


PUBLIC HEARINGS AND MEETINGS
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
REDESIGNATION
June 26, 2024
To be heard at: 10:00 AM

APPLICATION INFORMATION		FILE NO. 24R022
	LEGAL DESCRIPTION: Ptn. SE 34-20-01 W5M	
	LANDOWNER: Dwight Murray	
	APPLICANT: Township Planning + Design Inc. / Kristi Beunder	
	CURRENT LAND USE: Agricultural District	
	PROPOSED LAND USE: Country Residential District	
AREA OF SUBJECT LANDS: 37.84 acres		
PROPOSAL: Redesignation of the subject parcel from Agricultural District (A) to Country Residential District (CR) to allow for the future subdivision of 5 CR lots and Environmental Reserve Easement. This application includes a Site Specific Amendment to allow for a Secondary Suite, Detached in advance of a principal dwelling and for consideration of the total cumulative accessory building size.		
DIVISION NO: 5		COUNCILLOR: Alan Alger
FILE MANAGER: Brittany Domenjoz		

EXECUTIVE SUMMARY

Proposal

Application proposing the redesignation of the subject parcel being, portion of SE 34-20-01 W5M from Agricultural District (A) to Country Residential District (CR) to allow for the future subdivision of 5 CR lots, ranging in size from +/-3.52 acres to +/-6.47 acres and +/-3.71 acres of Environmental Reserve Easement, leaving a +/-13.88 acre CR Balance. The application proposes a new internal road network to provide access to the development. In addition, this application includes a Site Specific Amendment to allow for a Secondary Suite, Detached in advance of a principal dwelling on proposed Lot 5 and for consideration of the total cumulative accessory building size on the balance parcel.

Location

The subject property is currently accessed from Highway 549 and is located directly west of Highway 549, north of 354th Avenue W and approximately 3.2 kilometres west of the Town of Okotoks.

Policy Evaluation Summary

The subject parcel does not fall within any Intermunicipal Development Plan, or Area Structure Plan and has therefore been reviewed within the terms of the Municipal Development Plan 2010, Growth Management Strategy, and the Land Use Bylaw.

Referral Considerations Summary:

This application was circulated to internal and external agencies. Public Works recommends that 5 m along 354th Avenue W be surveyed out concurrent with the plan of survey and a paved internal subdivision road is required along with engineered road design, cost estimates and insurance. Alberta Transportation and Economic Corridors (ATEC) provides that the existing highway access may remain on a temporary basis and is to be used as residential, or agricultural use only. Further, the department provides that Sections 18 and 19 of the Regulation are not met however, the department is prepared to grant approval for the subdivision authority to vary the requirements of Section 18 and 19 at the time of subdivision if they choose to do so.

BACKGROUND

In the 1970's, the subject quarter was subdivided into four 40 acre parcels by the Calgary Regional Planning Commission, one of which is the subject parcel.

1992 Two separate subdivision applications were approved on the two westerly 40 acre parcels creating 8 CR lots ranging in size from 4.59 acres to 4.87 acres (highlighted in blue), leaving two balance parcels (17.8 acres and 18.06 acres) along the south boundary of the quarter. An internal road was constructed at this time to provide access to the new lots.

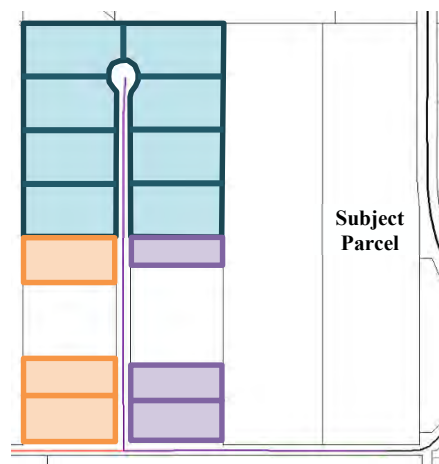
Three separate subdivision applications were approved in 1998, 2007, and 2009, creating 3 additional lots in the westerly 20 acre balance parcel, highlighted in orange.

1993 A Development Permit application was approved by the Development Appeal Board (Board Order 46/1993) allowing the construction of a second residence on the subject parcel. The second residence was originally approved for compassionate reasons.

