



**MISCELLANEOUS MUNICIPAL ITEM
REPORT TO COUNCIL
REQUEST FOR CONSIDERATION OF DISPOSITION TO
PURCHASE MR LANDS
June 5, 2024**

Application information	File: Hawks Landing MR
LEGAL DESCRIPTION: Plan 0715672, Blk 2, Lot 14MR; W 29-22-03W5	
LANDOWNER: Foothills County	
APPLICANT: Dr. Jennifer Chow & Dr. Peter Halasz	
PROPOSAL: Offer to purchase a portion of an MR lot in the Hamlet of Priddis Greens located within the Hawks Landing ASP. This would require disposition, zoning and subdivision of the title.	
DIVISION NO: 4	COUNCILLOR: Suzanne Oel
FILE MANAGER: Donna Fowler, Municipal Lands Administrator	

LOCATION

The municipal reserve lot is a 17 acre parcel located within the Hawks Landing subdivision, adjacent to Hwy 22

BACKGROUND

Dr. Chow and Dr. Halasz have been looking for residential property in the Priddis and Hawks Landing area and have approached the County inquiring if they could purchase a ~13.09 acre portion of the 17 acre MR parcel to be used for the development of a private residence.

They have written a detailed proposal, attached as Appendix A to this Staff Report.

REQUEST OF COUNCIL

OPTION 1

That Council agrees to the possible sale of a portion of Plan 0715672, Blk 2, Lot 14MR and directs administration to proceed with a Public Hearing for the purposes of disposition and rezoning of the Municipal Reserve parcel within Hawks Landing. The lands would be required to be sold on the open market in a competitive process.

OPTION 2

That Council rejects the request to consider selling a portion of Plan 0715672, Blk 2, Lot 14MR at this time.

APPENDICES

APPENDIX A : Applicant Proposal

Preliminary proposal to purchase municipal reserve land MR-14 for private, residential use

2024 May 24th

Authors:

Dr. Jennifer Chow, Dr. Peter Halasz

Contacts:



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Introduction

This preliminary proposal seeks to acquire a portion of municipal reserve (MR) for the development of a private residence land, located at:

LINC:	0032870172
Short legal:	0715672; 2; 14MR
Registration:	071567487
Reference number:	071 351 350 +6 041 065 164 +17
Area:	6.885 Ha (\pm 17.01 ac)
ATS reference:	5; 3; 22; 29; W

Recognizing the preliminary nature of this application, we aim to outline our vision and articulate the benefits of our project, contingent upon the council's approval for the land sale.

Our intention is to develop a sustainable, environmentally friendly home that respects and enhances the natural beauty of the area while integrating seamlessly with the existing community.

The proposal not only highlights our commitment to environmental stewardship but also demonstrates how our project will contribute positively to the local community through thoughtful design and sustainable practices.

