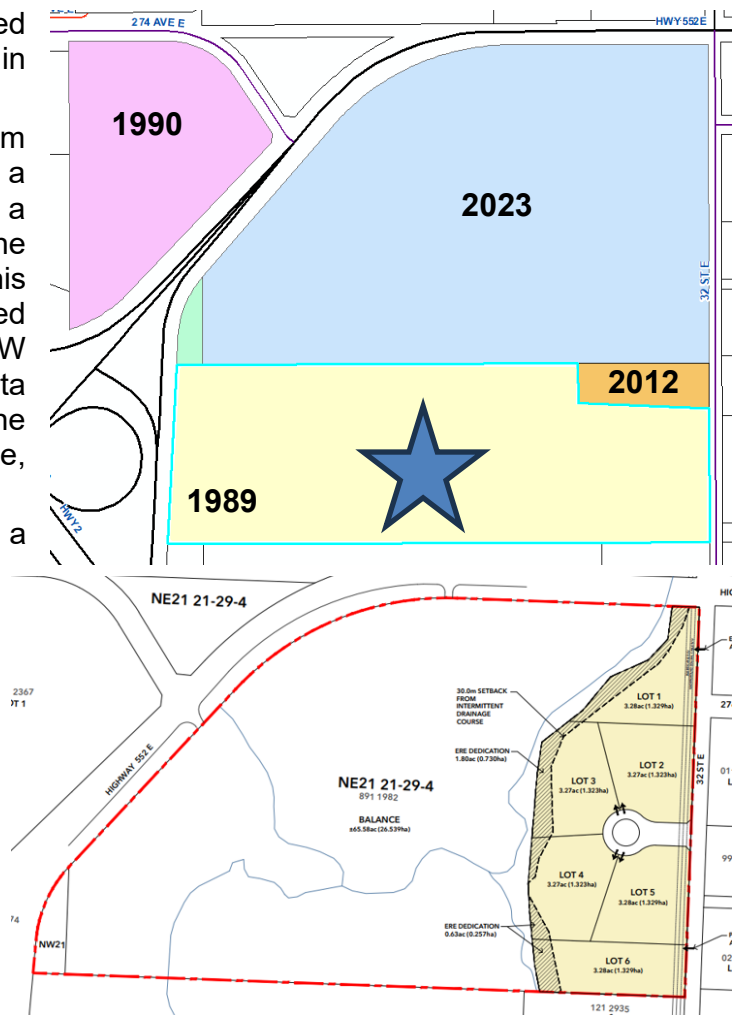
NE 21-21-29 W4M was originally fragmented by the creation of Road Plan No.741 0574 in 1973.

1989 A subdivision of one 60.15 acre lot from the south end of the quarter, with a 85.47 acre NE balance parcel and a 1.04 acre NW balance parcel to the north. This was the first parcel out of this quarter. This subdivision included consolidation of a portion of the NW quarter, owned by Alberta Transportation with construction of the overpass, into the subdivided title, shaded in yellow.

1990 Subdivision of one 16.70 acre lot with a 17.30 acre balance from the remainder of the quarter which lies east of Highway 2A, shaded in pink.

2012 Subdivision of one 3.55 acre lot from the 60.15 acre parcel, shaded in orange.

2023 Redesignation application proposing six 3.27 – 3.28 +/- acre Country Residential lots, with 2.43 +/- acre ERE and 65.58 +/- acre Agricultural District balance was given 1st reading by council, shaded in blue. The site plan to the right illustrates the proposed future subdivision.



SITE CONSIDERATIONS:

Physiography:

The subject parcel consists of cultivated farmland in the center of the parcel. Along the west a defined drainage channel runs north to south through balance parcel which is protected by an Overland Drainage Easement.

Access:

The subject parcel current has one existing approach located on 32 Street E. The application is proposing a new approach to the proposed lot.

Existing Development:

The balance parcel contains all existing development, which includes dwelling, barn, shed and two horse shelters.

REFERRAL CIRCULATION:

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works	<p>The following is recommended for the proposed 2.1 +/- acre parcel, as a condition of subdivision:</p> <ul style="list-style-type: none"> • Septic Disposal Evaluation (PSTS); • Comprehensive Site Drainage Plan; • Lot Grading Plan; • Building Envelope; <p>Public Works provided the following additional comments:</p> <ul style="list-style-type: none"> • Existing approach to the balance parcel requires upgrades to meet County Standards, recommending culvert installation. • New approach to conform to Standard Gravel Approach specifications with culvert • Additional 5m of road widening required by way of caveat on the east side of the parcel, west of 32 St E.
GIS Mapping	No concerns
EXTERNAL	
Alberta Transportation and Economic Corridors (ATEC)	<p>The requirements of Section 18 of the Regulation would not be met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, ATEC grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.</p> <p>The requirements of Section 19 of the Regulation are not met. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 29(1) of the Regulation ATEC grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation</p> <ul style="list-style-type: none"> • The entire response is included under Appendix B of this report.
ATCO	No objections
PUBLIC	
Western Wheel	October 18 and 25, 2023
Land Owners (half mile)	No submissions prior to submission of Staff Report

POLICY EVALUATION:

Municipal Development Plan 2010 (MDP2010):

The application generally meets the intent of Policies 3 and 9 of the Residential section of the MDP2010, which provides that residential parcels should consider their compatibility with the surrounding area and their impact on the agricultural industry. The development must also consider the suitability of the lands for residential uses and the efficient use of land.

Further, the application does not generally meet the intent of Policy 2 of the Agricultural section of the MDP2010, which supports maintaining the integrity of the agricultural land base and discouraging the fragmentation of agricultural lands within the County.

Land Use Bylaw 60/2014:

The application meets the density requirements and lot size restrictions as set out in Section 13.1.6.2 of the Country Residential District within the County's Land Use Bylaw.

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 these 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.

SUMMARY:

Bylaw XX/2023 – Application for the redesignation of a portion of NE 21-21-29 W4M; Plan 8911982, Lot 1 from Agricultural District to Country Residential District in order to allow the future subdivision of one 2.1 +/- acre Country Residential District parcel, leaving a 54.11 +/- acre Agricultural District balance.

OPTIONS FOR COUNCIL CONSIDERATION:

OPTION #1 – FIRST READING APPROVAL

Council may choose to grant 1st reading to the application for the redesignation of a portion of NE 21-21-29 W4M; Plan 8911982, Lot 1 from Agricultural District to Country Residential District in order to allow the future subdivision of one 2.1 +/- acre Country Residential District parcel, leaving a 54.11 +/- acre Agricultural District balance for the following reasons:

In their consideration of the criteria noted within the Agricultural section of the MDP2010, Council is of the opinion that the lands are suitable for the intended use and that fragmentation of the subject lands would not be detrimental to the overall nature of the area. 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 that the proposed 2.1 +/- acre parcel be designated as Country Residential Sub-district 'A' to ensure that the recommendations and restrictions as outlined in the Septic Disposal Evaluation (PSTS), Comprehensive Site Drainage Plan, Lot Grading Plan, and Building Envelope (all 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 deposit as a pre-release condition to ensure compliance with 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 Municipal Development Agreement for the purposes of payment of the community sustainability fee and any other necessary municipal and on-site improvements as required by Council and the Public Works department;

2. Proof of water in accordance with the Provincial Water Act for the proposed 2.1 +/- acre parcel, to the satisfaction of the County;
3. Final redesignation application fees to be submitted;
4. Submission of an executed subdivision application and the necessary fees.

OPTION #2 REFUSAL

Council may choose to refuse the application for the redesignation of a portion of NE 21-21-29 W4M; Plan 8911982, Lot 1 from Agricultural District to Country Residential District in order to allow the future subdivision of one 2.1 +/- acre Country Residential District parcel, leaving a 54.11 +/- acre Agricultural District balance for the following reasons:

In consideration of the criteria noted within the Agricultural section of the MDP2010, Council did not find sufficient merit in the proposal to consider removing the subject lands from the Agricultural District.

APPENDICES:

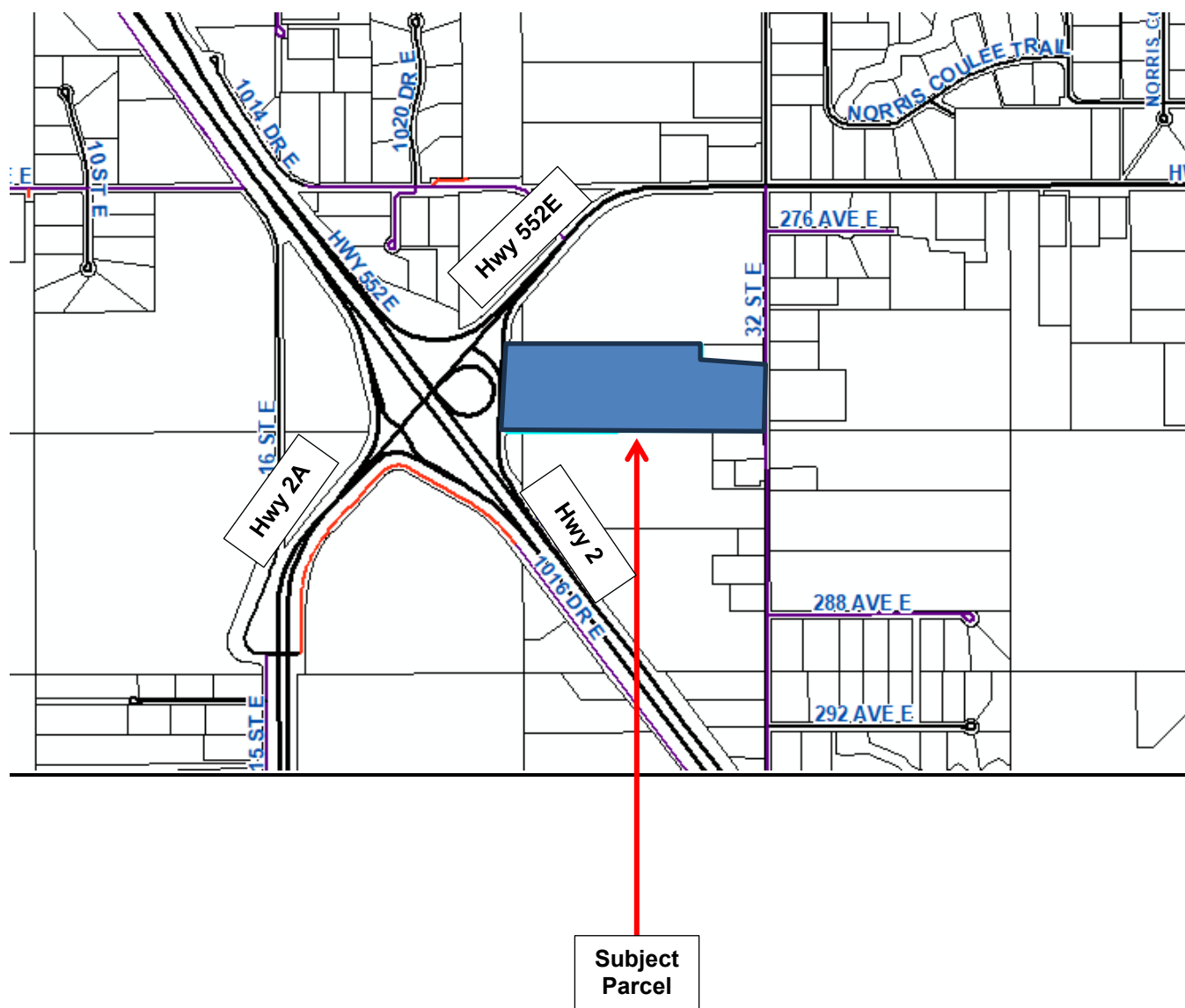
APPENDIX A: MAP SET:

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

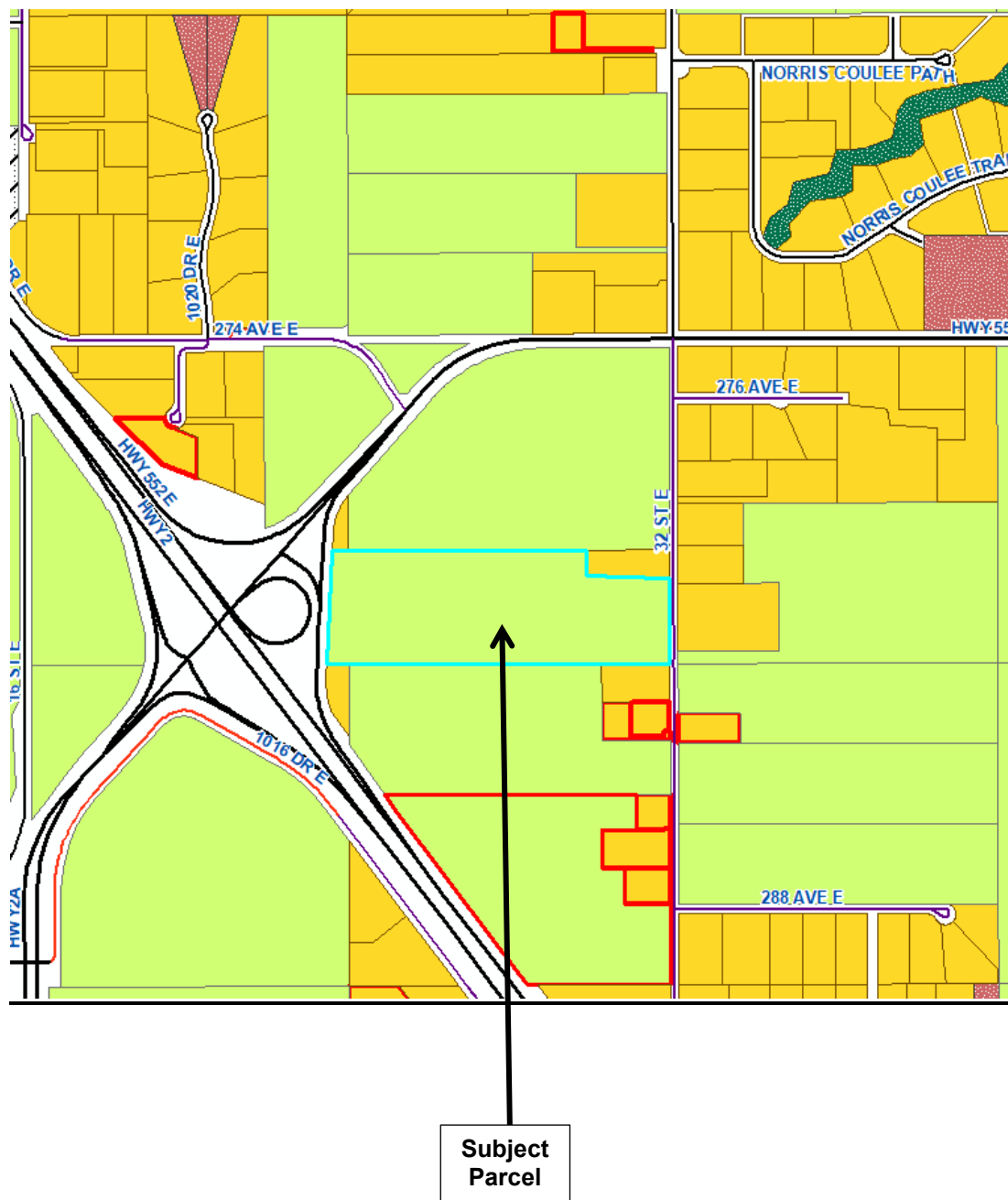
APPENDIX B: PROPOSED BYLAW

APPENDIX C: REFERRAL RESPONSE SUBMISSIONS

APPENDIX A: LOCATION MAP



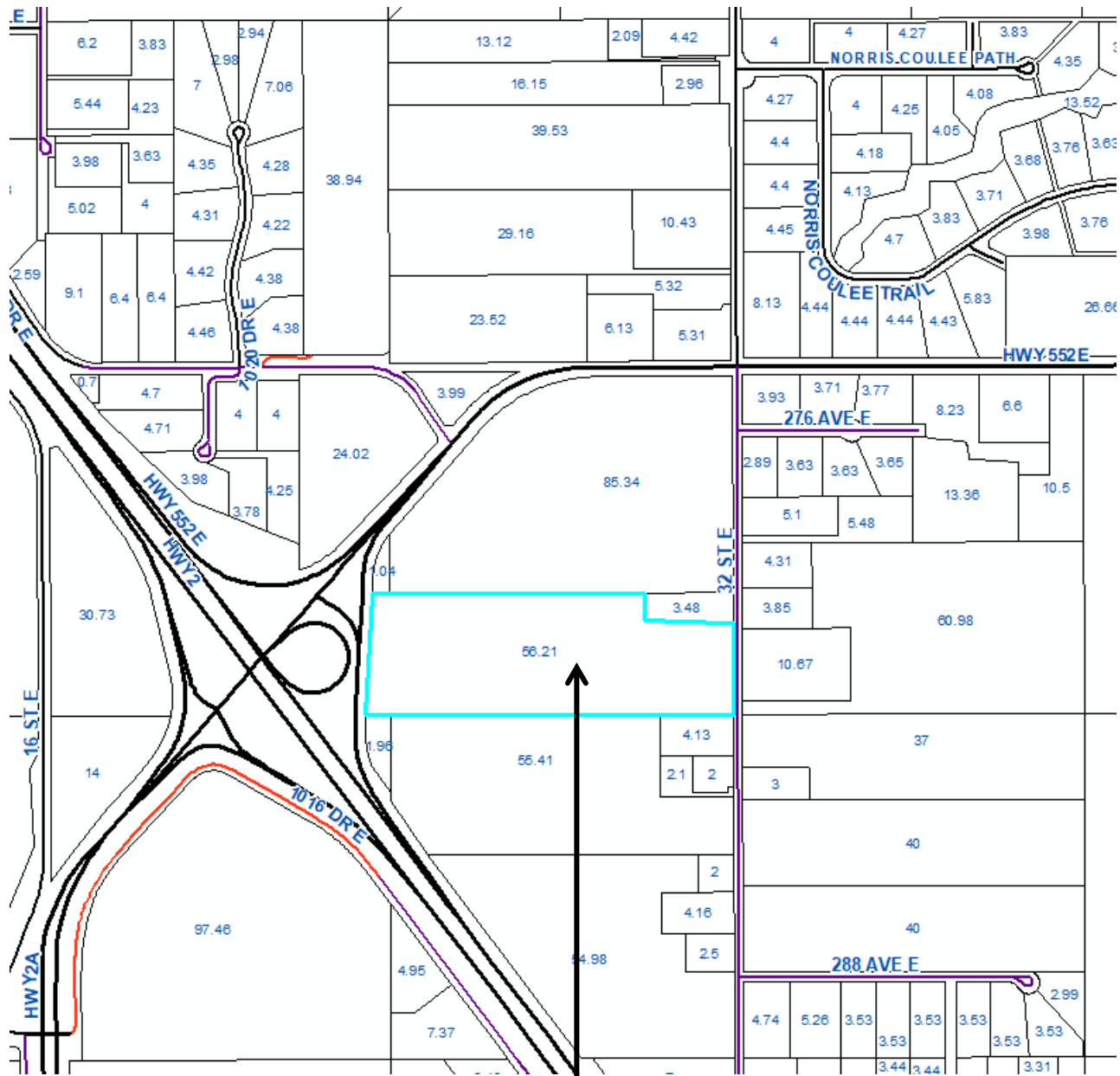
APPENDIX A: LAND USE MAP



Legend

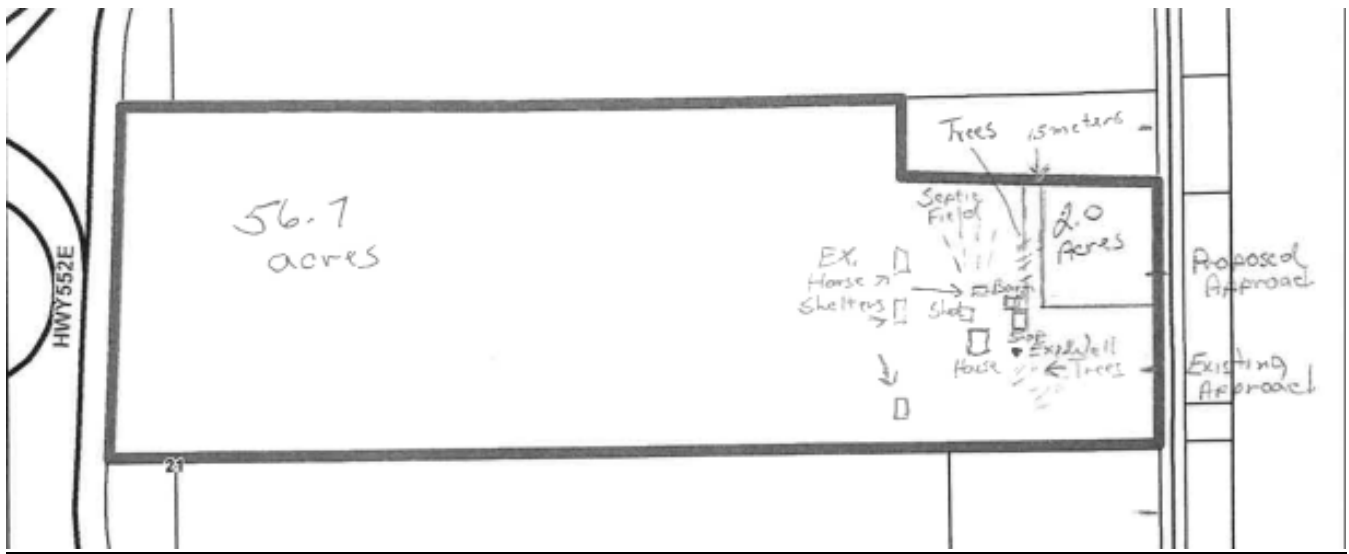
Multiple Land Uses	HR- Hamlet Residential	ER- Environmental Reserve
A- Agricultural	CMC- Community Commercial	MR- Municipal Reserve
AA- Agricultural Sub A	INR- Natural Resource Extraction	
AB- Agriculture Business	DC- Direct Control	
CR- Country Residential	EP- Environmental Protection	
CRA- Country Residential Sub A	PUL- Public Utility	

APPENDIX A: HALF MILE MAP – PARCEL SIZES

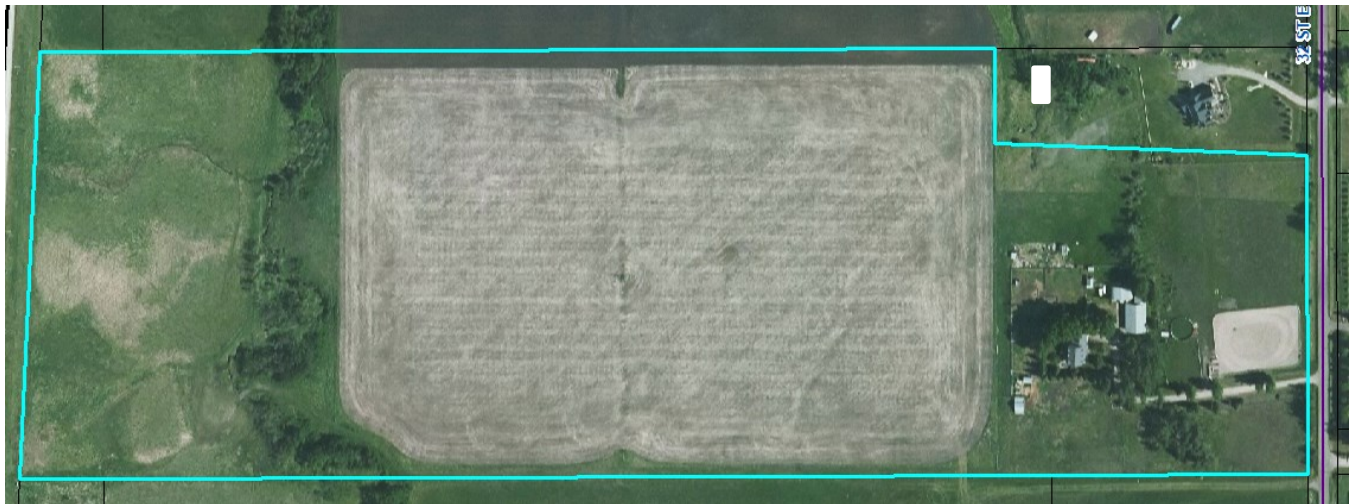


Subject Parcel

APPENDIX A: SITE PLAN



APPENDIX A: ORTHO PHOTO



BYLAW XX/2023

**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 redesignation of a 2.0 +/- acre portion of Plan 8911982, Lot 1; Ptn. NE 21-21-29 W4M from Agricultural District to Country Residential District, in order to allow for a future subdivision of one 2.0 +/- acre Country Residential District parcel with an approximate 54.21 +/- acre Agricultural District balance parcel.

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

1. Land Use Map No. 2129 is amended by *redesignating a 2.0 +/- acre portion of Plan 8911982, Lot 1; Ptn. NE 21-21-29 W4M as Country Residential.*
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

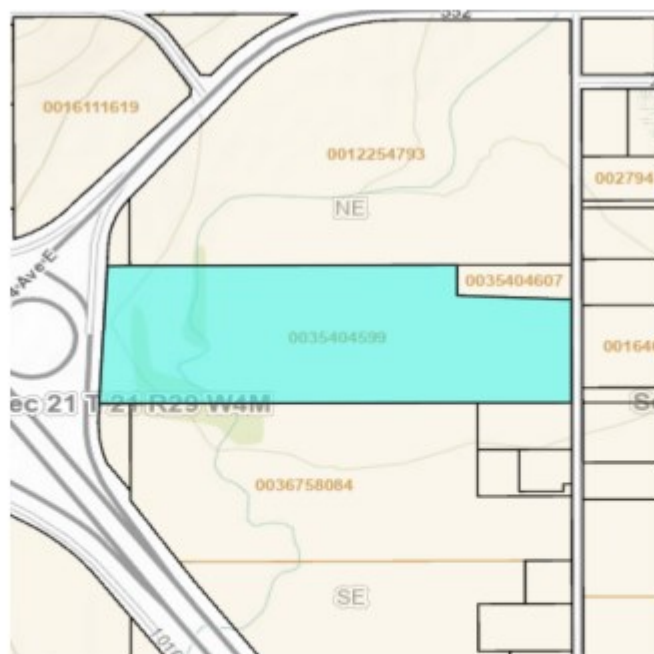
CAO

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

Alberta Transportation and Economic Corridors Notice of Referral Decision

Land Use Bylaw amendment in proximity of a provincial highway

Municipality File Number:	23R038	Highway(s):	2A, 552
Legal Land Location:	QS-NE SEC-21 TWP-021 RGE-29 MER-4	Municipality:	Foothills County
Decision By:	Trevor Richelhof	Issuing Office:	Southern Region / Calgary
Issued Date:	2023-08-22 16:05:28	AT Reference #:	RPATH0036925
Description of Development:	Redesignate +/- 2.0 acre ptn of the subject parcel from Agricultural District to County Residential for future subdivision		



This will acknowledge receipt of your circulation regarding the above noted proposal. Alberta Transportation

and Economic Corridors primary concern is protecting the safe and effective operation of provincial highway infrastructure, and planning for the future needs of the highway network in proximity to the proposed land use amendment(s).