Note: The current land use application is requesting consideration of a Site Specific Amendment to allow the existing second dwelling as a Secondary Suite, Detached on proposed Lot 5, in advance of the primary residence.

2012 A Development Permit application was approved by the Development Appeal Board (Board Order D02/13) allowing the relaxation of setbacks from the existing horse shelter and both dwellings to the east property line (adjacent to Highway 549).

2017 A subdivision application was approved allowing the creation of 3 additional lots from the other 20 acre balance parcel, highlighted in purple.

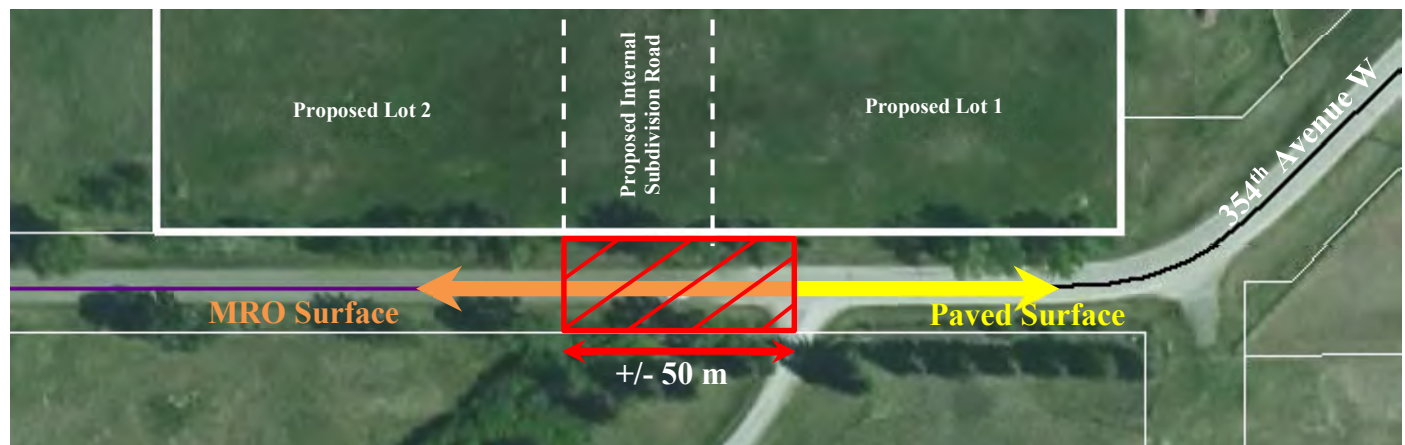


SITE CONSIDERATIONS

Access / Transportation

Access is proposed via a new Internal Subdivision Road. The proposed internal road network would contain one point of egress from the north side of 354th Avenue W. Approaches to 4 of the new CR lots and the balance will be located along the proposed 30 metre wide, internal subdivision road, that is to be constructed to the satisfaction of the County. Access to the proposed lot 5 is achieved via an existing approach located on Highway 549.

354th Avenue W is paved from the intersection of Highway 549 for approximately 300 m to the west which converts to an MRO surface that continues along the frontage of the subject parcel and is located within a 20 metre wide right-of-way. Public Works recommends that the +/- 50 m portion of MRO, shown below in red, between the new internal subdivision road and where the pavement starts, be upgraded and paved.



In addition, Public Works is recommending that 5 metres along the south side of the subject parcel, parallel to 354th Avenue W be surveyed out for future road widening, concurrent with the plan of survey.

The location of the proposed internal subdivision road does not comply with the sightline standards. 354th Avenue W is an 80 km/hr road which requires a 180 m sight line. Due to the curve and trees along the north ditch, the sightline to the east from the proposed intersection is reduced to approximately 125 m. Should Council support this application, Public Works recommends that a hidden intersection sign be installed and the trees in the ditch along the north boundary be removed to increase the sight lines.

Physiography

The subject parcel consists of generally flat terrain with a low lying intermittent drainage area towards the south end of the parcel. The application proposes a total of +/- 3.71 acres be registered as Environmental Reserve Easement; these easements areas are located in proposed lots 1 to 4 as shown on MAP 3 – SITE PLAN.