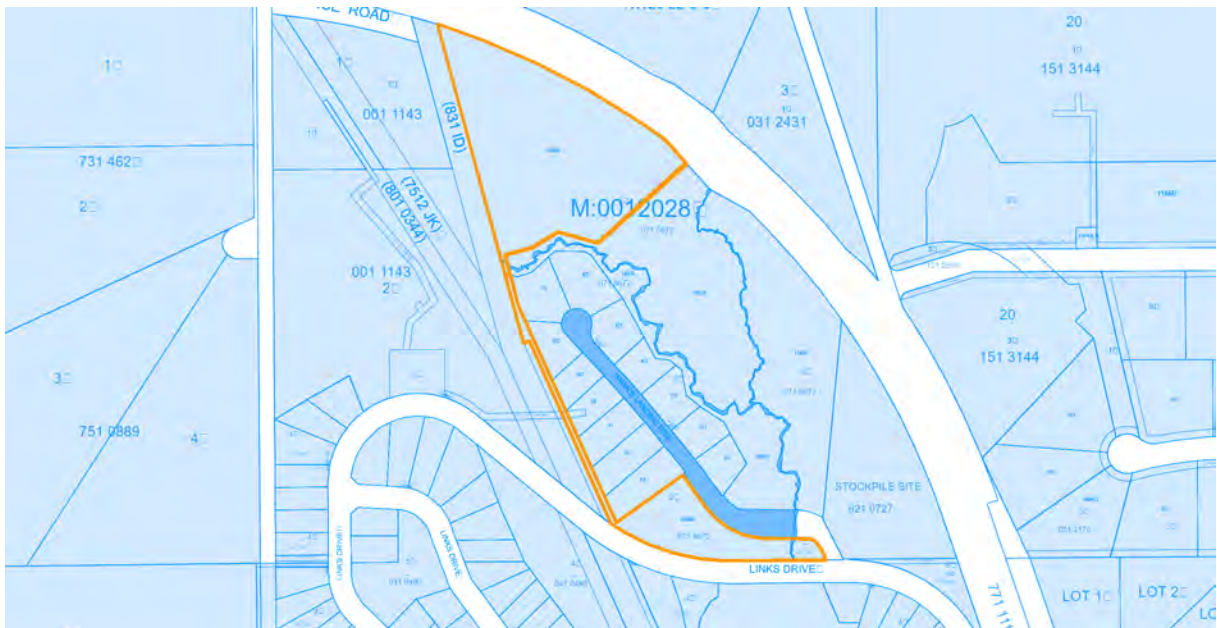


Figure 1 – Bird's eye view of the location of MR-14 ^[1]

Executive Summary

We present a preliminary proposal in support of investigating the acquisition of the northern section of a 17-acre MR plot (detailed below), retaining its forested character and utilizing sustainable practices for residential development. Our intention is to leave the southern portion and its connection with a narrow land channel, under municipal ownership.

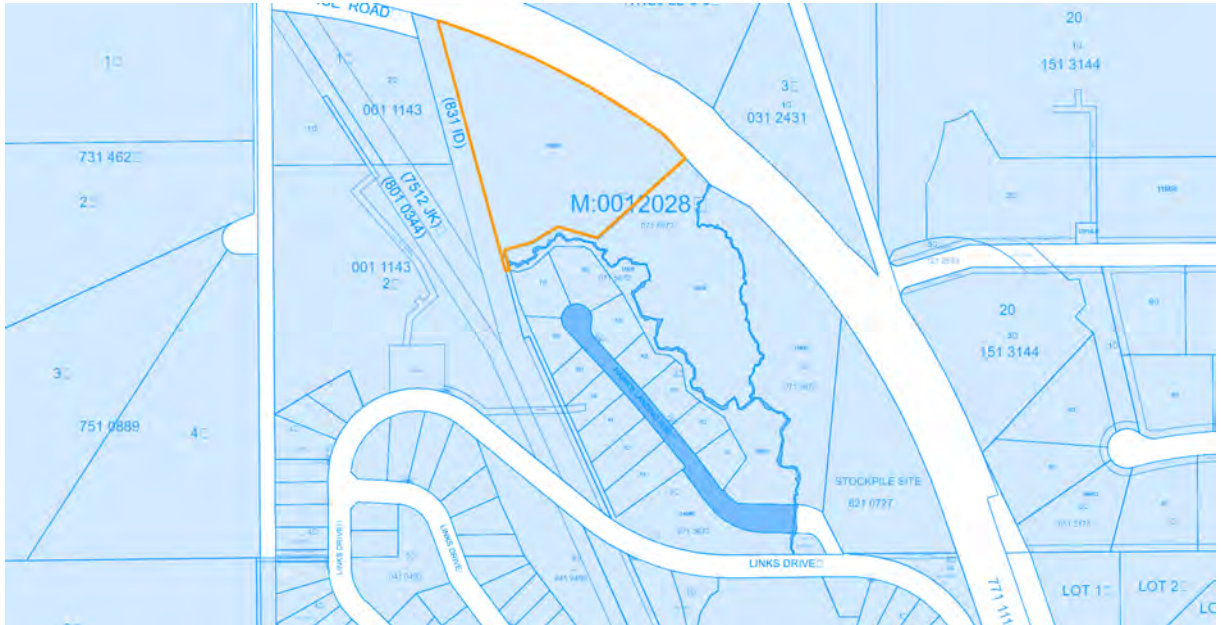


Figure 2 – Bird’s eye view of the proposed subdivision of MR-14, without the southern portion and its connecting narrow land channel ^[1]

