

**FOOTHILLS COUNTY
COUNCIL AGENDA**



Wednesday, December 13, 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	
B. PUBLIC WORKS / ENGINEERING / PARKS & RECREATION	
C. PUBLIC HEARINGS & MEETINGS	
C.1 9:00 a.m. - Foothills County 2024 Draft Budget Presented by: Director of Corporate Services C. Hummel and Deputy Director of Corporate Services R. Hammond	
C.2 Fee Bylaw Amendments - Bylaw 61/2023 (2nd & 3rd Reading) Presented by: Manager of Planning Applications S. Payne	
C.2.1 1:30 p.m. - Fee Bylaw Amendments Part A Planning, Public Works and Engineering, GIS and Mapping, Scott Seaman Sports Rink Facility, Foothills Fire Department, Foothills Cemetery and County Cemeteries rates and fees.	3
C.2.2 2:15 p.m. - Fee Bylaw Amendments Part B Utility Rates and Fees	42
D. MISCELLANEOUS PLANNING ITEMS	
D.1 924637 Alberta Ltd. - NW 14-21-29 W4M - Bylaw 33/2023 (2nd & 3rd Reading)	46
E. SUBDIVISION APPROVING AUTHORITY ITEMS	
E.1 Kanovsky - NW/SW 35-21-04 W5M - Request for Boundary Adjustment	58
E.2 924637 Alberta Ltd. - NW 14-21-29 W4M - Request for Subdivision Approval	67
F. MISCELLANEOUS MUNICIPAL ITEMS	
F.1 2024 Board and Committee Appointments Presented by: Manager of Legislative Services S. Barrett	75
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 – December 13, 2023

Deputy Reeve Waldorf; Councillors Castell and Alger


I.3 Minutes – December 6, 2023

I.4 Committee Reports

I.5 Next Meeting – December 20, 2023

I.6 Adjourn

PUBLIC MEETING
FEE BYLAW AMENDMENT – PART A
December 13, 2023
To be heard at: 1:30 p.m.

REQUEST FOR 2 ND AND 3 RD READING TO BYLAW 61/2023	
	TOPIC: Annual Fee Bylaw Amendment
<p>PROPOSAL: 2nd and 3rd reading to Bylaw 61/2023 to authorize an amendment to Bylaw 58/2022, being a Bylaw of Foothills County for the purpose of establishing fees, rates, and charges for services, licenses, permits and approvals provided to the public by the County, including Fee Bylaw Schedules A to L.</p> <p>Please Note: Amendments to Schedule G – Utility Rates and Fees will be discussed during Part B of the public meeting, which will commence at 2:15 p.m.</p>	
REPORT PREPARED BY: Samantha Payne	

PURPOSE OF REQUEST

Council is asked to review and discuss the amendments proposed to the Fee Bylaw, and following Part B of the public meeting, if there are no concerns, Council is asked to consider granting 2nd and 3rd reading to Bylaw 61/2023, which amends the current Fee Bylaw 58/2022 and authorizes the proposed changes.

The Fee Bylaw Amendment Public Meeting has been scheduled in 2 parts:

1:30 p.m. - this Public Meeting, being Part A, will address the amendments proposed to the following Fee Bylaw Schedules:

- Schedule A – Planning Services Fees
- Schedule C – Public Works and Engineering Services Fees
- Schedule D – GIS and Mapping Services Fees
- Schedule H – Scott Seaman Sports Rink Facility Rates and Fees
- Schedule I – Foothills Fire Department Rates and Fees
- Schedule J – Foothills Cemetery Fees
- Schedule K – County Cemeteries Fees

2:15 p.m. - Part B of the Public Meeting will be held subsequent to Part A and will address the amendments proposed to Fee Bylaw Schedule G - Utility Rates and Fees.

BACKGROUND

The Municipal Government Act allows Council to pass bylaws regarding services provided by the municipality, which includes establishing the fees charged for providing those services. Foothills County has consolidated the fees charged for providing goods and services into a Fee Bylaw, which is generally reviewed and amended annually.

The County's current fees, rates and charges are found in Fee Bylaw Schedules A to L as contained in Bylaw 58/2023, which was passed at the December 14, 2022 Council meeting.

Staff has reviewed Fee Bylaw Schedules A to L and is proposing the changes summarized below. Should Council choose to support the amendment as proposed, the fees would become effective on January 1st, 2024.

On **October 25, 2023**, Council granted 1st reading to Bylaw 61/2023 to authorize an amendment to Bylaw 58/2022, being a Bylaw of Foothills County for the purpose of establishing fees, rates, and charges for services, licenses, permits and approvals provided to the public by the County, including Fee Bylaw Schedules A to L.

Please Note: Subsequent to 1st reading, a few additional amendments to Fee Bylaw Schedules C and G were requested.

Bylaw 61/2023 and the draft amended Fee Bylaw Schedules A to L are attached as Appendix A and Appendix B to this staff report for Council's review and consideration.

SUMMARY OF PROPOSED AMENDMENTS

Schedule A – Planning Services Fees:

1. increase initial and final land use application fees from \$900 to \$1000;
2. increase initial and final land use application fees for land use applications submitted concurrently with an Area Structure Plan, Outline Plan, Concept Plan, Redevelopment Plan or Direct Control District from \$450 to \$500 and \$900 to \$1000;
3. increase initial application and endorsement fees for subdivision applications from \$900 to \$1000; and
4. revise the title for the Solar Power Development Permit Application fee line item to *Solar Power System, Private* to align with recent amendments to the Land Use Bylaw.

Schedule C – Public Works and Engineering Services Fees:

5. revise reference to Note #3 to Note #4 in the first table throughout;
6. addition of *Building Envelope Plans* to the list provided under the fee line item section for *Storm water management plan review*;
7. revisions and additions to the *Other* fee line item section;
8. revisions to the *Crossing Agreement* fee line item section;
9. revise reference to Note #3 to Note #2 in the *Approaches* table;
10. addition of a \$500 per approach inspection fee + \$5000 deposit for *Large project temporary approaches*; and

Schedule D – GIS and Mapping Services Fees:

11. increase the County Landowner Map fee from \$15.00/map to \$20.00/map; and
12. remove the fee of \$11.25/map (if 10 or more are ordered).

Schedule G - Utility Rates and Fees:

13. restructuring of the water and wastewater utility rate structure, including rate increases; and
14. clerical revisions.

Please Note: the changes proposed to Schedule G will be addressed in Part B of the Fee Bylaw Amendment Public Meeting.

Schedule H – Scott Seaman Sports Rink Facility Rates and Fees:

15. increase the ice rental fees by 5%.

Schedule I – Foothills Fire Department Rates and Fees:

16. increase the billing cap from \$1,500 to \$5,000.

Schedule J – Foothills Cemetery Fees:

17. clerical revisions made throughout;
18. addition of a *Resident* and *Non-Resident* heading;
19. revise Non-Resident Landowner sub-heading to *Absentee Landowner*;
20. decrease the *Resident Non-Landowner* Fees;
21. addition of new fees for a *Historical Resident*;
22. increase the *Monument Permit – per incident fee* from \$100 to \$150;
23. increase the *Plot/Niche Licence Application* fee from \$100 to \$125;
24. increase the *Plot/Niche Interment Application – per incident* fee from \$100 to \$150;
25. addition of a new \$250 *Winter In-ground interment fee November 1st to March 31st*;
26. addition of a new \$125 fee for *Change of rightsholder or confirmation of legal representative*;
and
27. addition of a new definition for *Historical Resident (Previous Resident)*.

Schedule K – County Cemeteries Fees:

28. clerical revisions made throughout;
29. addition of a *Resident* and *Non-Resident* heading;
30. revise Non-Resident Landowner sub-heading to *Absentee Landowner*;
31. decrease the *Resident Non-Landowner* Fees;
32. addition of new fees for a *Historical Resident*;
33. increase the *Monument Permit – per incident fee* from \$100 to \$150;
34. increase the *Plot/Niche Licence Application* fee from \$100 to \$125;
35. increase the *Plot/Niche Interment Application – per incident* fee from \$100 to \$150;
36. addition of a new \$250 *Winter In-ground interment fee November 1st to March 31st*;
37. addition of a new \$125 fee for *Change of rightsholder or confirmation of legal representative*;
and
38. addition of a new definition for *Historical Resident (Previous Resident)*.

PUBLIC NOTICE

Notice of this public meeting was advertised in the November 29th, 2023 and December 6th, 2023 editions of the Western Wheel newspaper, on the County's website for the past 30 days and in the County's winter newsletter. To date, no comments or concerns have been received from the public on this matter.

REQUEST OF COUNCIL

Council is respectfully requested to review and discuss the amendments proposed to Fee Bylaw Schedules:

- Schedule A – Planning Services Fees
- Schedule C – Public Works and Engineering Services Fees
- Schedule D – GIS and Mapping Services Fees
- Schedule H – Scott Seaman Sports Rink Facility Rates and Fees
- Schedule I – Foothills Fire Department Rates and Fees
- Schedule J – Foothills Cemetery Fees
- Schedule K – County Cemeteries Fees

AND

Subsequent to Part B of the Fee Bylaw Amendment Public Meeting, should Council support the amendments proposed to all Fee Bylaw Schedules, including Schedule G, Council is respectfully requested to consider the following motion:

Council grant 2nd and 3rd reading to Bylaw 61/2023 as amended to authorize an amendment to Bylaw 58/2022, being a Bylaw of Foothills County for the purpose of establishing fees, rates, and charges for services licenses, permits and approvals provided to the public by the County, including Fee Bylaw Schedules A, B, C, D, E, F, G, H, I, J, K and L.

APPENDICES

APPENDIX A: FEE BYLAW 61/2023

APPENDIX B: FEES AS ATTACHED SCHEDULES A TO L OF BYLAW 61/2023

BYLAW 61/2023

**A BYLAW OF FOOTHILLS COUNTY, IN THE PROVINCE OF ALBERTA, TO AUTHORIZE AN
AMENDMENT TO FEE BYLAW 58/2022; AS AMENDED**

WHEREAS, the Municipal Government Act RSA 2000, c M-26, as amended, provides that a municipality may pass bylaws regarding services provided by the municipality, which includes establishing the fees charged for providing those services;

AND WHEREAS the Council of Foothills County in the Province of Alberta passed Bylaw 58/2022, being a Bylaw for the purpose of establishing fees, rates, and charges for services, licenses, permits and approvals provided to the public by the municipality;

AND WHEREAS it is now deemed expedient to amend Bylaw 58/2022.

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "Fee Bylaw".
2. That Bylaw 58/2022, being the Fee Bylaw, shall be amended as outlined within Fee Bylaw Schedules A, B, C, D, E, F, G, H, I, J, K and L, attached hereto and forming part of this Bylaw;
3. All fees shall come into full force and effect on January 1, 2024.
4. Bylaw 58/2022 and any amendments thereto are hereby rescinded upon this Bylaw coming into effect.
5. This Bylaw is passed when it receives third reading and is signed pursuant to the Municipal Government Act.

FIRST READING: October 25, 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____.



**FEE BYLAW SCHEDULE A
PLANNING SERVICES FEES**

As contained in Bylaw ~~58/2022~~
61/2023

**RED = amendments
granted 1st reading under
Bylaw 61/2023**

**GREEN = amendments
proposed subsequent to
1st reading of
Bylaw 61/2023**

Notes:

1. Bareland Condominium and Residential Multi-Family units are considered to be "lots" or "units" for the purpose of administering these fees.
2. Boundary adjustment fees for applications and for all endorsement purposes, shall be assessed on a per lot basis, based upon the number of original lots involved in the application to which boundaries are being or have been adjusted.
3. For the purposes of determining appropriate fees, Reserves and Utility lots are not included in the calculations.
4. Staff is authorized to accept cash, Interac payment, certified cheque, Visa, MasterCard, American Express or money order for payment of planning services fees. Payment of municipal taxes cannot be provided by credit card.
5. All land use redesignation or amendment fees will be doubled when the applicant has proceeded with the development prior to applying for the necessary permits.
6. All applications for ASP's, OP's, Concept Plans, ARP's and DCD's are required to undertake a review prior to the application being considered complete. Should the applicant request or require additional reviews, the review fee must be paid in advance of each review being undertaken.
7. All applications that require Regional Evaluation Framework submission to the Calgary Metropolitan Region Board may be subject to additional fees for planning, engineering and GIS services.

**AREA STRUCTURE PLANS (ASP), OUTLINE PLANS (OP),
CONCEPT PLANS (CP), REDEVELOPMENT PLANS (ARP)
AND DIRECT CONTROL DISTRICTS (DCD)**

	Review fee	Application fee
ASPs, OPs, CPs and ARPs outside of the Highway 2A/ASP: Up to and including eight (8) new lots/units proposed	\$1500+GST per review	\$5000
ASPs, OPs, CPs and ARPs within the Highway 2A/ASP: No new lots up to and including eight (8) new lots/units proposed	\$1500+GST per review	\$350 for no new lots, \$350 for one and each additional lot
ASPs, OPs, CPs and ARPs: as above, plus additional fee for lots/units in excess of eight (8) new lots/units proposed	No additional review fee	\$350 per new lot to a total maximum fee of \$35,000
ASP, OP, ARP and CP Amendment	\$1500+GST per review	Based on fees noted above
New DCD and DCD Major Amendment	\$500+GST per review	\$1500
DCD Minor Amendment	No review fee	\$1000
		Fee
Regional Evaluation Framework submission to the Calgary Metropolitan Region Board		\$5000

**REDESIGNATION, LAND USE BYLAW AMENDMENT and
SITE SPECIFIC APPLICATION FEES**

	Filing fee	Initial application fee	Final application fee
All land use applications, including Direct Control and Site Specific Amendments, except as noted below.	\$100 per application	\$900 \$1000 for no new lots or one new lot, & \$900 \$1000 for each subsequent lot proposed, to a maximum of \$40,000	\$900 \$1000 for no new lots or one new lot, & \$900 \$1000 for each subsequent lot proposed, to a maximum of \$35,000
All land use applications if submitted concurrently with an Area Structure Plan, Outline Plan, Concept Plan, Redevelopment Plan or Direct Control District and permitted to hold concurrent public hearings	\$100 per application	\$450 \$500 for no new lots or one new lot, & \$450 \$500 for each subsequent lot proposed, to a maximum of \$40,000	\$900 \$1000 for no new lots or one new lot, & \$900 \$1000 for each subsequent lot proposed, to a maximum of \$35,000
All land use applications within the Hamlets of Blackie or Cayley	\$100 per application	50% of fees (not including filing fees) as outlined in this table	50% of fees (not including filing fees) as outlined in this table
Legal non-conforming issues brought into conformance	\$100 per application	50% of fees (not including filing fees) as outlined in this table	50% of fees (not including filing fees) as outlined in this table
Fees for additional services, including but not limited to the renting of facilities and supplies for public hearings, legal services related to the application and overtime rate by Council and staff as required to process the application, will be charged to the applicant.			

COMMUNITY SUSTAINABILITY FEE

Notes:

1. The Community Sustainability fee is a Land Use charge, imposed prior to 3rd reading of a bylaw, which supports a land use amendment or redesignation and where the bylaw supports the creation of additional parcels or units being subdivided.
2. The Community Sustainability fee for a Land Use application within the Hamlets of Blackie or Cayley will be charged at 50% of the fees in the table below.
3. The Community Sustainability fee will not be charged on applications proposing:
 - Land Use that does not result in the creation of additional lots/units such as boundary adjustments.
 - On applications within the Highway 2A Industrial Area Structure Plan boundary.