Site Improvements

Most of the existing development is to remain within the +/- 13.88 acre balance parcel which includes the primary residence, horse shelter (+/- 414 sq. ft.), barn (+/- 3,399 sq. ft.), shed (+/- 108 sq. ft.), garage (+/- 1,650 sq. ft.), accessory building (+/- 960 sq. ft.), well house (+/- 62 sq. ft.) and 2 structures that are to be removed. The existing accessory buildings have a total cumulative size of +/-6,593 sq. ft.

Note: Table 4.2.1.7A of the Land Use Bylaw 60/2014 provides that parcels between 10.0 – 14.99 acres in size are permitted a maximum of 5 accessory buildings with a total cumulative size not to exceed 4,100 sq. ft. In addition, permanent dwellings are permitted up to two private garages (attached or detached) up to a maximum of 1,200 sq. ft. As the cumulative size and number of accessory buildings exceeds what is permitted on a parcel of this size, the application is requesting consideration of a Site Specific Amendment to allow for consideration of the total cumulative accessory building size on the balance parcel.

Proposed lots 1 through 4 will not contain any existing development whereas proposed lot 5 will contain the second residence (+/-966 sq. ft.) which is to be used as a secondary suite, greenhouse (+/- 84 sq. ft.) and gazebo (+/- 72 sq. ft.).

Note: The application is requesting consideration of a Site Specific Amendment to allow for a Secondary Suite, Detached in advance of the primary residence on proposed lot 5.

Should the current redesignation application be approved and finalized, the applicants would be required to submit subsequent development permit applications for the Secondary Suite, Detached and Oversized Accessory Buildings, as conditions of the subdivision.

Servicing Considerations

Water Supply: The application proposes to service the proposed CR lots by individual ground water wells drilled in accordance with the Provincial Water Act.

Wastewater: The application proposes to service the proposed CR lots by individual on site wastewater systems.

Reserve Dedication

Municipal Reserve (MR): In accordance with the Municipal Reserve Policy, Council may require that reserves be provided for Lots 1 - 5 (total of +/- 19.8 acres) and continue to be deferred by caveat on the +/- 13.88 acre balance parcel.

Environmental Reserve Easement (ERE): The proposal identifies +/-3.71 acres of ERE within the boundaries of proposed lots 1 through 4, which is inclusive of lands to accommodate for the low-lying intermittent drainage areas.

Sections 664(1) and 664(1.1) of the Municipal Government Act allow the subdivision authority the ability to request environmental reserve or environmental reserve easement if lands, consist of swamps, gully's, ravines, coulees, natural drainage, and/or are subject to flooding or abutting the bed and shore of any body of water,

in order to preserve the natural features of the land, to prevent pollution of the land, ensure public access to a body of water or prevent development of land where there is a significant risk of personal injury or property damage.

Environmental Reserve Easement can be provided as an alternative to Environmental Reserve. With an Easement, the lands are retained by the landowner, are identified as ERE, and provide that the lands are to be maintained and protected by the landowner in their natural state. Environmental Reserve is provided as a separate parcel identified as ER, to be owned by the County, and maintained in its natural state or used as a park space.

REFERRAL COMMENTS

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works	<p>The following is recommended as conditions of Subdivision:</p> <ul style="list-style-type: none"> • Septic Disposal Evaluation (PSTS); and • Building Envelopes. <p>Public Works provided the following additional comments:</p> <ul style="list-style-type: none"> • 5 meters for future road widening along the north side of 354th Avenue W, to be surveyed out concurrent with the plan of survey. • Sight lines to the east from the proposed intersection are roughly 125 m. 354 Ave W is an 80 km/hr road which requires 180 m sight distance. The curve to the east that reduces sight distance does have a cautionary 45 km/hr speed and curve sign. If Council allows the intersection as proposed, a hidden intersection sign could be installed. Trees can also be removed from the north ditch within the road allowance along 354 Ave W which would increase sight distance. • A paved internal subdivision road is required along with engineered road design, cost estimates and insurance. • The proposed internal subdivision road connects to an MRO surface road. 354 Ave W is paved +/- 50 m east of the proposed road intersection. PW recommends that this portion from the new intersection to where the pavement starts, be upgraded and paved.
EXTERNAL	
Alberta Transportation & Economic Corridors	<p>This will acknowledge receipt of your circulation regarding the above noted proposal.</p> <p>Transportation and Economic Corridors has no concerns with the proposed redesignation and offers the following comments and observations with respect to this application:</p> <p>The requirements of Section 18 of the Regulation would not be met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors is prepared to grant approval to the subdivision authority to vary the requirements of Section 18 of the Regulation, at the time of future subdivision.</p>