According to our calculations based on the available data, the distribution of areas is as follows (**Figure 3.**)

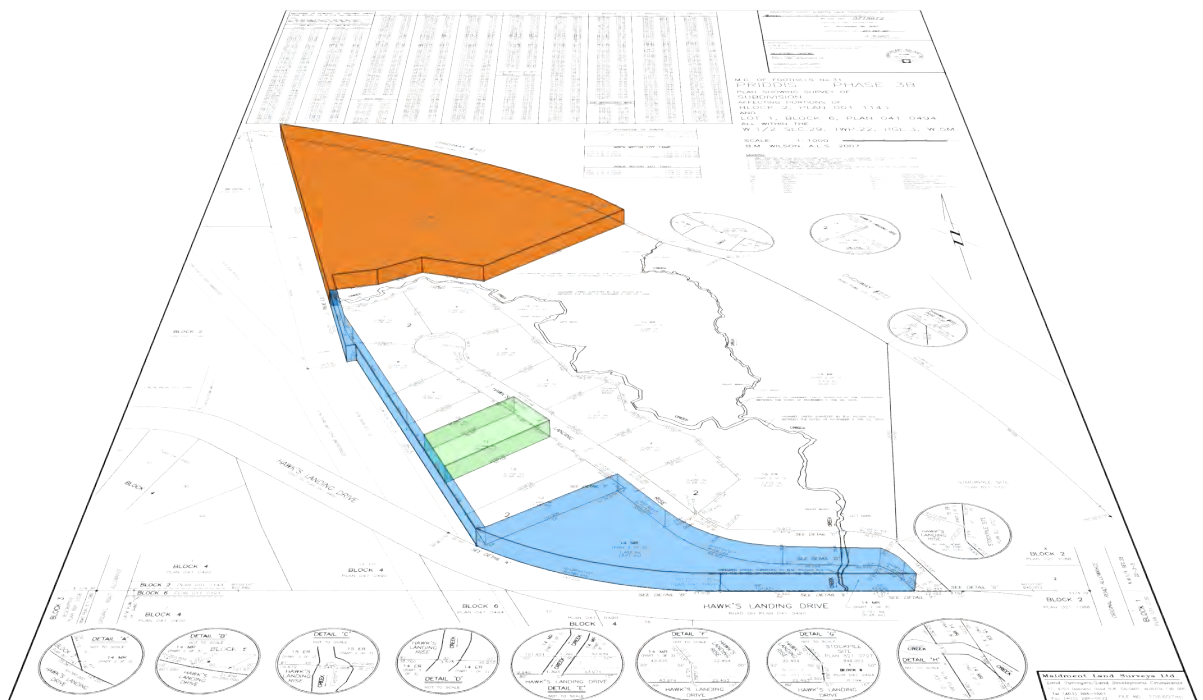


Figure 3 – Proposed subdivision surfaces: **orange**) portion of land in question (± 5.3 ha/ ± 13.09 ac), **blue**) remaining MR-14 land (± 1.55 ha/ ± 3.84 ac), **green**) reference plot with known area (± 0.37 ha/ ± 0.91 ac) ^[2]

Applicant Information

Jennifer Huen Ki Chow

- H.B.A. in Archaeology from the University of Toronto (CAN)
- M.A. in Museum Studies & Art Galleries from the University of Manchester (UK)
- M.Sc. in Maritime Archaeology from the University of Southampton (UK)
- Ph.D. in Archaeology from the University of Manchester (UK)

Jennifer was born in Hong Kong, and is a Canadian citizen. She has substantial professional experience as a curator at Manchester Museum and the Royal Ontario Museum as per her time spent in Canada and the UK.