Alberta Transportation and Economic Corridors offers the following comments and observations with respect to the proposed land use amendment (s):

1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable
2. Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.

This will acknowledge receipt of your circulation regarding the above noted proposal. The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 2A, 552

Transportation and Economic Corridors offers the following comments with respect to this application:


The requirements of Section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.

The requirements of Section 19 of the Regulation are not met. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.

If there are any changes to the proposed subdivision that was submitted with this land use referral, a separate referral pursuant to Section 7(6)(d) of the Matters Related to Subdivision and Development Regulation is required and the comments in respect of Sections 18 and 19 of the Regulation contained in this decision are no longer valid.

Please contact Alberta Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information

PUBLIC HEARINGS AND MEETINGS
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
LAND USE AMENDMENT
November 1, 2023
To be heard at: 1:30 PM

APPLICATION INFORMATION		
	LEGAL DESCRIPTION: Plan 0714783, Block 6, Lot 1 PTN: NW 22-21-29-W4M	
	LANDOWNERS: Ray and Barbara Breckenridge	
	AGENT: Planning Protocol / Rod Potrie	
	AREA OF SUBJECT LANDS: 13.36 acres	
	CURRENT LAND USE: Country Residential District	
	PROPOSED LAND USE: Country Residential District	
PROPOSAL: Amendment to the Country Residential District to allow the future subdivision of one 3.0 +/- acre Country Residential parcel with a 10.36 +/- acre Country Residential balance parcel.		
DIVISION NO: 7	COUNCILLOR: R.D. McHugh	FILE MANAGER: Theresa Chipchase

EXECUTIVE SUMMARY

Summary of Proposal

Amendment to the Country Residential District in order to provide the future subdivision of one new 3.00 +/- acre Country Residential District lot from Plan 0714783, Block 6, Lot 1 PTN: NW 22-21-29-W4M, with a 10.36 +/- acre Country Residential District balance parcel remaining.

Location

The property is located south of Hwy 552, east of 32nd Street East, at the dead end east of the cul de sac bulb on 276th Avenue East. Further it is one half mile east of Highway 2, and three and one half miles north east of the Town of Okotoks.

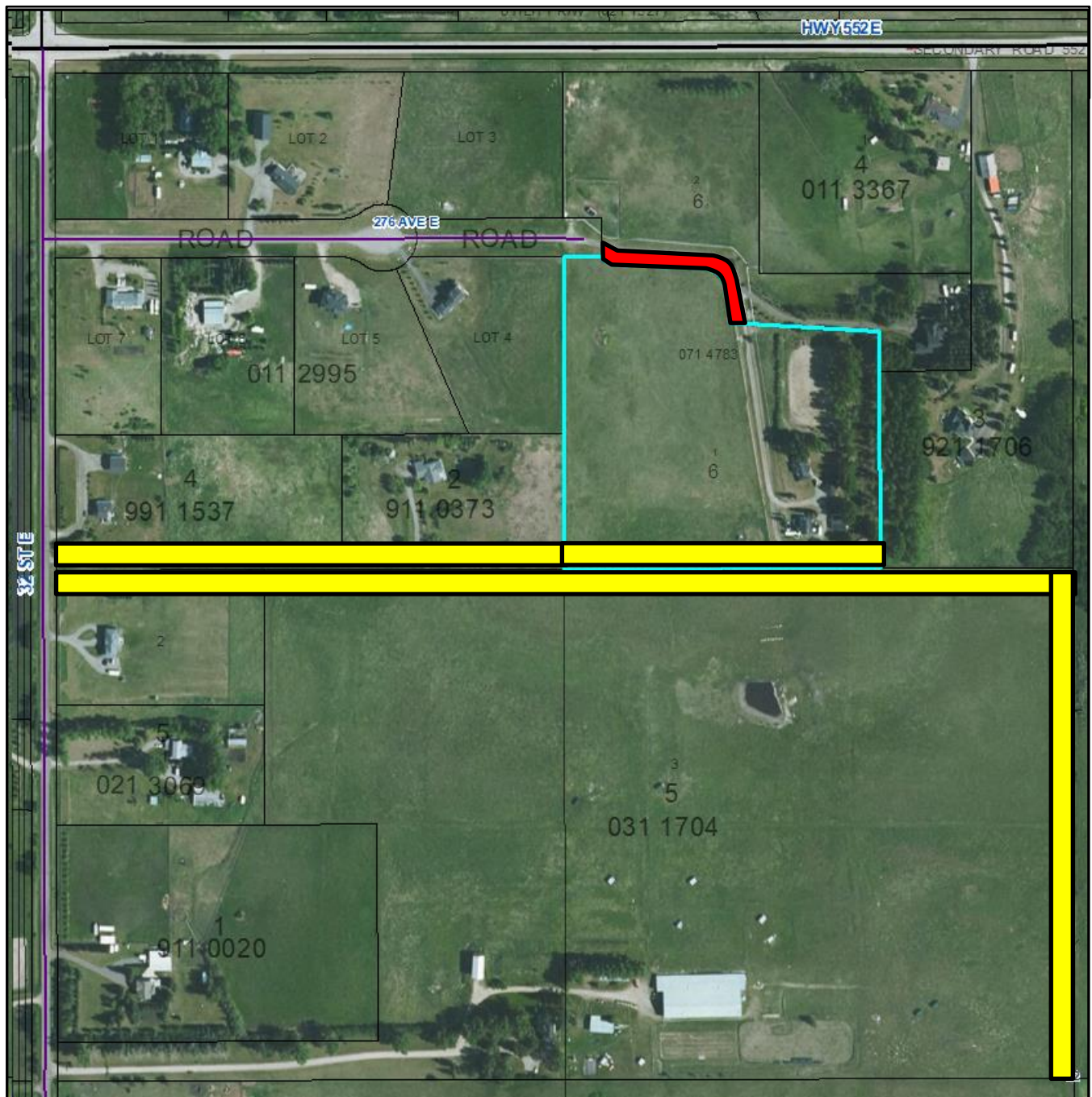
Access

Access to the 3.00 +/- acre lot is to be provided from the construction of a new approach at the eastern end of that portion of 276th Avenue East which extends past the cul de sac.

Access to the balance lands is to continue to be provided through a 10 meter wide Access Right of Way Plan and an Easement and Right of Way Agreement that was registered on the neighboring title to the north, in 2007 (Access Right of Way Plan 0714784)

Note: Public Works has recommended that the applicant provide a revised site plan which provides access to both the new lot and the balance parcel from east end of 276th Avenue, east of the cul de sac bulb. Please see their comments as provided in the Circulation Response section of this staff report.

Please see the following page for a diagram of the existing access management in the quarter section.



Legend

- 15 meter Road Acquisition Agreement
- Access Right of Way Plan
- Applicant's parcel

Pertinent Site Considerations

The lands are flat grassland to the west, with shelterbelt rows of trees along the full east boundary east of the yard site, which includes a residence, detached garage hay shed, barn shed and a c-can, along with an outdoor riding arena north of the structures on the site and a round pen in the far southeast corner of the property. The driveway is fenced on both sides and separates the yard site from the remainder of the property. The area proposed to provide the 3.0 +/- acre lot contains a small water body near the west boundary of the existing title and does appear to be impacted by overland drainage directed through the property, north through the adjacent lands into a holding pond on the north side of Highway 552 located within the Norris Coulee development.

Research of the County's records with respect to subdivision applications within the quarter section have referenced the existence of a historic high water table within this area. High water table testing was conducted for this property with the subdivision approval registered in 2007. The report concluded, at that time, that a near surface water table was not present in the location of the lot as proposed with the 2007 application.

Note: The provided reporting was not conducted within the lot proposed with the application today.

Policy Evaluation

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

Reserve Dedication

Municipal Reserve

The **Subdivision Approving Authority** may wish to consider the following with regards to the provision of reserves:

Reserves to be provided by cash in lieu of land on the 3.0 +/- acre proposed lot and deferred by caveat on the balance parcel, in accordance with Sections 666(1) and (2) of the Municipal Government Act.

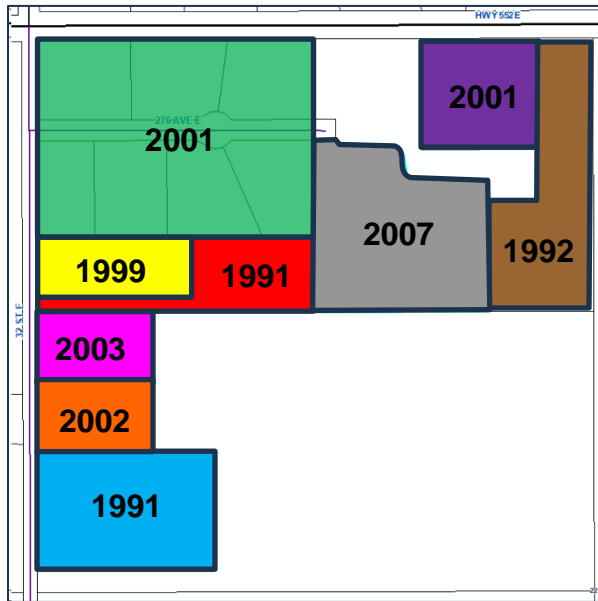
Referral Considerations

Referred to required Provincial and Municipal bodies as well as all utilities.

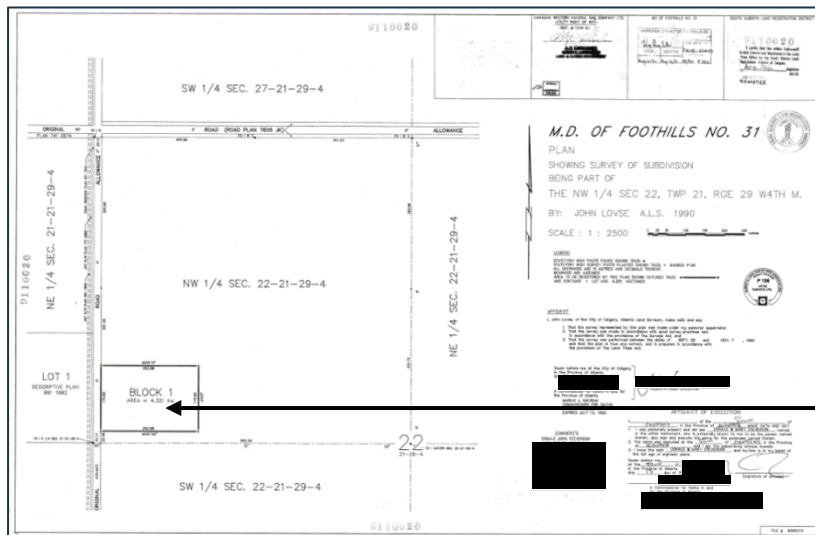
PURPOSE OF APPLICATION

Bylaw XX/2023 – Council has received an application to further amend the Land Use Bylaw by authorizing an amendment to the Country Residential Land Use District land use rules in order to allow for the future subdivision of one new 3.0 +/- acre Country Residential lot with a 10.36 +/- acre Country Residential balance parcel on Plan 0714783, Block 6, Lot 1; Ptn. NW 22-21-29-W4M.

BACKGROUND

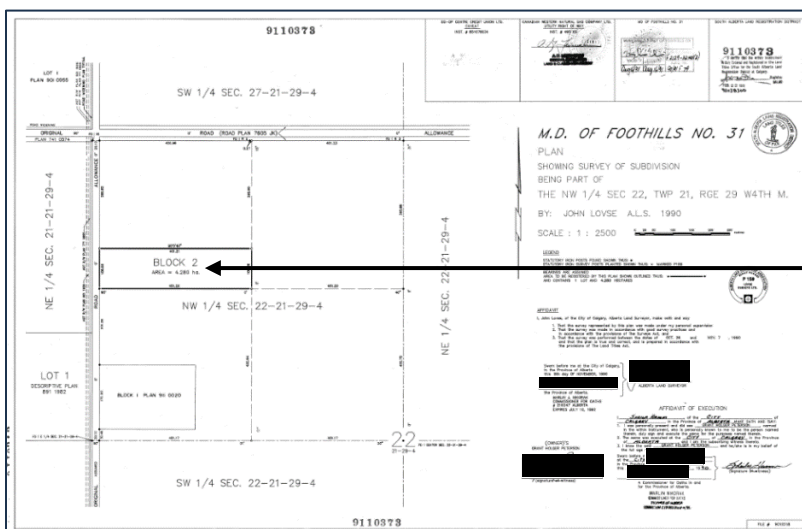


LEGEND



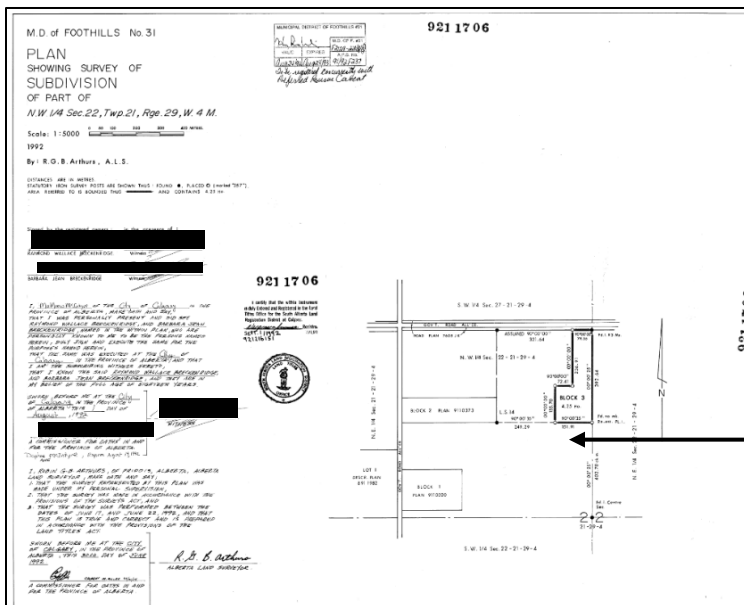
1991 (in blue) – 10.68 acre first parcel out approved within southwest corner of the quarter section (Plan 9110020, Block 1).

First parcel out of quarter section

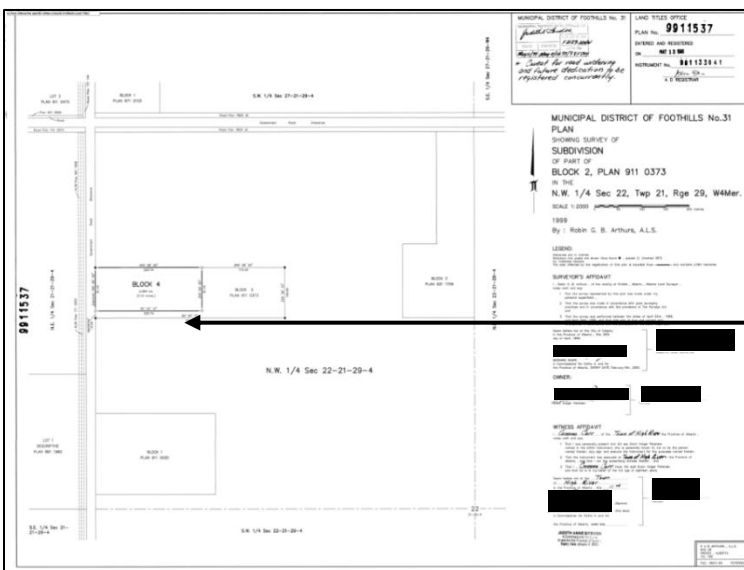


1991 (in red)– An additional 10.58 acre parcel was subdivided from the quarter along the west boundary of the quarter section. (Plan 9110373, Block 2)

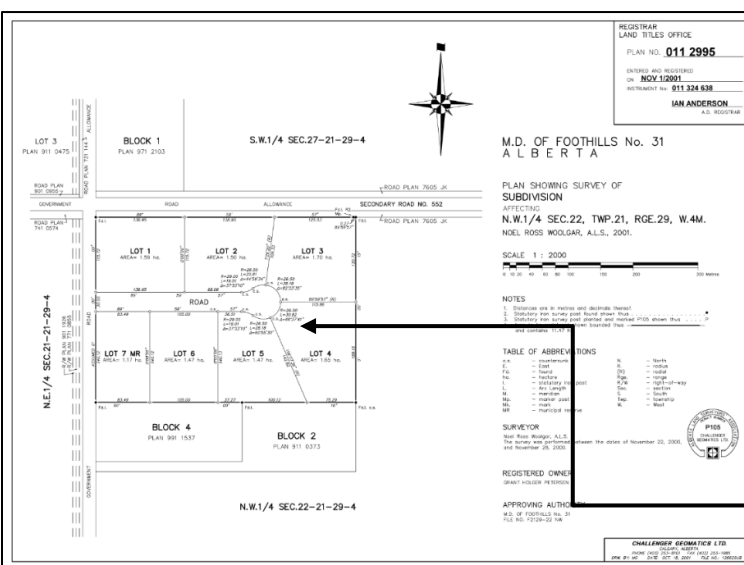
10.58 ac. lot



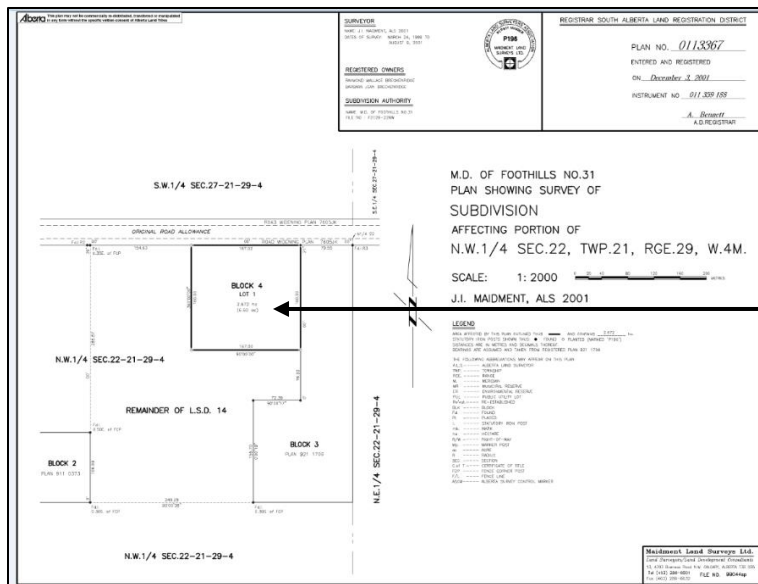
1992 (in brown) – 10.50 acre lot subdivided from North East corner of quarter with direct access to the balance and the lot allowed from a common approach direct from Highway 552



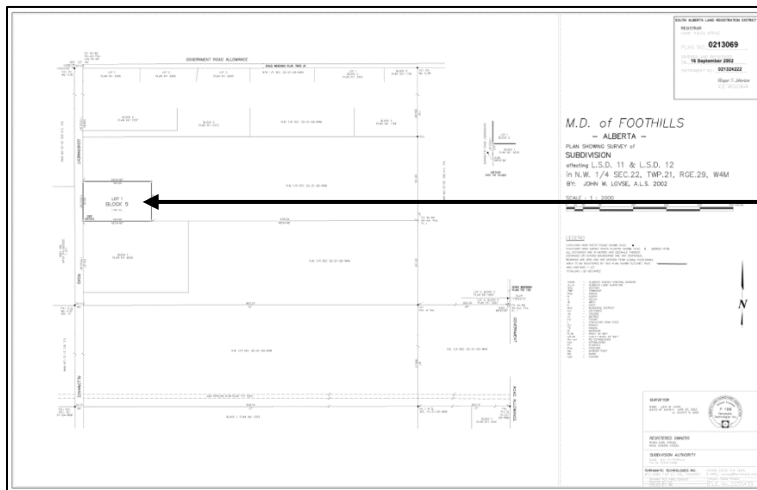
1999 (in yellow) – 5.10 acre lot approved from the parent 10.58 acre parcel. Road widening caveat registered over the 15 metre wide panhandle to the balance parcel.



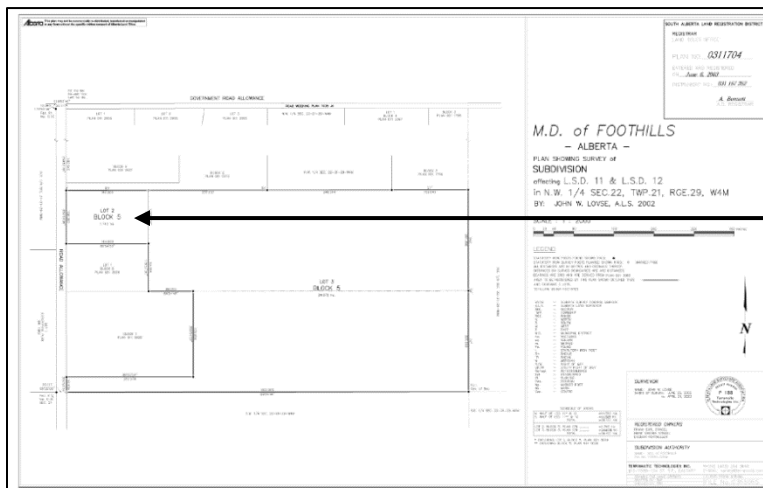
2001 (in green) – the applicants subdivided six additional lots from their parcel which required the development of an internal road. The road was developed to an MRO standard to the end of the cul de sac. Municipal Reserve was provided with a 2.89 acre lot for the development area and deferred by caveat on the remainder of the property.



6.6 ac. lot

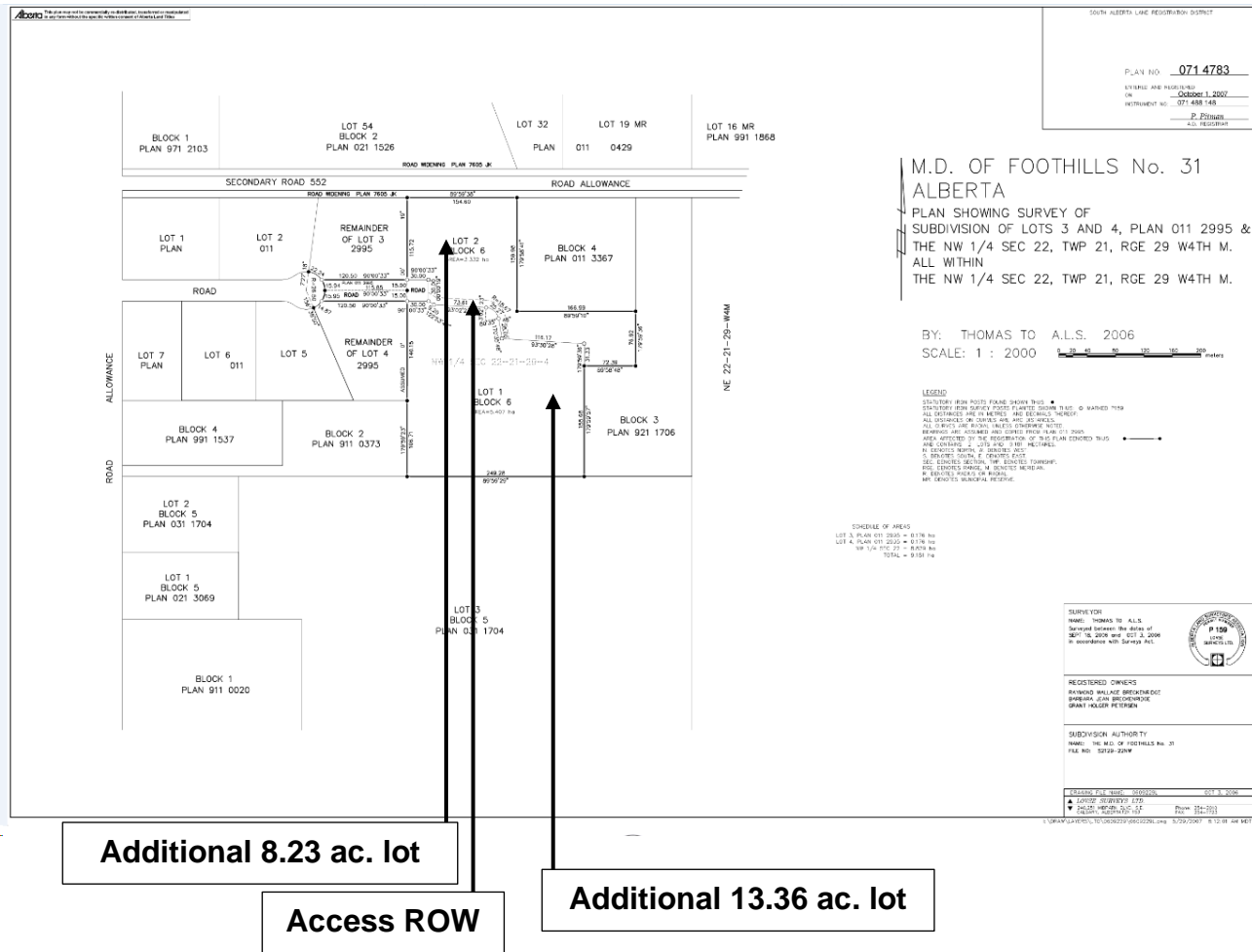


3.85 ac. lot



4.31 ac. lot

2007 – the applicant's parcel was approved for the subdivision of one additional lot, whereby road dedication was extended from the east end of the existing cul de sac and a road was developed within that road dedication, to a gravel standard, as legal and physical access to both the new lot and the balance. Additionally, an access right of way (AROW) was registered over the existing driveway to the residence on the balance of the property. The AROW is ten metres in width and the County is third party to this agreement as it is registered on both titles within the application. Concurrently, an acquisition of land was also registered on the balance title. The acquisition provides 15 meters of land along the south boundary of the balance parcel in conjunction with adjacent acquisitions as shown in the Access section of this staff report.



CURRENT LAND USE

Subject Parcel

Country Residential District

Adjacent Lands

Predominantly Country Residential District with the exception of one Agricultural District parcel directly to the south.

Area Character

The lands are in close proximity to the Town of Okotoks to the south and the City of Calgary to the north with a school amenity located directly north of Highway 552 and intensive Country Residential development surrounding the application,

Existing Development

Proposed Parcel

The proposed parcel area is undeveloped.

Balance Parcel

The balance parcel would include the following structures:

- 1685 square foot residence
- 727 square foot detached garage
- 1313 square foot barn
- 1079 square foot hay shed
- 320 square foot c-can
- 64 square foot shed

NOTE: according to the applicants site plan all structures would meet the County's setback requirements for the Country Residential District. Additionally, the number and size of the buildings would be within the square footage allowed for a 10.36 +/- acre parcel.

The c-can on the property would not be allowed on the existing title or the proposed new title (10.36 +/- acres) without the benefit of a development permit approval.

POLICY EVALUATION

Municipal Development Plan

Policy 3 and 9 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. Further recognizing that the design and infrastructure of residential development should consider density, the efficient use of land, the environmental impact, the cumulative effects of development, the suitability of the lands for residential use and the conservation of water.

Policy 11 and 14 of the Residential section of the MDP2010 also provides that the design and infrastructure of residential development should functionally link adjoining lands and that access on the basis of easement should not be supported.