	Public Works	Libraries	Recreation	Fire Services	Total
All Direct Control, Agriculture, Residential, Industrial, Commercial land uses, first 80 new lots/units	\$10,000 per new lot/unit	\$325 per new lot/unit	\$325 per new lot/unit	\$650 per new lot/unit	\$11,300 per new lot/unit
All Direct Control, Agriculture, Residential, Industrial, Commercial land uses, 81 to 500 new lots/units	\$1700 per new lot/unit	\$325 per new lot/unit	\$325 per new lot/unit	\$650 per new lot/unit	\$3000 per new lot/unit
All Direct Control, Agriculture, Residential, Industrial, Commercial land uses, 501 new lots/units and beyond	No fee	\$325 per new lot/unit	\$325 per new lot/unit	\$650 per new lot/unit	\$1300 per new lot/unit

SUBDIVISION and BOUNDARY ADJUSTMENT APPLICATION FEES

	Filing fee	Initial application fee	Endorsement fee
Subdivision applications, including boundary adjustment applications	\$100 per application	\$900 \$1000 for no new lots and \$900 \$1000 per each additional lot/unit proposed, excluding reserve and utility parcels, to a maximum of \$40,000	\$900 \$1000 for no new lots and \$900 \$1000 per each additional lot/unit approved, excluding reserve and utility parcels, to a maximum of \$40,000
Subdivision Appeal Fee paid concurrent with application for subdivision. This fee in all cases is a credit on endorsement fees except where the applicant or agent appeals the subdivision or a condition of subdivision.		\$2000 per application	

DEVELOPMENT PERMITS

Notes:

1. If development proceeds prior to obtaining the proper permits, the fee may be doubled.
2. If a proposed development falls under multiple Development Permit fee line items, the higher fee shall apply.
3. When the applicant has applied for the Site Specific Amendment and the Development Permit concurrently, and the Site Specific Amendment is refused, the Development Permit Fees shall be returned to the applicant.
4. Registered non- profit organizations are exempt from the first \$500 of cumulative fees.
5. All applications for Telecommunication Towers, Development Permits within the Highway 2A/ASP and for signs within the Municipal Right of Way are required to undertake a review and pay the review fee before the application is considered complete. Should the applicant request or require additional reviews, the review fee must be paid in advance of each review being undertaken.
6. Some Development Permits require a security or deposit, which will be held in trust by the County to ensure compliance of the development with the conditions of the permit.
7. The Fee to upgrade an existing and compliant Minor Home Based Business Development Permit to a Home Based Business Type II Development Permit, where the use is listed as a Permitted Use in the applicable Land Use District, is \$100 (\$25.00 filing fee + \$75.00 application fee);

Appeals	Appeal Fee
Appeal fee required for all Development Appeals when the application is not within the Development Officers discretion	\$575
Appeal of a Stop Order	\$575
Appeal fee for all appeals to a Development Officers decision, fee to be refunded if the appellant appears before the Subdivision and Development Appeal Board	\$100
Review Fee	
Telecommunication Proposals	\$1000+GST
Applications within the Highway 2A Industrial ASP	No Fee
Applications for sign(s) within the Municipal Right of Way	\$500+GST
Development Permit Renewals	
All renewal fees are 50% of the applicable application fee plus the filing fee as noted below	
Legal non-conforming uses brought into conformance	
50% of the applicable application fee plus the filing fee as noted below	
Permitted Use Development Permits	
50% of the applicable application fee + the filing fee as noted below	
Change in Use Permits*	
\$100 filing fee + \$100 application fee	
(*can only be applied for when an existing and compliant Multiple Potential Use Development Permit is in place)	

DEVELOPMENT PERMITS	Filing Fee	Application Fee
Dwelling Unit	\$100	\$400
Accessory Buildings/Structures and Uses	\$100	\$400
Fence	\$100	\$100
Relaxation of Setbacks for Existing Structure(s)	\$100	\$500
Relaxation of Setbacks for Proposed Structure(s)	\$100	\$500
Intensive Agriculture		
All applications for an increase in animal units	\$100	\$400
Kennels		
Private Kennel	\$100	\$400
Commercial Kennel, for lands zoned Direct Control District	\$100	\$900
Arenas		
Private	\$100	\$400
Limited Public or Commercial, for lands zoned Direct Control District	\$100	\$900
Intensive Vegetation Operation	\$100	\$400
Personal Use Solar Power Equipment Solar Power System, Private	\$100	\$400
Home Based Businesses		
Home Based Business Type I	\$100	\$100
Home Based Business Type II	\$100	\$400
Home Based Business Type III	\$100	\$400
Home Based Business Type III, for lands zoned Direct Control District	\$100	\$900
Sea-cans	\$100	\$100
Lot Grading	\$100	\$400
Multiple Potential Uses* <i>(*can only be applied for in Commercial, Industrial or Agricultural Business Land Use Districts)</i>	\$100	\$400
Commercial / Industrial / Recreation / Institutional		
New Construction		
600 sq. m. or less of floor area (footprint)	\$100	\$725
601 sq. m. to 1,499 sq. m. of floor area (footprint)	\$100	\$1400
1,500 sq. m. or more of floor area (footprint)	\$100	\$2100
Addition to use / change of use in an existing building or portion thereof	\$100	\$400

Natural Resources		
Less than 2 acres, overall area proposed	\$100	\$575
2 to 4 acres, overall area proposed	\$100	\$1400
4.01 to 12 acres, overall area proposed	\$100	\$3500
More than 12 acres, overall area proposed	\$100	\$6500
Signs		
Personal	\$100	\$200
Commercial	\$100	\$525
Other (permits categories not described)	\$100	\$400
Special Events per event		
All Events	\$100	\$400
All Events, for lands zoned Direct Control District	\$100	\$900
Development Permit Securities and Deposits		Amount
Dwelling, Moved On <i>(Amount to be confirmed by Approving Authority based on the cost estimates submitted with the application)</i>		\$25,000 minimum
Relocated Building/Structure <i>(Amount to be confirmed by Approving Authority based on the cost estimates submitted with the application)</i>		\$5000 minimum

PUBLIC HEARINGS/MEETINGS AND ADVERTISING	
All requests to reschedule a public hearing/meeting of Council	\$500
All requests to reschedule a Subdivision and Development Appeal Board Hearing	\$500
Requests to Council to waive the 6-month waiting period to reapply for an application that has been refused	\$500
Requests for private mailing to County residents for planning related matters, such as notices of open houses. Requests for private mailing are done at the discretion of the Planning Department. Stamped, stuffed and sealed envelopes must be provided with payment of fees.	\$2.00 per mailed item + GST

ADJOURNMENTS and RECESS REQUESTS	
	Fee
Request for Adjournment of a Public Hearing/Meeting	\$500
Request for Recess of a Public Hearing/Meeting	\$500
Request for Adjournment of a Subdivision and Development Appeal Board Hearing	\$500
Request for Recess of a Subdivision and Development Appeal Board Hearing	\$500

REFUND OF FEES	
All applications requiring a Public Hearing/Meeting	Refund
Refund if application is cancelled prior to file referral circulation	100% of the application fee (not including the filing fee)
Refund if application is cancelled prior to advertisement and circulation of the public hearing/meeting (unless otherwise determined by Council)	50% of the application fee (not including the filing fee)
Refund if application is cancelled after public hearing/meeting has been advertised and/or circulated	No refund
Subdivision and Boundary Adjustment Applications	Refund
Refund if application is cancelled prior to file referral circulation	100% of the application fee (not including the filing fee)

Refund if application is cancelled during or after file referral circulation and before a decision of the Subdivision Authority is made	50% of the application fee (not including the filing fee)
Development Permit Applications	Refund
Refund if application is cancelled prior to file referral circulation	100% of the application fee (not including the filing fee)
Refund if application is cancelled during or after file referral circulation and before submission of the advertisement to the newspaper	50% of the application fee (not including the filing fee)

TIME EXTENSIONS for SUBDIVISIONS	
Time extension or re-activation requests, 1 st request	\$350
Time extension or re-activation requests, 2 nd request	\$550
Time extension or re-activation requests, 3 rd and any subsequent request(s)	\$1000
Denied Time Extension Request	100% refund of time extension request fees

DOCUMENT, SERVICES and PRODUCTS SALES	
Letter of Compliance, Residential	\$250
Letter of Compliance, Non-Residential	\$250
Letter of Land Use	\$30
Request for discharge of Caveats	No fee
Request for historical land use search	\$100+GST
Land Use Bylaw, MDP, Growth Management Strategy (each separate copy)	\$30+GST
Copies of ASPs, OPs, CPs and ARPs, (each separate copy, if available)	\$35+GST
Intermunicipal Development Plans (each separate copy, if available)	\$15+GST
Studies / background reports, (each separate copy, if available)	\$20+GST
Public Works and Engineering Standards and Guidelines	No fee
Copies of transportation or engineering studies or reports, (each separate copy, if available)	\$20+GST
Photocopying fee, colour	20¢
Photocopying fee, black and white	10¢
Fee for request to name subdivision and/or road/street	\$100+GST

FEE BYLAW SCHEDULE B SAFETY CODES SERVICES FEES

As contained in Bylaw ~~58/2022~~ 61/2023

BUILDING AND SAFETY CODES PERMITS

Notes:

1. If Development or Construction proceeds prior to obtaining the proper permits, the fee may be doubled.
2. Plan submissions may be required at the discretion of the Safety Codes Officer. Since these plans will be for information purposes only, there will not be a plan review fee charged and no plan review letter will be issued.
3. 4% of the permit cost, or \$4.50, whichever is greater to a maximum of \$560.
4. Inspections would be conditional to the following:
 - The permit fee is based on a sufficient number of inspections to assess the acceptability of the installation as outlined in Foothills County Quality Management Plan.
 - Return inspections required because of deficiencies may, in extreme situations, be charged for in addition to these initial fees at a rate of \$50 per inspection.

Refund of Fees for Building and Safety Codes Permits	
	Refund
Building Permits that are cancelled before the permit issuance. Written request of application withdrawal must be submitted Or Subtrade safety codes permits that have not had any work started and no inspection performed.	100% of the application fee (not including the filing fee & Safety Codes Levy fees)
Building Permits that have had a review and the permit issued. Written request of application withdrawal must be submitted.	50% of the application fee (not including the filing fee & Safety Codes Levy fees)
Building Permits and Subtrade safety codes permits that have had at least one inspection.	No refund

Building Permits	Filing fee	Application fee
Main Floor and up per sq. ft.	\$75	55¢
Additions per sq. ft.	\$75	55¢
Basement floor area: undeveloped per sq. ft.		30¢
Walkout and bi-level per sq. ft.		40¢
Mobile Home per sq. ft.	\$75	40¢
Detached Garage per sq. ft.	\$75	40¢
Attached Garage per sq. ft.		40¢
Interior Renovation per sq. ft.	\$75	40¢
Basement Development per sq. ft.	\$75	40¢
Commercial per sq. ft.	\$75	50¢
Deck or Covered Canopy per sq. ft.	\$75	30¢

Fireplaces		
Masonry	\$75	\$140
Freestanding	\$75	\$140
Hydronic Heating		\$150
Swimming Pool	\$75	\$150
Existing Secondary Suite Preliminary Inspection Fee		\$160
Change of Use Permit Inspection Fee		\$160
Minimum Fee		\$150
Foundation Start Work Early		\$150

BUILDING AND SAFETY CODES PERMITS

Plumbing Permits	Safety Codes Fees	Application Fees
Residential (Permits are valid for a 12 month period)		
Up to 1500 sq. ft.	\$8.80	\$220.00
1501 to 2500 sq. ft.	\$10.00	\$250.00
2501 to 5000 sq. ft.	\$11.40	\$285.00
Over 5000 sq. ft.	\$15.80	\$395.00
Apartment or Condominium - \$100 per unit (Permits are valid for a 12 month period)		

Gas Permits	\$6.00	\$150.00
Gas Permits	Safety Codes Fees	Application Fees
Residential (Permits are valid for a 12 month period)		
Up to 1500 sq. ft.	\$7.60	\$190.00
1501 to 2500 sq. ft.	\$8.60	\$215.00
2501 to 5000 sq. ft.	\$11.00	\$275.00
Over 5000 sq. ft.	\$12.20	\$305.00
Apartment or Condominium - \$100.00 per unit (Permits are valid for a 12 month period)		

Electrical Permits	Safety Codes Fees	Application Fees
Residential (Permits are valid for a 12 month period)		
Up to 1500 sq. ft.	\$8.40	\$210.00
1501 to 2500 sq. ft.	\$10.00	\$250.00
2501 to 5000 sq. ft.	\$12.20	\$305.00
Over 5000 sq. ft.	\$13.00	\$325.00
Apartment or Condominium - \$100.00 per unit (Permits are valid for a 12 month period)		

Septic Permits	Safety Codes Fees	Application Fees
Residential (Permits are valid for a 12 month period)		
Septic Permit	\$10.00	\$250.00

BUILDING AND SAFETY CODES PERMITS

Gas Installations	Safety Code Fees	Application Fees
Propane tank set (new or replacement)	\$6.00	\$150.00
Temporary Propane /Natural Gas Heating (includes tank set)	\$6.00	\$150.00
Gas/propane cylinder and refill centre	\$6.00	\$150.00
Replacement Commercial or Industrial Appliance per unit as follows:		
0-400,000 BTU input	\$6.00	\$150.00
400,001 to 5,000,000 BTU input	\$6.60	\$165.00
Over 5,000,001 BTU input	\$13.20	\$330.00
Commercial / Industrial Permits, Electrical For Commercial/Industrial Permits, use "Fees For Other Than New Residential" below		
Annual Permits		
100 kVA or less		\$160.00
101 to 2,500 kVA		\$160.00 + \$14.00/100kVA
2,501 to 5,000 kVA		\$550.00 + \$12.00/100kVA
5,001 to 10,000 kVA		\$800.00 + \$9.00/100kVA
10,001 to 20,000 kVA		\$1200.00 + \$5.00/100kVA
Over 20,000 kVA		\$1650.00 + \$2.00/100kVA

All calculations are based on connected load and per 100 kVA or fraction of 100 kVA over the minimum stated kVA

BUILDING AND SAFETY CODES PERMITS

PERMIT FEES FOR OTHER THAN NEW RESIDENTIAL

Installation Cost	Permit fee	Installation Cost	Permit fee
\$0.00-\$1000	\$165	\$20,000.01-\$40,000.00	\$370
\$1000.01-\$5000	\$180	\$40,000.01-\$80,000	\$600
\$5000.01-\$10,000	\$220	\$80,000.01-100,000	\$790
\$10,000.01-\$20,000	\$300	\$100,000.01-\$200,000	\$1100
		\$200,000.01-\$400,000	\$1500
		\$400,000.01 plus	\$2000 + \$2.00 per \$1000 over \$400,000.01

Commercial / Industrial Gas Permits	Safety Code Fees	Application Fees
(Permits are valid for a 12 month period)		
100,000 BTUs or less	\$6.00	\$150
100,001 to 200,000 BTUs	\$6.40	\$160
200,001 to 400,000 BTUs	\$6.80	\$170
400,001 to 1,000,000 BTUs	\$8.00	\$200
1,000,001 to 2,000,000 BTUs	\$12.00	\$300
Over 2,000,001 BTUs		\$300.00+ \$50.00/million total BTUs

NOTE: To determine the applicable permit fee for owner applicants, the labour cost is considered to be equal to the material cost for the installation.

* An additional 4% Safety Codes Fee is applicable to Permit Fees listed in *Schedule B*.

BUILDING AND SAFETY CODES PERMITS

PERMIT PENALTIES

1) Starting work without Permits	
a) Electrical, Gas, Plumbing, and Private Sewage	Double the Original fees
b) Principal or Accessory Building; New, Addition or Renovation	Double the Original fees
2) Extra Inspection – Building, Electrical, Plumbing, Gas and Private Sewage Permits	
a) Inspection unable to access building having been called to inspect ; or	First occurrence: \$150.00 Second and each subsequent occurrence: \$250.00
b) Project not ready for inspection when inspector is there; or inspection called for, but previously identified deficiency has not been corrected; or	First occurrence: \$150.00 Second and each subsequent occurrence: \$250.00
c) Additional inspection on a residential building that has complex construction and requires additional inspections to provide adequate compliance monitoring	\$150.00 / Inspection
3) Failure to submit a Verification of Compliance when required by a Safety Code Officer	\$250.00 per offence plus an additional \$100.00 for each additional month not paid
4) Failure to recall an inspection when required by a Safety Code Officer	\$250.00 / Occurrence
5) Occupying a building prior to final inspection permitted construction	First occurrence: \$500.00 Second and each subsequent occurrence: \$1000.00 (for the same owner, contractor, or agent in the same calendar year)
6) Continuing to work after a stop work order notice is posted	First occurrence: \$500.00 Second and each subsequent occurrence: \$1000.00 (for the same owner, contractor, or agent in the same calendar year)

FEE BYLAW SCHEDULE C PUBLIC WORKS AND ENGINEERING SERVICES FEES

As contained in Bylaw ~~58/2022~~ 61/2023

ENGINEERING REVIEW FEES

Notes:

1. Existing planning fees cover approach, pre-development, 1 proof roll, 1 Construction Completion Certificate (CCC) and 1 Final Acceptance Certificate (FAC) inspection only. Additional inspections will require additional payment as listed.
2. Existing planning fees cover the first \$500 of cumulative internal engineering review fees.
3. A New Approach Application fee and deposit must accompany all requests to the Public Works department for new approaches not related to development approvals. Additional inspections will require an additional payment as listed.
4. Fees for additional services, including but not limited to third party engineering reviews as required will be charged to the developer as billed.
5. For road use agreements (RUA) letter of credit or deposit is based on route approved by Public Works to the nearest Provincial highway.

This amendment shown in green text with a strikethrough was initially proposed and granted 1st reading under Bylaw 61/2023. Subsequent to this, it has been requested that the addition of a Q20 Report to this fee line item not be included.