She taught in the field of museum conservation and exhibition for primary and secondary school students, organized exhibitions for waterlogged wood, originating mostly from the 17th century onwards, while developing long lasting conservation methods.

As a licensed diver, she participated in archaeological digs in the Caribbean, excavating a sunken French armed merchant ship. Since the conclusion of her studies, she has joined her husbands family enterprise, until she decided it is time to return home to Canada to settle.

Peter Zsolt Halasz

- B.Sc. in Mechanical Engineering from Vienna (AT)
- M.Sc. in Manufacturing Engineering from the University of Manchester (UK)
- Ph.D. in Mechanical Engineering from the University of Manchester (UK)

Peter was born in Budapest, Hungary, and is also a British citizen. He has over 20 years of experience in manufacturing and mechanical design for the nuclear, petrochemical and pharmaceutical industries including six years of university teaching of manufacturing at the University of Manchester.

After concluding his studies, he has taken over his family business and ran it successfully for 7 years. In this time, he built two family homes privately only to conclude in his relocation to Canada in 2024 with his wife Jennifer, after acquiring his PR status.

Personal Background and Experience

Our combined expertise in engineering, archaeology and conservation best practices uniquely positions us to undertake this project with a strong emphasis on sustainability and preservation. Peter brings a wealth of experience in residential construction, ensuring meticulous attention to both engineering and financial details. Jennifer's background in archaeology, conservation and museum curation highlights her commitment to conservation, aligning with our intent to maintain the forested nature of the land.

We are a nature-loving couple in our mid thirties, eager to settle down, start a family and become an integral part of this wonderful community. Over the past three months, we have extensively surveyed the local real estate market, visiting numerous houses in the region; we've fallen in love with the tranquillity and peaceful atmosphere of the area. This experience, combined with our professional backgrounds, makes us confident in our ability to execute this project successfully, should we be given a possibility to do so.

We are also aware of the undertaking when it comes to developing a land, both in terms of financing, scheduling and - in general - the scope of such projects, but we are still confident that we can execute such a project with the necessary integrity, as we have done this before.

Initial Project Concept

Our vision entails acquiring the northern section of the 17-acre MR plot to develop a private residence that harmonizes with the natural environment, with the hopes that in time, we can pass this land on to the next generation. We intend to retain the forest cover and implement eco-friendly building practices. The southern part of the land, connected by a meter-wide land channel, will remain under municipal control (as per **Figure 2 & 3**).

We do not intend to subdivide the land further.

Environmental Considerations

To ensure minimal impact on the surrounding areas, we will naturally adhere to recommended safe distances for noise, smoke, and other environmental factors as guided by Foothills County by-laws and best practices. We are aware of the local bylaws and have experience in the surrounding buildings, therefore our development will blend in with the surrounding existing houses in terms of size, type, and shape.

Community Impact

If approved, our development aims to:

- Preserve the forested area, maintaining its ecological integrity and aesthetic appeal.
- Introduce an eco-friendly residence that complements the natural surroundings.
- Create habitats for local fauna, fostering a healthy forest environment in alignment with the constitution of animals in the region.
- Positively influence local property values and support the local economy by employing local contractors and suppliers.

Conclusion

This proposal outlines our preliminary plan to acquire the northern portion of the 17-acre MR land for a private residential project, contingent on council approval. Our approach emphasizes careful planning and environmental stewardship, including adherence to recommended safe distances for noise, smoke, and other environmental factors, to ensure that the development benefits both the community and the environment. We respectfully request the council's consideration and approval to proceed with the land purchase and subsequent planning phases.

Private Land Use Statement

While the proposed development will be a private residence, we are committed to ensuring that the project has minimal impact on the surrounding community and environment. The forested nature of the land will be preserved, and all development activities will be conducted with the highest respect for the natural beauty and ecological integrity of the area. Our goal is to create a harmonious living space that coexists peacefully with its surroundings. This development is intended for our personal settlement and is not a financial investment.