Land Use Bylaw

Section 9.1 Access to Property portion of the County's Land Use Bylaw 60/2014 identifies that an easement agreement or easement does not constitute legal access to a property without consideration of future road dedication through road acquisition and development agreements.

Section 13.1.6.2 of the Country Residential District of the County's Land Use Bylaw 60/2014 provides that the application, if approved, would meet the lot size restrictions and the density provisions for this District.

Growth Management Strategy

The subject parcel is located within the Central District. The vision for the Central District identifies that lands which fall within this District are expected to see intensified and significant development.

CIRCULATION REFERRALS	
REFEREE	COMMENTS
EXTERNAL	
ATCOGas	No objections
ATCO Transmissions	No objections
Alberta Transportation	Alberta Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 and 19 of the Regulation.
INTERNAL	
Public Works	<p>Public Works has requested the following be completed for the proposed 3.0 +/- acre proposed lot as conditions of a subdivision approval:</p> <ol style="list-style-type: none"> 1. High Water Table Testing 2. Septic Disposal Evaluation 3. Comprehensive Site Drainage Plan 4. Lot grading Plan 5. Building envelopes <p>Offering the following additional comment:</p> <ul style="list-style-type: none"> • The approach to the proposed requires surface gravel as per County standards. • Foothills County policy does not support access by easement, therefore Public Works recommends a revised site plan be submitted which provides physical access to both the new lot and the balance parcel from the east end of 276th Avenue East. • Further Public Works recommends that 276th Avenue East be upgraded to include an engineered hammerhead to accommodate a new common approach to the new lot and the balance parcel while maintaining access to the east and north parcels.
GIS/Mapping	No concerns with regards to addressing.
PUBLIC	
Western Wheel	October 18 th and October 25 th , 2023
Land Owners (Half Mile)	No correspondence received prior to submission of this staff report.
SUMMARY	

Bylaw XX/2023 – Council has received an application to further amend the Land Use Bylaw by authorizing an amendment to the Country Residential Land Use District land use rules in order to allow for the future subdivision of one new 3.0 +/- acre Country Residential lot with a 10.36 +/- acre Country Residential balance parcel on Plan 0714783, Block 6, Lot 1; Ptn. NW 22-21-29-W4M.

OPTIONS FOR COUNCIL CONSIDERATION

OPTION #1 – APPROVAL

Council may choose to grant 1st reading to the application for amendment to the Country Residential Land Use District in order to allow for the future subdivision of one new 3.0 +/- acre Country Residential District lot with a 10.36 +/- acre Country Residential District balance parcel on Plan 0714783, Block 6, Lot 1; Ptn. NW 22-21-29-W4M for the following reasons:

Council is supportive of the application, as it is considered to be in alignment with the intent of the Residential section of the MDP2010, specifically with respect to directing additional Country Residential development to lands already zoned Country Residential.

Staff suggests Country Residential Sub-District “A” for the 3.0 +/- acre proposed parcel to ensure that the recommendations and restrictions as outlined in the high water table testing, septic disposal evaluation, comprehensive site drainage plan, lot grading and building envelopes (provided as conditions of the 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.

Council may choose to impose the following suggested conditions:

Recommended Conditions for Option #1:

1. Landowners to provide a revised site plan which illustrates legal/physical access for both the proposed 3.0 +/- acre lot and the balance parcel from the east end of 276th Avenue East, to the satisfaction of Council and the Public Works department;
2. Applicant to fully execute and comply with all requirements as outlined within a Development Agreement for the purposes of drainage, grading and payment of the community sustainability fee and any other necessary municipal and on-site improvements as required by Council and/or the Public Works department;
3. Proof of adequate water supply to be provided for the proposed 3.0 +/- acre lot, and the 10.36 +/- acre balance parcel in accordance with the Provincial Water Act, to the satisfaction of the County;
4. Septic Disposal Evaluation to be provided, for the 3.0 +/- acre proposed lot, to the satisfaction of the Public Works department, **as a condition of subdivision**;
5. Comprehensive Site Drainage Plan to be provided for the subject parcel, to the satisfaction of the Public Works department, **as a condition of the subdivision**;
6. Lot Grading Plan, to be provided for the proposed 3.0 +/- acre lots, to the satisfaction of the Public Works department, **as a condition of subdivision**;
7. Site plan to be provided which identifies building envelopes, for the proposed 3.0 +/- acre lot, which meet the requirements as outlined in Policy 9 under the Residential section of the MDP2010 to the satisfaction of the Public Works department, **as a condition of subdivision**;
8. High Water Table testing to be provided for the proposed 3.0 +/- acre lot, to the satisfaction of the Public Works department, **as a condition of subdivision**;
9. Final amendment application fees to be submitted;
10. Submission of an executed subdivision application and the necessary fees.

OPTION #2 - REFUSAL

Council may choose to refuse the application for amendment to the Country Residential Land Use District in order to allow for the future subdivision of one new 3.0 +/- acre Country Residential District lot with a 10.36 +/- acre Country Residential District balance parcel on Plan 0714783, Block 6, Lot 1; Ptn. NW 22-21-29-W4M for the following reasons:

In consideration of the criteria noted in the Residential Policy 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 and the efficient use of the land.

Further, with specific respect to Residential Policy 14 of the MDP2010 and Section 9.1 of Land Use Bylaw 60/2014, Council is not supportive of access to the balance parcel by way of easement.

APPENDICES

APPENDIX A: MAP SET:

LOCATION MAP

HALF MILE MAP – LAND USE

HALF MILE - PARCEL SIZES

SITE PLAN

ORTHO PHOTO

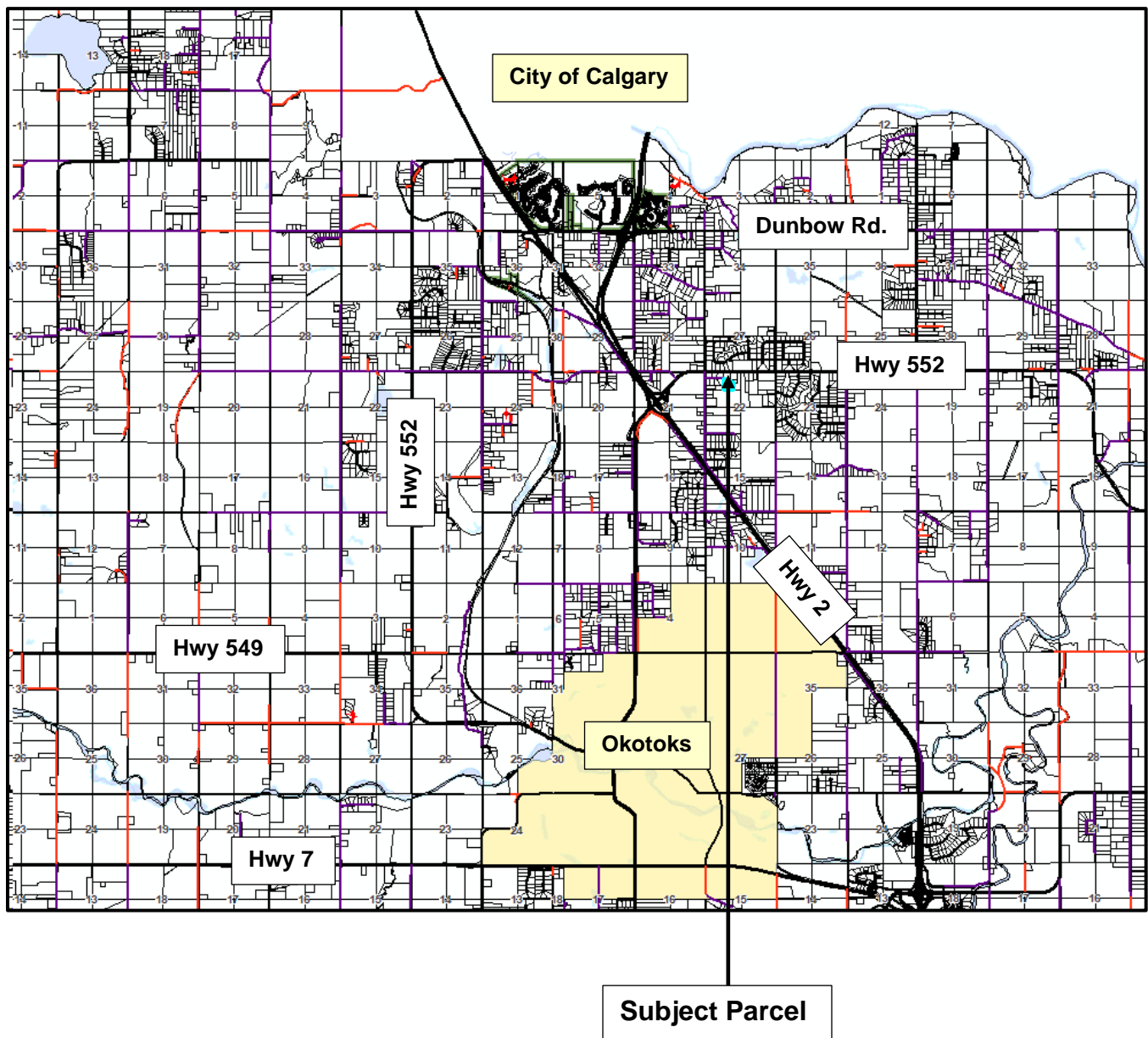
APPENDIX B:

PROPOSED BYLAW

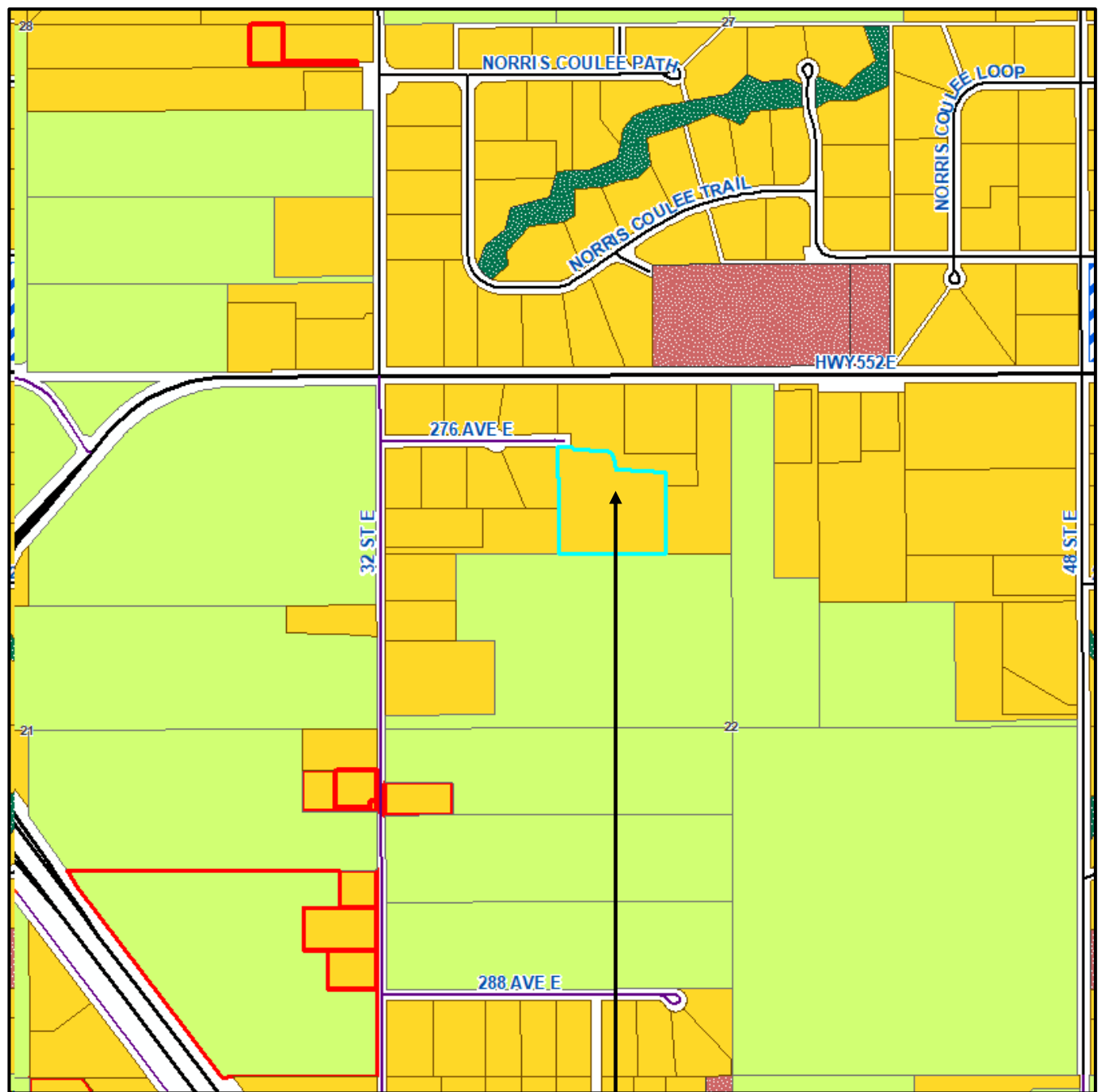
APPENDIX C:

PROPOSAL SUBMITTED BY PLANNING PROTOCOL ON BEHALF OF LANDOWNERS

APPENDIX A: LOCATION MAP



APPENDIX A: HALF MILE MAP – LAND USE

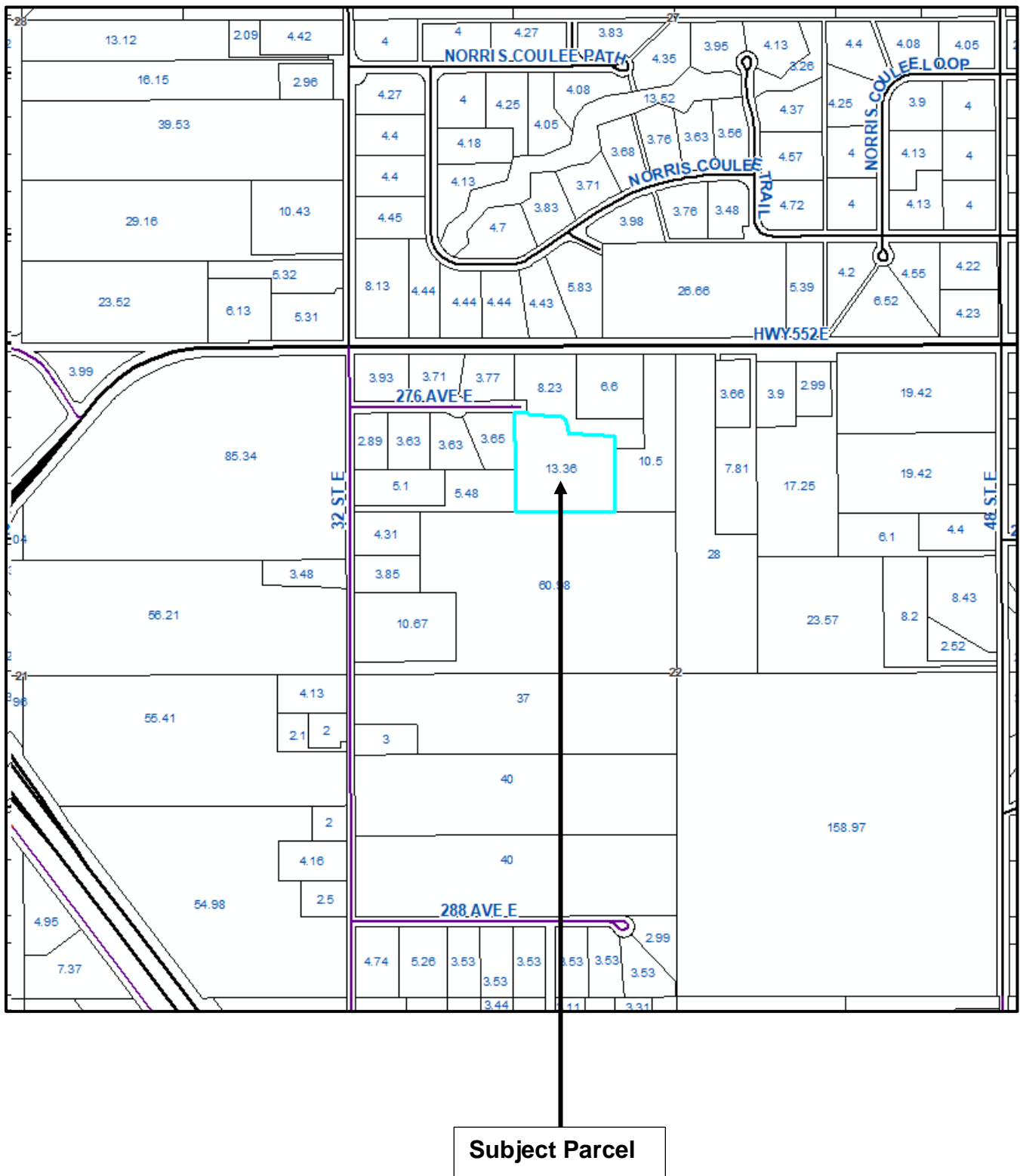


Subject Parcel

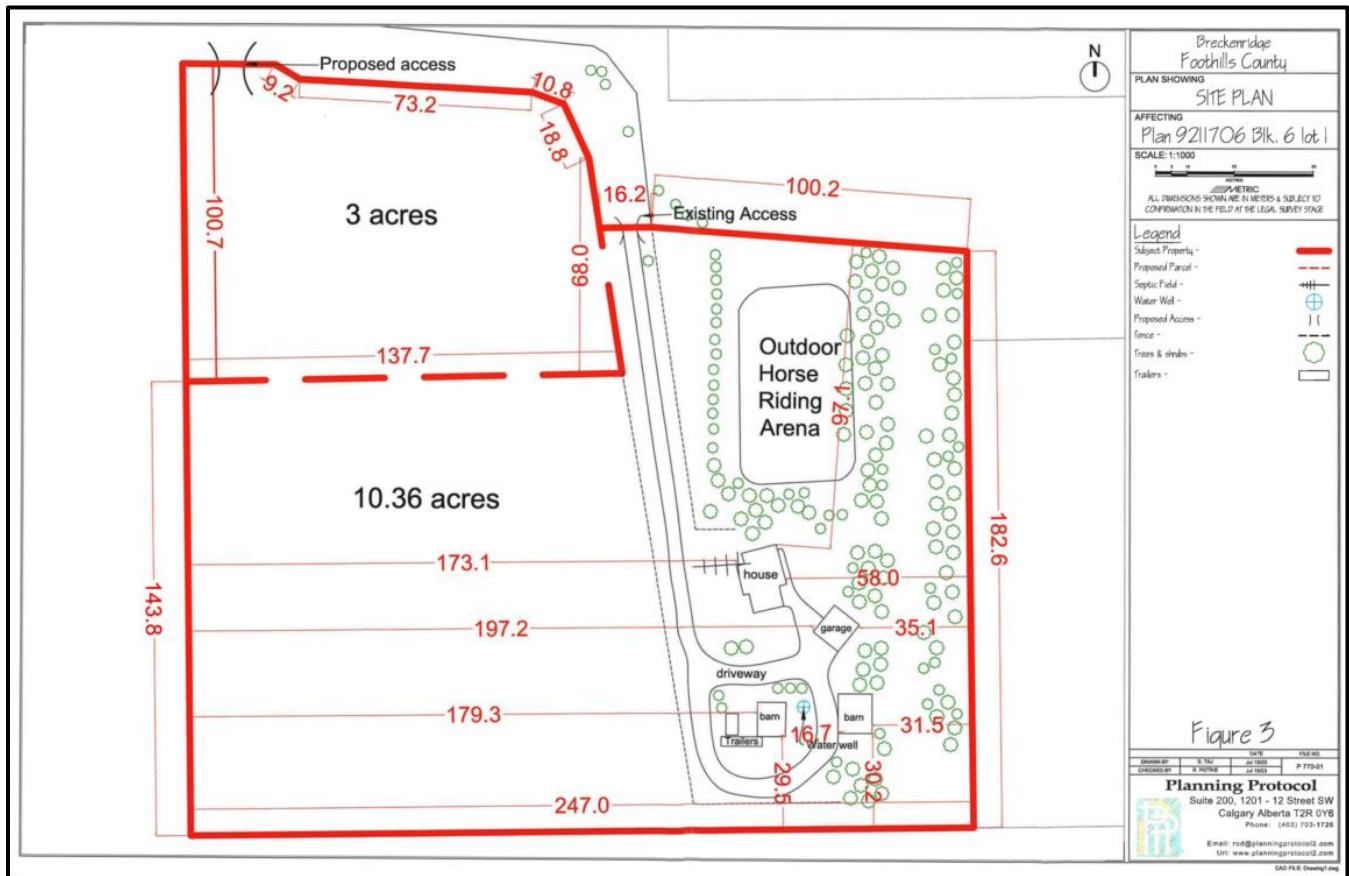
Legend

- | | | |
|------------------------------------|----------------------------------|--------------------------------------|
| — Hard Surface (Chip/oil) | CR- Country Residential | MR- Municipal Reserve |
| — Gravel | CRA- Country Residential Sub A | MLR- Municipal Land/Reserve District |
| --- Developer Pavement | DC - Direct Control | |
| — Pavement | BP- Bussiness Park | |
| — Flood Hazard Protection District | RB- Rural Business | |
| — In Transition | INR- Natural Resource Extraction | |
| A- Agricultural | EP- Environmental Protection | |
| AA- Agricultural Sub A | ER- Environmental Reserve | |

APPENDIX A: HALF MILE MAP – LOT SIZES



APPENDIX A: SITE PLAN



APPENDIX A: ORTHO PHOTO



BYLAW XX/2023

**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 in order to allow for the future subdivision of one new 3.0 +/- acre Country Residential lot, with a 10.36 +/- acre Country Residential balance parcel on Plan 0714783, Block 6, Lot 1; Ptn. NW 22-21-29 W4M.

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:

Plan 0714783, Block 6, Lot 1; Ptn. NW 22-21-29 W4M within which shall allow for the future subdivision of one new 3.0 +/- acre Country Residential parcel, with a 10.36 +/- acre Country Residential 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_____.



PLANNING PROTOCOL
#200-1201 5 Street SW Calgary, AB, T2R 0Y6

Email: rod@planningprotocol2.com
Cell: (403) 703 - 1726
www.planningprotocol2.com

July 5, 2023

**County of Foothills # 31
Box 5605, 309 MacLeod Trail
High River, Alberta T1V 1M7**

**Your file # _____
Our Job No: P- 770-01**

Attention: Foothills County Planning Department

**RE: Land Owner; Ray & Barb Breckenridge
Legal Description Lot 1, Block 6, Plan0714783
Ptn. NW 22 - 21 – 29 - W4M containing
Application to Rezone 13.36 ac Parcel to create one additional parcel**

In support of the rezoning on the above site from CR to CR Amendment to allow for the future subdivision of an additional parcel. Please find the attached Application for redesignation which we feel meets the requirements.

Please find included for your perusal and consideration the following supplemental information:

1.0 Subject Property

The subject area consists of a 13.36 ac (5.40 ha) parcel. The subject property consists of relatively flat lands. There is an existing residence and outbuildings in the southeast portion of the parcel. The parcel has access from 276 Ave east. A driveway exists from the north central portion of the parent parcel.

The site has a nice home and a more recent shop and detached garage located near the residence. There is also an outdoor horse riding arena due north of the residence. There is no water body, or wetlands on this site.

There are multiple mature domestic trees and shelter belts strategically placed on the parent parcel surrounding the residence and outbuildings.

2.0 Proposal

The proposal is for 1 – 1.21 ha (3.00 ac.) parcel off the northwest portion of the parent

Planning Protocol

200 1201 – 5 St SW Calgary, AB. T2R 0Y6 Ph. 403 703 1726

parcel. This proposed parcel is appropriately sized and located to match in size and orientation other parcels in the area. The home, garage and outbuildings will remain on the balance parcel. The existing septic tank and field are located just to the north and west of existing home. There is also a well which services the existing home located a few meters south of the home. (A well water report attached is attached for your convenience)

The newly proposed lot will have a new well and eventually a new septic disposal system once the new home location has been identified.

3.0 Current Zoning

The existing zoning is County Residential (CR). The purpose of the CR district is to provide for acreage development consistent with the policies outlined in the Municipal Development Plan.

4.0 Proposed Zoning

The proposed zoning is an amendment to the (CR) Residential District to allow one additional lot. This zoning is consistent with the surrounding development in the area. Similar development exists on all 4 sides of this site.

5.0 Development

Zoning

The site is currently zoned county Residential (CR). In order CR country residential development to proceed on the subject lands, development must comply with the development Plan. The development plan asks the developer to fulfill the following requirements:

6. The subdivision of a fragmented parcel from a previously unsubdivided quarter section may be supported if the following criteria are met to the satisfaction of Foothills County:

- 6.1. The parcel is in an area of the fragment.
- 6.2. A suitable building site exists.
- 6.3. Available legal and year round physical access sufficient to meet the needs of the proposed use.
- 6.4. Proposed use of the parcel does not negatively impact adjacent uses.
- 6.5. Applicant demonstrates that the parcel can be serviced onsite as per Provincial and Municipal regulations.
- 6.6. The parcel has been zoned to allow for the subdivision.

Growth Management Strategy,

GROWTH MANAGEMENT STRATEGY (GMS)

Based on the MDP, the GMS provides the strategic context of how and where growth is to be accommodated in the MD as a whole, over a long-time frame. The Growth Management Strategy may include topics such as:

- Establishment of growth expectations, principles, and aspirations.
- Examination of existing and future transportation and utilities systems, groundwater resources, important areas of natural capital and other spatially explicit opportunities and constraints for growth on the county landscape.
- Analysis of alternative growth patterns appropriate for different areas within the County, and the costs and benefits of these alternatives.
- Segregation of the municipality into areas of similar nature and character for the purposes of further long-range planning such as Development Concept Plans.
- Policy on how development and subdivision should proceed to achieve the vision and goals, including the use of transfer of development credits programs and other initiatives that support conservation and stewardship of land.

This parcel falls within central north district which is the area where most development occurs and where most of the development is encouraged.

6.0 Density

This represents an additional parcel consistent with other parcels in the area. There are several other similar sized and oriented parcels subdivided out on adjoining and nearby areas. We believe this proposal to be consistent and in keeping with other adjacent subdivisions in the area. This parcel represents a total of less than one parcel for every gross 5 acres a density consistent with the overall density allowed in the land use bylaw.

7.0 Topography

The subject site is gently sloping and we don't believe there will be any topographic limitations to the subdivision of this parcel in this location. This site is chosen specifically for its desirable development characteristics.

8.0 Lot Size

The following excerpts from Foothills County Land Use Bylaw that apply to lot sizes for this area:

13.1.6.2 In order to facilitate the purpose and intent of this district and ensure the comprehensive development of country residential uses within the District, the following applies to applications for subdivision:

Parcel Density:

- i. Maximum one lot per 2.02 ha (5 acres) of existing land contained under the same title to a maximum of 32 lots per quarter section.