CIRCULATION REFERRALS

	<p>Since there is direct highway access to proposed Lot 5, the requirements of Section 19 would not be met. However, Transportation and Economic Corridors is prepared to grant approval to the subdivision authority to vary the requirements of Section 19 of the Regulation, at the time of future subdivision.</p> <p><u>Transportation and Economic Corridors offers the following additional comments:</u></p> <p>The existing highway access may remain on a temporary basis and is to be used as residential, or agricultural use only. Removal and relocation via the municipal road network may be required in the future.</p> <p>If there are any changes to the proposed subdivision that was submitted with this land use referral, a separate referral pursuant to Section 7(6)(d) of the Matters Related to Subdivision and Development Regulation is required and the comments in respect of Sections 18 and 19 of the Regulation contained in this decision are no longer valid.</p> <ol style="list-style-type: none"> 1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable. 2. Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies. <p>Please contact Transportation and Economic Corridors through the RPATH Portal if you have any questions, or require additional information.</p>
Alberta Arts, Culture and Status of Women	<p>We have reviewed the captioned Redesignation application and determined that the proposed project area has an HRV value of 5a.</p> <p>Alberta Arts, Culture and Status of Women has no objection to the proposed Redesignation, but the applicant should be informed that Historical Resources Act approval must be obtained prior to proceeding with any land surface disturbance associated with subdivision development by submitting a Historic Resources Application through Alberta Culture's Online Permitting and Clearance (OPaC) system – www.opac.alberta.ca.</p> <p>For more information, please refer to our website: https://www.alberta.ca/apply-historical-resources-act-approval-development-project.aspx.</p>
Alberta Environment and Protected Areas	No comments were received.
PUBLIC	
Western Wheel	June 12, 2024, and June 19, 2024
Landowners (half mile)	This application was mailed to area landowners on June 5, 2024. No letters were received prior to the submission of this report.

POLICY EVALUATION

Municipal Development Plan (MDP2010)

The Residential section of the MDP2010 provides that residential parcels should be developed to be compatible with the surrounding area and existing uses. Consideration should be given to the efficient use of land, environmental significance and impact, conservation of water, cumulative effects of development, and the suitability of the lands for residential use. Further, Country Residential District subdivisions shall comply with density, parcel size and servicing requirements as outlined in the County's Land Use Bylaw.

Land Use Bylaw 60/2014

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

The request for a Site Specific Amendment to the +/- 13.88 acre CR balance parcel has been included to allow for consideration of the total cumulative accessory buildings size on the parcel. An additional request for a Site Specific Amendment to the +/- 6.47 acre CR parcel (proposed lot 5) has been included to allow for a Secondary Suite, Detached in advance of the principal dwelling on the parcel.

2.5 Definitions:

SECONDARY SUITE, DETACHED means a Dwelling, Secondary Suite, which is detached from and subordinate to, the principal dwelling located on the same parcel. A Secondary Suite, Detached may be a stand-alone suite or a suite within or attached to, an accessory building or detached garage on the same parcel as the principal dwelling and shall be constructed in accordance with all provisions under Section 10.26.

SITE SPECIFIC USE BYLAW means a bylaw which amends this Bylaw to make provision for a site specific permitted or discretionary use to be carried out on a specified lot subject to any limitations contained in the bylaw.

DISCRETIONARY USE means the use of land, or a building provided for in this Bylaw for which the Approving Authority may issue a Development Permit with or without conditions as provided for in this Bylaw.