References

[1] **Spatial Information System (SPIN II)**, <http://alta.registries.gov.ab.ca/SpinII/mapindex.aspx>,

[Accessed: 24/05/2024]

[2] **Priddis - Phase 3B subdivision survey**, 2007, <https://alta.registries.gov.ab.ca/SpinII/ImmediateCheckout-GenTiffPreview.aspx?ArticleTypeID=9dbcc298-80c4-4556-9627-38078c793ae0&ArticleID=0715672&ViewType=Preview&ArticleType=SurveyPlan&CurrentPage=1>,

[Accessed: 24/05/2024]

Appendix A – Subdivision Survey (2007. November 20.)

TRAVERSE OF PORTION OF UNNAMED CREEK LYING WITHIN THE W.1/2 SEC.29-22-3-5

Notes:
 1. The following data is the bearing and distance from the traverse station "5523" to the left and right bank of the unnamed creek on the date of survey.
 2. Distances shown are in metres and decimals thereof.

LEFT BANK (continued)		RIGHT BANK (continued)		RIGHT BANK (continued)		RIGHT BANK (continued)		EAST BRANCH-LEFT BANK (continued)		EAST BRANCH-LEFT BANK (continued)		EAST BRANCH-LEFT BANK (continued)		EAST BRANCH-LEFT BANK (continued)	
Bearing	Distance	Bearing	Distance	Bearing	Distance	Bearing	Distance	Bearing	Distance	Bearing	Distance	Bearing	Distance	Bearing	Distance
119°45'15"	160.00	305°53'15"	241.31	349°31'15"	221.15	135°49'50"	214.15	93°37'36"	189.04	47°36'57"	115.36	8°01'07"	228.85	37°14'03"	132.74
120°12'15"	158.81	307°44'30"	243.55	349°31'15"	19.40	135°49'50"	216.44	103°11'17"	188.12	48°14'18"	115.64	7°39'46"	226.21	37°10'36"	130.21
122°02'08"	158.34	307°44'30"	243.55	349°31'15"	19.40	135°49'50"	216.44	113°32'11"	189.53	49°12'33"	114.27	7°34'11"	224.60	37°10'36"	130.21
123°09'10"	158.73	308°14'44"	245.55	349°31'15"	19.40	135°49'50"	216.44	122°24'34"	190.03	50°28'25"	112.76	7°44'09"	223.24	37°05'15"	126.24
124°30'35"	158.99	308°22'32"	243.55	349°31'15"	19.40	135°49'50"	216.44	130°10'13"	189.60	52°02'13"	110.49	7°50'03"	221.49	36°58'10"	123.43
125°04'36"	161.41	309°04'46"	243.47	349°31'15"	19.40	135°49'50"	216.44	138°05'15"	188.75	53°26'06"	107.84	7°59'33"	220.45	36°58'10"	123.43
125°30'15"	162.89	309°11'18"	246.67	349°31'15"	19.40	135°49'50"	216.44	145°30'50"	187.59	54°42'54"	106.14	8°03'56"	219.54	40°30'60"	119.56
126°24'51"	167.15	311°15'50"	246.67	349°31'15"	19.40	135°49'50"	216.44	152°12'16"	187.59	56°07'04"	104.10	8°03'56"	219.54	41°11'36"	118.30
127°49'00"	168.36	314°03'54"	236.07	349°31'15"	19.40	135°49'50"	216.44	159°04'51"	184.84	57°30'46"	105.98	8°03'56"	219.54	41°38'30"	116.65
128°27'17"	169.58	315°04'48"	235.52	349°31'15"	19.40	135°49'50"	216.44	165°51'15"	184.84	58°58'31"	104.54	8°03'56"	219.54	42°13'30"	115.15