Minimum Parcel Size:

- i. The area in title at the time of passage of this Bylaw; or

ii. A parcel of land no less than 0.81 ha (2.0 acres).

- CR parcels are to be a minimum of (0.81) 2 acres and a maximum size of 5 acres (2.02) ha)

Considering this portion of the bylaw and to trying and stay consistent with the parcels in the area we have chosen a parcel size of 3.0 acres.

9.0 Environmental Reserve

The municipality does require that those portions of the site that are in excess of 15% slope be protected by dedication as Environmental Reserve. There are no lands in excess of 15 % slope on this existing or proposed parcel.

10.0 Water

The water well log research for the area suggests that there is adequate water supply in the existing aquifer to supply the existing and proposed water needs. Several of the area wells seem to produce similar production rates as the one on this lot. Adjacent land owner wells range around the 8 -10 IGPM. The existing well on the Breckenridge lot produces 6 IGPM at a depth of 140 ft. The well on the parent parcel is located about 5m west of the Hay shed. (Shown on the site plan). If this application is supported by Council a new well will be drilled and tested on the proposed lot.

11.0 Sewage

The existing residence is serviced by a conventional tank and field septic system has been installed and operated successfully for several decades. A PSTS study will be conducted on the new lot to ensure it is capable of adequately servicing the site.

12.0 Access

On the North west corner of this site 276 Ave. East is a good dust proofed road. 276 Ave East connects with 32 St. east. The site has good access with safe site distances in both directions. Careful attention has been given to allow for safe site distances in both directions for access to the proposed new lot as well. If approved by Council a new approach will be installed to provide access the proposed new lot. There is an adequate existing access to the existing residence. (Shown on Site Plan)

13.0 Summary and Conclusion

1. A CR land use Amendment can meet all the requirements of the MDP, GMS and the LUB. (CR to CR amendment to allow for one additional parcel).

2. There is an excellent well providing water to the existing residence on site, (10 IGPM See well water report). We feel the new lot will produce a similar well.
3. There is good existing access to the lot. A new access to the proposed lot will be provided. Safe sight distances can easily be achieved from both accesses.
4. The proposed building site easily meets the County standard of minimum 1 ac. Building envelope & minimum 2 acre parcel size.
5. The proposed building site is ideal with an excellent valley view.
6. It is in an area of known existing CR development.
7. Where we have proposed the parcel, forms a natural clustering of development with other adjoining parcels.
8. This proposed development is consistent with the **Growth Management Strategy**. *This area (Central District Area) could likely accommodate the highest growth in the form of both country residential and cluster residential development. "This application represents moderate growth and it is essentially clustering of the lots"*
9. This development would recognize the natural capital of the site while providing minimal impact for surrounding development and neighbours.
10. There exists great transportation infrastructure in the area.

Thank you.

We ask for your support to approve this application.

Sincerely,



Rodney R Potrie MCIP , RPP, BaSc, CET, AACIP, ACP, ADOA
President & CEO
Planning Protocol

cc: fileP-770-01.Barb Breckenridge.RPRT.July 6 .2023

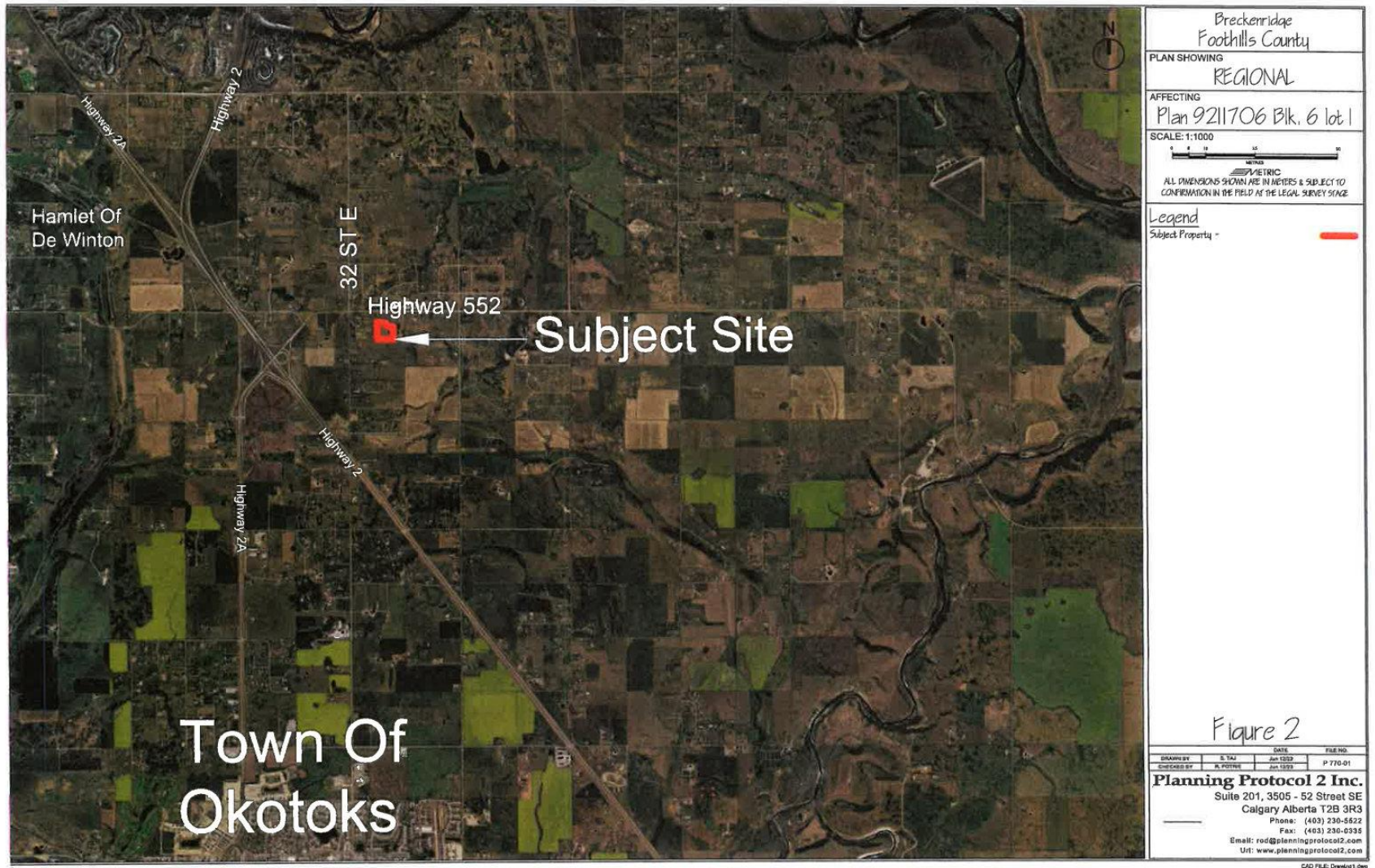


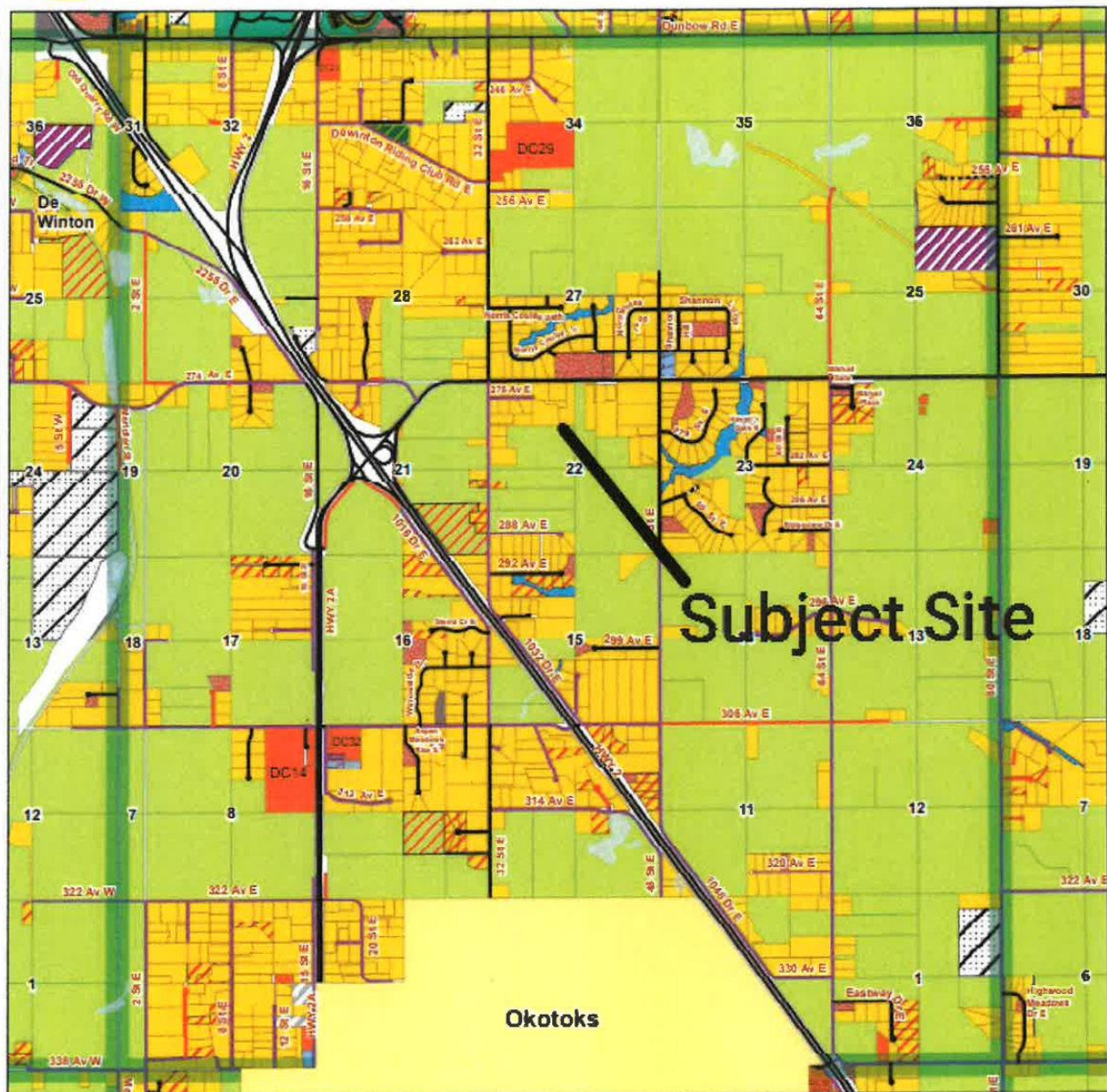
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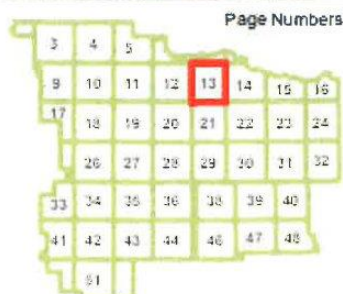
Water Well inside small building located centrally within the photo





Subject Site

Okotoks



Legend

- Hard Surface (Chipseal)
- Gravel
- Developer Pavement
- Pavement
- In Transition
- A- Agricultural
- AA- Agricultural Sub A
- CR- Country Residential
- CRA- Country Residential Sub A
- DC- Direct Control
- RC- Residential Community District
- BP- Business Park
- CMC- Community Commercial
- HC- Highway Commercial
- INR- Natural Resource Extraction
- REC- Recreation
- OS- Open Space
- PUL- Public Utility
- SD- Service District
- ER- Environmental Reserve
- MR- Municipal Reserve

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February 28, 2022



Page 12



Photo of septic Tank & Field just west of the home and east of driveway





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#200-1201 5 Street SW Calgary, AB, T2R 0Y6

Email: rod@planningprotocol2.com
Cell: (403) 703-1726
www.planningprotocol2.com

Water Well Drilling Report

Client Information:
Name: [REDACTED]
Address: [REDACTED]
City: [REDACTED]

Well Location:
Date: 2011/11/29
Well ID: [REDACTED]

Well Type:
Type of Well: ☒ Private Well ☐ Agricultural ☐ Industrial ☐ Other
Material Used: ☐ Concrete ☐ Steel ☐ Other
Well Depth: 143 FT.

Formation Log:
Depth from ground level: 0-10' CLAY, 10-15' SILT, 15-20' SILT, 20-25' SILT, 25-30' SILT, 30-35' SILT, 35-40' SILT, 40-45' SILT, 45-50' SILT, 50-55' SILT, 55-60' SILT, 60-65' SILT, 65-70' SILT, 70-75' SILT, 75-80' SILT, 80-85' SILT, 85-90' SILT, 90-95' SILT, 95-100' SILT, 100-105' SILT, 105-110' SILT, 110-115' SILT, 115-120' SILT, 120-125' SILT, 125-130' SILT, 130-135' SILT, 135-140' SILT, 140-145' SILT, 145-150' SILT, 150-155' SILT, 155-160' SILT, 160-165' SILT, 165-170' SILT, 170-175' SILT, 175-180' SILT, 180-185' SILT, 185-190' SILT, 190-195' SILT, 195-200' SILT, 200-205' SILT, 205-210' SILT, 210-215' SILT, 215-220' SILT, 220-225' SILT, 225-230' SILT, 230-235' SILT, 235-240' SILT, 240-245' SILT, 245-250' SILT, 250-255' SILT, 255-260' SILT, 260-265' SILT, 265-270' SILT, 270-275' SILT, 275-280' SILT, 280-285' SILT, 285-290' SILT, 290-295' SILT, 295-300' SILT, 300-305' SILT, 305-310' SILT, 310-315' SILT, 315-320' SILT, 320-325' SILT, 325-330' SILT, 330-335' SILT, 335-340' SILT, 340-345' 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SILT, 1885-1890' SILT, 1890-1895' SILT, 1895-1900' SILT, 1900-1905' SILT, 1905-1910' SILT, 1910-1915' SILT, 1915-1920' SILT, 1920-1925' SILT, 1925-1930' SILT, 1930-1935' SILT, 1935-1940' SILT, 1940-1945' SILT, 1945-1950' SILT, 1950-1955' SILT, 1955-1960' SILT, 1960-1965' SILT, 1965-1970' SILT, 1970-1975' SILT, 1975-1980' SILT, 1980-1985' SILT, 1985-1990' SILT, 1990-1995' SILT, 1995-2000' SILT, 2000-2005' SILT, 2005-2010' SILT, 2010-2015' SILT, 2015-2020' SILT, 2020-2025' SILT, 2025-2030' SILT, 2030-2035' SILT, 2035-2040' SILT, 2040-2045' SILT, 2045-2050' SILT, 2050-2055' SILT, 2055-2060' SILT, 2060-2065' SILT, 2065-2070' SILT, 2070-2075' SILT, 2075-2080' SILT, 2080-2085' SILT, 2085-2090' SILT, 2090-2095' SILT, 2095-2100' SILT, 2100-2105' SILT, 2105-2110' SILT, 2110-2115' SILT, 2115-2120' SILT, 2120-2125' SILT, 2125-2130' SILT, 2130-2135' SILT, 2135-2140' SILT, 2140-2145' SILT, 2145-2150' SILT, 2150-2155' SILT, 2155-2160' SILT, 2160-2165' SILT, 2165-2170' SILT, 2170-2175' SILT, 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Adjacent Well Water info



Water Well Drilling Report

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GIC Well ID 1610332
GoA Well Tag No.
Drilling Company Well ID
Date Report Received

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

Well Identification and Location										Measurement in Imperial		
Owner Name		Address			Town		Province		Country		Postal Code	
M. D. OF FOOTHILLS NO. 31		P.O. BOX 5605			HIGH RIVER		ALBERTA		CA			
Location		1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description		
		13	22	21	29	4	7MR		0112995			
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)					Elevation		
ft from					Latitude 50.802799 Longitude -113.951225					ft		
ft from					How Location Obtained					How Elevation Obtained		
					Lat/Long calculated to centre of lot					Not Obtained		

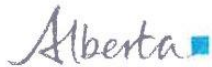
Drilling Information		Type of Work
Method of Drilling		New Well
Rotary		
Proposed Well Use		
Domestic		

Formation Log			Yield Test Summary		Measurement in Imperial	
Depth from ground level (ft)	Water Bearing	Lithology Description	Recommended Pump Rate	10.00 igpm		
19.00		Brown Sandy Clay & Rocks	Test Date	Water Removal Rate (igpm)	Static Water Level (ft)	
150.00		Gray Hard See Comments	2006/07/29	8.80	34.97	
155.00		Gray Sandstone	2006/07/28	19.99		
159.00		Gray Clay				
			Well Completion		Measurement in Imperial	
			Total Depth Drilled	Finished Wall Depth	Start Date	End Date
			159.00 ft	159.00 ft	2006/07/27	2006/07/28
			Borehole			
			Diameter (in)	From (ft)	To (ft)	
			7.88	0.00	23.00	
			5.13	23.00	159.00	
			Surface Casing (if applicable)		Well Casing/Liner	
			Plastic		Plastic	
			Size OD :	6.00 in	Size OD : 4.50 in	
			Wall Thickness :	0.390 in	Wall Thickness : 0.237 in	
			Bottom at :	23.00 ft	Top at : 19.00 ft	
			Bottom at : 159.00 ft			
			Perforations			
			From (ft)	To (ft)	Diameter or Slot Width (in)	Slot Length (in)
			140.00	158.00	0.125	7.00
			Perforated by Saw			
			Annular Seal Driven & Bentonite			
			Placed from 0.00 ft to 23.00 ft			
			Amount			
			Other Seals			
			Type		At (ft)	
			Screen Type			
			Size OD : in		To (ft)	
			From (ft)		Slot Size (in)	
			Attachment			
			Top Fittings		Bottom Fittings	
			Pack			
			Type		Grain Size	
			Amount			

Contractor Certification		Certification No
Name of Journeyman responsible for drilling/construction of well		70092A
DOUG NIEMANS		
Company Name		Copy of Well report provided to owner Date approval holder signed
PETER NIEMANS WATER WELL DRILLING		

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Page: 1 / 4



Water Well Drilling Report

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GIC Well ID 1610332
GoA Well Tag No.
Drilling Company Well ID
Date Report Received

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GOWN ID

Well Identification and Location										Measurement in Imperial
Owner Name		Address		Town		Province		Country	Postal Code	
M. D. OF FOOTHILLS NO. 31		P.O. BOX 5605		HIGH RIVER		ALBERTA		CA		
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description	
	13	22	21	29	4	7MR		0112995		
Measured from Boundary of				GPS Coordinates in Decimal Degrees (NAD 83)				Elevation		
ft from				Latitude 50.802799 Longitude -113.951225				ft		
ft from				How Location Obtained				How Elevation Obtained		
				Lat/Long calculated to centre of lot				Not Obtained		

Additional Information										Measurement in Imperial
Distance From Top of Casing to Ground Level 22.05 in										
Is Artesian Flow										Is Flow Control Installed
Rate igpm										Describe
Recommended Pump Rate 10.00 igpm										Pump Installed
Recommended Pump Intake Depth (From TOC) 110.00 ft										Depth ft
										Type
										Make
										H.P.
										Model (Output Rating)
Did you Encounter Saline Water (>4000 ppm TDS)										Depth ft
Gas										Well Disinfected Upon Completion
Remedial Action Taken:										Geophysical Log Taken
										Submitted to ESRD
										Sample Collected for Potability
										Submitted to ESRD
Additional Comments on Well										
19' - 150' HARD GRAY CLAY W/ A FEW STONES & TRACES OF SANDSTONE & COAL,										

Contractor Certification

Name of Journeyman responsible for drilling/construction of well
DOUG NIEMANS
Company Name
PETER NIEMANS WATER WELL DRILLING

Certification No
70092A

Copy of Well report provided to owner Date approval holder signed

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Page: 2 / 4



Water Well Drilling Report

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GIC Well ID 1610332
GoA Well Tag No.
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GOWN ID

Well Identification and Location								Measurement in Imperial	
Owner Name		Address		Town		Province		Country	Postal Code
M. D. OF FOOTHILLS NO. 31		P.O. BOX 5605		HIGH RIVER		ALBERTA		CA	
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	13	22	21	29	4	7MR		0112995	
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)				Elevation
ft from					Latitude 50.802799 Longitude -113.951225				ft
ft from					How Location Obtained				How Elevation Obtained
					Lat/Long calculated to centre of lot				Not Obtained

Yield Test			Taken From Top of Casing		Measurement in Imperial	
Test Date	Start Time	Static Water Level	Depth to water level			
2006/07/29	12:00 AM	34.97 ft	Pumping (ft)	Elapsed Time	Recovery (ft)	
				Minutes:Sec		
Method of Water Removal			34.97	0:00	62.53	
Type Pump			36.94	1:00	59.32	
Removal Rate 8.80 igpm			38.42	2:00	56.96	
Depth Withdrawn From 147.64 ft			39.67	3:00	56.10	
			40.72	4:00	55.48	
			41.54	5:00	54.99	
			42.29	6:00	54.53	
			42.85	7:00	54.13	
			43.34	8:00	53.71	
			43.77	9:00	53.38	
			44.23	10:00	53.05	
			44.98	12:00	52.46	
			45.70	14:00	51.97	
			46.29	16:00	51.54	
			47.08	20:00	50.82	
			48.10	25:00	50.00	
			48.79	30:00	49.25	
			49.41	35:00	48.72	
			49.93	40:00	48.29	
			51.08	50:00	47.34	
			51.64	60:00	46.62	
			52.69	75:00	45.70	
			53.31	90:00	44.88	
			54.00	105:00	44.16	
			54.63	120:00	43.54	
			55.94	150:00	42.45	
			56.50	180:00	41.57	
			56.99	210:00	40.85	
			57.38	240:00	40.26	
			58.20	300:00	39.21	
			58.96	360:00	38.35	
			59.68	420:00	37.66	
			60.34	480:00	37.14	
			60.93	540:00	36.75	
			61.48	600:00	36.45	
			61.91	660:00	36.22	
			62.24	720:00	36.02	
			62.43	780:00	35.86	
			62.53	840:00	35.73	
				900:00	35.63	

Contractor Certification

Name of Journeyman responsible for drilling/construction of well
DOUG NIEMANS

Company Name
PETER NIEMANS WATER WELL DRILLING

Certification No
70092A

Copy of Well report provided to owner Date approval holder signed



Water Well Drilling Report

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GIC Well ID 1610332
GoA Well Tag No.
Drilling Company Well ID
Date Report Received

GOWN ID

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Well Identification and Location										Measurement in Imperial	
Owner Name		Address			Town		Province		Country	Postal Code	
M. D. OF FOOTHILLS NO. 31		P.O. BOX 5605			HIGH RIVER		ALBERTA		CA		
Location	N4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description		
	13	22	21	29	4	7MR		0112995			
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)					Elevation	
ft from					Latitude 50.802799 Longitude -113.951225					ft	
ft from					How Location Obtained					How Elevation Obtained	
					Lat/Long calculated to centre of lot					Not Obtained	

Yield Test			Taken From Top of Casing		Measurement in Imperial	
			Depth to water level			
Test Date	Start Time	Static Water Level	Pumping (ft)	Elapsed Time	Recovery (ft)	
2006/07/28	11:00 AM	ft		Minutes:Sec		
Method of Water Removal						
Type AIR						
Removal Rate		19.99 lgpm				
Depth Withdrawn From		157.48 ft				
If water removal period was < 2 hours, explain why:						
OPEN FLOW W/RIG @ 20-21 GPM FOR 2 HRS						

Water Diverted for Drilling		
Water Source	Amount Taken	Diversion Date & Time
	lg	

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well	Certification No
DOUG NIEMANS	70092A
Company Name	Copy of Well report provided to owner: Date approval holder signed
PETER NIEMANS WATER WELL DRILLING	

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Page: 4 / 4

Adjacent Well Water info.



Water Well Drilling Report

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GIC Well ID 291454
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1999/01/27

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

Well Identification and Location										
Owner Name PETERSEN, GRANT		Address		Town		Province		Country		Postal Code T0L 0X0
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description	
	13	22	21	29	4					
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)			Elevation		
36.00 ft from North					Latitude 50.804798			Longitude -113.951442		
115.00 ft from West					How Location Obtained			How Elevation Obtained		
					Not Verified			Not Obtained		
Drilling Information										
Method of Drilling Rotary					Type of Work New Well					
Proposed Well Use Domestic										
Formation Log					Yield Test Summary					
Depth from ground level (ft)	Water Bearing	Lithology Description			Recommended Pump Rate			0.00 l/gpm		
18.00		Brown Sandy Clay			Test Date			Water Removal Rate (l/gpm)		
105.00		Gray Clay & Boulders			1999/01/14			8.00		
126.00		Gray Wet Sandstone			1999/01/14			15.00		
138.00		Gray Shale						Static Water Level (ft)		
								32.00		
								32.00		
					Well Completion					
					Total Depth Drilled			Finished Well Depth		
					138.00 ft			1998/12/16		
								1998/12/17		
					Borehole					
					Diameter (in)			From (ft)		
					0.00			0.00		
								To (ft)		
								138.00		
					Surface Casing (if applicable)			Well Casing/Liner		
					Plastic			Plastic		
					Size OD : 6.00 in			Size OD : 4.50 in		
					Wall Thickness : 0.370 in			Wall Thickness : 0.237 in		
					Bottom at : 20.00 ft			Top at : 17.00 ft		
								Bottom at : 138.00 ft		
					Perforations					
					From (ft)		To (ft)		Diameter or Slot Width (in)	
					105.00		130.00		0.125	
									Slot Length (in)	
									Hole or Slot Interval (in)	
									7.00	
					Perforated by Saw					
					Annular Seal Driven & Bentonite					
					Placed from			12.00 ft to 20.00 ft		
					Amount					
					Other Seals					
					Type			At (ft)		
					Screen Type					
					Size OD : 0.00 in					
					From (ft)			To (ft)		
								Slot Size (in)		
					Attachment					
					Top Fittings			Bottom Fittings		
					Pack					
					Type			Grain Size		
					Amount					

Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Company Name
PETER NIEMANS WATER WELL DRILLING

Certification No
1

Copy of Well report provided to owner Date approval holder signed

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Page: 1 / 3



Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 291454
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1999/01/27

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

Well Identification and Location										Measurement in Imperial	
Owner Name		Address		Town		Province		Country		Postal Code	
PETERSEN, GRANT											
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description		
13		22	21	29	4						
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)						
36.00 ft from North					Latitude 50.804798					Longitude -113.951442	
115.00 ft from West					How Location Obtained					How Elevation Obtained	
					Not Verified					Not Obtained	

Additional Information										Measurement in Imperial
Distance From Top of Casing to Ground Level										in
Is Artesian Flow										
Rate										igpm
Is Flow Control Installed										
Describe										
Recommended Pump Rate										0.00 igpm
Pump Installed										Depth ft
Recommended Pump Intake Depth (From TOC)										0.00 ft
Type										Make H.P.
										Model (Output Rating)
Did you Encounter Saline Water (>4000 ppm TDS)										Depth ft
Well Disinfected Upon Completion										
Gas										Depth ft
Geophysical Log Taken										
Submitted to ESRD										
Remedial Action Taken										
Sample Collected for Potability										Submitted to ESRD
Additional Comments on Well										
DRILLER REPORTS DISTANCE FROM TOP OF CASING TO GROUND LEVEL: 0.45 M. EAST.										