	Review Fee
Gravel road, single access or road allowance development	\$1500
Paved road, 1 – 14 lots/units	\$2000
Paved road – 15 to 32 lots/units	\$4000
Paved road – more than 32 lots/units	\$6500
Geotechnical	\$1000
Storm water management plan review:	
a. Lot Grading, Comprehensive Site Drainage Plan and Building Envelope Plans - billed as per Note #3 #4 above	\$700 per plan
b. Master Drainage Plan - billed as per Note #3 #4 above	\$2000 per plan
Other – PSTS, Q20 Reports, percolation, high water table testing for foundation design, Traffic Impact Assessment (TIA) and Traffic Accommodation Study (TAS)	\$400
Water and sewer systems	Minimum fee \$1500, billed as per Note #3 #4
Landscape/lot grading review fee	Minimum fee \$700, billed as per Note #3 #4
Crossing Agreement (underground only), approach use and work in the right of way inspection fee per visit, per site. Distribution Services Exempt. (1 pre/post inspection minimum required)	\$300

ENGINEERING REVIEW FEES

Approaches	Fees	
Large project temporary approaches inspection fee (per approach), see Note #3 above	\$500 fee + \$5000 deposit	
New approach application fee (per approach) see Note #2 #3 above	\$300	
Additional inspection fee for approaches, see Note #2 #3 above	\$300	
Approach construction deposit (per approach), see Note #2 #3 above	Standard/Common	\$5000
	Standard/Common (Paved)	\$6000
	Commercial	\$7500
	Commercial (Paved)	\$8500
Additional inspection fee for roads, see Note#1 above	\$700	

This amendment shown in red text to Road Use Agreements is no longer proposed.

Fee Line Item to remain unchanged, as shown below in green text

Road Use Agreements*	Fees
Road Use Agreement Administration Fees inspection fee per visit (1- pre/post inspection minimum required)	\$300 \$1000
Road Use Agreement inspection fee per visit (1 pre/post inspection minimum required)	\$300
	Letter of Credit
Gravel surface Letter of Credit Includes Dust control areas	\$10,000 per km
Maintainable road oil (MRO) surface Letter of Credit	\$30,000 per km
Chip seal surface Letter of Credit	\$40,000 per km
Asphalt surface Letter of Credit	\$150,000 per km

*Large Hauls 50+ loads or hauls over extended periods will be subject to an additional 25% of the calculated deposit for road base.

*Hauls that fall under the 10 load per day requirement for a Road Use Agreement but exceed 7 days of hauling will require a Road Use Agreement.

FEE BYLAW SCHEDULE D GIS AND MAPPING SERVICES FEES

As contained in Bylaw ~~58/2022~~ 61/2023

GIS / MAPPING PRODUCT and SERVICES FEES

GIS/Mapping products available are based on Municipal Records (current), AltaLIS data (Current) and Orthoimagery (aerial photography). The County offers three levels of products; Printed Maps, Printed Custom Maps and limited Digital Data (for more information please contact a GIS Technician at 403-652-2341).

Notes:

- Products are not survey quality and are for graphic representation only.
- All Products are subject to staff availability.
- All fees are to be paid up front and are subject to GST.

Printed Map Fees		
Product	Size	Fee
County Landowner Map	28" x 39"	\$15.00/map \$20.00/map \$11.25/map (if 10 or more are ordered)
Quick Plot Map - No Customization - Includes any of the following - Parcel Lines, Hydrography, Roads, Section Numbers, Imagery, 10 Metre Contours		
Quick Plot	Up to Tabloid (11 x 17)	\$25.00 first map or secured pdf
Additional Copy	Tabloid or Smaller	20¢/page

Printed Custom GIS/Mapping Product Fees		
-Custom Fee is \$60/hour with a half hour minimum		
Product	Size	Fee per map
Custom Tabloid Map	Up to Tabloid (11 x 17)	\$25.00 first map/secured pdf
Custom Plot	Up to 60"	\$3.50/ square foot

Subject to Shipping and Handling Fees

GIS / MAPPING PRODUCT and SERVICES FEES

Digital Data Fees

- Hard copy is an additional fee see above
- Digital Data Agreement is Required
- Data Cutting fee is \$60/ hour with a one hour minimum charge

Product	Options	Format	Fee
Historical Orthoimagery	Per Section	Tiff, ECW	\$50.00 Per Section Plus Data Cutting
	Per TWP	Tiff, ECW	\$1000.00 Per TWP No Data Cutting Fee

Area Structure Plan Maps required to meet the Calgary Metropolitan Region Board Submission Requirements	Fee
	\$100

FEE BYLAW SCHEDULE E
ROAD ALLOWANCE & MUNICIPAL PARCEL
RATES AND FEES

As contained in Bylaw ~~58/2022~~ 61/2023

ROAD ALLOWANCE FEES

Application Fees			
	Filing Fee per Application	Initial application fee	Final application fee
New Licence	\$100	\$200	\$150
Transfer (New Landowner)	\$100	\$160	\$125
Purchase	\$100	\$300	\$300
Annual Licence Rates			
Grazing	\$15/acre per year		
Cultivation	\$25/acre per year		

MUNICIPAL LANDS LEASING, LICENSING, MINIMUM BID AND RATES

Notes:

1. Municipal parcels are owned by the municipality. Council may authorize the lease or license of municipal lands.
2. Bids submitted must be above the \$250.00 minimum and will be equal to or greater than the rate outlined in the table below.
3. Bids for the grazing of livestock will require the number of animals and type to be grazed on the property at any one time and include a management plan.
4. Bids for the stewardship, haying or cultivating are to include a management plan.
5. The County reserves the right to include additional conditions.

LEASE/LICENCE TYPE	MINIMUM BID	LEASE RATE
Stewardship	\$250	\$30 per acre per year
Hay Land	\$250	\$30 per acre per year
Cultivated Land	\$250	\$45 per acre per year
Grazing (Cow/Calf Pairs)	\$250	\$30 per pair per month
Grazing (Yearlings)	\$250	\$25 per yearling per month
Grazing (Horses)	\$250	\$45 per horse per month

FEE BYLAW SCHEDULE F

ASSESSMENT and TAXATION RATES AND FEES

As contained in Bylaw ~~58/2022~~ 61/2023

Assessment and Taxation Rates and Fees

ASSESSMENT

The following fees apply when the services are requested by non-owners of property.	Fee
Ratepayer Summary Report (current year only)	\$5.00 per page
Ratepayer Summary Report (previous years)	\$10.00 per page
Assessment Sales Report	\$5.00 per sale property

TAXATION

	Through Virtual County Hall Fee	Printed at Administration Office Fee
NSF Charge	N/A	\$25.00
Tax Statement	N/A	\$30.00
Tax Certificate	\$30.00	\$45.00
Tax Searches	\$15.00	\$30.00
Credit Card Surcharge*	2.11%	N/A
*Surcharge charged on payment amount when paying taxes online through Virtual County Hall, payment by credit card not accepted for taxes at the Administration Office		
Tax Notification Listing Fee = \$50.00		

ASSESSMENT COMPLAINT

Category of Complaint	Fee
Residential 3 or few dwellings and farm land	\$50.00
Residential 4 or more dwellings	\$650.00
Non-residential	\$650.00
Business tax	\$50.00

FEE BYLAW SCHEDULE G
Utility Rates and Fees
As contained in Bylaw ~~58/2022~~ 61/2023

Utility Rates and Fees ~~–Hamlets~~

Municipal Water Services	January 1 st , 2024 2018	
Water Meter Size – Basic Fee	Bi-monthly Fixed Flat Rate	
Basic Fee 5/8" (15mm) meter	\$100.00 \$102.00	
3/4" (20mm) meter	\$102.00	
1" (25mm) meter	\$400.00 \$255.00	
1.5" (40mm) meter	\$535.00 \$509.00	
2" (50mm) meter	\$670.00 \$815.00	
3" (75mm) meter	\$940.00 \$1,528.00	
4" (100mm) meter	\$1,550.00 \$2,547.00	
6" (150mm) meter	\$1,900.00 \$5,093.00	
High Volume Users in Highway 2a Corridor exceeding 10,000 m³ / year	Rates in accordance with Foothills Utility Agreement	
No meter	\$611.00	
UNMETERED WATER RATE Consumers who refuse to install a meter, or refuse to allow repair of a meter, or have a non-approved meter will be charged a service fee not less than 6X the applicable current service fee for water, or will be denied service.		
Water Usage m³	cu. m.	
Tier 1 (0-25 m³) cu. m.	\$1.50 \$1.53	
Tier 2 (26-50 m³) cu. m.	\$2.90 \$2.96	
Applies to Residential Only		
Tier 3 (51-75 m³) cu. m.	\$4.30 \$6.50	
Applies to Residential Only		
75+ cu. m.	\$5.15	
Bulk Fill Rate	\$5.00 \$5.00	
Wastewater costs set at:	60% of water fees	
Wastewater Meter Size – Basic Fee	Lagoon	Mechanical
5/8" (15mm) meter	\$60.00	\$70.00
3/4" (20mm) meter	\$60.00	\$70.00
1" (25mm) meter	\$150.00	\$175.00
1.5" (40mm) meter	\$300.00	\$350.00
2" (50mm) meter	\$480.00	\$560.00
3" (75mm) meter	\$900.00	\$1,050.00
4" (100mm) meter	\$1,500.00	\$1,750.00
6" (150mm) meter	\$3,000.00	\$3,500.00
No Meter	\$360.00	\$420.00
Wastewater Usage m³	Lagoon	Mechanical
Tier 1 (0-25 m³)	\$0.92	\$1.05
Tier 2 (26-50 m³) Applies to Residential Only	\$1.77	\$1.90
Tier 3 (51-75 m³) Applies to Residential Only	\$2.63	\$3.00

RECOVERY OF WATER LICENCE PURCHASES	
	Connection Fee
5/8" (15mm) water meters	\$1200.00
3/4" (20mm) water meters	\$1600.00
1" (25mm) water meters	\$2000.00
1.5" (40mm) water meters	\$3200.00
2" (50mm) water meters	\$4000.00
3" (75mm) water meters	\$6000.00
4" (100mm) water meters	\$8000.00
6" (150mm) water meters	\$12,000.00
Rates for existing Communities requiring additional licence will be set by Foothills Council.	
Water and Wastewater Connection Fees Adjacent to Existing Service	
	Connection Fee
Refundable damage deposit	\$2500.00
Residential Water Service Connection Fee plus water meter and installation	\$150.00 + gst + meter and installation costs
Commercial and Industrial Water Service Connection Fee plus water meter and installation	\$300.00 + gst + meter and installation costs
Option #1: Residential Connection Fee on Millarville Water Line	\$15,000.00 + meter and installation costs
Option #2: Residential Connection Fee on Millarville Water Line	\$15,000.00 paid by-monthly over a 10 year term based on 3.85% interest rate + meter installation costs
Residential Wastewater Service Connection	\$150.00 + gst
Commercial and Industrial Wastewater Connection Fee	\$300.00 + gst
Solid Waste Collection, bi-monthly	
	Fee
July 1 st , 2019	\$34.00
Other Service	
Hawk's Landing Service Surcharge	\$50.00 Monthly
Penalties	
Late Payment Penalties on outstanding utility account balance	2%

FIBRE OPTIC INTERNET SERVICE	
Aldersyde – Residential, Small Business Rates	Fee
No Bandwidth Limit, *No Install Fee, No Contract. **Static IP addresses available.	
100 Mbps Download x 100 Mbps Upload	\$90.00 Monthly
300 Mbps Download x 300 Mbps Upload	\$140.00 Monthly
1000 Mbps Download x 1000 Mbps Upload	\$200.00 Monthly
Wireless Router is provided for Residential Services Only. Additional Wireless Access Points can be rented for \$20.00 Monthly	
<p>*If your property does not have a County Fibre connection. All construction, material and related install costs required to establish a fibre connection are paid entirely by the Residential or Small Business Customer.</p> <p>**Small Business 1000 Mbps Service includes 1 static IP address, additional Ip's are \$100/month each.</p>	
Aldersyde – Enterprise Business Rates	Fee
100 Mbps Download x 100 Mbps Upload (No BandwidthLimits)	\$500.00 Monthly
300 Mbps Download x 300 Mbps Upload (No BandwidthLimits)	\$750.00 Monthly
1000 Mbps Download x 1000 Mbps Upload (No Bandwidth Limits)	\$1000.00 Monthly
<p>(Includes 6 useable IP address, additional Ip's can be requested.)</p> <p>All construction, material and related install costs required to establish a fibre connection are paid entirely by the Enterprise Customer.</p>	
Telephone Service	
Aldersyde – Residential, Small Business Rates	\$35.00 a Month Per Phone Line
Aldersyde – Enterprise Business Rates	\$45.00 a Month Per Phone Line
<i>Note: If you want to keep your existing phone number(s), a one time \$30.00 porting fee per number is required.</i>	

Television Service	
Aldersyde – Residential, Small Business Rates	\$75.00 a Month
Aldersyde – Enterprise Business Rates	\$100.00 a Month
Includes equipment for 1 Television. Television equipment rental is \$20 each amonth. Visit https://foothillsfibre.ca for an up to date list of included channels.	
Late Payment Penalties on outstanding utility account balance.	2%
Onsite Technical Support or Repairs due to Customer negligence.	\$75.00/hour

FEE BYLAW SCHEDULE H

Scott Seaman Sports Rink Facility Rates and Fees

As contained in Bylaw ~~58/2022~~ 61/2023

Scott Seaman Sports Rink Facility Rates and Fees

Notes

- ALL Rates are hourly except daily rates;
- GST applies to all rates;

Multi-Purpose Room (MPR)

- Tables and Chairs are supplied with the MPR rental, other items are the responsibility of the renter;

Time Key

PRIME TIME: 4pm to 11:59pm, Monday - Friday, Saturday and Sunday open to 11:59pm

NON PRIME TIME: Open to 4pm, Monday – Friday

SPRING ICE: April/May/June

	Ice	Dry Pad	MPR	Kitchen	MPR Day Rate	Kitchen Day Rate
Adult Prime	\$282.45 \$296.57	\$84.00	\$84.00	\$78.75	\$400	\$375.00
Adult Non Prime	\$131.25 \$137.81	\$84.00	\$52.50	\$52.50	\$250.00	\$250.00
Youth Local Prime	\$179.55 \$188.53	\$68.25	\$52.50	NA	\$150.00	NA
Youth Local Non Prime	\$105.00 \$110.25	\$68.25	\$31.50	NA	NA	NA
Schools Non Prime	\$105.00 \$110.25	\$68.25	\$31.50	\$31.50	\$150.00	\$150.00
Spring Ice Prime	\$210.00 \$220.50	NA	NA	NA	NA	NA
Spring Ice Non Prime	\$157.50 \$165.37	NA	NA	NA	NA	NA
Youth Non Local Prime	\$204.75 \$214.99	\$84.00	\$84.00	\$78.75	\$400.00	\$375.00
Youth Non Local Non Prime	\$105.00 \$110.25	\$68.25	\$31.50	NA	NA	NA
For Profit Prime	\$282.45 \$296.57	\$84.00	\$84.00	\$78.75	\$400.00	\$375.00

For Profit Non Prime	\$131.35 \$137.81	\$84.00	\$52.50	\$52.50	\$250.00	\$250.00
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FEE BYLAW SCHEDULE I

Foothills Fire Department Rates and Fees

As contained in Bylaw ~~58/2022~~ 61/2023

Foothills Fire Department Rates and Fees

Notes:

1. All rates are based on an hourly basis unless otherwise stated.
2. GST applies to all rates.

ITEM	COST
Emergency Calls or Standby	\$600.00 per apparatus
Firefighters Standby rate	\$50.00 per firefighter/hr.
Firefighter deployment rate	\$100.00 per firefighter/hr.
Command Apparatus	\$180.00 per hour
Lost, broken or destroyed equipment	Cost
Product used (foam etc.)	Cost
External Resources	Cost
Fire Permits	No Cost
Annual Fireworks Vendor Permit	\$100.00
Fireworks Possession Permit	No Cost
Initial Fire Inspection	No Cost
Initial Follow up Fire Inspection	No Cost
Subsequent Fire Inspection	\$100.00 per inspection
Liquor License, purchase or sale of Property Inspection	\$100.00 per permit
Fire or Occurrence Report	\$75.00 per report
Records Search	\$75.00 per report
Other reports, information, Initial Occupancy Inspection	\$75.00 per report
Classroom	\$300.00 per day
1st False Alarm / Alarm Bells Call	No Cost
Subsequent False Alarm / Alarm Bells Call	\$600.00 per apparatus
Air Cylinder Refill	\$10.00 per fill
Non-Compliant Turnout Gear Rental	\$100.00 per set / per course
Porta Tank Rental	\$20.00 per day
Forcible Entry Simulator Rental	\$300 per day (with consumables included)

Foothills Fire Department Rates and Fees

1. For Fire Service responses located on residential or agriculturally zoned land within the County for a fire not intentionally set by the occupant, or fires caused by an act of nature or vandalism, charges will be actual costs to a maximum of ~~\$1,500.00~~ \$5000.00.
2. For other Fire Service responses to other types of property for pleasure or agricultural use charges will be actual costs to a maximum of ~~\$1,500.00~~ \$5000.00.
3. For Fire Service responses located on commercial or industrial zoned land, or to other property used for commercial uses, charges will be actual costs to a maximum cost of ~~\$1,500.00~~ \$5000.00 plus 75% of costs over ~~\$1,500.00~~ \$5000.00.
4. Where costs are a result of responding to a burn during a burning ban, to a burn without a fire permit, failing to meet the conditions of a fire permit or simple negligence of the occupant or property owner Council may, at its discretion charge the owner or occupant of the land upon which the Incident occurred, the full Fire Service costs. This will include but not be restricted to, incidents involving residential, agricultural, commercial, industrial, all public use buildings and other types of property.
5. When the County incurs fire fighting costs with respect to a fire that spread or threatened to spread onto more than one parcel of land, the Council may, in its discretion, apportion and charge the fire fighting costs actually incurred to the owners of the parcels of land involved in such manner as Council considers being reasonable.
6. Where Fire Service costs are to a result of an intentional act, failing to meet an evacuation order, burning during a fire ban, or simple negligence of the person or persons requiring assistance Council may, at its discretion charge the person or persons the full fire department costs.
7. For Fire Service responses or requests for service into another municipality where there is no agreement specifying otherwise, charges will be as set out from time to time by Alberta Transportation.
8. Fees will not be charged for the following;
 - a. Medical Assists within Foothills County and not on a Provincial or Federal right of way;
 - b. First response to a "False Alarm / Alarm Bells" within a 12 month consecutive period.
9. Classroom - Tables and Chairs are supplied with the classroom rental. Other items are the responsibility of the renter.