129°46'01"	171.63	317°21'47"	234.46	349°31'15"	19.40	135°49'50"	216.44	172°12'16"	184.84	60°28'25"	102.76	8°03'56"	219.54	42°37'30"	114.62
130°49'41"	173.18	318°35'06"	236.84	349°31'15"	19.40	135°49'50"	216.44	178°41'10"	187.09	61°58'10"	101.24	8°03'56"	219.54	43°00'00"	113.10
131°58'31"	174.88	319°52'15"	234.46	349°31'15"	19.40	135°49'50"	216.44	184°51'09"	186.10	63°28'13"	100.77	8°03'56"	219.54	43°21'30"	111.56
132°12'17"	174.36	321°12'17"	234.46	349°31'15"	19.40	135°49'50"	216.44	190°23'11"	184.78	64°58'10"	100.24	8°03'56"	219.54	43°42'00"	110.02
132°21'48"	177.62	322°34'09"	236.84	349°31'15"	19.40	135°49'50"	216.44	195°04'51"	183.31	66°28'13"	99.76	8°03'56"	219.54	44°01'30"	108.48
132°29'18"	181.13	323°58'15"	234.46	349°31'15"	19.40	135°49'50"	216.44	200°04'51"	181.84	67°58'10"	99.24	8°03'56"	219.54	44°19'30"	106.94
132°39'14"	184.84	325°23'32"	232.00	349°31'15"	19.40	135°49'50"	216.44	204°51'15"	180.31	69°28'13"	98.76	8°03'56"	219.54	44°36'00"	105.40
132°50'15"	188.99	326°50'15"	229.78	349°31'15"	19.40	135°49'50"	216.44	209°04'51"	178.84	70°58'10"	98.24	8°03'56"	219.54	44°51'30"	103.86
133°02'47"	193.15	328°18'47"	227.32	349°31'15"	19.40	135°49'50"	216.44	213°04'51"	177.31	72°28'13"	97.76	8°03'56"	219.54	45°06'00"	102.32
133°17'15"	197.66	329°49'15"	224.88	349°31'15"	19.40	135°49'50"	216.44	216°51'15"	175.78	73°58'10"	97.24	8°03'56"	219.54	45°19'30"	100.78
133°33'04"	202.55	331°22'04"	222.42	349°31'15"	19.40	135°49'50"	216.44	220°34'37"	174.25	75°28'13"	96.76	8°03'56"	219.54	45°32'00"	99.24
133°49'51"	207.88	332°56'51"	220.00	349°31'15"	19.40	135°49'50"	216.44	224°12'16"	172.72	76°58'10"	96.24	8°03'56"	219.54	45°44'30"	97.70
134°07'41"	213.61	334°33'38"	217.54	349°31'15"	19.40	135°49'50"	216.44	227°45'15"	171.19	78°28'13"	95.76	8°03'56"	219.54	45°56'00"	96.16
134°26'31"	219.84	336°12'25"	215.08	349°31'15"	19.40	135°49'50"	216.44	231°13'36"	169.66	79°58'10"	95.24	8°03'56"	219.54	46°07'30"	94.62
134°46'21"	226.61	337°53'12"	212.62	349°31'15"	19.40	135°49'50"	216.44	234°37'35"	168.13	81°28'13"	94.76	8°03'56"	219.54	46°18'00"	93.08
135°07'15"	233.99	339°35'59"	210.16	349°31'15"	19.40	135°49'50"	216.44	238°07'34"	166.60	82°58'10"	94.24	8°03'56"	219.54	46°28'30"	91.54
135°29'15"	241.95	341°20'46"	207.70	349°31'15"	19.40	135°49'50"	216.44	241°32'33"	165.07	84°28'13"	93.76	8°03'56"	219.54	46°38'00"	90.00
135°52'15"	250.43	343°07'33"	205.24	349°31'15"	19.40	135°49'50"	216.44	245°02'32"	163.54	85°58'10"	93.24	8°03'56"	219.54	46°47'30"	88.46