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well	Certification No.
UNKNOWN NA DRILLER	1
Company Name	Copy of Well report provided to owner Date approval holder signed
PETER NIEMANS WATER WELL DRILLING	

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Page: 2 / 3

Adjacent Well Water Info.



Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GIC Well ID 291454
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1999/01/27

GOWN ID

Well Identification and Location										Measurement in Imperial	
Owner Name		Address		Town		Province		Country		Postal Code	
PETERSEN, GRANT											
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description		
	13	22	21	29	4						
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)					Elevation _____ ft	
36.00 ft from North					Latitude 50.804798 Longitude -113.951442					How Elevation Obtained	
115.00 ft from West					How Location Obtained					Not Obtained	
					Not Verified						

Yield Test			Taken From Ground Level		Measurement in Imperial	
			Depth to water level			
Test Date	Start Time	Static Water Level	Pumping (ft)	Elapsed Time	Recovery (ft)	
1999/01/14	12:00 AM	32.00 ft		Minutes:Sec		
Method of Water Removal			32.15	0:00	64.27	
Type Pump			35.73	1:00	52.17	
Removal Rate 8.00 igpm			38.98	2:00	45.24	
Depth Withdrawn From 131.00 ft			41.99	3:00	41.93	
			44.46	4:00	40.32	
			46.42	5:00	39.14	
			48.00	6:00	38.39	
If water removal period was < 2 hours, explain why			50.23	8:00	37.53	
			51.57	10:00	37.07	
			53.15	14:00	36.71	
			54.40	20:00	36.38	
			55.71	30:00	36.09	
			56.99	40:00	36.02	
			58.83	60:00	35.53	
			59.65	90:00	35.10	
			60.07	120:00	34.74	
			60.93	180:00	34.22	
			61.65	240:00	33.92	
			62.93	360:00	33.56	
			63.71	480:00	33.33	
			63.91	540:00	33.23	
			64.17	660:00	33.10	
			64.27	720:00	33.07	

Yield Test			Taken From Ground Level		Measurement in Imperial	
			Depth to water level			
Test Date	Start Time	Static Water Level	Pumping (ft)	Elapsed Time	Recovery (ft)	
1999/01/14	12:00 AM	32.00 ft		Minutes:Sec		
Method of Water Removal						
Type Air						
Removal Rate 15.00 igpm						
Depth Withdrawn From 0.00 ft						
If water removal period was < 2 hours, explain why						


Water Diverted for Drilling		
Water Source	Amount Taken	Diversion Date & Time
	lg	

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well	Certification No
UNKNOWN NA DRILLER	1
Company Name	Copy of Well report provided to owner Date approval holder signed
PETER NIEMANS WATER WELL DRILLING	

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Page: 3 / 3

**MISCELLANEOUS PLANNING ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
2nd AND 3rd READING TO BYLAW 08/2023
November 1, 2023**

REQUEST FOR 2nd AND 3rd READING TO BYLAW 08/2023	
APPLICATION INFORMATION	
	LEGAL DESCRIPTION: Plan 1112985, Block 1, Lot 1; Ptn. SE 20-20-1 W5M
	LANDOWNER: Paul & Connie McGregor
	AREA OF SUBJECT LANDS: 21 +/- acres
	CURRENT LAND USE: Agricultural District
	PROPOSED LAND USE: Country Residential Sub-district "A" – 2 x 4.5 +/- acres proposed Country Residential District – 12 +/- acre balance
NUMBER & SIZE OF PROPOSED PARCEL: 2 x 4.5 +/- acres	
PROPOSAL: Application for Redesignation of the subject property from Agricultural District to Country Residential Sub-district "A" to allow for the future subdivision of two 4.5 +/- acre parcels, leaving a balance of 12 +/- acres to be designated as Country Residential District.	
DIVISION NO: 2	Reeve Delilah Miller
FILE MANAGER: Stacey Kotlar	

PURPOSE OF REQUEST

Request for Council to:

1. Review and consider the change to condition 1 of 1st reading
2. Consider granting 2nd and 3rd reading to Bylaw 08/2023.

BACKGROUND

February 15th, 2023 – Council granted 1st reading to Bylaw 08/2023 authorizing redesignation of a portion of SE 20-20-1 W5M from Agricultural District to the Country Residential District to allow for the future subdivision of two 4.5 +/- acre Country Residential Sub-district "A" parcels, with a 12 +/- acre Country Residential District balance parcel.

The two new 4.5 +/- acre parcels will be designated as Country Residential Sub-district "A" to ensure that considerations, recommendations, and restrictions as outlined in the Septic Disposal Evaluation, Comprehensive Site Drainage Plan, Lot Grading Plan, and Identified Suitable Building Envelope are complied with to the satisfaction of the Public Works Department, and that all be submitted as conditions of the subdivision approval. In addition, a \$5,000 refundable deposit as a pre-release condition to development permit(s) to ensure compliance of all conditions of the development permit(s) will be required.

Note: an excerpt from the February 15, 2023 Council meeting minutes outlining this approval is included under Appendix B.

1st READING CONDITIONS TO BE MET

All conditions set at 1st reading, with the exception of condition 1 as detailed below, have been met.

Condition 1 of 1st reading required the landowners to execute a Municipal Development Agreement for the purposes of payment of the community sustainability fee and/or a contribution towards upgrades of 70th Street West. Upon further discussion Public Works has determined that they do not recommend additional contributions for road upgrades. As such, we request that condition 1 be amended to read:

1. Landowners are to fully execute and comply with all requirements as outlined within the Municipal Development Agreement for the purposes of payment of the community sustainability fee and any other necessary municipal and on-site improvements as required by Council and the Public Works department;

COUNCIL ACTIONS REQUESTED

Council is respectfully requested to consider granting 2nd and 3rd reading to Bylaw 08/2023 authorizing a redesignation from Agricultural District to the Country Residential District to allow for the future subdivision of two 4.5 +/- acres Country Residential Sub-district 'A' parcels from Ptn. DE 20-20-1 W5M; Plan 1112985, Block 1 Lot 1. As well as consider amending condition 1 to reflect that additional contribution towards upgrades of 70th Street West is not considered necessary by Public Works.

APPENDICES

APPENDIX A - MAP SET:

Location Map
Accepted Site Plan
Ortho Photo

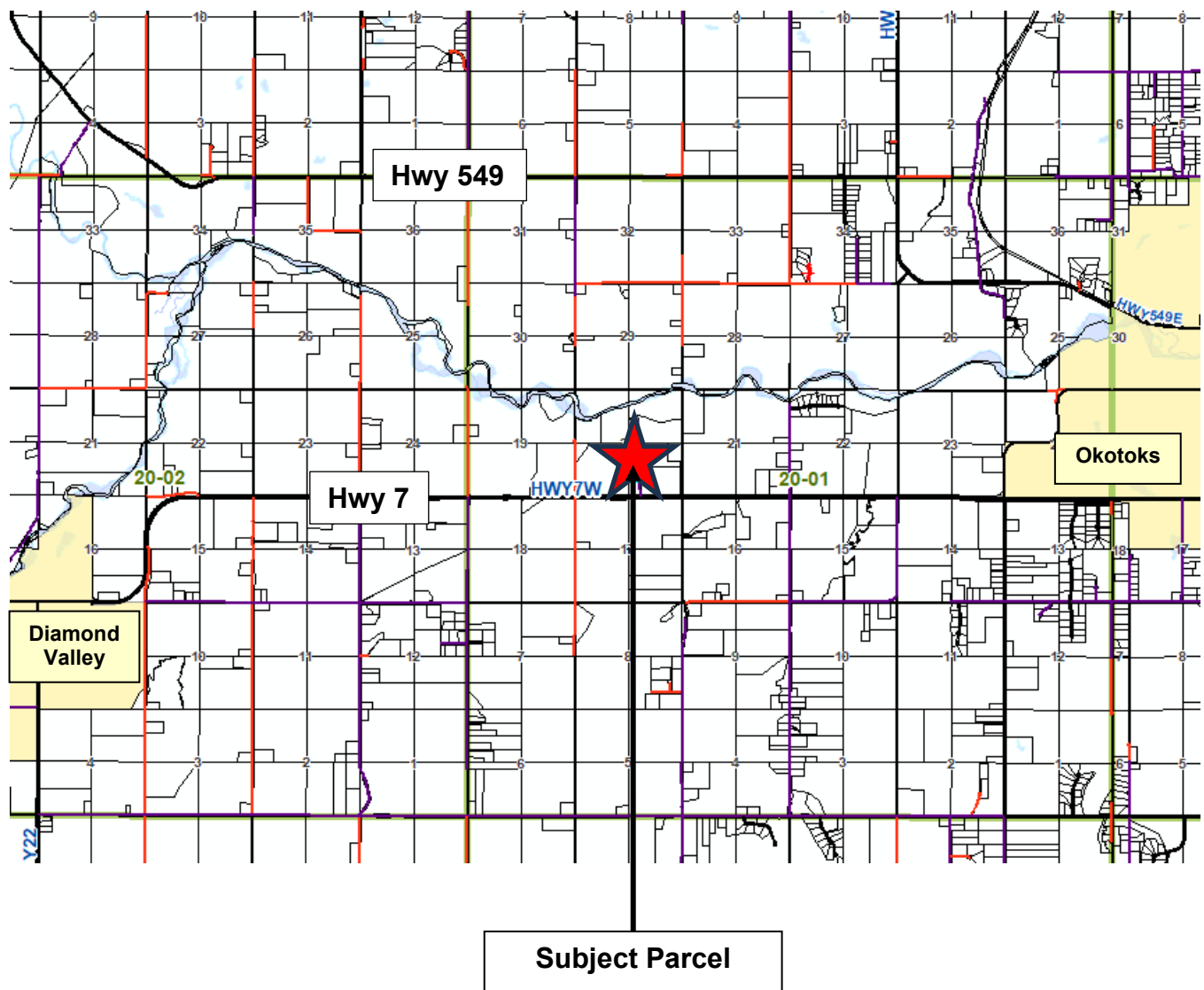
APPENDIX B:

Excerpt from February 22, 2023 Council meeting minutes

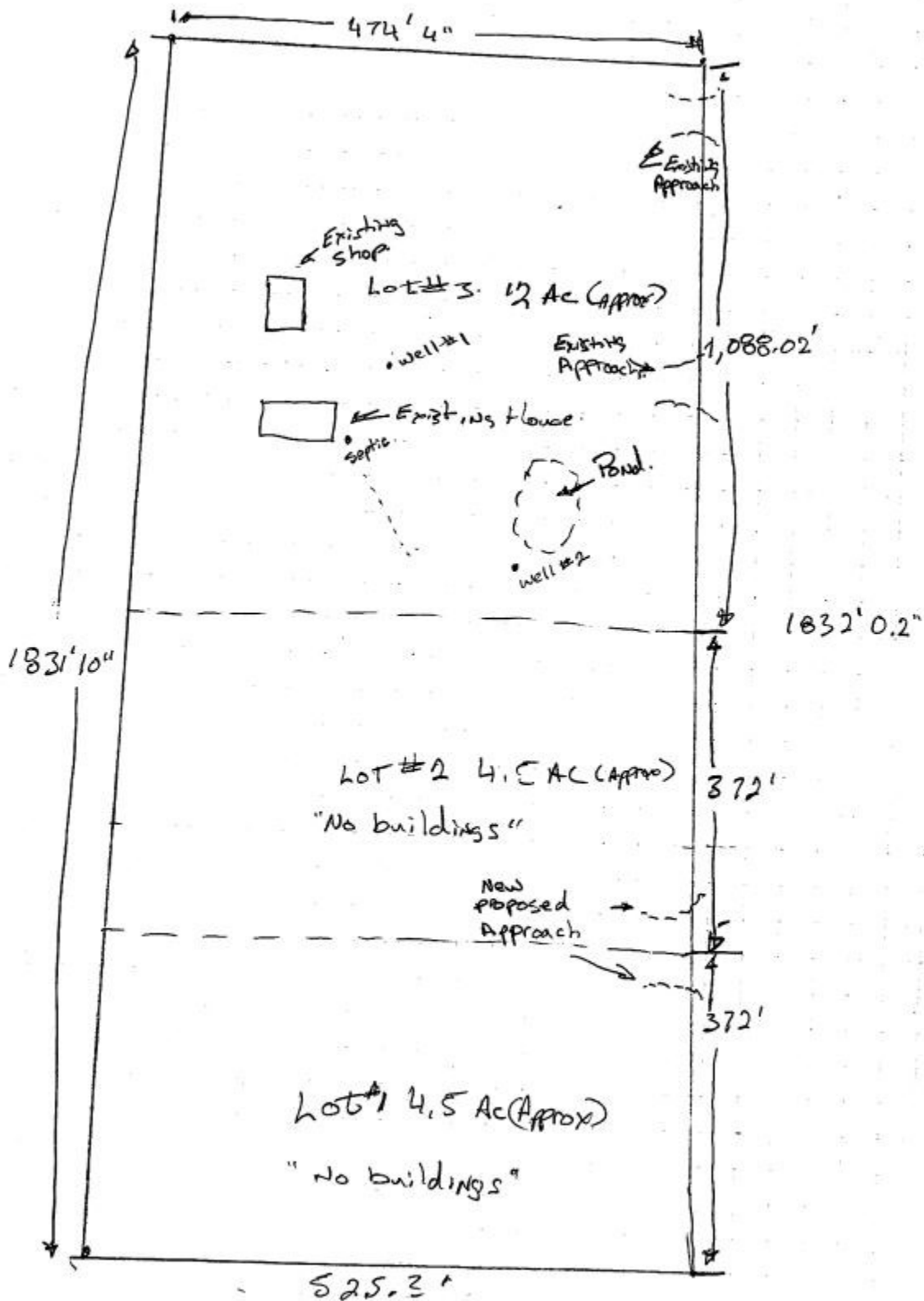
APPENDIX C:

Bylaw 8/2023

APPENDIX A: LOCATION MAP



APPENDIX A: ACCEPTED SITE PLAN





APPENDIX B:

Excerpt from February 15, 2023 Council meeting minutes

C. **PUBLIC HEARINGS & MEETINGS**

C.1 10:00 a.m. McGregor - SE 20-20-01W5M - Redesignation (A to CR)

P. & C. McGregor were in attendance for the public hearing in connection to the proposed redesignation of a 21.0 +/- acre portion of Plan 1112985, Block 1, Lot 1, Ptn. SE 20-20-01 W5M from Agricultural District to Country Residential District to allow for the future subdivision of two (2) 4.5 +/- acre Country Residential District lots leaving a 12.0 +/- acre Country Residential District balance parcel.

Also in attendance were K. Brown and T. Nobles.

One letter was received from C. Cook.

The public hearing was closed.

C.1.1 McGregor - SE 20-20-01 W5M - Decision

BYLAW 08/2023

Bylaw 08/2023 was introduced into the meeting to further amend the Land Use Bylaw by authorizing the redesignation of a 21.0 +/- acre portion of Plan 1112985, Block 1, Lot 1, Ptn. SE 20-20-01 W5M from Agricultural District to Country Residential District to allow for the future subdivision of two (2) 4.5 +/- acre Country Residential District lots leaving a 12.0 +/- acre Country Residential District balance parcel.

In their consideration of the criteria noted within the SSRP, MDP2010, LUB 60/2014, and GMS; Council is of the opinion that the redesignation to allow the future subdivision of the subject lands, would not be detrimental to the agricultural nature of the area, is generally compatible with the surrounding areas, and will not unduly interfere with neighbouring land uses or materially interfere with or affect the use, enjoyment, or value of neighbouring properties.

The two new 4.5 +/- acre parcels will be designated as Country Residential Subdistrict 'A' to ensure that considerations, recommendations, and restrictions as outlined in the Septic Disposal Evaluation, Comprehensive Site Drainage Plan, Lot Grading Plan, and Identified Suitable Building Envelope are complied with to the satisfaction of the Public Works Department, and that all be submitted as conditions of subdivision approval. In addition, a \$5,000.00 refundable deposit as a pre-release condition to the development permit(s) to ensure compliance of all conditions of the development permit(s) will be required.

Prior to further consideration of the bylaw the applicant will be required to submit the following:

1. Landowners are to fully execute and comply with all requirements as outlined within the Municipal Development Agreement for the purposes of payment of the community sustainability fee and/or a contribution towards upgrades of 70th Street West and any other necessary municipal and on-site improvements as required by Council and the Public Works Department.
2. Proof of adequate water supply to be provided for both the 4.5 +/- acre proposed parcels and the 12.0 +/- acre balance lands, in accordance with the Provincial Water Act, to the satisfaction of the County.
3. Final Amendment application fees to be submitted.
4. Submission of an executed subdivision application and the necessary fees.

Landowners are required to bring existing business on subject property into compliance with land use bylaw by obtaining necessary approval or ceasing operations.

Resolution 112

Moved by: Councillor Alger

That Bylaw 08/2023 be given first reading.

THE BYLAW WAS PASSED FOR ONE READING

APPENDIX C:

BYLAW 08/2023

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 21.0 +/- acre portion of Plan 1112985, Block 1, Lot 1, Ptn. SE 20-20-01 W5M from Agricultural District to Country Residential District, in order to allow for the future subdivision of two new 4.5 +/- acre Country Residential parcels with an approximate 12.0 +/- acre Country Residential District balance parcel.

The two new 4.5 +/- acre parcels will be designated as Country Residential Subdistrict 'A' to ensure that considerations, recommendations, and restrictions as outlined in the Septic Disposal Evaluation, Comprehensive Site Drainage Plan, Lot Grading Plan, and Identified Suitable Building Envelope are complied with to the satisfaction of the Public Works Department, and that all be submitted as conditions of subdivision approval. In addition, a \$5,000.00 refundable deposit as a pre-release condition to the development permit(s) to ensure compliance of all conditions of the development permit(s) will be required.

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

1. Land Use Map No. 2001 is amended by *redesignating a 21.0 +/- acre portion from Plan 1112985, Block 1, Lot 1, Ptn. SE 20-20-01 W5M as Country Residential.*
2. This Bylaw shall have effect on the date of its third reading and upon being signed.

FIRST READING: February 15, 2023

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 .

**MISCELLANEOUS PLANNING ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
SECOND AND THIRD READING TO BYLAW 39/2023
November 1st, 2023**

SECOND AND THIRD READING TO BYLAW 39/2023		
APPLICATION INFORMATION	FILE NO. 23R 018	
	LEGAL DESCRIPTION: Plan 7610742, Block 4, PTN: SE 15-22-03-W5M	
	LANDOWNERS: Darrell and Christiane Sargent	
	AREA OF SUBJECT LANDS: 17.54 Acres	
	CURRENT LAND USE: Country Residential District	
	PROPOSED LAND USE: Country Residential District	
PROPOSAL: Amendment to the Country Residential District to allow for the future subdivision of one 3.40 +/- acre Country Residential District lot with a 14.14 +/- acre Country Residential District balance parcel.		
DIVISION NO: 4	COUNCILLOR: Suzanne Oel	FILE MANAGER: Theresa Chipchase

PURPOSE OF REQUEST

Request to Council to provide second and third reading to Bylaw 39/2023, **as all conditions put forth with first reading of this bylaw have been complied with.**

BACKGROUND

Location

The subject parcel is located directly West of Priddis Valley Road West, 400 metres north of 210 Ave West, 1.5 kilometres west of Highway 22 and is 2 kilometres south of the Hamlet of Priddis.

Site Considerations

The subject parcel consists of flat to slightly rolling terrain throughout with several stands of aspens. The parcel lies east of a Municipal Reserve parcel as well as a portion of Priddis Creek.

PREVIOUS COUNCIL DIRECTION

June 28th, 2023 Bylaw 39/2023 – application approved by Council granting first reading to Bylaw 39/2023, under the following motion:

“Bylaw 39/2023 was introduced into the meeting to authorize an amendment to the Country Residential District land use rules to allow for the future subdivision of one new 3.40 +/- acre Country Residential District lot with a 14.14 +/- acre Country Residential balance parcel on Plan 7610742, Block 4; Ptn. SE 15-22-03 W5M.

In their consideration of the criteria noted in Residential Policy 3 of the MDP2010, Council is of the opinion that additional densification of the subject lands would be compatible with the surrounding area and existing uses and that the lands are suitable for the intended use.

Further, the application falls within the density provisions and lot size restrictions of the County's Land Use Bylaw with respect to Country Residential development.

The new 3.40 +/- acre lot shall be designated as Country Residential Sub-District 'A' to ensure that the recommendations and restrictions as outlined in the comprehensive site drainage plan, lot grading plan, septic disposal evaluation and building envelope (all 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 and a \$5,000.00 deposit as a pre-release condition to ensure compliance of all conditions of the development permit will be required.

Prior to further consideration of the bylaw the applicant will be required to submit the following:

- 1. Landowners to fully execute and comply with all requirements as outlined within the Municipal Development Agreement for the purpose of payment of the Community Sustainability Fee and any other necessary municipal and on-site improvements as required by Council and the Public Works Department;*
- 2. Proof of adequate water supply to be provided for the 3.40 +/- acre proposed parcel, in accordance with the Provincial Water Act, to the satisfaction of the County;*
- 3. Septic Disposal Evaluation to be provided for the 3.40 +/- acre parcel, to the satisfaction of the Public Works department;*
- 4. Site plan to be provided which identifies building envelopes for the 3.40 +/- acre parcel, which meets the requirements as outlined in Policy 9 under the Residential section of the MDP2010 to the satisfaction of the Public Works department;*
- 5. Comprehensive Site Drainage Plan and Lot Grading Plan to be provided for the proposed 3.40 +/- acre parcel, prepared by a professional engineer to the satisfaction of the Public Works Department;*
- 6. Final amendment application fees to be submitted;*
- 7. Submission of an executed subdivision application and the necessary fees.*

THE BYLAW WAS PASSED FOR ONE READING

REQUEST TO COUNCIL

The applicants have provided all required engineering (septic disposal evaluation, comprehensive site drainage, lot grading and building envelopes) as conditions of first reading on the land use approval.

The Public Works department has reviewed and accepted the submitted plans, upon their review it was determined that there were no specific considerations identified within the technical reports and the department does not have any concerns with removing the Sub-District 'A' from the 3.40 +/- acre proposed lot as requested by Council.

The following plans were submitted by Michael A. Kitchen, P.Eng on behalf of the applicants.

Septic Disposal Evaluation: If installed and maintained using accepted best practices, there is more than adequate space on the proposed lot to install a compliant and functioning PSTS. Davis Inspection Services Ltd., on behalf of the County, reviewed and accepted the PSTS report as submitted by Osprey Engineering Inc. (Mike Kitchen)

Building Envelopes: a building envelope has been identified on the proposed parcel with compliant setbacks including from the NE drainage course.

Comprehensive Site Drainage Plan and Lot Grading Plan: the lot was not impacted by the flood plain of Fish Creek, and that no additional storm drainage works are required.

AMENDMENTS REQUESTED TO BYLAW 39/2023:

Should Council choose to support removal of the Sub-District "A" designation from the 3.40 +/- acre lot, staff respectfully requests Council's consideration of an amendment to Bylaw 39/2023. The requested amendments to the first reading motion of Council are shown below in red:

"Bylaw 39/2023 was introduced into the meeting to authorize an amendment to the Country Residential District land use rules to allow for the future subdivision of one new 3.4 +/- acre Country Residential District lot with a 14.14 +/- acre Country Residential balance parcel on Plan 7610742, Block 4; Ptn. SE 15-22-03 W5M.

In their consideration of the criteria noted in Residential Policy 3 of the MDP2010, Council is of the opinion that additional densification of the subject lands would be compatible with the surrounding area and existing uses and that the lands are suitable for the intended use. Further, the application falls within the density provisions and lot size restrictions of the County's Land Use Bylaw with respect to Country Residential development.

~~*The new 3.4 +/- acre lot shall be designated as Country Residential Sub-District 'A' to ensure that the recommendations and restrictions as outlined in the comprehensive site drainage plan, lot grading plan, septic disposal evaluation and building envelope (all 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 and a \$5,000.00 deposit as a pre-release condition to ensure compliance of all conditions of the development permit will be required.*~~

COUNCIL ACTION REQUESTED

Should Council choose to grant 2nd and 3rd reading to Bylaw 39/2023, two options have been provided for Council's consideration.

OPTION 1 – 2ND AND 3RD READING:

Request to Council to consider second and third reading to Bylaw 39/2023 for amendment to the Country Residential District land use rules to allow for the future subdivision of one new 3.40 +/- acre Country Residential District lot with a 14.14 +/- acre Country Residential balance parcel on Plan 7610742, Block 4; Ptn. SE 15-22-03 W5M for the following reasons:

In their consideration of the criteria noted in Residential Policy 3 of the MDP2010, Council is of the opinion that additional densification of the subject lands would be compatible with the surrounding area and existing uses and that the lands are suitable for the intended use. Further, the application falls within the density provisions and lot size restrictions of the County's Land Use Bylaw with respect to Country Residential development.

The new 3.40 +/- acre lot shall be designated as Country Residential Sub-District "A" to ensure that the recommendations and restrictions as outlined in the comprehensive site drainage plan, lot grading plan, septic disposal evaluation and building envelope (all 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 and a \$5,000.00 deposit as a pre-release condition to ensure compliance of all conditions of the development permit will be required.

OPTION 2 – 2ND AND 3RD READING AS AMENDED:

Request to Council to consider second and third reading to Bylaw 39/2023 for amendment to the Country Residential District land use rules to allow for the future subdivision of one new 3.40 +/- acre Country Residential District lot with a 14.14 +/- acre Country Residential balance parcel on Plan 7610742, Block 4; Ptn. SE 15-22-03 W5M for the following reasons:

In their consideration of the criteria noted in Residential Policy 3 of the MDP2010, Council is of the opinion that additional densification of the subject lands would be compatible with the surrounding area and existing uses and that the lands are suitable for the intended use. Further, the application falls within the density provisions and lot size restrictions of the County's Land Use Bylaw with respect to Country Residential development.