FEE BYLAW SCHEDULE J FOOTHILLS CEMETERY FEES

As contained in Bylaw ~~58/2022~~ 61/2023

FOOTHILLS CEMETERY FEES

Notes:

1. Plot/Niche Fees do not include Interment Fees.
2. Fees for additional services, including but not limited to third party interment services (open and closing of grave only) will be invoiced to the client at time of interment.
3. Minimum of 20% of plot/niche fee is transferred to the perpetual fund annually.
4. A Monument Work Permit is required for all monument fabrication, engraving, installation, repair, and columbaria niche door engraving.
5. All, but not limited to the monument and columbarium work in Note 4 is to be conducted by third party service providers.

Plot/Niche Licence Fees					
Foothills Highlands, Foothills Lookout and Traditional Section					
	Resident				Non-Resident
	Resident Landowner	Absentee Non-Resident Landowner	Resident Non-Landowner	Historical Resident	Non-Resident Non-Landowner
Full Size Burial Plot	\$1000	\$1000	\$1500 \$1300	\$1500	\$3000
Cremation Plot	\$300	\$300	\$600 \$500	\$600	\$1000
Columbarium Niche	\$1200	\$1200	\$1500 \$1300	\$1500	\$3000
Children Section (0-3 yrs)	\$300	\$300	\$600 \$500	\$600	\$1000
Veteran's Plot or Niche Licence Fee – subject to the Cemeteries Act					
Indigent Plot or Niche Licence Fee - subject to the Cemeteries Act					
Administration Fees					
Monument Permit – per incident April 1 st to September 30 th , weather permitting			\$100.00 \$150		
Plot/Niche Licence Application			\$100.00 \$125		
Plot/Niche Interment Application – per incident			\$100.00 \$150		
Winter In-ground Interment fee November 1 st to March 31 st			\$250		
Burial Rights Research			\$250		
Change of rightsholder or confirmation of legal representative			\$125		
Plot/Niche Licence Return			85% of current plot/niche fee + Plot/Niche Licence Application Fee		
Niche Opening and Closing – per incident			\$400		
Niche Opening and Closing – per incident Saturdays, Sundays and Statutory Holidays			\$600		
All fees subject to GST					

DEFINITIONS FOR THE PURPOSES OF PLOT AND NICHE LICENSING FEE STRUCTURE

1. **Resident Landowner (Rate Payer):** Individual who owns land and resides in Foothills County or **Town of** Diamond Valley.
2. **Absentee Non-Resident Landowner (Rate Payer):** Individual who owns land in Foothills County or **Town of** Diamond Valley but does not reside in Foothills County or **Town of** Diamond Valley.
3. **Resident Non-Landowner (Renter):** Individual who resides in Foothills County or **Town of** Diamond Valley but does not own land in Foothills County or **Town of** Diamond Valley.
4. **Non-Resident, Non-Landowner (Non - Resident):** Individual who does not reside or own land in Foothills County or **Town of** Diamond Valley.
5. **Historical Resident (Previous Resident):** Individual who resided in Foothills County, Town of Black Diamond, Town of Turner Valley, or Town of Diamond Valley for ten (10) consecutive years, but currently resides elsewhere. Proof of historical residency must be provided by the historical resident.

FEE BYLAW SCHEDULE K COUNTY CEMETERIES FEES

As contained in Bylaw ~~58/2022~~ 61/2023

COUNTY CEMETERIES FEES

Notes:

1. Plot Fees do not include Interment Fees.
2. Fees for additional services, including but not limited to third party interment services (open and closing of grave only) will be invoiced to the client at time of interment.
3. A Monument Work Permit is required for all monument fabrication, engraving, installation, repair, and columbaria niche door engraving.
4. All, but not limited to the monument and columbarium work in Note ~~4-3~~ is to be conducted by third party service providers.
5. Fees apply to all cemeteries owned by Foothills County.

Plot/Niche Licence Fees

All cemeteries owned by Foothills County

	Resident				Non-Resident
	Resident Landowner	Non-Resident Absentee Landowner	Resident Non-Landowner	Historical Resident	Non-Resident Non-Landowner
Full Size Burial Plot	\$750	\$750	\$1000 \$950	\$1150	\$3000
Cremation Plot	\$300	\$300	\$500	\$600	\$1500
Columbarium Niche	\$1200	\$1200	\$1500 \$1300	\$1500	\$3000
Veteran's Plot or Niche Licence Fee – subject to the Cemeteries Act					
Indigent Plot or Niche Licence Fee - subject to the Cemeteries Act					

Administration Fees

Monument Permit Fee – per incident April 1 st to September 30 th , weather permitting	\$100 \$150
Plot/Niche Licence Application	\$100 \$125
Plot/Niche Interment Application – per incident	\$100 \$150
Winter In-ground Interment fee November 1st to March 31st	\$250
Burial Rights Research	\$250
Change of rightsholder or confirmation of legal representative	\$125
Plot/Niche License Return	85% of current plot/niche fee + Plot/Niche Licence Application Fee
Niche Opening and Closing - per incident	\$400
Niche Opening and Closing – per incident Saturdays, Sundays, and Statutory Holidays	\$600
All fees subject to GST	

DEFINITIONS FOR THE PURPOSES OF PLOT AND NICHE LICENSING FEE STRUCTURE

1. **Resident Landowner (Rate Payer):** Individual who owns land and resides in Foothills County or **Town of** Diamond Valley.
2. **Non-Resident Absentee Landowner (Rate Payer):** Individual who owns land in Foothills County or **Town of** Diamond Valley but does not reside in Foothills County or **Town of** Diamond Valley.
3. **Resident Non-Landowner (Renter):** Individual who resides in Foothills County or **Town of** Diamond Valley but does not own land in Foothills County or **Town of** Diamond Valley.
4. **Non-Resident, Non-Landowner (Non - Resident):** Individual who does not reside or own land in Foothills County or **Town of** Diamond Valley.
5. **Historical Resident (Previous Resident):** Individual who resided in Foothills County, Town of Black Diamond, Town of Turner Valley, or Town of Diamond Valley for ten (10) consecutive years, but currently resides elsewhere. Proof of historical residency must be provided by the historical resident.

**FEE BYLAW SCHEDULE L
FOOTHILLS PATROL RATES AND FEES**

As contained in Bylaw ~~58/2022~~ 61/2023

FOOTHILLS PATROL RATES AND FEES

Foothills Patrol – Community Peace Officers	
Peace Officer Special Event Pay Duty <u>Hourly rate includes:</u> 1 peace officer and 1 patrol vehicle / equipment <u>Minimum call out time:</u> 4 hours	\$90.00 per hour



**PROPOSED AMENDMENTS TO FOOTHILLS COUNTY
FEE BYLAW SCHEDULE G
UTILITY RATES AND FEES**

REPORT PREPARED BY: Samantha Payne

PURPOSE

This public meeting has been scheduled to provide information on the proposed amendments to the County's Fee Bylaw Schedule G, which outlines the County's Utility Rates and Fees and to provide an opportunity for residents to provide their input. Council is also being requested to consider approval of these proposed amendments.

BACKGROUND

Foothills County currently operates 17 different water and/or wastewater systems, including 3 bulk fill stations. Over the last few years, the utility systems operated by the County have more than doubled and they are far more complex to operate. For those reasons, Council authorized a review of the County's utility rate structure and associated utility rates. This review resulted in the creation of a rate schedule to be used for setting future Utility Rates and Fees. This rate schedule was established based on the following 8 principals that were adopted by Council:

1. Due to the integrated nature of utility operations rates will be applied equally across the Municipality.
2. 10% of operational expenditures related to water and wastewater will not be re-covered through utility rates in recognition of the role facilities play in providing water security to all Foothills Residents and Businesses.
3. Revenues and Expenditures related to providing water and wastewater services to Heritage Heights Public School, St. Francis of Assisi Separate School, Red Deer Lake School and Scott Seamans Arena will not be included but dealt with separately.
4. The Wastewater Treatment retainer paid to the Town of High River will not be included.
5. Utility Rates will be adjusted to recognize the cost difference between operating a mechanical treatment plant versus a sewage lagoon system.
6. Over the next 4 to 5 years utility rates will be adjusted in order to reach the goal of collecting 50% of depreciation and placing it in a reserve for capital expenditures.
7. Offsite Levy Bylaws and/or connection fees will be utilized to recover capital costs related to new utility infrastructure or the costs incurred with the purchasing of water licences.
8. Costs related to expanding existing utility infrastructure will be recovered from the benefiting properties. Upfront payment, local improvement levies or Senior Government Grants could be utilized.

The key changes proposed for Schedule G include amendments to the water and wastewater utility rate structure, including rate increases and a few minor clerical revisions. These proposed changes are shown in red text and green text on Fee Bylaw Schedule G, which is included under Appendix A.

PUBLIC NOTICE

Notice of this public meeting was advertised in the November 29th, 2023 and December 6th, 2023 editions of the Western Wheel newspaper, on the County's website for the past 30 days and in the County's winter newsletter. To date, no comments or concerns have been received from the public on this matter.

COUNCIL ACTION REQUESTED

Council is respectfully requested to review and discuss the amendments proposed to Fee Bylaw Schedule G and should Council have no concerns, staff is requesting Council to consider the motion provided in the staff report for Part A of the Fee Bylaw Amendment Public Meeting. For ease of reference, this motion has been included below.

Requested motion:

Council grant 2nd and 3rd reading to Bylaw 61/2023 as amended to authorize an amendment to Bylaw 58/2022, being a Bylaw of Foothills County for the purpose of establishing fees, rates, and charges for services, licenses, permits and approvals provided to the public by the County, including Fee Bylaw Schedules A, B, C, D, E, F, G, H, I, J, K and L.

APPENDICES

APPENDIX A: PROPOSED AMENDMENTS TO FEE BYLAW SCHEDULE G

APPENDIX A: PROPOSED AMENDMENTS TO FEE BYLAW SCHEDULE G


FEE BYLAW SCHEDULE G Utility Rates and Fees As contained in Bylaw 58/2022 61/2023

Utility Rates and Fees – Hamlets

Municipal Water Services	January 1 st , 2024 2018	
Water Meter Size – Basic Fee	Bi-monthly Fixed Flat Rate	
Basic Fee 5/8" (15mm) meter	\$100.00 \$102.00	
3/4" (20mm) meter	\$102.00	
1" (25mm) meter	\$400.00 \$255.00	
1.5" (40mm) meter	\$535.00 \$509.00	
2" (50mm) meter	\$670.00 \$815.00	
3" (75mm) meter	\$940.00 \$1,528.00	
4" (100mm) meter	\$1,550.00 \$2,547.00	
6" (150mm) meter	\$1,900.00 \$5,093.00	
High Volume Users in Highway 2a Corridor exceeding 10,000 m ³ / year	Rates in accordance with Foothills Utility Agreement	
No meter	\$611.00	
UNMETERED WATER RATE Consumers who refuse to install a meter, or refuse to allow repair of a meter, or have a non-approved meter will be charged a service fee not less than 6X the applicable current service fee for water, or will be denied service.		
Water Usage m ³	cu. m.	
Tier 1 (0-25 m ³) cu. m.	\$1.50 \$1.53	
Tier 2 (26-50 m ³) cu. m. Applies to Residential Only	\$2.90 \$2.96	
Tier 3 (51-75 m ³) cu. m. Applies to Residential Only	\$4.30 \$6.50	
75+ cu. m.	\$5.15	
Bulk Fill Rate	\$5.00 \$5.00	
Wastewater costs set at:	60% of water fees	
Wastewater Meter Size – Basic Fee	Lagoon	Mechanical
5/8" (15mm) meter	\$60.00	\$70.00
3/4" (20mm) meter	\$60.00	\$70.00
1" (25mm) meter	\$150.00	\$175.00
1.5" (40mm) meter	\$300.00	\$350.00
2" (50mm) meter	\$480.00	\$560.00
3" (75mm) meter	\$900.00	\$1,050.00
4" (100mm) meter	\$1,500.00	\$1,750.00
6" (150mm) meter	\$3,000.00	\$3,500.00
No Meter	\$360.00	\$420.00
Wastewater Usage m ³	Lagoon	Mechanical
Tier 1 (0-25 m ³)	\$0.92	\$1.05
Tier 2 (26-50 m ³) Applies to Residential Only	\$1.77	\$1.90
Tier 3 (51-75 m ³) Applies to Residential Only	\$2.63	\$3.00

RECOVERY OF WATER LICENCE PURCHASES	
	Connection Fee
5/8" (15mm) water meters	\$1200.00
3/4" (20mm) water meters	\$1600.00
1" (25mm) water meters	\$2000.00
1.5" (40mm) water meters	\$3200.00
2" (50mm) water meters	\$4000.00
3" (75mm) water meters	\$6000.00
4" (100mm) water meters	\$8000.00
6" (150mm) water meters	\$12,000.00
Rates for existing Communities requiring additional licence will be set by Foothills Council.	
Water and Wastewater Connection Fees Adjacent to Existing Service	
	Connection Fee
Refundable damage deposit	\$2500.00
Residential Water Service Connection Fee plus water meter and installation	\$150.00 + gst + meter and installation costs
Commercial and Industrial Water Service Connection Fee plus water meter and installation	\$300.00 + gst + meter and installation costs
Option #1: Residential Connection Fee on Millarville Water Line	\$15,000.00 + meter and installation costs
Option #2: Residential Connection Fee on Millarville Water Line	\$15,000.00 paid by-monthly over a 10 year term based on 3.85% interest rate + meter installation costs
Residential Wastewater Service Connection	\$150.00 + gst
Commercial and Industrial Wastewater Connection Fee	\$300.00 + gst
Solid Waste Collection, bi-monthly	
	Fee
July 1 st , 2019	\$34.00
Other Service	
Hawk's Landing Service Surcharge	\$50.00 Monthly
Penalties	
Late Payment Penalties on outstanding utility account balance	2%

**MISCELLANEOUS PLANNING ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
SECOND AND THIRD READING TO BYLAW 33/2023
December 13th, 2023**

SECOND AND THIRD READING TO BYLAW 33/2023		
APPLICATION INFORMATION	FILE NO. 23R008	
	LEGAL DESCRIPTION: Plan 0613506, Block 1, Lot 2, PTN: NW 14-21-29-W4M	
	LANDOWNERS: 924637 Alberta Ltd.	
	AGENT: Township Planning and Design / Kristi Beunder	
	AREA OF SUBJECT LANDS: 69.96 Acres	
	CURRENT LAND USE: Agricultural District	
	PROPOSED LAND USES: Country Residential District, Municipal Land/Reserve District, and Environmental Reserve.	
PROPOSAL: REDESIGNATION WITH DENSITY BONUSING Request for redesignation from the Agricultural District, to allow the future subdivision of eighteen (18), 2.15 +/- acre to 2.35 +/- acre, Country Residential District lots, with an approximate 20% over dedication of Municipal Land/Reserve District, equal to 14.86 +/- acres, and a 9.74 +/- acre Environmental Reserve with a density bonus, from Plan 0613506, Block 1, Lot 2, PTN: NW 14-21-29-W4M.		
DIVISION NO: 4	COUNCILLOR: Suzanne Oel	FILE MANAGER: Theresa Chipchase

PURPOSE OF REQUEST

Request to Council to provide second and third reading to Bylaw 33/2023, **as all conditions put forth with first reading and amendments to first reading of this bylaw have been complied with.**

BACKGROUND

Location

The parcel is located 9.5 kilometres northeast of the Town of Okotoks, 2.0 kilometres south of Hwy 552, approximately one kilometre north of 306th Avenue East and is directly east of 48th Street East.