136°16'15"	259.91	344°56'20"	202.78	349°31'15"	19.40	135°49'50"	216.44	248°27'31"	162.01	87°28'13"	92.76	8°03'56"	219.54	46°57'00"	86.92
136°41'15"	270.39	346°47'07"	200.32	349°31'15"	19.40	135°49'50"	216.44	251°57'30"	160.48	88°58'10"	92.24	8°03'56"	219.54	47°06'30"	85.38
137°07'15"	281.87	348°39'54"	197.86	349°31'15"	19.40	135°49'50"	216.44	255°22'29"	158.95	90°28'13"	91.76	8°03'56"	219.54	47°16'00"	83.84
137°34'15"	294.35	350°34'41"	195.40	349°31'15"	19.40	135°49'50"	216.44	258°47'28"	157.42	91°58'10"	91.24	8°03'56"	219.54	47°25'30"	82.30
138°02'15"	307.83	352°31'28"	192.94	349°31'15"	19.40	135°49'50"	216.44	262°12'27"	155.89	93°28'13"	90.76	8°03'56"	219.54	47°35'00"	80.76
138°31'15"	322.31	354°29'15"	190.48	349°31'15"	19.40	135°49'50"	216.44	265°37'26"	154.36	94°58'10"	90.24	8°03'56"	219.54	47°44'30"	79.22
139°01'15"	337.79	356°28'02"	188.02	349°31'15"	19.40	135°49'50"	216.44	269°02'25"	152.83	96°28'13"	89.76	8°03'56"	219.54	47°54'00"	77.68
139°32'15"	354.27	358°27'50"	185.56	349°31'15"	19.40	135°49'50"	216.44	272°27'24"	151.30	97°58'10"	89.24	8°03'56"	219.54	48°03'30"	76.14
140°04'15"	371.75	360°28'37"	183.10	349°31'15"	19.40	135°49'50"	216.44	275°52'23"	149.77	99°28'13"	88.76	8°03'56"	219.54	48°13'00"	74.60
140°37'15"	390.23	362°30'24"	180.64	349°31'15"	19.40	135°49'50"	216.44	279°17'22"	148.24	100°58'10"	88.24	8°03'56"	219.54	48°22'30"	73.06
141°11'15"	409.71	364°33'11"	178.18	349°31'15"	19.40	135°49'50"	216.44	282°42'21"	146.71	102°28'13"	87.76	8°03'56"	219.54	48°32'00"	71.52
141°46'15"	430.19	366°36'58"	175.72	349°31'15"	19.40	135°49'50"	216.44	286°07'20"	145.18	103°58'10"	87.24	8°03'56"	219.54	48°41'30"	70.00
142°22'15"	451.67	368°41'45"	173.26	349°31'15"	19.40	135°49'50"	216.44	289°32'19"	143.65	105°28'13"	86.76	8°03'56"	219.54	48°51'00"	68.46
143°00'15"	474.15	370°47'32"	170.80	349°31'15"	19.40	135°49'50"	216.44	292°57'18"	142.12	106°58'10"	86.24	8°03'56"	219.54	49°00'30"	66.92
143°39'15"	497.63	372°54'19"	168.34	349°31'15"	19.40	135°49'50"	216.44	296°22'17"	140.59	108°28'13"	85.76	8°03'56"	219.54	49°10'00"	65.38
144°20'15"	522.11	375°01'06"	165.88	349°31'15"	19.40	135°49'50"	216.44	299°47'16"	139.06	109°58'10"	85.24	8°03'56"	219.54	49°19'30"	63.84
145°03'15"	547.59	377°07'53"	163.42	349°31'15"	19.40	135°49'50"	216.44	303°12'15"	137.53	111°28'13"	84.76	8°03'56"	219.54	49°29'00"	62.30
145°88'15"	574.07	379°14'40"	160.96	349°31'15"	19.40	135°49'50"	216.44	306°37'14"	135.99	112°58'10"	84.24	8°03'56"	219.54	49°38'30"	60.76