APPENDICES

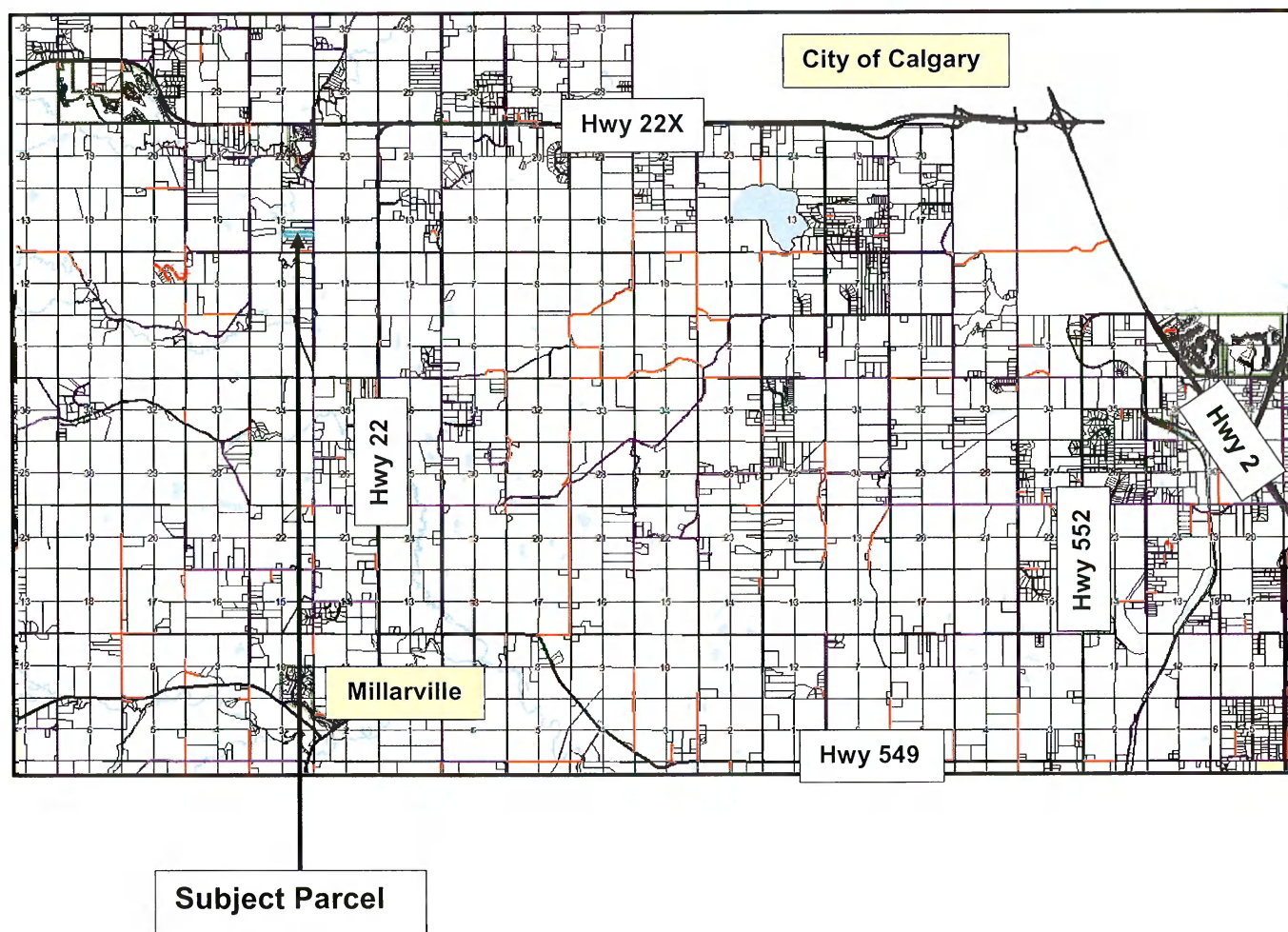
APPENDIX A - MAP SET:

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

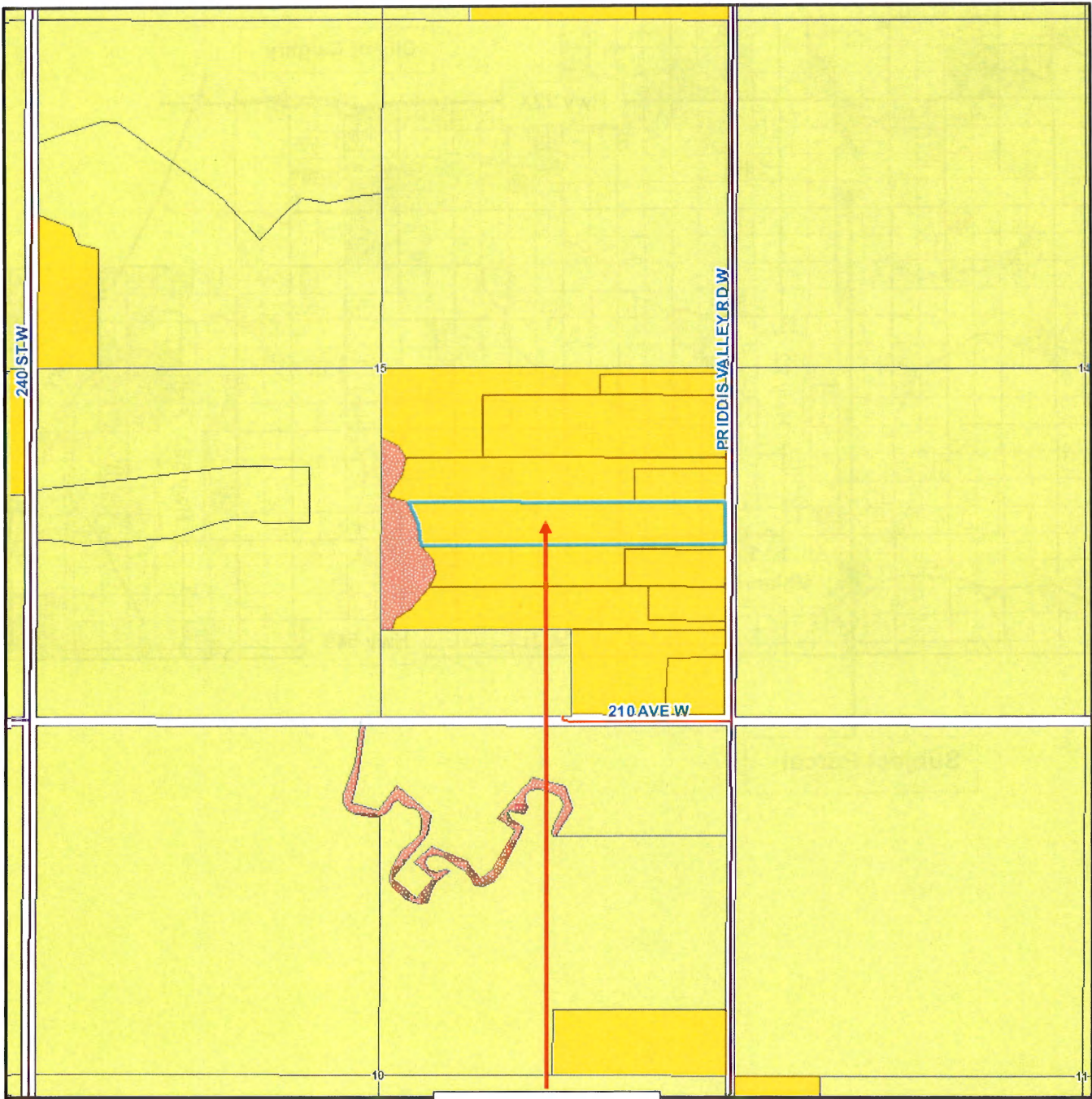
APPENDIX B:

BYLAW

APPENDIX A: LOCATION MAP



APPENDIX A: HALF MILE MAP – LAND USE



Subject Parcel

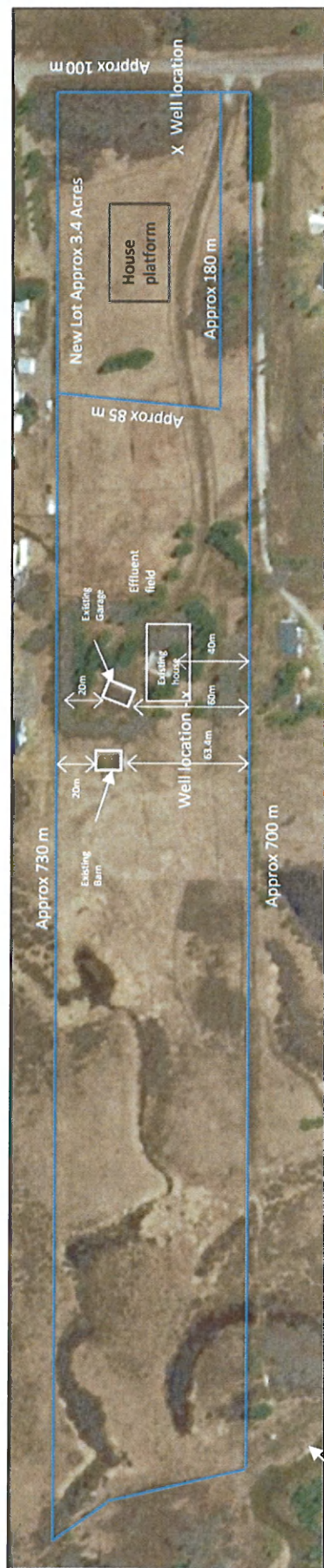
Legend

- | | | |
|------------------------------------|----------------------------------|--------------------------------------|
| — Hard Surface (Chip/oil) | CR- Country Residential | MR- Municipal Reserve |
| — Gravel | CRA- Country Residential Sub A | MLR- Municipal Land/Reserve District |
| ... Developer Pavement | DC - Direct Control | |
| — Pavement | BP- Bussiness Park | |
| ▬ Flood Hazard Protection District | RB- Rural Business | |
| ▨ In Transition | INR- Natural Resource Extraction | |
| — A- Agricultural | EP- Environmental Protection | |
| ▨ AA- Agricultural Sub A | ER- Environmental Reserve | |

APPENDIX A: HALF MILE MAP – LOT SIZES



APPENDIX A: SITE PLANS



Slope greater than 15 degrees





BYLAW 39/2023

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 Land Use District land use rules to allow for the future subdivision of one new 3.4 +/- acre Country Residential District lot with a 14.14 +/- acre Country Residential balance parcel on Plan 7610742, Block 4; Ptn. SE 15-22-03 W5M.

The new 3.4 +/- acre lot shall be designated as Country Residential Sub-District 'A' to ensure that the recommendations and restrictions as outlined in the comprehensive site drainage plan, lot grading plan, septic disposal evaluation and building envelope (all 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 and a \$5,000.00 deposit as a pre-release condition to ensure compliance of all conditions of the development permit will be required.

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:

Plan 7610742, Block 4; SE 15-22-03 W5M within which shall allow for the future subdivision of one new 3.4 +/- acre Country Residential lot, with a 14.14 +/- acre Country Residential balance parcel.

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

FIRST READING: June 28, 2023

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____.

**SUBDIVISION APPROVING AUTHORITY ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
SUBDIVISION APPROVAL
November 1, 2023**

REQUEST FOR SUBDIVISION APPROVAL	
APPLICATION INFORMATION	
	LEGAL DESCRIPTION: Plan 1112985, Block 1, Lot 1; Ptn. SE 20-20-1 W5M
	LANDOWNER: Paul & Connie McGregor
	AREA OF SUBJECT LANDS: 21 +/- acres
	CURRENT LAND USES: Country Residential Sub-district "A" – 9 +/- acres Country Residential District – 12 +/- acre balance
PROPOSAL: Subdivision to create two 4.5 +/- acre Country Residential Sub-district "A" parcels with a 12 +/- acre Country Residential District Balance parcel.	
LOCATION: The subject parcel is located 200 m north of Highway 7W, 800 m east of 80 St W, 2.2 km west of 48 St W and 2 km south of the Sheep River.	
DIVISION NO: 2	COUNCILLOR: Delilah Miller
FILE MANAGER: Stacey Kotlar	

PURPOSE OF REQUEST

Request that the Subdivision Approving Authority approve the subdivision application proposing the creation of two 4.5 +/- acre Country Residential Sub-district "A" parcel from a portion of SE 20-20-1 W5M; Plan 1112985, Block 1, Plan 1, leaving a 12 +/- acre Country Residential balance.

BACKGROUND

November 1st, 2023 - Council granted 2nd and 3rd reading to Bylaw 08/2023 authorizing an amendment to the Country Residential Land Use District to allow for the future subdivision of two 4.5 +/- acre Country Residential Sub-district "A" parcel, with a 12 +/- acre Country Residential District balance parcel.

The two new 4.5 +/- acre parcels are designated as Country Residential Sub-District "A" to ensure that the recommendations and restrictions as outlined in the in the Septic Disposal Evaluation, Comprehensive Site Drainage Plan, Lot Grading Plan, and Identified Suitable Building Envelope are complied with to the satisfaction of the Public Works Department, and that all be submitted as conditions of the subdivision approval. In addition, a \$5,000 refundable deposit as a pre-release condition to development permit(s) to ensure compliance of all conditions of the development permit(s) will be required.

MUNICIPAL RESERVE:

A Deferred Reserve Caveat is registered on title of the subject parcel. As per the County's Municipal Reserve Policy, Council may require that reserves be provided for the subject Country Residential Sub-district "A" parcels.

REFERRAL CIRCUALTION:

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works	<p>The following are recommended for the two proposed 4.5 +/- acre parcels:</p> <ul style="list-style-type: none"> • Septic Disposal Evaluation (PSTS) • Comprehensive Site Drainage Plan • Lot Grading Plan • Building Envelopes <p>The following reports were reviewed and accepted by Public Works:</p> <ul style="list-style-type: none"> • No upgrades to existing approach to the balance. <p>Public Works provided the following additional comments:</p> <ul style="list-style-type: none"> • Shared approach for the two proposed to be built to County standards
EXTERNAL	
Alberta Transportation	<p>Alberta Transportation provided the following comments:</p> <ul style="list-style-type: none"> • The requirements of Section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18. • The requirements of Section 19 of the Regulation are not met. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 20(1) of the Regulation AT grant approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.
ATCO	No objections
Telus	No objections
Fortis	No objections
PUBLIC	
Landowners (adjacent)	No Submissions

REQUEST OF THE SUBDIVISION APPROVING AUTHORITY

The Subdivision Approving Authority may choose to approve the subdivision of two new 4.5 +/- acre Country Residential Sub-district "A" parcels, leaving a 12 +/- acre Country Residential District balance parcel on Plan 1112985, Block 1, Lot 1; Ptn. SE 20-20-1 W5M. Should the Subdivision Authority choose to approve the proposed subdivision, the following motion has been provided for consideration:

The subdivision has been evaluated in terms of Section 654 of the Municipal Government Act and Sections 7, 9 and 20 of the Matters Related to Subdivision and Development Regulation and therefore it is recommended that the application be approved as per the tentative plan and that a variance be granted to Section 18 and 19 of the Regulation for the follow reasons: The application is consistent with Section 7 of the Regulation;

- The subject lands have the appropriate land use designation; and
- Pursuant to Section 20 of the Regulation, written approval was received by the Minister of Transportation allowing the Subdivision Authority to grant a variance to Section 18 of the Regulation.

Further, in accordance with Section 654 and 655 of the municipal Government Act, the application is approved subject to the following conditions:

Recommended Conditions:

1. Subdivision to be effected by Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such other means satisfactory to the Registrar of the South Alberta Land Titles District;
2. It is the applicant's responsibility to provide a Real Property Report or an 'as built' drawing signed and sealed by an Alberta Land Surveyor, certifying the locations of the adjacent municipal road(s), water well(s) within the boundaries of the appropriate parcels and that the site plan is surveyed according to municipal setback requirements;
3. Completion of all pre-release conditions as noted in the executed Municipal Development Agreement to the satisfaction of the Municipality and where applicable the appropriate external agencies. These conditions include:
 - a. Payment of the \$11,300.00 per new lot Community Sustainability Fee
4. Septic Disposal Evaluation to be provided for the two proposed 4.5 +/- acre lots, to satisfaction of the Public Works Department;
5. Comprehensive Site Drainage Plan to be provided for the two proposed 4.5 +/-, prepared by a professional Engineer to the satisfaction of the Public Works Department;
6. Lot Grading Plan to be provided for the two proposed 4.5 +/- acre lots, prepared by a professional Engineer to the satisfaction of the Public Works Department;
7. Site plan to be provided which identifies building envelopes for the new proposed 4.5 +/- acre lots, that meets the requirements as outlined in Policy 9 under the Residential section of the MDP2010, to the satisfaction of the Public Works department;
8. Submission of an executed Development Permit application and the necessary fees for Home Based Business Type II.
9. Council acknowledges the existing Home Based Business Type II to maintain operations within the proposed adjusted boundaries of Plan 1112985, Block 1, Lot 1; SE 20-20-1 W5M;
10. All accesses to be located and culverts and approaches to be installed to current Municipal subdivision road construction standards, to the satisfaction of the Public Works Department;

11. Public Reserve: to be provided by cash-in-lieu of land based on \$28,168 per acre on the account of 10% of the two 4.5 +/- acre parcels and is to be deferred by caveat on the 12 +/- acre balance parcel;
12. Landowner is to provide all utility easements and agreements to the satisfaction of the County and the utility companies;
13. Landowners are to pay all arrears of taxes on the existing parcel prior to finalization of the subdivision;
14. Submission of all required engineering review fees, to the satisfaction of the Public Works Department; and
15. Submission of subdivision endorsement fees.

APPENDICES

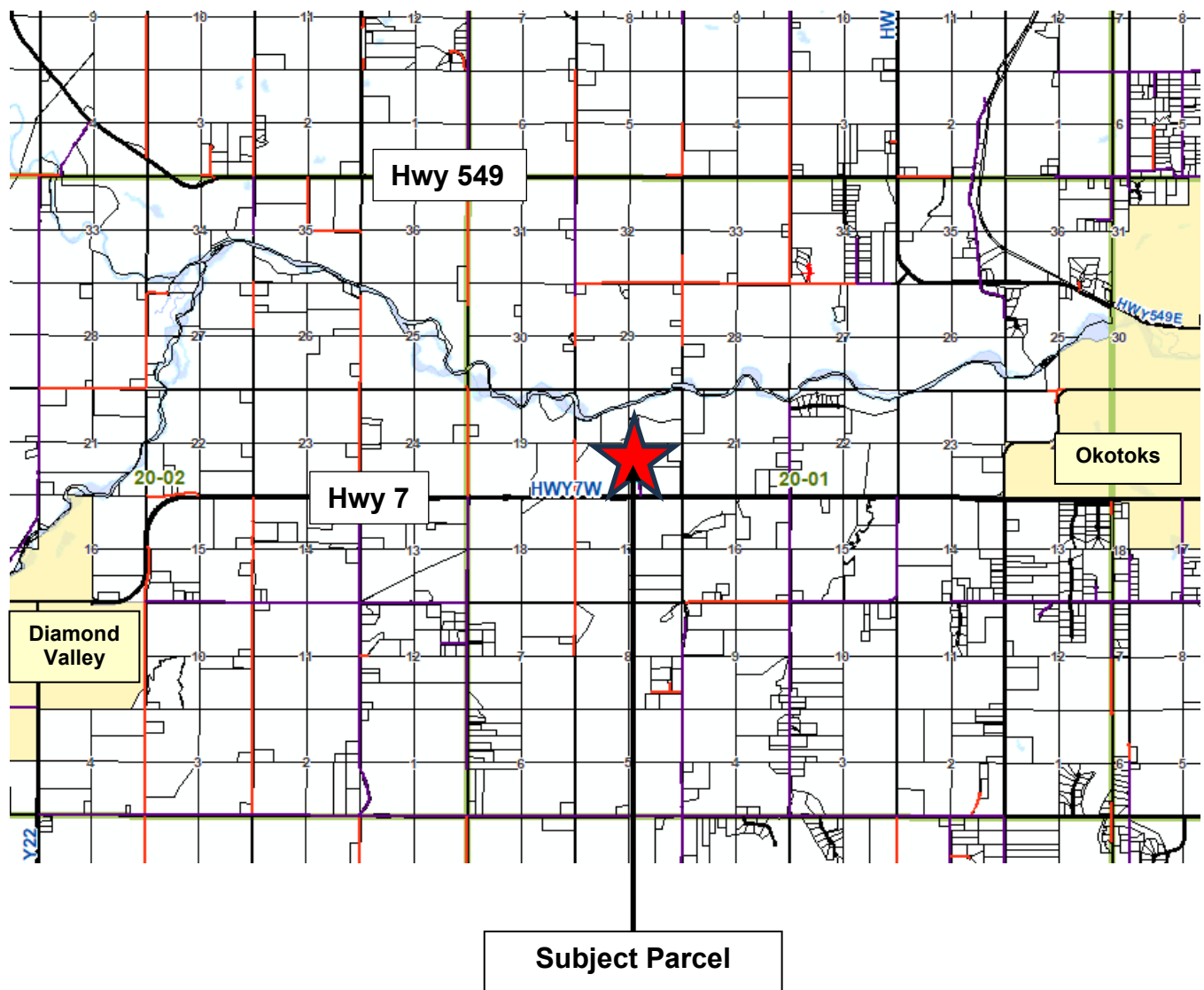
APPENDIX A - MAP SET:

LOCATION MAP
SITE PLAN
AERIAL PHOTO

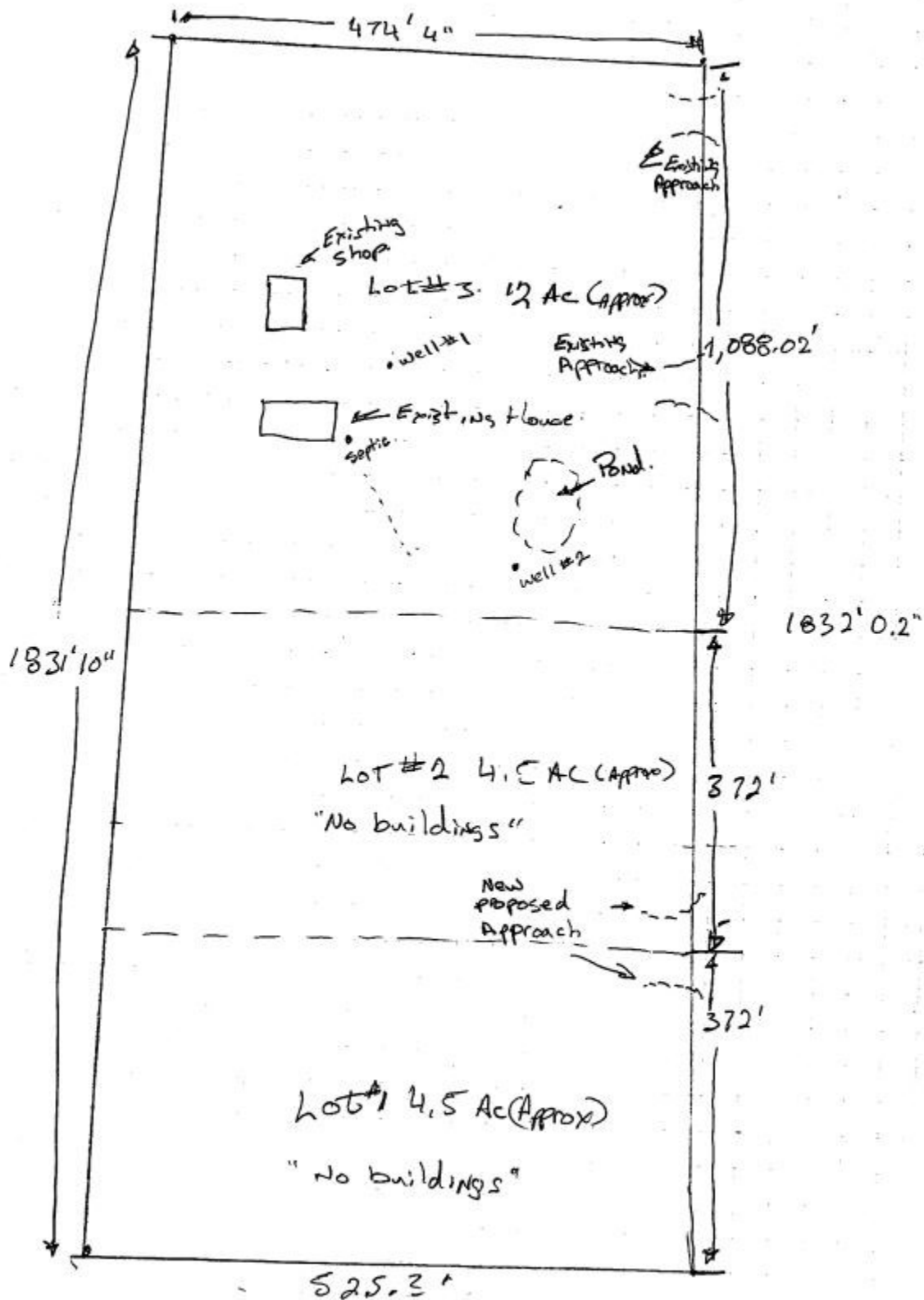
APPENDIX B:

ASSESSMENT SPREADSHEET – PUBLIC RESERVE AMOUNT FOR SUBDIVISION

APPENDIX A: LOCATION MAP



APPENDIX A: SITE PLAN





APPENDIX B: ASSESSMENT SPREADSHEET – PUBLIC RESERVE AMOUNT FOR SUBDIVISION

INTEROFFICE MEMORANDUM

DATE: July 4 2023
 TO: Planning Department
 FROM: Julie Sills

3.00 Public Reserve Amount For Subdivision

File No: F2001-20SE
 Legal: SE 20-20-1 W5
 Subject: Paul and Connie McGregor
 Parcel Size: 21.00 acres
 Mkt Zone: 23
 Trees: Immature trees
 Views: Flat full mountain view
 River/Creek:


CONCLUSION

Based on the following sales, the fair market value for a 21 acre parcel in this area is : \$28,168 per acre.

Sale	Mz	Qr	Sec	Twp	Rge	M	Date	Acres	Sale Price	Time Adj	Time Adj Sale Price	Loc Adj	Size Adj	Trees Adj	View Adj	River/Creek Adj	Final Adjusted Sale Price	Indicated Price Per Acre For 21 Acs
1	23	NW	06	20	01	5	Mar-23	22.00	\$758,000	1.00	\$758,000	1.00	0.99	-25000	-80647		\$644,773	\$30,703
2	23	NW	06	20	01	5	Aug-22	22.00	\$700,000	1.06	\$742,000	1.00	0.99	-25000	-80647		\$628,933	\$29,949
3	12	NW	19	22	04	5	Mar-21	19.99	\$445,000	1.22	\$542,900	0.89	1.01	-45000	39665		\$482,678	\$22,985
4	13	SW	27	20	04	5	Sep-20	20.02	\$407,500	1.29	\$525,675	1.03	1.01	5000	39665		\$591,525	\$28,168
5	16	NW	01	21	04	5	Oct-20	27.54	\$425,000	1.25	\$531,250	1.01	0.93	-25000	39665		\$513,668	\$24,460

COMMENTS:

SUBDIVISION APPROVING AUTHORITY ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
SUBDIVISION APPROVAL
November 1st, 2023

REQUEST FOR SUBDIVISION APPROVAL		
APPLICATION INFORMATION		FILE NO. F2203-15SE
	LEGAL DESCRIPTION: Plan 7610742, Block 4, PTN: SE 15-22-03-W5M	
	LANDOWNERS: Darrell and Christianne Sargent	
	AREA OF SUBJECT LANDS: 17.54 Acres	
	CURRENT LAND USE: Country Residential District	
	PROPOSED LAND USE: Country Residential District	
PROPOSAL: Subdivision of one 3.4 +/- acre Country Residential District lot with a 14.14 +/- acre Country Residential District balance parcel.		
DIVISION NO: 4	COUNCILLOR: Suzanne Oel	FILE MANAGER: Theresa Chipchase

PURPOSE OF REQUEST

Requesting approval from the Subdivision Approving Authority for the application which proposes the subdivision of one 3.40 +/- acre Country Residential District lot with a 14.14 +/- acre Country Residential District balance parcel.