Pertinent Site Considerations

The parcel is rolling cropland throughout, excepting out an area along the north boundary within the northeast corner where a large stand of aspen, willow and buckbrush is located. This suggests a higher water table could exist in this area, fed from overland drainage channels which run from south to north off the hillside along the south boundary. The extreme northeast corner of the parcel also contains a small section of steeper slopes.

PREVIOUS COUNCIL DIRECTION

May 24th, 2023, Bylaw 33/2023 – application approved by Council granting first reading to Bylaw 33/2023, under the following motion:

Bylaw 33/2023 was introduced into the meeting to authorize the redesignation of Plan 0613506, Block 1, Lot 2; Ptn. NW 14-21-29 W4M from Agricultural District to Country Residential District, Environmental Reserve and Municipal Reserve to allow the future subdivision of eighteen (18) 2.15 +/- acre to 2.35 +/- acre Country Residential District lots, one (1) 9.75 +/- acre Environmental Reserve, one (1) 0.80 +/- Public Utility Lot, one (1) 2.15 +/- acre Municipal Land/Reserve lot, one (1) 5.08 +/- acre Municipal Land/Reserve parcel and one (1) 6.83 +/- acre Municipal Land/Reserve parcel (Pathway) with a density bonus.

In their consideration of the criteria noted in Agriculture Policy 4 of the MDP2010, Council is of the opinion that fragmentation of the subject lands would not be detrimental to the agricultural nature of the area.

In their consideration of the criteria noted in Residential Policy 3 of the MDP2010, Council is of the opinion the lands are suitable for residential use and are compatible with the surrounding area and the existing land uses.

The eighteen proposed 2.15 +/- to 2.35 +/- acre parcels shall be designated as Country Residential Sub-District "A" to ensure that the recommendations and restrictions as outlined in the building envelopes, lot grading plans, comprehensive site drainage plan, storm water management plan, septic disposal evaluations and slope stability report (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 \$5000.00 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. Applicant to fully execute and comply with all requirements as outlined within a Development Agreement for the purposes of construction of all internal transportation infrastructure, any necessary external transportation upgrades, storm water management, grading, drainage and payment of community sustainability fee (for all lots proposed) and any other necessary municipal and on-site improvements as required by Council and/or the Public Works department;
2. County administration is to review 48th Street and proposed options for potential upgrades to Council for their consideration prior to 2nd reading.
3. Proof of adequate water supply is to be provided for all lots proposed, in accordance with the Provincial Water Act, to the satisfaction of the County;
4. Site plan to be provided which identifies building envelopes, for all lots proposed, which meets 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;
5. Storm Water Management Plan to be provided for the subject lands, to the satisfaction of the Public Works department, as a condition of subdivision;
6. Comprehensive Site Drainage Plan to be provided for the subject lands, to the satisfaction of the Public Works department, as a condition of subdivision;
7. Lot Grading Plans to be provided for all lots proposed, to the satisfaction of the Public Works department, as a condition of subdivision;
8. Geotechnical Report completed in accordance with Municipal standards to be provided for high water table testing for all lots proposed, to the satisfaction of the Public Works department, as a condition of subdivision;
9. Septic Disposal Evaluations to be provided for all lots proposed, in accordance with Part 2 Section 6(4)(b) of the Matters Related to Subdivision and Development Regulation, to the satisfaction of the Public Works department, as a condition of subdivision;

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

THE BYLAW WAS PASSED FOR ONE READING

October 11th, 2023, Amendment to Bylaw 33/2023 – Council amended Condition #2 of the first reading provided to Bylaw 33/2023 requiring the applicant to:

“ Fully execute and comply with all requirements as outlined within a Development Agreement for the purposes of construction of all internal transportation infrastructure (the internal road required to provide access to all proposed lots, MR lands, ER lands and the PUL) and a contribution of \$3000,000.00 towards paving of 48th Street East north from the proposed internal road, stormwater management, grading, drainage and payment of community Sustainability fee (for all lots proposed) and any other necessary municipal and on-site improvements as required by Council and/or the Public Works department.”

REQUEST TO COUNCIL

The applicant's agent has provided the County with a revised site plan which has eliminated the Public Utility lot in favour of managing stormwater on each of the individual lots as proposed. Stormwater management is to be provided as a condition of the subdivision approval, to the satisfaction of the County's public works department.

NOTE: The County's public works department has reviewed the revised plan and has no concerns with it as presented.

AMENDMENTS REQUESTED TO BYLAW 39/2023:

Should Council choose to support removal of the Public Utility lot from the approval, staff respectfully requests Council's consideration of the following minor amendments to Bylaw 33/2023, as shown below in red:

“Bylaw 33/2023 was introduced into the meeting to authorize the redesignation of Plan 0613506, Block 1, Lot 2; Ptn. NW 14-21-29 W4M from Agricultural District to Country Residential District, Environmental Reserve and Municipal Reserve to allow the future subdivision of eighteen (18) 2.15 +/- acre to 2.35 +/- acre Country Residential District lots, one (1) 9.75 +/- acre Environmental Reserve, ~~one (1) 0.80 +/- Public Utility Lot~~, one (1) 2.15 +/- acre Municipal Land/Reserve lot, one (1) ~~5.08~~ 5.88 +/- acre Municipal Land/Reserve parcel and one (1) 6.83 +/- acre Municipal Land/Reserve parcel (Pathway) with a density bonus.

In their consideration of the criteria noted in Agriculture Policy 4 of the MDP2010, Council is of the opinion that fragmentation of the subject lands would not be detrimental to the agricultural nature of the area.

In their consideration of the criteria noted in Residential Policy 3 of the MDP2010, Council is of the opinion the lands are suitable for residential use and are compatible with the surrounding area and the existing land uses.

The eighteen proposed 2.15 +/- to 2.35 +/- acre parcels shall be designated as Country Residential Sub-District "A" to ensure that the recommendations and restrictions as outlined in the building envelopes, lot grading plans, comprehensive site drainage plan, storm water management plan, septic disposal evaluations and slope stability report (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 \$5000.00 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 33/2023, two options have been provided for Council's consideration.

OPTION 1 – 2ND AND 3RD READING WITHOUT AMENDMENTS:

Request to Council to consider second and third reading to Bylaw 33/2023 to authorize the redesignation of Plan 0613506, Block 1, Lot 2; Ptn. NW 14-21-29 W4M from Agricultural District to Country Residential District, Environmental Reserve and Municipal Reserve to allow the future subdivision of eighteen (18) 2.15 +/- acre to 2.35 +/- acre Country Residential District lots, one (1) 9.75 +/- acre Environmental Reserve, one (1) 0.80 +/- Public Utility Lot, one (1) 2.15 +/- acre Municipal Land/Reserve lot, one (1) 5.08 +/- acre Municipal Land/Reserve parcel and one (1) 6.83 +/- acre Municipal Land/Reserve parcel (Pathway) with a density bonus.

In their consideration of the criteria noted in Agriculture Policy 4 of the MDP2010, Council is of the opinion that fragmentation of the subject lands would not be detrimental to the agricultural nature of the area.

In their consideration of the criteria noted in Residential Policy 3 of the MDP2010, Council is of the opinion the lands are suitable for residential use and are compatible with the surrounding area and the existing land uses.

The eighteen proposed 2.15 +/- to 2.35 +/- acre parcels shall be designated as Country Residential Sub-District "A" to ensure that the recommendations and restrictions as outlined in the building envelopes, lot grading plans, comprehensive site drainage plan, storm water management plan, septic disposal evaluations and slope stability report (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 \$5000.00 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 WITH AMENDMENTS:

Request to Council to consider second and third reading to Bylaw 39/2023 for the redesignation of Plan 0613506, Block 1, Lot 2; Ptn. NW 14-21-29 W4M from Agricultural District to Country Residential District, Environmental Reserve and Municipal Reserve to allow the future subdivision of eighteen (18) 2.15 +/- acre to 2.35 +/- acre Country Residential District lots, one (1) 9.75 +/- acre Environmental Reserve, ~~one (1) 0.80 +/- Public Utility Lot,~~ one (1) 2.15 +/- acre Municipal Land/Reserve lot, one (1) ~~5.08~~ 5.88 +/- acre Municipal Land/Reserve parcel and one (1) 6.83 +/- acre Municipal Land/Reserve parcel (Pathway) with a density bonus.

In their consideration of the criteria noted in Agriculture Policy 4 of the MDP2010, Council is of the opinion that fragmentation of the subject lands would not be detrimental to the agricultural nature of the area.

In their consideration of the criteria noted in Residential Policy 3 of the MDP2010, Council is of the opinion the lands are suitable for residential use and are compatible with the surrounding area and the existing land uses.

The eighteen proposed 2.15 +/- to 2.35 +/- acre parcels shall be designated as Country Residential Sub-District "A" to ensure that the recommendations and restrictions as outlined in the building envelopes, lot grading plans, comprehensive site drainage plan, storm water management plan, septic disposal evaluations and slope stability report (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 \$5000.00 deposit as a pre-release condition to ensure compliance of all conditions of the development permit will be required.

APPENDICES

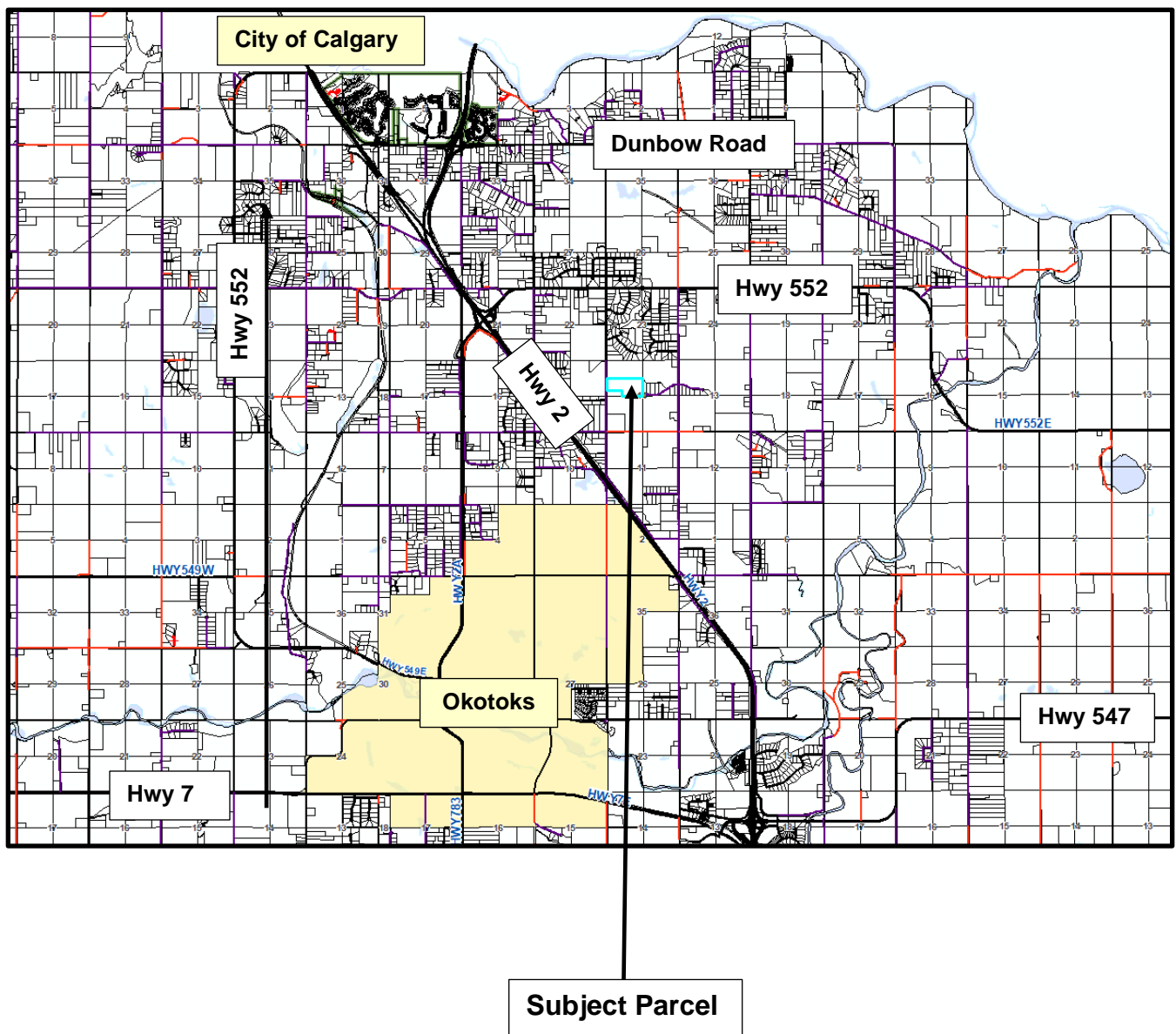
APPENDIX A - MAP SET:

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

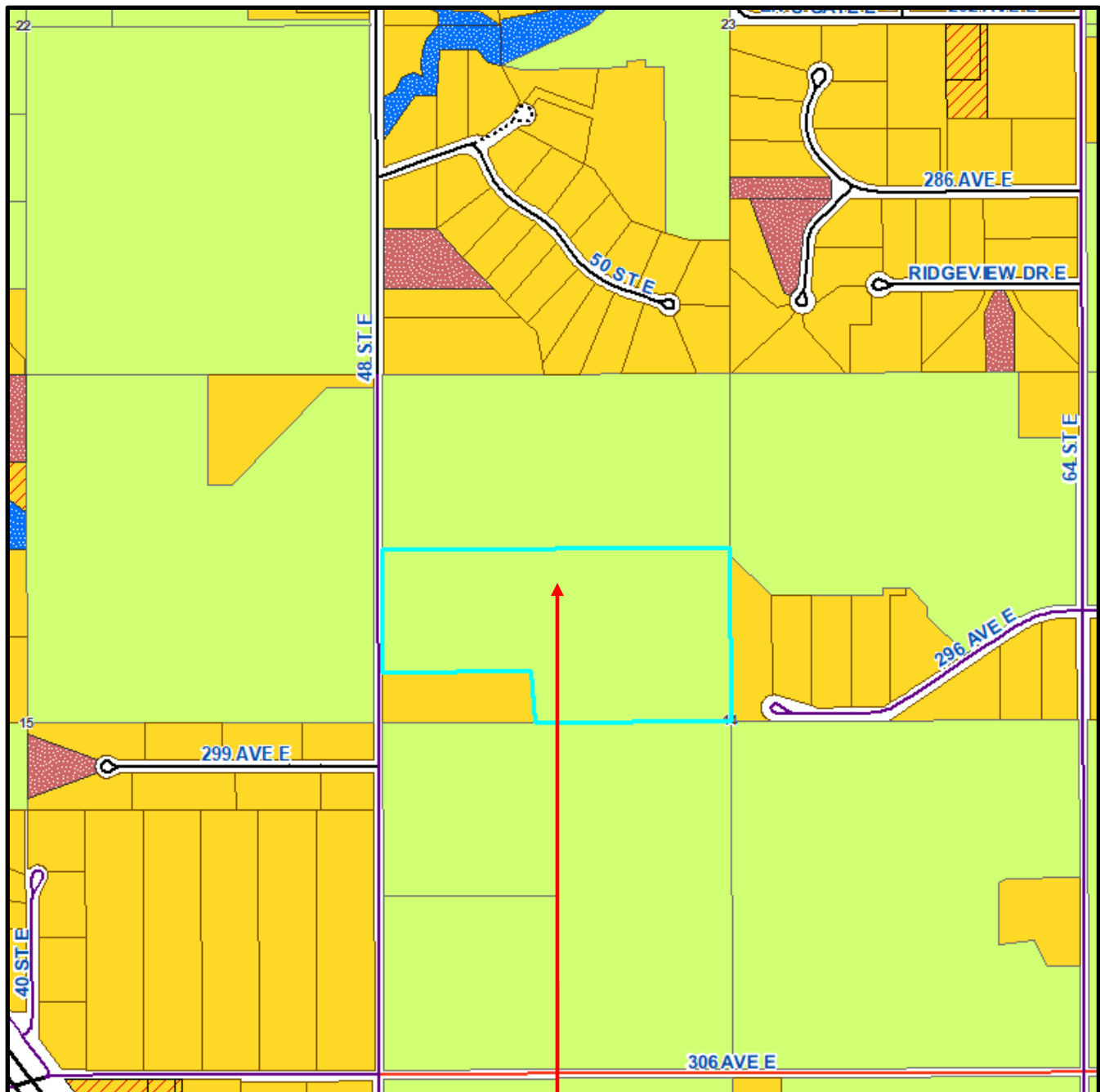
APPENDIX B:

BYLAW WITH FIRST READING

APPENDIX A: LOCATION MAP



APPENDIX A: HALF MILE MAP – LAND USE

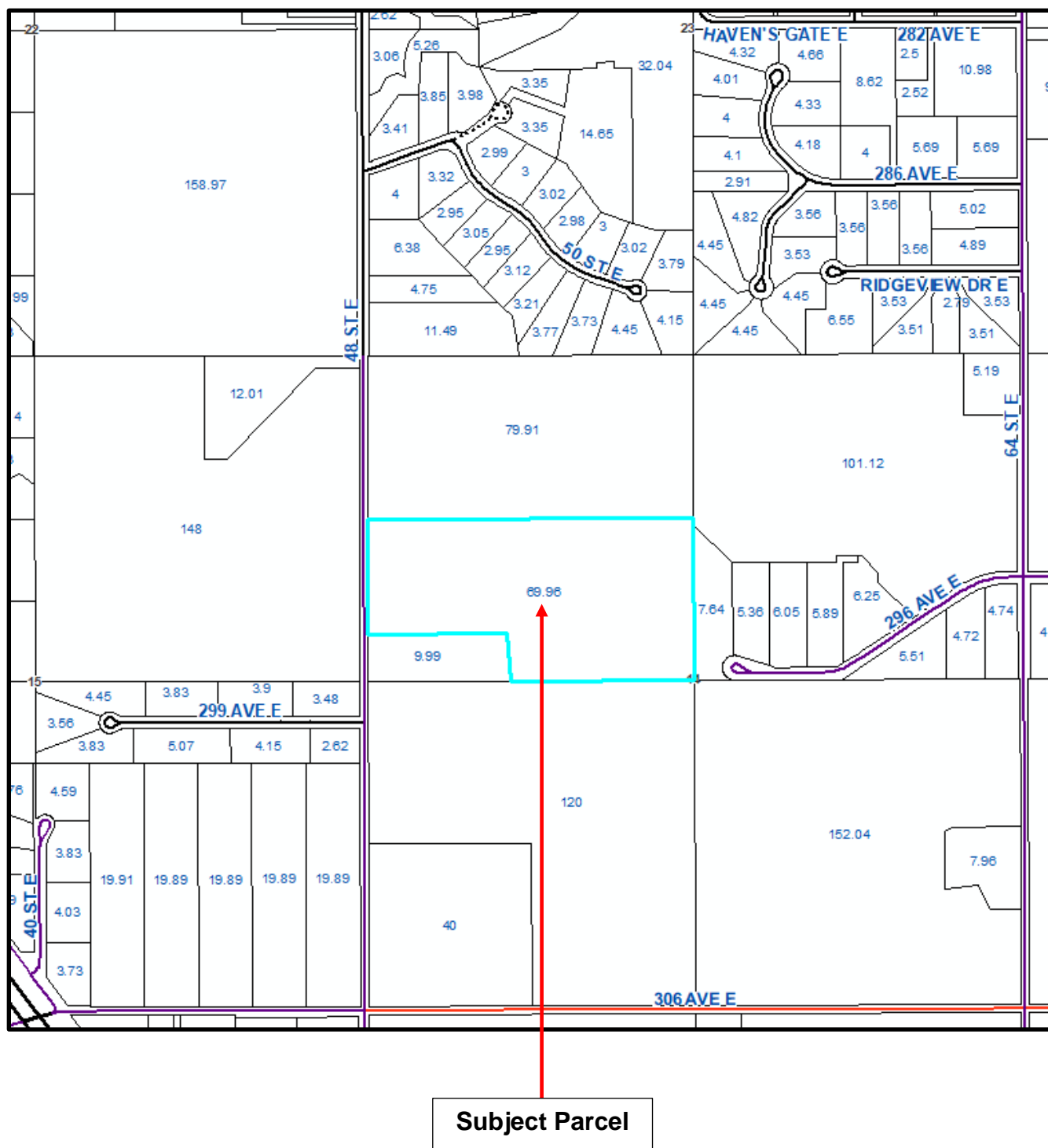


Subject Parcel

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: ORIGINAL SITE PLAN (WITH PUL INDICATED IN BLUE)



APPENDIX A: REVISED SITE PLAN (WITH PUL REMOVED)



APPENDIX A: ORTHO PHOTO



BYLAW 33/2023

**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 Plan 0613506, Block 1, Lot 2; Ptn. NW 14-21-29 W4M from Agricultural District to Country Residential District, Environmental Reserve and Municipal Reserve to allow the future subdivision of eighteen (18) 2.15 +/- acre to 2.35 +/- acre Country Residential District lots, one (1) 9.75 +/- acre Environmental Reserve, one (1) 0.80 +/- Public Utility Lot, one (1) 2.15 +/- acre Municipal Land/Reserve lot, one (1) 5.08 +/- acre Municipal Land/Reserve parcel and one (1) 6.83 +/- acre Municipal Land/Reserve parcel (Pathway) with a density bonus.

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

1. Land Use Map No. 2129 is amended by redesignating Plan 0613506, Block 1, Lot 2; Ptn. NW 14-21-29 W4M from Agricultural District to allow the future subdivision of eighteen (18) 2.15 +/- acre to 2.35 +/- acre Country Residential District lots, one (1) 9.75 +/- acre Environmental Reserve, one (1) 0.80 +/- Public Utility Lot, one (1) 2.15 +/- acre Municipal Land/Reserve lot, one (1) 5.08 +/- acre Municipal Land/Reserve parcel and one (1) 6.83 +/- acre Municipal Land/Reserve parcel (Pathway).
2. This Bylaw shall have effect on the date of its third reading and upon being signed.

FIRST READING: May 24, 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 (BOUNDARY ADJUSTMENT)
December 13, 2023**

REQUEST FOR SUBDIVISION APPROVAL	
APPLICATION INFORMATION	FILE NO. F2104-35NW
	<p>LEGAL DESCRIPTIONS: Parcel #1: Ptn. NW 35-21-04 W5M Parcel #2: Ptn. SW 35-21-04 W5M</p> <p>AGENT: Global Raymac Surveys</p> <p>LANDOWNERS: Parcel #1: Michael & Donna Kanovsky Parcel #2: Michael & Donna Kanovsky</p> <p>EXISTING PARCELS: Parcel #1: 159 acres Parcel #2: 160 acres</p> <p>CURRENT LAND USES: Parcel #1: Agricultural District Parcel #2: Agricultural District</p>
<p>PROPOSAL: Boundary adjustment, resulting in one +/- 154.84-acre parcel being Parcel #1: Ptn. NW 35-21-04 W5M, and one +/- 164.16-acre parcel being Parcel #2: Ptn. SW 35-21-04 W5M</p>	
<p>DIVISION NO: 3</p>	<p>COUNCILLOR: Barb Castell</p>
<p>FILE MANAGER: Brittany Smith</p>	

EXECUTIVE SUMMARY:

Proposal:

Subdivision application for the purposes of a boundary adjustment, which proposes to subtract +/- 4.16 acres from Ptn. NW 35-21-04 W5M (Parcel #1) and add it to Ptn. SW 35-21-04 W5M (Parcel #2). The boundary adjustment will result in the following changes to the existing parcel sizes:

- **Parcel #1: Ptn. NW 35-21-04 W5M** – 159 ac. to +/- 154.84 ac.
- **Parcel #2: Ptn. SW 35-21-04 W5M** – 160 ac. to +/- 164.16 ac.

There will be no land use changes as a result of this boundary adjustment.

Location:

The subject parcels are located approximately 300m northwest of Plummers Road W, and 175m northwest of Highway 762.

Policy Evaluation:

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

Referral Considerations:

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

SITE CONSIDERATIONS:

Access:

Parcel #1: Ptn. NW 35-21-04 W5M: is currently accessed from an existing approach via a blanket easement over 2 other separately titled parcels being, NE 26-21-04 W5M and E 35-21-04 W5M. The easement and right-of-way agreements were put in place in 2004 and 2020, for the benefit of the subject quarter section. The County is not party to either easement agreement.

Parcel #2: Ptn. SW 35-21-04 W5M: is currently accessed from an existing approach via a blanket easement over 2 other separately titled parcels being, NE 26-21-04 W5M and E 35-21-04 W5M. The easement and right-of-way agreements were put in place in 2004 and 2020, for the benefit of the subject quarter section. The County is not party to either easement agreement.

The above noted access locations and easement information are identified on the Ortho Map found in Appendix A. No changes to the existing approaches are proposed or required to support this boundary adjustment, however Council may wish to consider the following option should Council have any concerns regarding the existing access easements and with review of comments provided by Public Works in the below referral agency circulation section.

Option: Require as a condition of subdivision that the landowners fully execute a Municipal Development Agreement(s) for the purpose of construction of a portion of either the road allowance to the North/East or the road allowance to the West to provide access to the subject parcels in the event that the benefitting parties of the access easement wish to have access to a developed public roadway or should any future issues arise with the access easements. Any road construction would be at no expense to the Municipality and shall be constructed to the standards that are adopted by the Municipality at the time of road construction at the sole cost of the landowners.

Physiography:

The subject parcels are generally covered with rolling to steep hills throughout.

Existing Development:

Parcel #1: Ptn. NW 35-21-04 W5M: This parcel includes two dwellings and one garage.

Parcel #2: Ptn. SW 35-21-04 W5M: This parcel includes a dwelling, a shop, and two wood sheds.

MUNICIPAL RESERVE:

Parcel #1: Ptn. NW 35-21-04 W5M & Parcel #2: Ptn. SW 35-21-04 W5M: Section 663(b) of the Municipal Government Act and Section I.b. of the County's Municipal Reserve Policy provide that reserves are not required when land is to be subdivided into lots of 39.5 acres (16 hectares) or more and is to be used only for agricultural purposes.

REFERRAL CONSIDERATIONS:

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works	No upgrades to access at this time. Recommend keeping access with an easement due to difficult road development. Access from road allowance would be at cost of the landowner if needed. Council may decide to put in a development agreement should they see fit. Alternate access to the subject properties that would not require the benefit of access easements could potentially be achieved as follows:

CIRCULATION REFERRALS	
	<p>Construction of the Road Allowance to the West. This option would likely be costly as it would require re-engineering of the curve of Hwy 762 to join the Road Allowance.</p> <p>Construction of the Road Allowance from the East up to the North Road Allowance would be possible and most cost effective.</p>
EXTERNAL	
Alberta Transportation and Economic Corridors	<p>Alberta Transportation and Economic Corridors offers the following comments and observations with respect to the proposed boundary adjustment:</p> <p>The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation due to the proximity of Highway 762.</p> <ul style="list-style-type: none"> • The requirements of Section 18 of the regulation are met. Therefore, no variance of Section 18 of the Regulation is required. • The requirements of Section 19 of the regulation are met. Therefore, no variance of Section 19 of the Regulation is required.
FORTIS, TELUS, ATCO Pipelines / ATCO Gas	No concerns
PUBLIC	
Landowners (adjacent)	No Submissions

POLICY EVALUATION:

Municipal Development Plan 2010 (MDP2010):

The application generally meets the intent of the Agricultural section of the MDP2010, noting policy 2 and 4 which supports maintaining the integrity of the agricultural land base and discourages the fragmentation without thoughtful consideration of the impact the proposal will have on the existing agricultural uses within the County.

Land Use Bylaw 60/2014:

The application meets the density requirements and lot size restrictions as set out in Section 12.1.6.2 of the Agricultural District within the municipality's Land Use Bylaw.

Growth Management Strategy:

The subject parcel is located within the Northwest District of the Growth Management Strategy. The vision for the Northwest District identifies that lands could likely accommodate minimal to moderate growth in the form of both country residential and cluster residential development.

REQUEST OF THE SUBDIVISION APPROVING AUTHORITY:

OPTION #1: APPROVAL

The Subdivision Approving Authority may choose to approve the subdivision application for the purpose of a boundary adjustment, whereby +/- 4.16 acres from Parcel #1: Ptn. NW 35-21-04 W5M would be consolidated into Parcel #2: Ptn. SW 35-21-04 W5M, resulting in one +/- 154.84 acre parcel (Parcel #1) and one +/- 164.16 acre parcel (Parcel #2). Should Council choose to approve the proposed subdivision, the following motion has been provided for consideration:

The boundary adjustment has been evaluated in terms of Section 654 of the Municipal Government Act and Sections 9 and 20 of the Matters Related to Subdivision and Development Regulation; therefore, it is recommended that the application be approved as per the tentative plan for the following reasons:

- The application is consistent with Sections 9 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 as no variance is required to Sections 18 and 19 of the Regulation.

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

Recommended Conditions:

1. Boundary adjustment and consolidation 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 adjusted parcels and that the site plan is surveyed according to municipal setback requirements;
3. Landowners are to provide all utility easements and agreements, to the satisfaction of the County and the utility companies;
4. Public Reserve: In accordance with Section 663(b) of the Municipal Government Act and Section I.b. of the County's Municipal Reserve Policy, reserves are not required to be provided for the subject Agricultural District Parcels;
5. Landowners are to pay all arrears of taxes on the existing parcels prior to finalization of the subdivision;
6. Submission of subdivision endorsement fees;

APPENDICES:

APPENDIX A: MAP SET

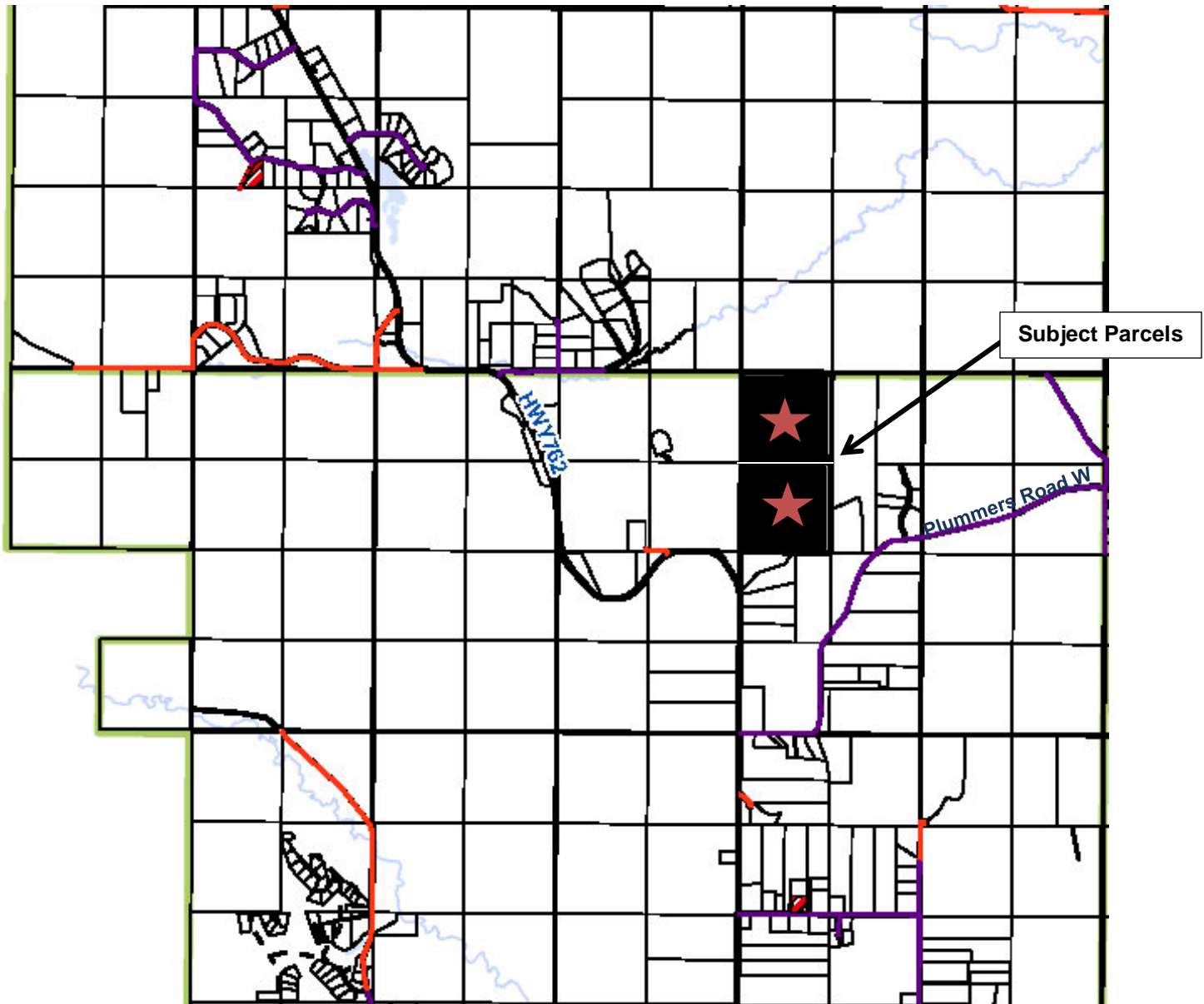
LOCATION MAP

LAND USE MAP

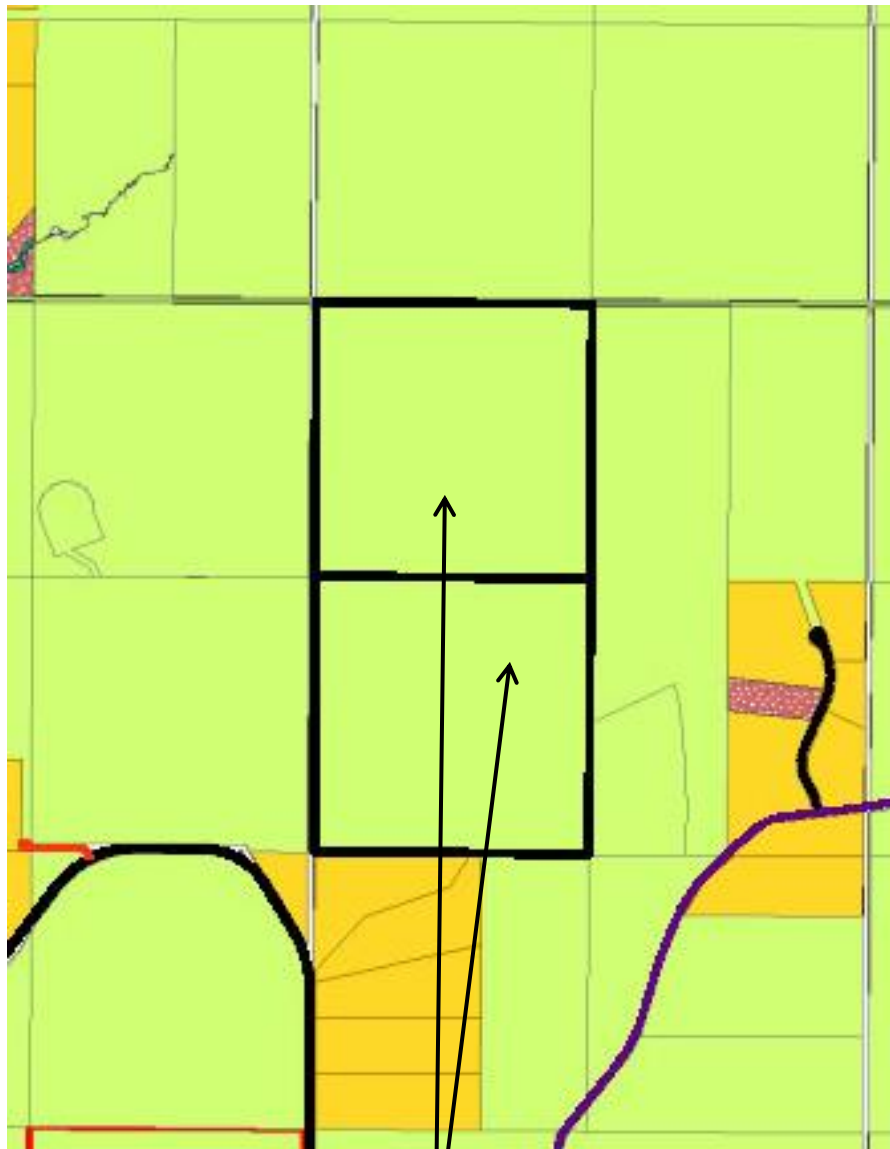
HALF MILE MAP & PARCEL SIZES

SITE PLAN

ORTHO PHOTO



APPENDIX A: LAND USE MAP

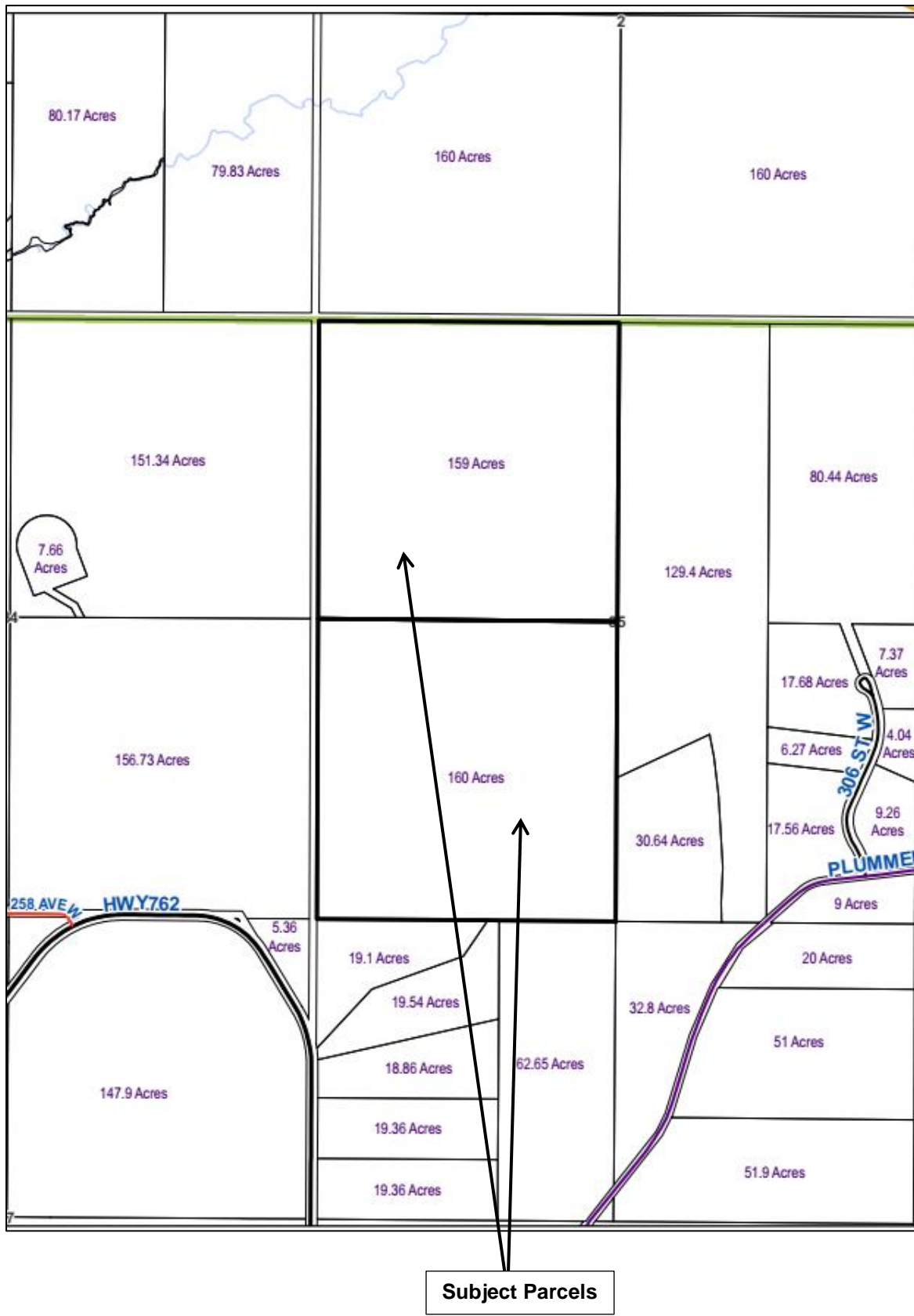


Subject Parcels

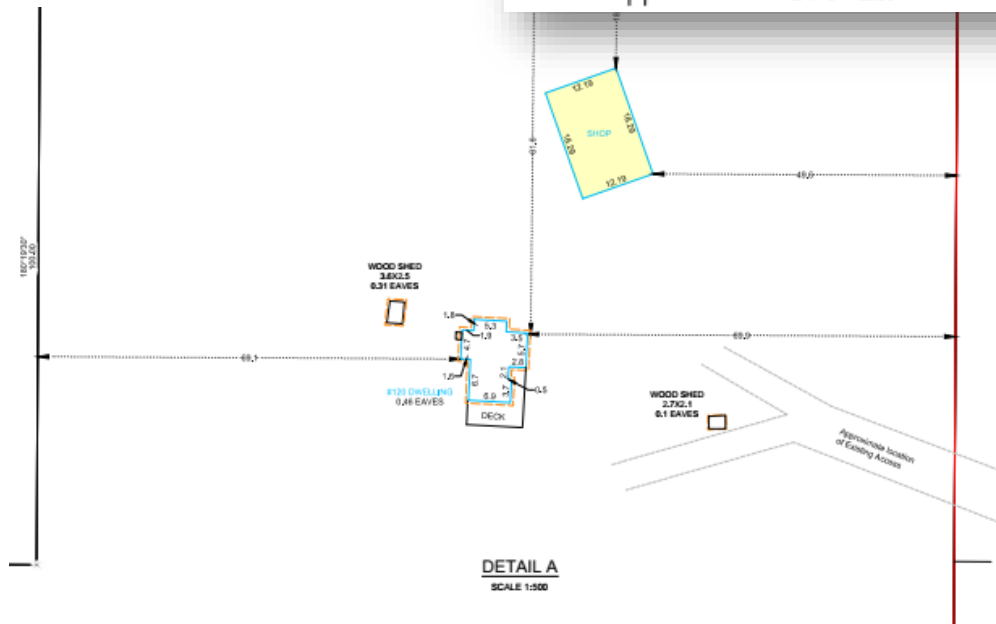
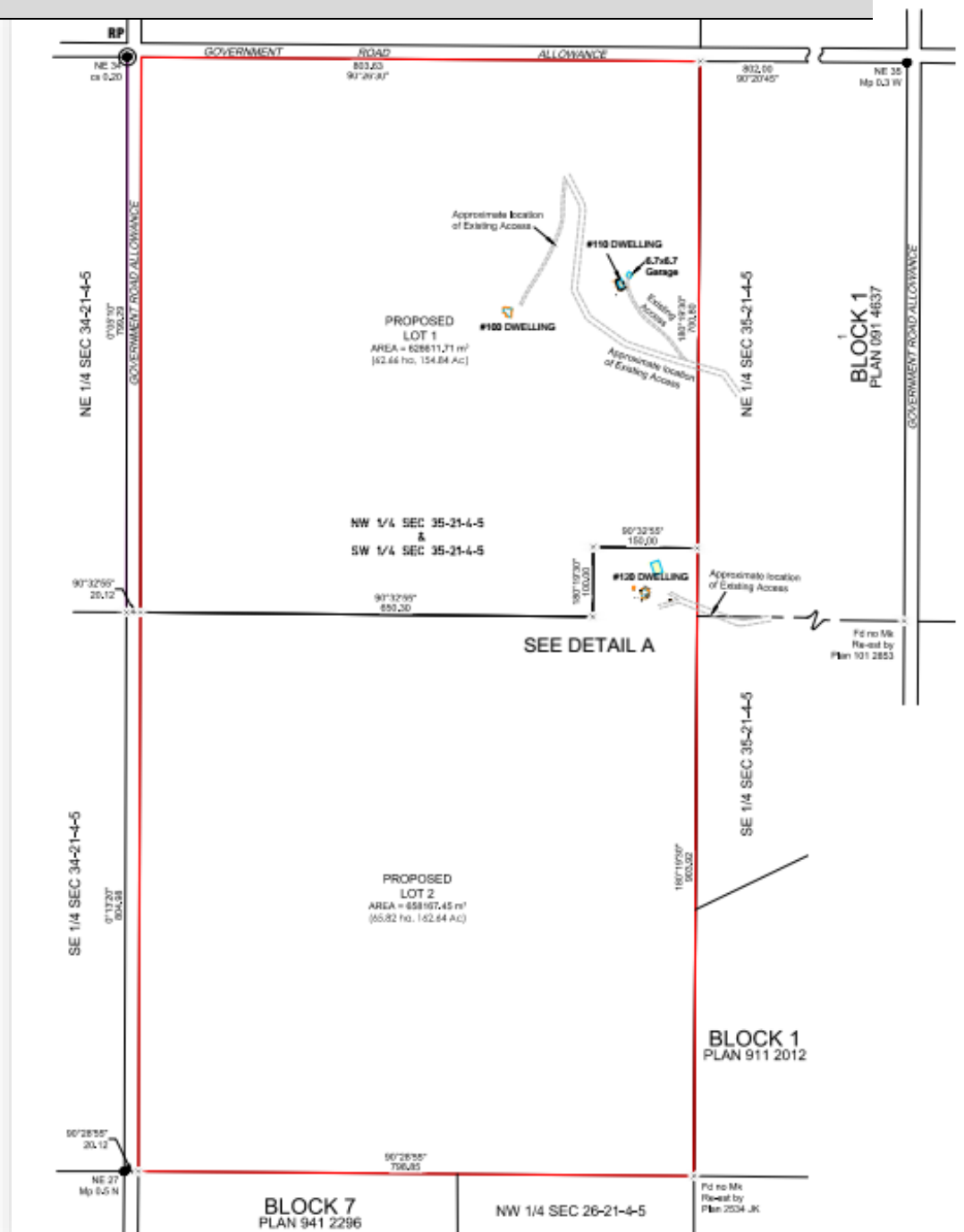
Legend

— Hard Surface (Chip/oil)	DC - Direct Control	MR- Municipal Reserve
... Developer Gravel	HR- Hamlet Residential	
— Gravel	HRA-Hamlet Residential Sub A	
— Pavement	CMC- Community Commercial	
⚡ In Transition	PUL- Public Utility	
A- Agricultural	FPJ-Federal/ Provincial District	
CR- Country Residential	SD- Service District	
CRA- Country Residential Sub A	ER- Environmental Reserve	

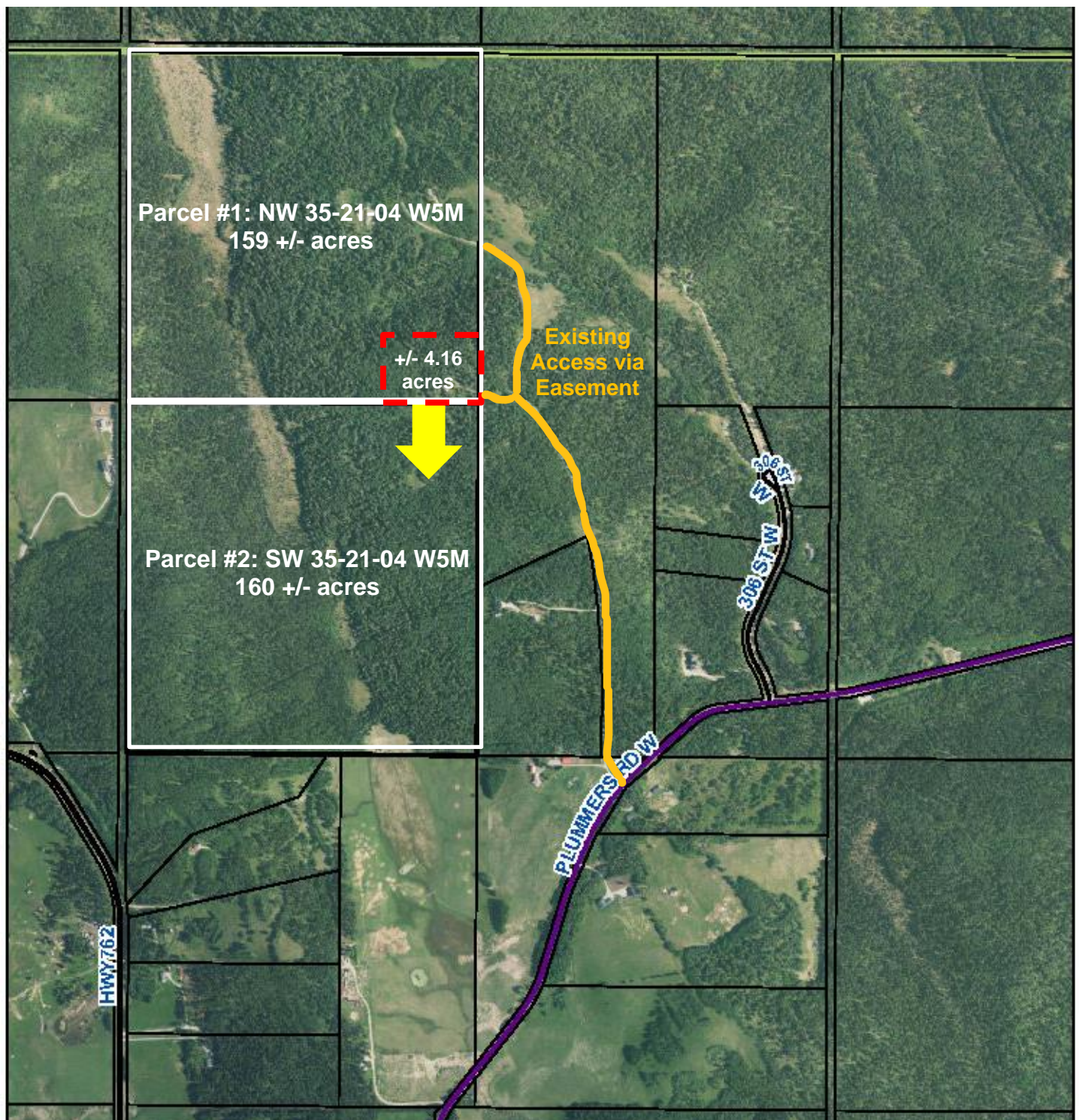
APPENDIX A: HALF MILE MAP – PARCEL SIZES