146°75'15"	601.55	381°21'27"	158.50	349°31'15"	19.40	135°49'50"	216.44	310°12'13"	134.46	114°28'13"	83.76	8°03'56"	219.54	49°48'00"	59.22
147°64'15"	630.03	383°28'14"	156.04	349°31'15"	19.40	135°49'50"	216.44	313°37'12"	132.93	115°58'10"	83.24	8°03'56"	219.54	49°57'30"	57.68
148°55'15"	660.51	385°35'01"	153.58	349°31'15"	19.40	135°49'50"	216.44	317°12'11"	131.40	117°28'13"	82.76	8°03'56"	219.54	50°07'00"	56.14
150°48'15"	693.99	387°41'48"	151.12	349°31'15"	19.40	135°49'50"	216.44	320°37'10"	129.87	118°58'10"	82.24	8°03'56"	219.54	50°16'30"	54.60
152°43'15"	730.47	390°48'35"	148.66	349°31'15"	19.40	135°49'50"	216.44	324°12'09"	128.34	120°28'13"	81.76	8°03'56"	219.54	50°26'00"	53.06
154°40'15"	769.95	393°55'22"	146.20	349°31'15"	19.40	135°49'50"	216.44	327°37'08"	126.81	121°58'10"	81.24	8°03'56"	219.54	50°35'30"	51.52
156°39'15"	812.43	397°02'09"	143.74	349°31'15"	19.40	135°49'50"	216.44	331°12'07"	125.28	123°28'13"	80.76	8°03'56"	219.54	50°45'00"	50.00
158°40'15"	857.91	400°08'56"	141.28	349°31'15"	19.40	135°49'50"	216.44	334°37'06"	123.75	124°58'10"	80.24	8°03'56"	219.54	50°54'30"	48.46
160°43'15"	906.39	403°15'43"	138.82	349°31'15"	19.40	135°49'50"	216.44	338°12'05"	122.22	126°28'13"	79.76	8°03'56"	219.54	51°04'00"	46.92
162°48'15"	957.87	406°22'30"	136.36	349°31'15"	19.40	135°49'50"	216.44	341°37'04"	120.69	127°58'10"	79.24	8°03'56"	219.54	51°13'30"	45.38
164°55'15"	1012.35	409°29'17"	133.90	349°31'15"	19.40	135°49'50"	216.44	345°12'03"	119.16	129°28'13"	78.76	8°03'56"	219.54	51°23'00"	43.84
167°04'15"	1070.83	412°36'04"	131.44	349°31'15"	19.40	135°49'50"	216.44	348°37'02"	117.63	130°58'10"	78.24	8°03'56"	219.54	51°32'30"	42.30
169°15'15"	1133.31	415°42'51"	128.98	349°31'15"	19.40	135°49'50"	216.44	352°12'01"	116.10	132°28'13"	77.76	8°03'56"	219.54	51°42'00"	40.76
171°28'15"	1200.79	418°49'38"	126.52	349°31'15"	19.40	135°49'50"	216.44	355°37'00"	114.57	133°58'10"	77.24	8°03'56"	219.54	51°51'30"	39.22
173°43'15"	1273.27	421°56'25"</													

Appendix B – Alberta Land Title Certificate for 071 567 487 +13

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA

931 252 572 12/10/1993 UTILITY RIGHT OF WAY
GRANTEE - MEOTA GAS CO-OP LIMITED.

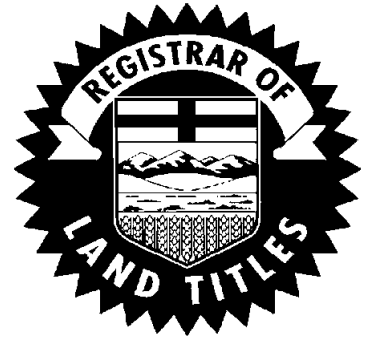
071 351 349 13/07/2007 CAVEAT
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS NO.
31.
BOX 5605
HIGH RIVER
ALBERTA T1V1M7

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 2 DAY OF APRIL,
2024 AT 11:31 A.M.

ORDER NUMBER: 50121643

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).