PREVIOUS COUNCIL DIRECTION

June 28th, 2023, Bylaw 39/2023 – application approved by Council for **first reading** to Bylaw 52/2022 under the following motion:

“Bylaw 39/2023 was introduced into the meeting to authorize an amendment to the Country Residential District land use rules to allow for the future subdivision of one new 3.40 +/- acre Country Residential District lot with a 14.14 +/- acre Country Residential balance parcel on Plan 7610742, Block 4; Ptn. SE 15-22-03 W5M.

In their consideration of the criteria noted in Residential Policy 3 of the MDP2010, Council is of the opinion that additional densification of the subject lands would be compatible with the surrounding area and existing uses and that the lands are suitable for the intended use. Further, the application falls within the density provisions and lot size restrictions of the County's Land Use Bylaw with respect to Country Residential development.

The new 3.40 +/- acre lot shall be designated as Country Residential Sub-District 'A' to ensure that the recommendations and restrictions as outlined in the comprehensive site drainage plan, lot grading plan, septic disposal evaluation and building envelope (all 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 and a \$5,000.00 deposit as a pre-release condition to ensure compliance of all conditions of the development permit will be required.

Prior to further consideration of the bylaw the applicant will be required to submit the following:

1. Landowners to fully execute and comply with all requirements as outlined within the Municipal Development Agreement for the purpose of payment of the Community Sustainability Fee and any other necessary municipal and on-site improvements as required by Council and the Public Works Department;
2. Proof of adequate water supply to be provided for the 3.4 +/- acre proposed parcel, in accordance with the Provincial Water Act, to the satisfaction of the County;
3. Septic Disposal Evaluation to be provided for the 3.4 +/- acre parcel, to the satisfaction of the Public Works department;
4. Site plan to be provided which identifies building envelopes for the 3.4 +/- acre parcel, which meets the requirements as outlined in Policy 9 under the Residential section of the MDP2010 to the satisfaction of the Public Works department;
5. Comprehensive Site Drainage Plan and Lot Grading Plan to be provided for the proposed 3.4 +/- acre parcel, prepared by a professional engineer to the satisfaction of the Public Works Department;
6. Final amendment application fees to be submitted;
7. Submission of an executed subdivision application and the necessary fees.

THE BYLAW WAS PASSED FOR ONE READING

November 1st, 2023, Bylaw 39/2023 - Council gave **third and final reading** to Bylaw 39/2023 authorizing amendment to the Country Residential District land use rules to allow for the future subdivision of one new 3.4 +/- acre Country Residential District lot with a 14.14 +/- acre Country Residential balance parcel on Plan 7610742, Block 4; Ptn. SE 15-22-03 W5M. for the following reasons:

In their consideration of the criteria noted in Residential Policy 3 of the MDP2010, Council is of the opinion that additional densification of the subject lands would be compatible with the surrounding area and existing uses and that the lands are suitable for the intended use. Further, the application falls within the density provisions and lot size restrictions of the County's Land Use Bylaw with respect to Country Residential development.

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works	<p>Public Works requested the following for the proposed lot:</p> <ul style="list-style-type: none"> • Septic Disposal Evaluation • Comprehensive Site Drainage Plan • Lot Grading Plan • Building Envelopes <p>Further requesting that the existing approach be upgraded to meet the County's common approach construction standards.</p> <p>Public Works further provided that all engineering requirements (Septic Disposal Evaluation, Building Envelope, Site Drainage Report and Lot Grading Plan) were provided by the landowner with first reading of the Land Use amendment approval. All reporting has been reviewed and accepted by the County's Public Works department with no concerns.</p>
TELUS	No objections to the subdivision
FortisAlberta	We have reviewed the plan and determined that no easement is required.

CIRCULATION REFERRALS

Meota Gas	Meota has no issue with this subdivision application
GIS/Mapping	No comment
EXTERNAL	
TELUS	TELUS communications Inc. has no objection to the circulation.
FortisAlberta	We have reviewed the plan and determined that no easement is required by FortisAlberta
Meota Gas	No concerns with the subdivision application
PUBLIC	
Landowners (Adjacent)	No letters received prior to the filing of this staff report.

REQUEST OF THE SUBDIVISION APPROVING AUTHORITY

The Subdivision Approving Authority may choose to approve the subdivision of one 3.40 +/- acre Country Residential District parcel from Plan 7610742, Block 4; Ptn. SE 15-22-03 W5M, with a 14.14 +/- acre Country Residential District balance parcel.

The Subdivision has been evaluated in terms of Section 654 of the Municipal Government Act and Section 9 of the Matters Related to Subdivision and Development Regulation and therefore it is recommended that the application be approved as per the tentative plan for the following reasons:

- The application is consistent with Section 9 of the Matters Related to Subdivision and Development Regulation and;
- The subject lands have the appropriate land use designations

In consideration of the criteria noted in Residential Policy of the MDP2010, the Subdivision Authority is of the opinion that the lands are suitable for the intended use and further that the application falls within the density provisions and lot size restrictions within the County's Land Use Bylaw.

Further, in accordance with Sections 654 and 655 of the Municipal Government Act, the application is approved subject to the following conditions:

1. Subdivision to be effected by Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such other means satisfactory to the Registrar of the South Alberta Land Titles District;
2. It is the applicant's responsibility to provide a Real Property Report or an 'as built' drawing signed and sealed by an Alberta Land Surveyor, certifying the location of the adjacent municipal road(s), septic tank and field and water well(s) within the boundaries of the appropriate properties and that the site plan is surveyed according to municipal setback requirements;
3. Completion of all pre-release conditions as noted in the executed Municipal Development Agreement to the satisfaction of the County and where applicable the appropriate external agencies. These conditions include:
 - a. Payment of the \$11,300 per new lot Community Sustainability Fee;
 - b. Submission of all required Engineering Review Fees;

- c. All utility right of way agreements, easements, licenses and installation.
- 4. Public Reserve: to be provided by cash in lieu of land based on \$56,175.00 per acre on account of 10% of the proposed 3.40 +/- acre Country Residential District parcel and deferred by caveat on the 14.14 +/- acre Country Residential District balance parcel;
- 5. All accesses to be located and culverts and approaches to be installed to current Municipal subdivision road construction standards, to the satisfaction of the Public Works department;
- 6. Landowners are to pay all arrears of taxes on the existing parcels prior to finalization of the subdivision; and
- 7. Submission of subdivision endorsement fees.

APPENDICES

APPENDIX A - MAP SET:

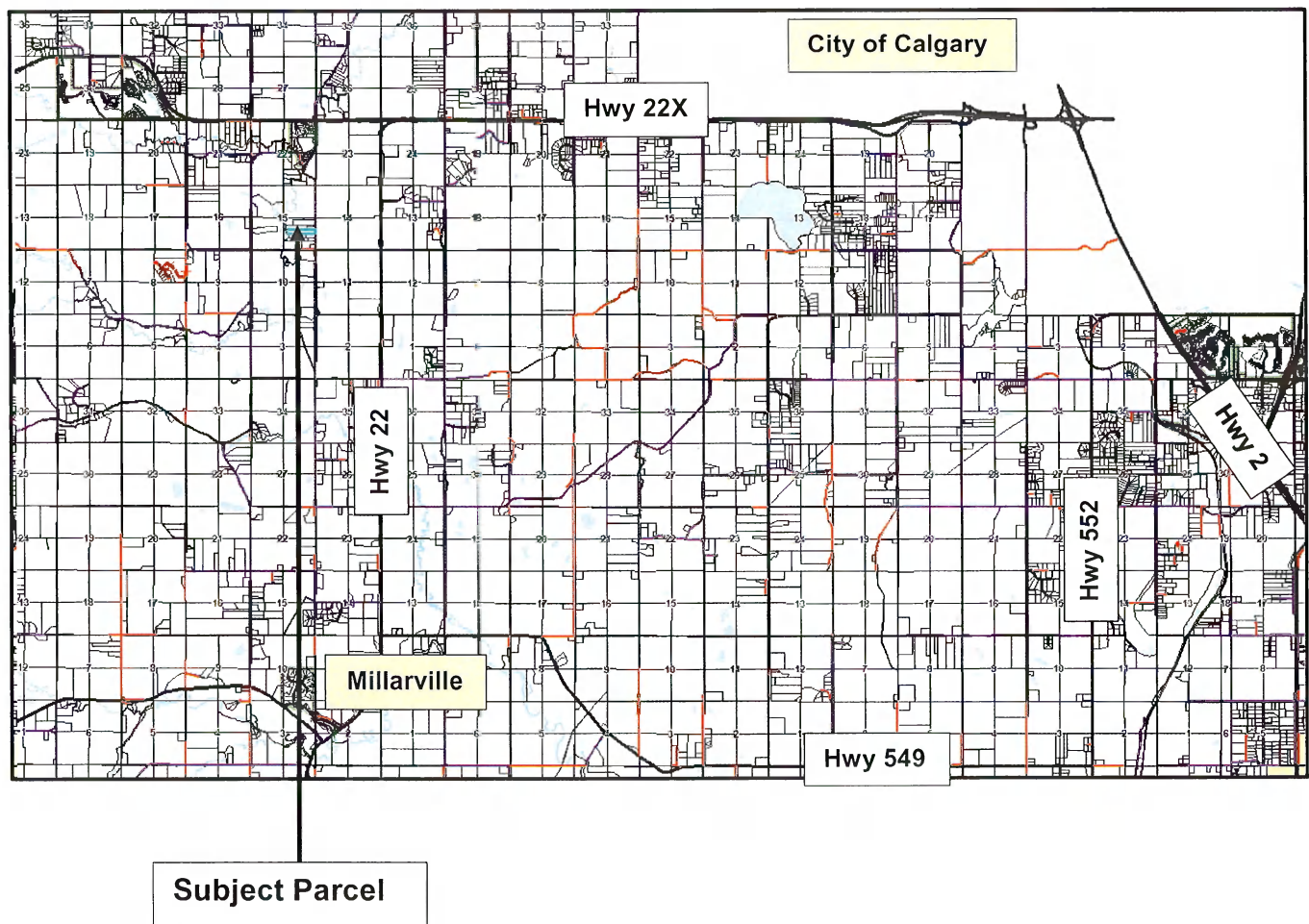
LOCATION MAP

SITE PLAN

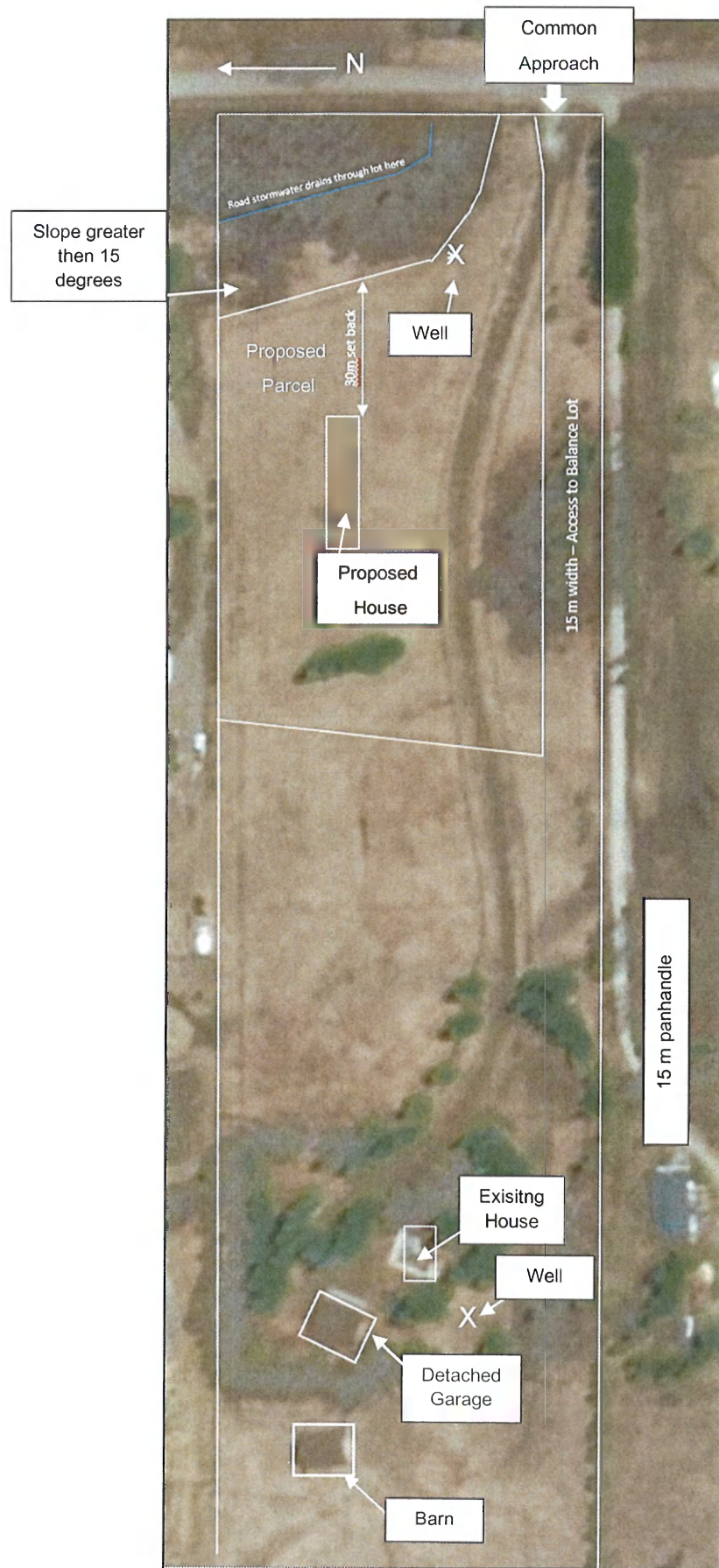
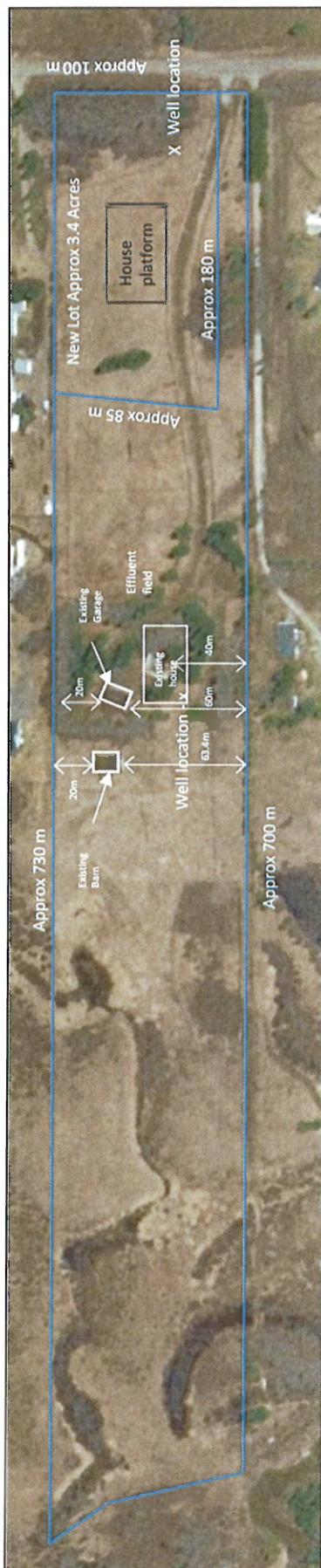
AERIAL PHOTO

PUBLIC RESERVE AMOUNT FOR SUBDIVISION

APPENDIX A: LOCATION MAP



APPENDIX A: SITE PLAN





PUBLIC RESERVE AMOUNT FOR SUBDIVISION

INTEROFFICE MEMORANDUM

DATE: October 16 2023

TO: Planning Department

FROM: Julie Sills


Public Reserve Amount For Subdivision

File No: F2203-15SE
 Legal: SE 15-22-3 W5 (2203150010)
 Subject: Darrell and Christiane Sargen
 Parcel Size: 17.54 acres
 Mkt Zone: 22
 Trees: Few mature trees
 Views:
 River/Creek:

CONCLUSION

Based on the following sales, the fair market value for a 17.54 acre parcel in this area is : \$56,175 per acre.

Sale	Mz	Qr	Sec	Twp	Rge	M	Sale Date	Acres	Sale Price	Time Adj	Time Adj Sale Price	Loc Adj	Size Adj	Trees Adj	View Adj	River/Creek Adj	Final Adjusted Sale Price	Indicated Price Per Acre For 17.54 Acs
1	22	SE	15	22	03	5	Oct-21	17.54	\$785,000	1.14	\$894,900	1.00	1.00	10000	46877		\$951,777	\$54,263
2	22	SW	36	21	02	5	Aug-23	15.42	\$695,000	1.00	\$695,000	1.00	1.04	40000	-20412		\$742,388	\$42,325
3	22	NW	28	21	01	5	Jul-22	30.64	\$1,102,500	1.07	\$1,179,675	1.00	0.79	40000	46877		\$1,018,820	\$58,086
4	22	SE	32	21	01	5	Oct-22	33.71	\$1,250,000	1.05	\$1,312,500	1.00	0.75	40000	15742		\$1,040,117	\$59,300

DEPARTMENT: Planning Department	
	TOPIC: Town of High River – Southwest Dike Project – Consent on Request to Purchase
REPORT PREPARED BY: Felicia Fairweather REPORT PRESENTED BY: Julie McLean	

PURPOSE OF REQUEST

To consider the Town of High River's request for Foothills County's consent to purchase lands within SW 36-18-29 W4M, SE/NE 25-18-29 W4M and SW 25-18-29 W4M for the Southwest Dike Project.

BACKGROUND

On September 26, 2018, Council passed resolution 858 'That Council has no objection to the purchase of lands within the M.D. of Foothills by the Town of High River within NE 26-18-29 W4M, SE 35-18-29 W4M and NW 25-18-29 W4M that are negatively affected by the Southwest Dike Project.'

The Town is now seeking to acquire lands identified in the Environment Appeal of the issuance of Water Act Approval No. 419723 for the SW Dike. The lands are contained within the SW36-18-29-W4, SE/NE25-18-29-W4 and SW25-18-29-W4.

REQUEST OF COUNCIL

Proposed Motion:

That Council has no objection to the purchase of lands within the Foothills County by the Town of High River within SW 36-18-29 W4M, SE/NE 25-18-29 W4M and SW 25-18-29 W4M for the Southwest Dike Project.

APPENDICES

Appendix A: Letter of Request – Town of High River (dated October 10, 2023)



309B Macleod Trail SW
High River, Alberta Canada T1V 1Z5
P: 403.652.2110 F: 403.652.2396
www.highriver.ca

October 10, 2023

Foothills County
309 Macleod Trail
Box 5605
High River, Alberta
T1V 1M7

Re: Purchase of various properties in Foothills County for Southwest Dike project

Dear Mr. Payne:

Pursuant to the MGA Section 72, the Town of High River is seeking Foothills County consent to acquire lands identified in the Environment Appeal of the issuance of Water Act Approval No. 419723 for the SW Dike. The lands are contained within the SW36-18-29-W4, SE/NE25-18-29-W4 and SW25-18-29-W4.


The above lands are in addition to previous consent given by the County for lands within NE26-18-29-W4, SE35-18-29-W4 and NW25-18-29-W4 on September 14, 2018.

Should you have any further questions, please contact me.

Sincerely,

Reiley McKerracher, P.Eng.
Director

Cc: Chris Prosser, Town Manager, Town of High River

DEPARTMENT: Legislative Services	
	TOPIC: Sheep River Health Trust - Season of Giving Sponsorship Request
REPORT PREPARED BY: Felicia Fairweather REPORT PRESENTED BY: Sherri Barrett	

PURPOSE OF REQUEST

To consider the Sheep River Health Trust's Season of Giving Sponsorship Request.

BACKGROUND

The County has supported the 'Together We Make a Difference Radiothon' in the amount of \$2,500.00 and the 'Avenue of Trees/Photos with Santa' event by way of the purchase of a tree and a \$500.00 allowance for the purchase of decorations. Both of these resolutions have been passed for 2023.

The Sheep River Health Trust has restructured their Christmas sponsorship package and consolidated it into the 'Season of Giving' campaign. The levels of support are outlined within the attached sponsorship package for Council's consideration.

REQUEST OF COUNCIL

Proposed Motion:

OPTION 1:

That Council authorize support of the Sheep River Health Trust's 'Season of Giving' by way of a _____ sponsorship in the amount of \$____ and confirm Resolution #337 authorizing support to the Sheep River Health Trust, 'Avenue of Trees/Photos with Santa' event by way of the purchase of a tree and a \$500.00 allowance for the purchase of decorations.

OPTION 2:

That Council acknowledge the Sheep River Health Trust's 'Season of Giving' sponsorship opportunities and confirm Resolution #337 authorizing support to the Sheep River Health Trust, 'Avenue of Trees/Photos with Santa' event by way of the purchase of a tree and a \$500.00 allowance for the purchase of decorations.

APPENDICES

Appendix A: Sheep River Health Trust's Season of Giving Sponsorship Package



Okotoks Season of Giving

SPONSORSHIP PACKAGE



www.sheepriverhealthtrust.com

The Okotoks Season of Giving Sponsorship Package

Welcome to the Okotoks Season of Giving. This time of year, Sheep River Health Trust loves to celebrate the holidays with a variety of memorable activities for everyone to enjoy. It's also a time to help those less fortunate and raise funds to continue to support health and wellness in the Foothills.

The Okotoks Season of Giving Events

All events are held at the Best Western Plus Okotoks Inn & Suites.

Photos with Santa

Nov. 18 - Dec. 14

We are excited to celebrate the 10th anniversary of Photos with Santa. Approximately 700 families participate annually. Following their session, each family will receive a unique code and a link to access their photo gallery. Here they can download all the photos from their private session.

Avenue of Trees

Nov. 17 - Dec. 17

30 fully decorated trees will be located in the lobby, breakfast room, and ballroom of the hotel showcasing a winter wonderland thanks to the generosity of our Tree Decorators and Trees of Hope Sponsors.

Breakfast with Santa

Dec. 9 (9:30 am -11:00 am)

This family-friendly event is sure to bring joy and wonder into the hearts of children as Santa visits guests while they are enjoying a delicious meal of pancakes, hash browns and a yogurt parfait station! Face painting and glitter tattoos are also back by popular demand.



Sponsorship Levels

There are lots of ways to participate in the Season of Giving. We have 3 levels of sponsorship.

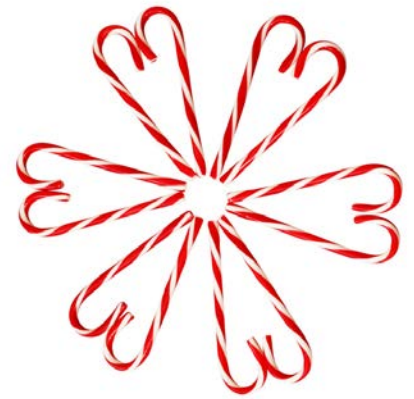
The Season of Giving Sponsorship - \$5,000

This is the highest level of support for our events.

Your donation can be applied to any of the 3 events listed above.

Benefits of Sponsorship:

- Logo will be prominent in all event advertising.
- Logo will appear on the Sponsor Board at the Best Western Plus Okotoks Inn & Suites.
- Logo on the Sheep River Health Trust Website.
- Social Media recognition with your logo.
- Radio mention on The Eagle 100.9 fm.
- Recognition in the Sheep River Health Trust Newsletter.
- Logo in our half-page ad in The Western Wheel.
- 5 complimentary "Photos with Santa" sessions for your staff or clients. (Sponsor Photo Sessions: Dec. 10)
- Charitable tax receipt.



The Winter Wonderland Sponsorship - \$2,500

This is the 2nd highest level of support for our events.

Your donation can be applied to any of the 3 events listed above.

Benefits of Sponsorship:

- Logo will be prominent in all event advertising.
- Logo on the Sponsor Board located at the Best Western Plus Okotoks Inn & Suites.
- Logo on the Sheep River Health Trust Website.
- Social Media recognition with your business logo.
- Radio mention on The Eagle 100.9.
- Logo in our half-page ad in the Western Wheel.
- 8 complimentary "Breakfast with Santa" passes for your staff or clients.
- Charitable tax receipt.



The Breakfast with Santa Sponsorship \$500

This level of sponsorship is specific to the Breakfast with Santa event. We are looking for Sponsors for Dec. 9 (9:30-11:00am). By sponsoring, you help us cover our costs for Santa and the entertainment (face painter & glitter tattoos).

Benefits of Sponsorship:

- Logo displayed on event signage.
- Recognition on our social media.
- Recognition in the post-event thank you.
- Charitable tax receipt.

The Photos with Santa Sponsorship

\$500

This level of sponsorship is specific to Photos with Santa event. We are looking for Sponsors for each of our Santa sessions (Nov. 18 – Dec. 14). By sponsoring, you help us cover our costs for Santa and the photographers, allowing us to deliver more funding into local health and wellness initiatives.



Benefits of Sponsorship:

- Recognition as the Photos with Santa Sponsor will be at the entrance to Santa's Village on your sponsored date. There is only 1 sponsor per session date.
- Recognition on social media.
- Recognition in the post-event thank you.
- 1 FREE photo session for a family of your choice.
- Charitable tax receipt.



The Trees of Hope Sponsorship

\$500

This level of sponsorship is specific to the Avenue of Trees event. Every year, 10 of the fully decorated trees on display are designated as Trees of Hope and are donated to those in need of a Christmas Tree. As a Tree of Hope Sponsor, you are sponsoring a tree to be delivered to a family who would otherwise not have a Christmas.

Benefits of Sponsorship:

- Business listed on the Trees of Hope Sponsor Board at the Avenue of Trees.
- Logo and business highlighted with the sponsored tree.
- Pictures on our social media.
- Logo on our website.
- Logo on our ad in the Western Wheel.
- Business will be highlighted in the letter to the recipient of a Tree of Hope.
- Charitable tax receipt.



How to Sponsor a Season of Giving Event

Email our office – christine.oakes@ahs.ca

Please include the following information:

Contact Name –

Business/Organization –
email –

Telephone # –

What sponsorship would you like to purchase?

What event would you like to sponsor?

Once we receive
your email we
will call you to
complete your
registration.

Oct 24, 2023

Calgary Climate Hub
223 12 Ave SW Unit 212
Calgary, AB T2R 0G9

Re: Moratorium on Logging in Southern Alberta for updated Forests Act

To: Municipal District of Foothills Council,

We are a collective group of professionals and concerned citizens from Southern Alberta demanding an immediate pause of the Spray Lake Sawmills (1980) Ltd. (SLS) plan to log 1,100 hectares in Kananaskis Country's Upper Highwood drainage as per their [2021 Forest Management Plan](#) (FMP). This cut has been accelerated from 2026 to December 2023.

We are demanding this pause to allow for meaningful consultation with impacted communities and stakeholders including the Iyârhe Nakoda community of Eden Valley, the Town of High River, recreational users, and downstream water rights and allocation holders. The First Nation and Public Consultation sections of the 2021 FMP are very laughable and should be exposed for being so.