APPENDIX A: SITE PLAN



APPENDIX A: ORTHO PHOTO



**SUBDIVISION APPROVING AUTHORITY ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
SUBDIVISION APPROVAL
December 13th, 2023**

REQUEST FOR SUBDIVISION APPROVAL		
APPLICATION INFORMATION	FILE NO. F2129-14NW	
	LEGAL DESCRIPTION: Plan 0613506, Block 1, Lot 2, PTN: NW 14-21-29-W4M	
	LANDOWNER: 924637 Alberta Ltd.	
	AGENT: Township Planning and Design Inc. / Kristi Beunder	
	AREA OF SUBJECT LANDS: 69.96 acres	
	CURRENT LAND USE: Agricultural District	
	PROPOSED LAND USES: Country Residential District, Municipal Land/Reserve District, and Environmental Reserve.	
PROPOSAL: Subdivision of eighteen (18), 2.15 +/- acre to 2.35 +/- acre, Country Residential District lots, with an approximate 20% over dedication of Municipal Land/Reserve District, equal to 14.86 +/- acres, along with a 9.74 +/- acre Environmental Reserve from Plan 0613506, Block 1, Lot 2, PTN: NW 14-21-29-W4M.		
DIVISION NO: 7	COUNCILLOR: R.D. McHugh	FILE MANAGER: Theresa Chipchase

PURPOSE OF REQUEST

Requesting approval from the Subdivision Approving Authority for the application which proposes the subdivision of eighteen (18), 2.15 +/- acre to 2.35 +/- acre, Country Residential District lots, with an approximate 20% over dedication of Municipal Land/Reserve District, equal to 14.86 +/- acres, along with a 9.74 +/- acre Environmental Reserve from Plan 0613506, Block 1, Lot 2, PTN: NW 14-21-29-W4M.

PREVIOUS COUNCIL DIRECTION

May 24th, 2023, Bylaw 33/2023 – application approved by Council granting first reading to Bylaw 33/2023, under the following motion:

“Bylaw 33/2023 was introduced into the meeting to authorize the redesignation of Plan 0613506, Block 1, Lot 2; Ptn. NW 14-21-29 W4M from Agricultural District to Country Residential District, Environmental Reserve and Municipal Reserve to allow the future subdivision of eighteen (18) 2.15 +/- acre to 2.35 +/- acre Country Residential District lots, one (1) 9.75 +/- acre Environmental Reserve, one (1) 0.80 +/- Public Utility Lot, one (1) 2.15 +/- acre Municipal Land/Reserve parcel, one (1) 5.08 +/- acre Municipal Land/Reserve parcel and one (1) 6.83 +/- acre Municipal Land/Reserve parcel (Pathway) with a density bonus.

In their consideration of the criteria noted in Agriculture Policy 4 of the MDP2010, Council is of the opinion that fragmentation of the subject lands would not be detrimental to the agricultural nature of the area.

In their consideration of the criteria noted in Residential Policy 3 of the MDP2010, Council is of the opinion the lands are suitable for residential use and are compatible with the surrounding area and the existing land uses.

The eighteen proposed 2.15 +/- to 2.35 +/- acre parcels shall be designated as Country Residential Sub-District "A" to ensure that the recommendations and restrictions as outlined in the building envelopes, lot grading plans, comprehensive site drainage plan, storm water management plan, septic disposal evaluations and slope stability report (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 \$5000.00 deposit as a pre-release condition to ensure compliance of all conditions of the development permit will be required."

October 11th, 2023, Amendment to Bylaw 33/2023 – Council amended Condition #2 of the first reading provided to Bylaw 33/2023 requiring the applicant to:

"Fully execute and comply with all requirements as outlined within a Development Agreement for the purposes of construction of all internal transportation infrastructure (the internal road required to provide access to all proposed lots, MR lands, ER lands and the PUL) and a contribution of \$3000,000.00 towards paving of 48th Street East north from the proposed internal road, stormwater management, grading, drainage and payment of community Sustainability fee (for all lots proposed) and any other necessary municipal and on-site improvements as required by Council and/or the Public Works department."

December 13, 2023, Bylaw 33/2023 - Council gave third and final reading to Bylaw 33/2023 authorizing the redesignation of Plan 0613506, Block 1, Lot 2; Ptn. NW 14-21-29 W4M from Agricultural District to Country Residential District, Environmental Reserve and Municipal Reserve to allow the future subdivision of eighteen (18) 2.15 +/- acre to 2.35 +/- acre Country Residential District lots, one (1) 9.74 +/- acre Environmental Reserve, one (1) 2.15 +/- acre Municipal Land/Reserve lot, one (1) 5.88 +/- acre Municipal Land/Reserve parcel and one (1) 6.83 +/- acre Municipal Land/Reserve parcel (Pathway) with a density bonus.

"In their consideration of the criteria noted in Agriculture Policy 4 of the MDP2010, Council is of the opinion that fragmentation of the subject lands would not be detrimental to the agricultural nature of the area.

In their consideration of the criteria noted in Residential Policy 3 of the MDP2010, Council is of the opinion the lands are suitable for residential use and are compatible with the surrounding area and the existing land uses.

The eighteen proposed 2.15 +/- to 2.35 +/- acre parcels shall be designated as Country Residential Sub-District "A" to ensure that the recommendations and restrictions as outlined in the building envelopes, lot grading plans, comprehensive site drainage plan, storm water management plan, septic disposal evaluations and slope stability report (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 \$5000.00 deposit as a pre-release condition to ensure compliance of all conditions of the development permit will be required."

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works	<p>Public Works is requesting the following for all proposed Country Residential District lots (Lots 1-18), as conditions of subdivision:</p> <ol style="list-style-type: none"> 1. Stormwater Management Plan 2. Geotechnical for Slope Stability (for those lots 30 meters or closer to slopes in excess of 15%) 3. Building Envelopes 4. Comprehensive Site Drainage Plan 5. Lot Grading Plan 6. Septic Disposal Evaluations. <p>Additional recommendations as provided by Public Works to be applied:</p> <ul style="list-style-type: none"> • All existing approaches fronting 48th St. E. are to be removed and the ditch restored. All MR lots will require an approach with access provided to the ER lot in both scenarios. • Internal subdivision road is to be built to meet the County's current road construction standards. (30m ROW with a 90 mm paved, 7.6 m top) • Engineered drawings, cost estimates, liability insurance and 125% Letter of Credit are required.
GIS/Mapping	Once the subdivision is approved GIS will come back to council to see if they wish to name or number. Please let GIS know when the subdivision is approved.
EXTERNAL	
TELUS	TELUS communications Inc. has no objections.
FortisAlberta	We have reviewed the plan and determined that no easement is required by FortisAlberta.
ATCOGas	Landowner is required to contact ATCO Gas to facilitate execution of a Utility Right of Way to the satisfaction of ATCO Gas and to facilitate appropriate infrastructure construction is also provided to the satisfaction of their department.
ATCO Transmission	ATCO Transmission high pressure pipelines has no objections
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 eighteen (18) 2.15 +/- acre to 2.35 +/- acre Country Residential District lots, one (1) 9.74 +/- acre Environmental Reserve, one (1) 2.15 +/- acre Municipal Land/Reserve parcel, one (1) 5.88 +/- acre Municipal Land/Reserve parcel and one (1) 6.83 +/- acre Municipal Land/Reserve parcel (Pathway) with a density bonus.

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), 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. Payment of the \$300,000.00 cost contribution (paving of 48th Street East, north from the proposed internal road);
 - c. Submission of all necessary engineering drawings, liability insurance, letters of credit, cost estimates and engineering review fees for all required transportation infrastructure, landscaping, landscape maintenance, site drainage and grading;
 - d. All utility right of way agreements, easements, licenses and installation.
4. Site plan to be provided which identifies building envelopes, for all lots proposed, which meet the requirements as outlined in Policy 9 under the Residential section of the MDP2010, to the satisfaction of the Public Works department;
5. Storm Water Management Plan to be provided for the subject lands, to the satisfaction of the Public Works department;
6. Comprehensive Site Drainage Plan to be provided for the subject lands, to the satisfaction of the Public Works department;
7. Lot Grading Plans to be provided for all Country Residential District lots proposed, to the satisfaction of the Public Works department;
8. Geotechnical Report completed in accordance with Municipal standards to be provided for slope stability testing for any Country Residential District lots proposed 30 meters or closer to slopes in excess of 15%, to the satisfaction of the Public Works department;

9. Septic Disposal Evaluations to be provided for all Country Residential District lots proposed, in accordance with Part 2 Section 6(4)(b) of the Matters Related to Subdivision and Development Regulation, to the satisfaction of the Public Works department;
10. Geotechnical Report completed in accordance with Municipal standards to be provided for high water table testing for all Country Residential District lots proposed, to the satisfaction of the Public Works department;
11. Reserves and Density Bonus: to be provided through the registration of one 2.15 +/- acre Municipal Reserve parcel, one 5.88 +/- acre Municipal Reserve parcel and one 6.83 +/- acre Municipal Reserve parcel;
12. Applicant to provide a road naming proposal and addressing requirements, to the satisfaction of the County's GIS department. The County's GIS department is to further provide the proposal, to the Subdivision Approving Authority, for their approval;
13. 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;
14. Landowners are to pay all arrears of taxes on the existing parcels prior to finalization of the subdivision; and
15. Submission of subdivision endorsement fees.

APPENDICES

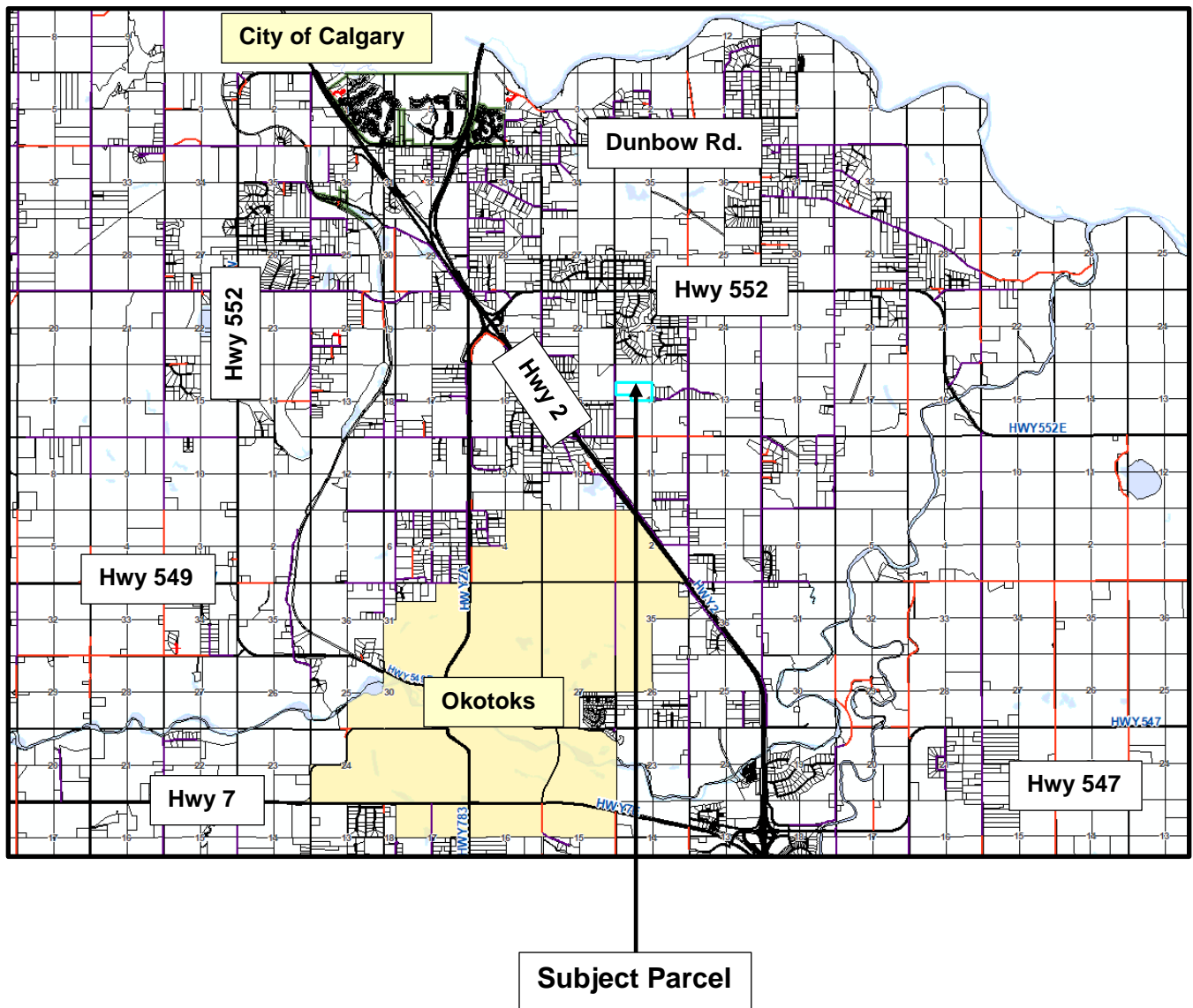
APPENDIX A - MAP SET:

LOCATION MAP

SITE PLAN

AERIAL PHOTO

APPENDIX A: LOCATION MAP




APPENDIX A: SITE PLAN



APPENDIX A: ORTHO PHOTO



MISCELLANEOUS MUNICIPAL ITEM
LEGISLATIVE SERVICES REPORT TO COUNCIL
2024 Board and Committee Appointments
December 13, 2023

Department: Legislative Services	
	2024 Board and Committee Appointments
PROPOSAL: To Appoint Members to the Boards and Committees of Council	
REPORT PREPARED BY: Garity Stanley PRESENTED BY: Sherri Barrett	

PURPOSE OF REQUEST

To appoint members at large to the various Foothills County Boards and Committees of Council.

BACKGROUND

Advertisements were placed in two issues of the Western Wheel advising of vacancies that need to be filled on our Boards and Committees. Appointments are made by Council each year to fill these vacancies.

A list of Boards and Committees are attached as Appendix 'A' of this report.

A list of vacancies and associated applications (Appendix 'B') will be circulated to Council under CONFIDENTIAL cover subsequent to this agenda.

REQUEST OF COUNCIL

Council is respectfully requested to appoint members to vacant positions available on each of the Foothills County Boards and Committees of Council

APPENDICES

APPENDIX A:

2024 BOARD AND COMMITTEES ADVERTISEMENT

APPENDIX B:

2024 BOARD AND COMMITTEE LIST AND APPLICATIONS (CONFIDENTIAL FOIP S. 17)



Board and Committee Vacancies

Positions may be available for the following **Boards and Committees of Foothills County:**

- **Agricultural Service Board**
- **Assessment Review Board** (*Provincial legislation requires appointed members to successfully complete training to hold a seat on this Board*)
- **Blackie Recreation Board** (*rural representative*)
- **Dunbow Recreation Board**
- **Economic Development Advisory Committee**
- **Family and Community Support Services Committee**
- **Foothills Cemetery Board** (*member at large from Diamond Valley or Foothills*)
- **Foothills Okotoks Recreation Society** (*joint member*)
- **Friends of Champion Park** (*joint member*)
- **High River Regional Airport Board**
- **Historical Committee**
- **Longview and District Recreation Board** (*rural representative*)
- **Marigold Library Board**
- **North West Foothills Recreation Board**
- **Rural Foothills Policing Committee**
- **Rural Fire Board**
- **Subdivision and Development Appeal Board / Community Standards Appeal Board / Agricultural Appeal Board** (*Provincial legislation requires appointed members to successfully complete training to hold a seat on this Board*)
- **Westwinds Communities Board** (*member at large*)

For more information or to apply for a Board or Committee position, please visit

www.foothillscountyab.ca

Board or Committee members whose terms will be expiring and wish to be reappointed are also required to submit an application for consideration. Applications must be received by Friday, December 1, 2023 at 4:30 pm