We are opposed to this clearcut and current Alberta Forests Act for the following reasons:

1. The risk of detrimental and irreversible impact on the **source of water** for all communities within the Highwood Watershed. The potential impact on drinking water and irrigation is extreme. Under current, severe drought conditions, the impact of the project may be so severe that Alberta might not be able to provide South Saskatchewan with their agreed-upon interprovincial water allocation responsibilities.
2. This area is home to threatened species including; grizzly bears, Westslope cutthroat trout, and bull trout. Clearcut logging will have serious negative impacts on their habitat. Also, the logging operations will take place during the winter closure of the Highwood Pass, a closure that is meant to protect the winter migration of wildlife in the area. Allowing intense industrial activity and traffic in this area is antithetical to the reasons stated for the road closure. All of which infringe upon the Federal **Species at Risk Act**.
3. The Government of Alberta's First Nation's Consultation Policy on Land Management and Resource Development (2013) outlines the Province's expectations for consultation with First Nations. Industry is required to engage in an open and respectful consultation process with First Nation Communities when proposed projects overlap with traditional territories. Meaningful [Consultation with the Stoney Nakota First Nation](#) and the community of Eden Valley, located on the Highwood River, has not occurred. This clear-cut exposes Eden Valley to greater flood risk and infringes on their rights and traditional uses of the land.
4. The Alberta Government introduced the Kananaskis Conservation Pass in 2021 and now charges Albertans \$90/year to access Kananaskis Country for recreational

purposes. The stated purpose of the Pass was to ensure investments could be made into **protecting and conserving** Kananaskis Country and to provide sustainable funding for the government to keep this special part of Alberta protected for generations to come.

5. Spray Lake Sawmills does **not** have a proven track record of restoring clearcut areas in the timeframe that demonstrates the forest is regenerating; therefore we do not believe their Forestry Management Plan is sufficient.

The above concerns are duplicative for any area where logging may be planned in Southern Alberta; therefore, we are seeking a moratorium on logging in the eastern slopes to consult with First Nations and ecological experts to update and modernize the [Forests Act](#). We believe the Forests Act should be updated to reflect the recommendations of the [Managing Forests, not Forestry: Law and Policy Recommendations for Ecosystem-Based Management of Alberta's Forests](#).

Ecosystem-based management (EBM), as used in this report, reflects a fundamental shift from a focus on sustaining timber supply to recognizing the value of forests as ecosystems. The current forest management plan is destructive and foolish to continue in the face of climate change and potential ecological overshoot and collapse.

We demand a regenerative plan to not only conserve but also restore the biological integrity of the Eastern slope watersheds. Spray Lakes Sawmills has been responsible for the degenerative clearcut extraction of Southern Alberta's Eastern Slopes over the last 80 years. It is time to stop!

Sincerely,



Jenny Yeremiy, P. Geoph
Calgary Climate Hub

Notes and cut sections

The cumulative impacts of the increased temperatures and drought conditions this year in our province, have led to the [lowest levels the Bow River has seen since 1911](#). Of course, in 1911, the glacial and snowpack extent in the mountains would have made the conditions less concerning long-term. Since water is the source of life, we must consider alternative approaches to resource management to ensure the longevity and preservation of our waterways and critical habitats.

Beginning as soon as December 2023, Spray Lake Sawmills plans to log over 1,000 hectares in Kananaskis Country's Upper Highwood region along the headwaters of the Highwood River and its tributaries.



**MISCELLANEOUS MUNICIPAL ITEM
REPORT TO COUNCIL
CAYLEY – OFFER TO PURCHASE**
November 1, 2023

Application information		File: Koopman
LEGAL DESCRIPTION: Hamlet of Cayley – Coote Street (NW 19-17-28W4)		
LANDOWNER: Foothills County		
APPLICANT: Geno Koopman		
PROPOSAL: Offer to Purchase 4 Unspecified Lots on Coote St, within the Hamlet of Cayley		
DIVISION NO: 1		COUNCILLOR: Rob Siewert
FILE MANAGER: Donna Fowler, Municipal Lands Administrator		

LOCATION

The lots are located on the North side of Cayley, on Coote Street

BACKGROUND

Foothills County owns several lots that are ready for development and listed for sale on our County website, in the Hamlet of Cayley. Lots are 588.65 sq.m. – 656.20 sq.m and are priced between \$72,250 - \$77,250 per lot.

Geno Koopman has made an offer to purchase 4 unspecified lots on Coote Street for \$35,000 per lot with the intention to move 2 large units onto the lots and renovate the buildings into multi family dwellings, as per the applicants attached presentation.

Restrictive Covenant

In 2008 Foothills County applied a Restrictive Covenant on all our lots for sale within the Hamlet of Cayley to ensure that all developments upon the lots shall maintain certain standards of use for the benefit of all future property owners.

REQUEST OF COUNCIL

Option 1

After reviewing the information provided, that Council considers agreeing to the sale of 4 unspecified lots on Coote Street within the Hamlet of Cayley to Geno Koopman for the purchase price of \$35,000 per lot plus GST. Administration will work with the applicant to determine the most appropriate lots and the applicant will prepare the appropriate land use applications.

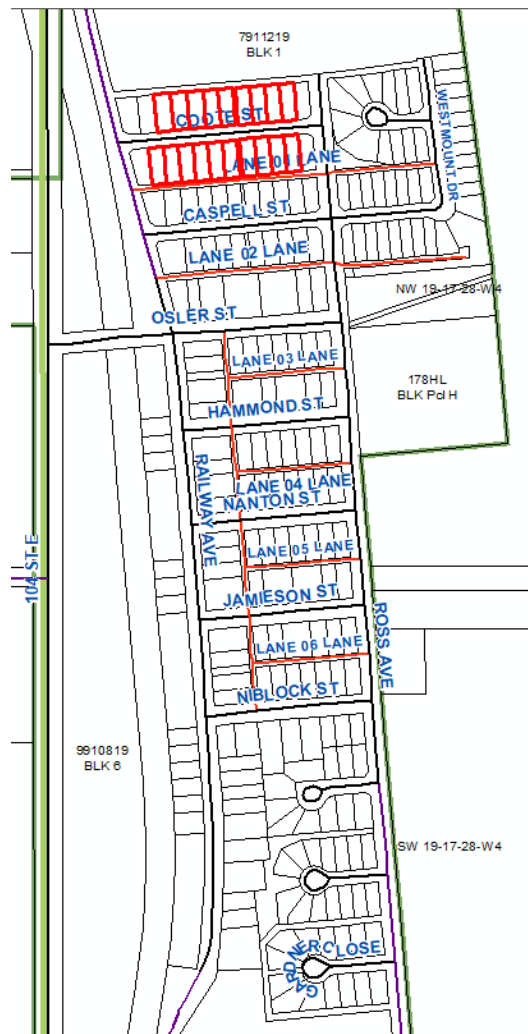
Option 2

After reviewing the information provided, that Council rejects the offer to purchase 4 unspecified lots within the Hamlet of Cayley from Geno Koopman as the Offer does not comply with the Restrictive Covenant registered on title, specifically clause E (b) and (c).

APPENDICES

**APPENDIX A :
LOCATION MAP
ORTHOPHOTO
OFFER TO PURCHASE
RESTRICTIVE COVENANT
APPLICANT'S PRESENTATION**

APPENDIX A: LOCATION MAP



ORTHOPHOTO



Green lots are all currently unsold Foothills County inventory indicated as possible purchase locations, as per the applicant.

OFFER TO PURCHASE

Offer to purchase **Caylee lots MD foothills**

FROM:

Geno Koopman

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

MD foothills

Attn: Council

INTRO/Background

My name is Geno Koopman, I was the owner and operator of a modular/RTM factory in Cardston Alberta. In 2021 We suffered a hurricane that destroyed our factory, and we were forced to cease operations. We currently have 2 buildings left in our inventory that we are looking for a location. The Cayley lots might be a good fit for them.

In 2007, I built and sold 4 new homes in Cayley. We had to cease operations on that project due to the 2008 recession, so I am familiar with the area.

Vision

The 2 units we would like to put on are large buildings. The first is a 24x100 that would take 2 lots. We would like to convert this into either a duplex or 4 plex, but can stay as a single family. This unit was built in 2007 and needs to be renovated. The other is a single-family home that was built as an accessible home with a care giver suit. This is a big house as well and would be on 2 lots or a bigger lot. We would like to make this into an up-down duplex with a triple garage as we have a shop we will need to move as well. These units are not mobile homes and are built to the exact same building codes and materials as a site-built home.

We would also like to entertain the idea of securing several more lots for multifamily and single-family affordable housing.

With the cost of borrowing and the crisis for affordable housing we would be catering to this type of buyer or renter. We feel that Cayley would be a great fit for this type of dwelling and would help in the affordable rental and affordable buyers' market.

Offer

We would like to present a offer of \$35,000.00 per lot on Coote Street. The specific lots would be based on if council would be interested in re Zoning or keep a single-family designation. We are aware that this is significantly below the asking price, but with the cost of borrowing and the fact that we are trying to fulfill a need for affordable housing, this number works to achieve this goal and is in line with my financing. We are willing to start with the first 4 lots and could commit to more or all the rest of your inventory on Coote Street. This could also expand into the next phase on the area structure plan.

Close

We realize that this proposal/offer goes against your restricted covenants and architectural controls and we are willing to work with The MD to see what if anything can be done. I have included a small presentation on the 2 units. Thank you for your time and any feedback you may have. If you would like more information or a presentation, please feel free to reach out.

https://www.canva.com/design/DAFxKMfTJyc/gEqG81C6y5fkbyGmxGTheQ/view?utm_content=DAFxKMfTJyc&utm_campaign=designshare&utm_medium=link&utm_source=viewer

https://www.canva.com/design/DAFw99_PPCQ/oFhy3sUGFmjhn6i_cspZw/view?utm_content=DAFw99_PPCQ&utm_campaign=designshare&utm_medium=link&utm_source=viewer

RESTRICTIVE COVENANT AS TO USE OF LAND

- A. The Municipal District of Foothills No. 31 of High River, Alberta (hereinafter referred to as the "Developer" is the registered owner of all the lands and premises situated in the Province of Alberta described as follows:

PLAN 0813068
BLOCK 9
LOTS 1 – 7, LOTS 9 - 13
EXCEPTING THEREOUT ALL MINES AND MINERALS

AND

PLAN 0813068
BLOCK 8,
LOTS 13 -17, LOTS 19 - 25
EXCEPTING THEREOUT ALL MINES AND MINERALS

- B. The Developer intends to sell the lots within the subdivision plan and desires to ensure that all developments upon the lots shall maintain certain standards of and of use for the benefit of all future property owners of the lots and for the benefit of all the Lots.
- C. The Developer is developing a planned housing subdivision on the lots and considers:
- (a) it is desirable for the greater enjoyment of the lots;
 - (b) it will preserve the value of the lots;
 - (c) it is for the benefit of all of the future owners of the individual lots;
 - (d) it will protect the owner of each lot against the improper development and use of surrounding lots as will depreciate the value of the lot;
 - (e) it will prevent haphazard or inharmonious improvements or repairs;

to impose certain restrictions and covenants on the lots and that in making sales of the lots that the lots shall be conveyed subject to the restrictions, covenants and limitations hereinafter set forth;

- D. Section 68 of the Land Titles Act, Alberta provides that an owner may grant to itself a restrictive covenant for the benefit of land which it owns and against land which it owns and the restrictive covenant may be registered under the Land Titles Act.

E. NOW THEREFORE THE OWNER AS DEVELOPER FOR ITSELF, IT'S TRANSFEREES, SUCCESSORS AND ASSIGNS DOES HERBY COVENANT AND AGREE AS FOLLOWS:

- (a) Construction of a primary residence must commence within one (1) year of purchase of any lot. Once the construction of a primary residence and/or accessory building has begun, construction of such building (including the exterior finishing) must be completed within one (1) year.
- (b) The lots shall be used for private single family residential purposes only. No multi-family (i.e. neither Duplex, apartment, attached or semi-detached house, nor any house designed for more than one family) shall be erected on any lot.
- (c) No mobile homes or moved on homes shall be placed on any lot. A new modular home in excess of 84 sq.m.(905 sq. ft.), placed upon on a full basement foundation may be accepted only upon approval by the Architectural Coordinator;
- (d) Only one attached or detached private vehicle garage having an area of less than 111.48 sq. m. (1200 sq. ft.) accessory to a primary residence, for personal use shall be permitted on any lot.
- (e) No more than one accessory building, in addition to the first private vehicle garage, of up to 150 sq. ft. in size, accessory to the primary residence, shall be erected on any one lot.
- (f) An accessory building or garage shall not be used as a dwelling unit.
- (g) No commercial businesses shall be operated on any lot, with the exception of a Home Office or Minor Home Occupation, unless a land use amendment has been approved by Council for the lot. Minor Home Occupations that meet the requirements defined under the current Land Use Bylaw and have the appropriate Development Approvals are encouraged
- (h) No sign or form of advertisement shall be permitted on any lot except a sign of a reasonable size indicating that the lot is for sale or for rent. However, each site may display a family name sign to identify the owner.
- (i) No driveway is to be constructed off the front or side yard of any lot. Driveway access to any lot shall be constructed off the rear yard or back alley.

- (j) The owners of the lots, shall not make any alterations to the lots that will impede, impound or divert the natural drainage or storm water drainage across the lots.
- (k) The elevations, slopes and grades of all lots must be maintained as per the grading plan. Any alterations to the lot grade and landscaping must be approved by the Municipal Engineer.
- (l) All trees planted on any lot shall be setback a minimum of three (3) meters from the Utility Right of Way within the lot.
- (m) No commercial vehicles, truck, or trailer with a design capacity of more than one tonne, or length or more than 6.7 meters, shall be permitted to remain on a lot except while actively engaged in loading or unloading.
- (n) No person shall be allowed to keep or maintain a, dismantled or derelict vehicle for more than 48 hours on any lot unless it is confined within the garage on the lot.
- (o) No more than one unlicensed vehicle shall be stored on any lot. Any unlicensed vehicles on any lot must be contained within the garage on the lot or within the driveway in the rear of the lot. No unlicensed vehicles may be parked on the residential street or in the rear lane.
- (p) No more than one Recreational Vehicles or trailers shall be parked or stored on any lot. The one permitted Recreational Vehicle or trailer must be fully contained within a garage on the lot or stored to the rear of the lot.
- (q) No materials or equipment, other than such as are usually stored in connection with the occupation of a building used for private residential purpose shall be stored on any lot.
- (r) No burning barrels. Garbage must be contained in enclosed animal and weather proof garbage storage receptacles and must be located at the rear lot line of the property.
- (s) No owner or occupier of any lot shall cause, commit, suffer, authorize or permit any act of nuisance.

F. All of the lots shall be subject to the restrictions and conditions herein set forth which shall be deemed to be covenants running with the land and appended to the land and shall be binding upon and ensure to the benefit of each lot and the registered owners of each lot while they are such registered owners from time to time.

- G. If any of the preceding covenants is determined to be void or unenforceable in whole or in part, such invalidity or unenforceability of that covenant(s) shall not affect any other covenant and the remaining covenant(s) shall be deemed to be separate and distinct covenants.
- H. Notwithstanding the above restrictions, this Restrictive Covenant incorporates by reference all provision of the "Architectural Guidelines" which are attached hereto as Appendix "A":
- I. No covenants herein shall be deemed to restrict or supersede any provision of any development control by-law, land use regulation or any other bylaw resolution or regulation, passed or imposed by any governmental authority but the covenants herein are to be considered as additional restrictions.
- J. This restrictive Covenant may be enforced by the Grantor, its successors and assigns, the owner or owners of the lots, or any of them, and the parties agree that any breach of this restrictive Covenant constitutes irreparable harm to the Grantor, its successors and assigns, the owner or owners from time to time of the lots, or any of them, shall be entitled to relief by way of injunction or an order in the nature of an injunction against the offending party.
- K. Any dispute arising from the interpretation of the restrictions, covenants and conditions contained herein may be referred to arbitration pursuant to the Arbitration Act of Alberta and the arbitrator's decision shall be final and binding.
- L. No action shall lie against any owner of a lot for breach of any one or more of the covenants contained in the Restrictive Covenant unless such owner is registered as owner of the lot at the time such lot is alleged and proven by a court of competent jurisdiction to be in breach of the Restrictive Covenant. This covenant shall constitute an absolute defence to any such action and may be pleaded as such.

IN WITNESS WHEREOF the Grantor has executed this Restrictive Covenant Agreement the ____ day of _____, 20____.

Witness

Roy P. McLean
M.D. OF FOOTHILLS NO. 31

Witness

Thia L.
M.D. OF FOOTHILLS NO. 31

Mountain View Industries



Single family, Duplex or Fourplex

01



2400 Square Feet

BUILT IN 2007

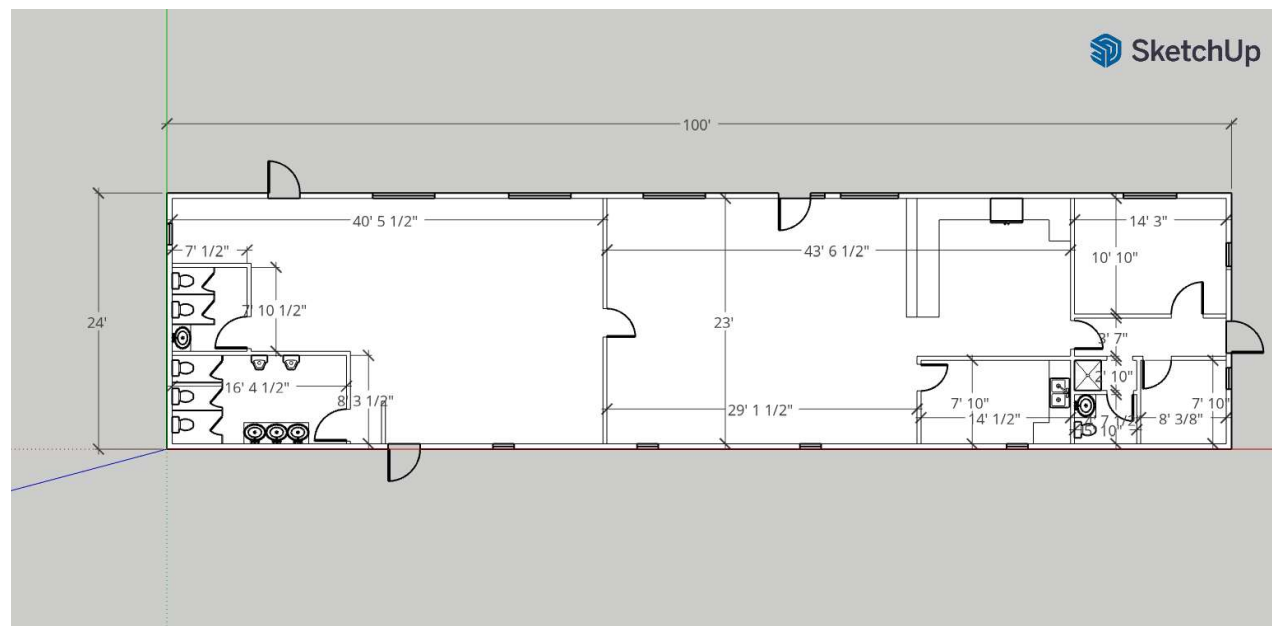
\$119,999

2 bedrooms, 3 baths

Used as an office building. Can be remodeled into a single family home. Footprint can be reconfigured in to a L or T shape to better fit a residential lot.

Duplex or Fourplex

Interior is large enough to divide into 2 units. Could be placed on a basement with 2 additional units.



built by Temple City Housing, Cardston, AB

Key features

Clear Span Trusses

None of the interior walls are load bearing so interior rooms can more easily be reconfigured

Floor Truss Structure

Trusses add stability for moving the building to its new location.

Open Floor Plan

Large open spaces can be reconfigured for multiple purposes.

EXTERIOR FEATURES

Easy care vinyl siding. Metal soffit and fascia. Vinyl windows. Asphalt shingle roof. Commercial grade steel exterior doors.

04



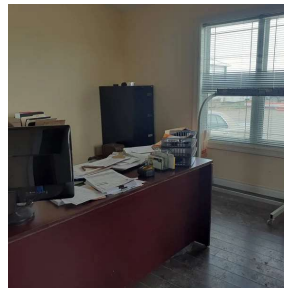
INTERIOR FEATURES (EAST HALF)

05

Mountain View Industries

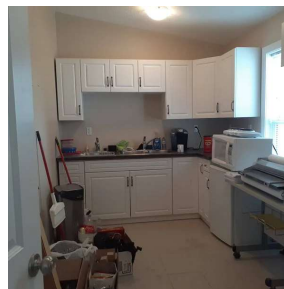
Reception Space

Formerly a builder showroom featuring different kinds of flooring and a show kitchen.



Large office/bedroom

Laminate wood flooring, large windows.



Kitchen/break room

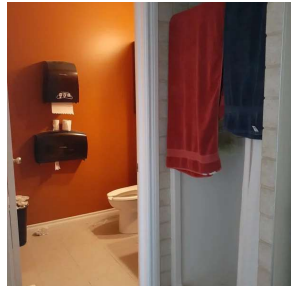
Functional kitchen. Lots of storage space. Double stainless steel sink plus extra sink basin.



Great Room

Multi-use area

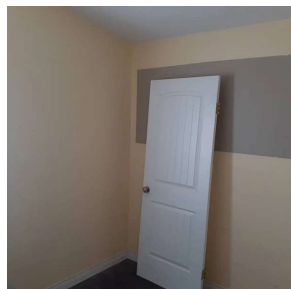
Living room, dining room, family room, classroom, open office



Bathroom

2 piece plus shower

Private bathroom within the office suite.



2nd office

bedroom or nursery

Smaller office within the privacy of the office suite.

MORE INTERIOR FEATURES

06

Mountain View Industries

INTERIOR FEATURES (WEST HALF)



Open Floor Plan

One large room, no interior partitions. Great multipurpose space or subdivide it into rooms.



Separate Entry Door

Accessible by 2 exterior doors. Separated from East Half by partition wall and door.



Natural Light

Large picture windows let in lots of natural light. Smaller double hung windows provide ventilation

Mountain View Industries

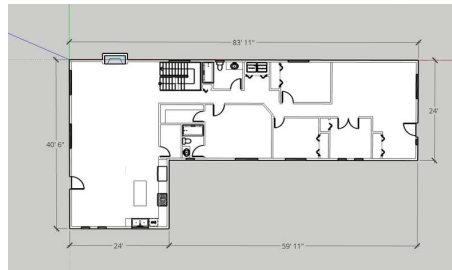
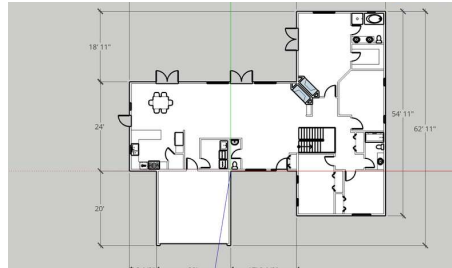


MORE INTERIOR FEATURES

Two commercial bathrooms - one mens room, one ladies room. Partially finished interior means new owner's can customize to their liking.

RECONFIGURED AS SINGLE FAMILY HOME

Mountain View Industries



09

T-Shaped Plan

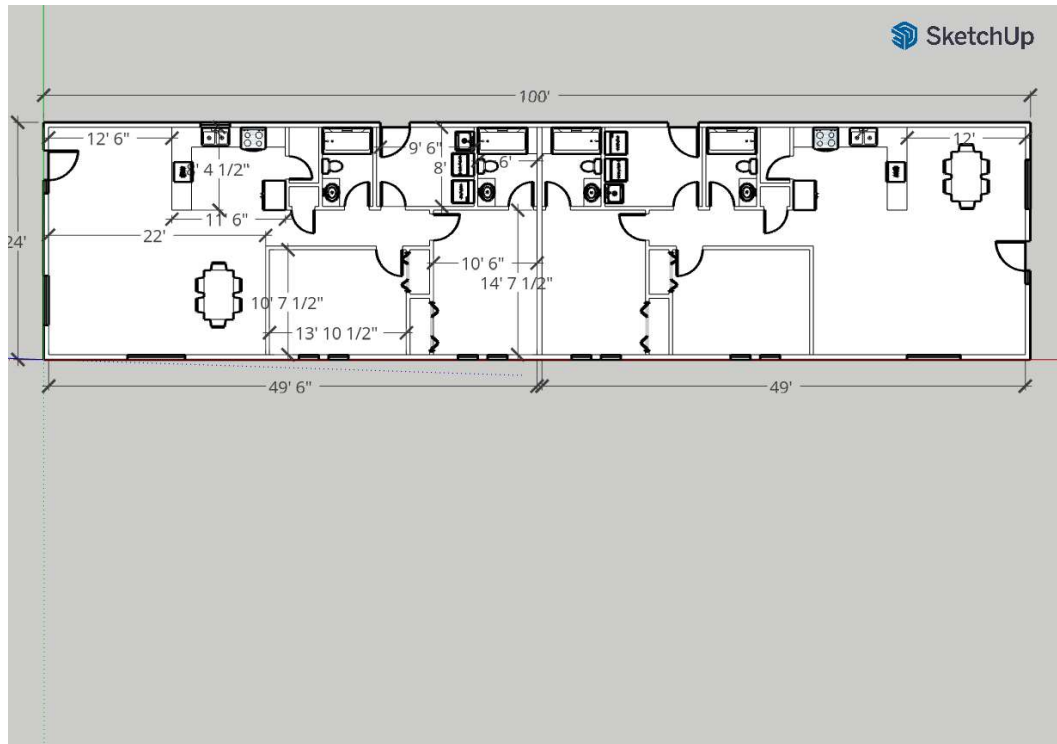
3 bedrooms plus office/den, laundry room, 2 bathrooms plus master ensuite, double fireplace, 2 car garage.

Room to spread out

Perfect for a growing family. Main floor laundry & bedrooms. Can be place on a basement for even more space.

L-Shaped Plan

3 bedrooms plus office/den, laundry closet, master ensuite, master walk in closet, full bath, living room plus additional great room with fireplace.



10

REMODELED AS A DUPLEX/FOURPLEX

Two 2 bedroom/2 bath units on each level. Laundry space in each unit. Open floor plan. Separate exterior entrances for each unit. Excellent opportunity for extra income.



Mountain View Industries

Other buildings for sale

1889 sf building

Accessible 1 bedroom/2 bath home with attached 1 bedroom/1 bath caretaker suite.

1680 sf building

Workshop space. Electric baseboard heaters. 2 overhead doors. Built in shelves.

600 sf building

Used as an office, but could easily be remodeled into a tiny home.

1889 SF building

\$249,999

Construction began in 2021, mostly finished, built by Mountain View Industries, located in Cardston, AB



12

Mountain View Industries

600 SF building

\$32,499

Built in 2007, 15' x 40', built by Temple City Housing, located in Cardston, AB



13

Mountain View Industries

1680 SF building

\$24,999

24' x 70', built in 2007 by Temple City Housing, located in Cardston, AB

Mountain View Industries




14


Contact details

FOR MORE DETAILS AND VIEWINGS



Geno Koopman
Owner




Mobile phone




Email address