Table 4.2.1.7A – ACCESSORY BUILDING

PARCEL SIZE	SIZE OF ACCESSORY BUILDING
10.0 - 14.99 acres in size:	Maximum of five (5) buildings with a total cumulative size not to exceed 380.9_sq. m. (4,100 sq. ft.) accessory to the residence

10.26 – SECONDARY SUITE

10.26.13 A Secondary Suite, Detached shall meet the following maximum size requirements:

- a) on parcels 1 acre and larger in size, the Secondary Suite shall be smaller than the habitable area of the principal dwelling up to a maximum of 1,400 sq. ft. in size, so long as all other requirements under the appropriate land use district are met (including but not limited to minimum building setbacks, maximum height requirements, maximum dwelling unit density, and maximum lot coverage) and the Secondary Suite meets all requirements of Section 10.26.

Growth Management Strategy

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

SUMMARY

Bylaw XX/2024 – Application proposing the redesignation of the subject parcel being Ptn. SE 34-20-01 W5M from Agricultural District (A) to Country Residential District (CR) to allow for the future subdivision of 5 CR lots, ranging in size from +/-3.52 acres to +/-6.47 acres and +/-3.71 acres of Environmental Reserve Easement, leaving a +/-13.88 acre CR Balance with a Site Specific Amendment to allow for a Secondary Suite, Detached in advance of a principal dwelling on proposed lot 5 and for consideration of the total cumulative accessory building size on the balance parcel.

OPTIONS FOR COUNCIL CONSIDERATION

OPTION #1 – APPROVAL

Council may choose to grant 1st reading to the application for the redesignation of the subject parcel being Ptn. SE 34-20-01 W5M from Agricultural District (A) to Country Residential District (CR) to allow for the future subdivision of 5 CR lots, ranging in size from +/-3.52 acres to +/-6.47 acres and +/-3.71 acres of Environmental Reserve Easement, leaving a +/-13.88 acre CR Balance with a Site Specific Amendment to allow for a Secondary Suite, Detached in advance of a principal dwelling on proposed lot 5 and for consideration of the total cumulative accessory building size on the balance parcel, for the following reasons:

In consideration of the criteria noted within the Residential Section 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. Further, the application falls within the density provisions and lot size restrictions of the Country Residential District within the County's Land Use Bylaw.

Staff suggests that the 5 CR lots be designated as Country Residential Sub-District 'A' to ensure that the recommendations and restrictions as outlined in the Septic Disposal Evaluation (PSTS) and Building Envelopes (conditions of Subdivision) are complied with, to the satisfaction of the Public Works Department. A completion certificate by a Professional Engineer verifying that all aspects of the noted reports have been met, may be required and Council may also wish to require a \$5000 deposit as a pre-release condition to ensure compliance with all conditions of the development permit.

Recommended Conditions for Option #1:

1. Applicant to fully execute and comply with all requirements as outlined within a Development Agreement for the purposes of construction of all external and internal transportation infrastructure, payment of community sustainability fee (for all proposed lots) and any other necessary municipal and on-site improvements as required by Council and/or the Public Works department;
2. Proof of adequate water supply is to be provided for all proposed lots, in accordance with the Provincial Water Act, to the satisfaction of the County;
3. Final Redesignation application fees to be submitted;
4. Submission of an executed subdivision application and the necessary fees.

OPTION #2 – REFUSAL

Council may choose to refuse the application for the redesignation of the subject parcel being Ptn. SE 34-20-01 W5M from Agricultural District (A) to Country Residential District (CR) to allow for the future subdivision of 5 CR lots, ranging in size from +/-3.52 acres to +/-6.47 acres and +/-3.71 acres of Environmental Reserve Easement, leaving a +/-13.88 acre CR Balance with a Site Specific Amendment to allow for a Secondary Suite, Detached in advance of a principal dwelling and for consideration of the total cumulative accessory building size on the balance parcel, for the following reasons:

In consideration of the criteria noted within the Residential Section of the MDP2010, Council is of the opinion that the application does not adequately address the intent of the policy with respect to the cumulative effects of development, the environmental impact of the development on the lands, the efficient use of the land, and the suitability of the lands for future development.

APPENDICES

APPENDIX A: MAP SET

MAP 1 – LOCATION

MAP 2 – LAND USE MAP & PARCEL SIZES

MAP 3 – SITE PLAN

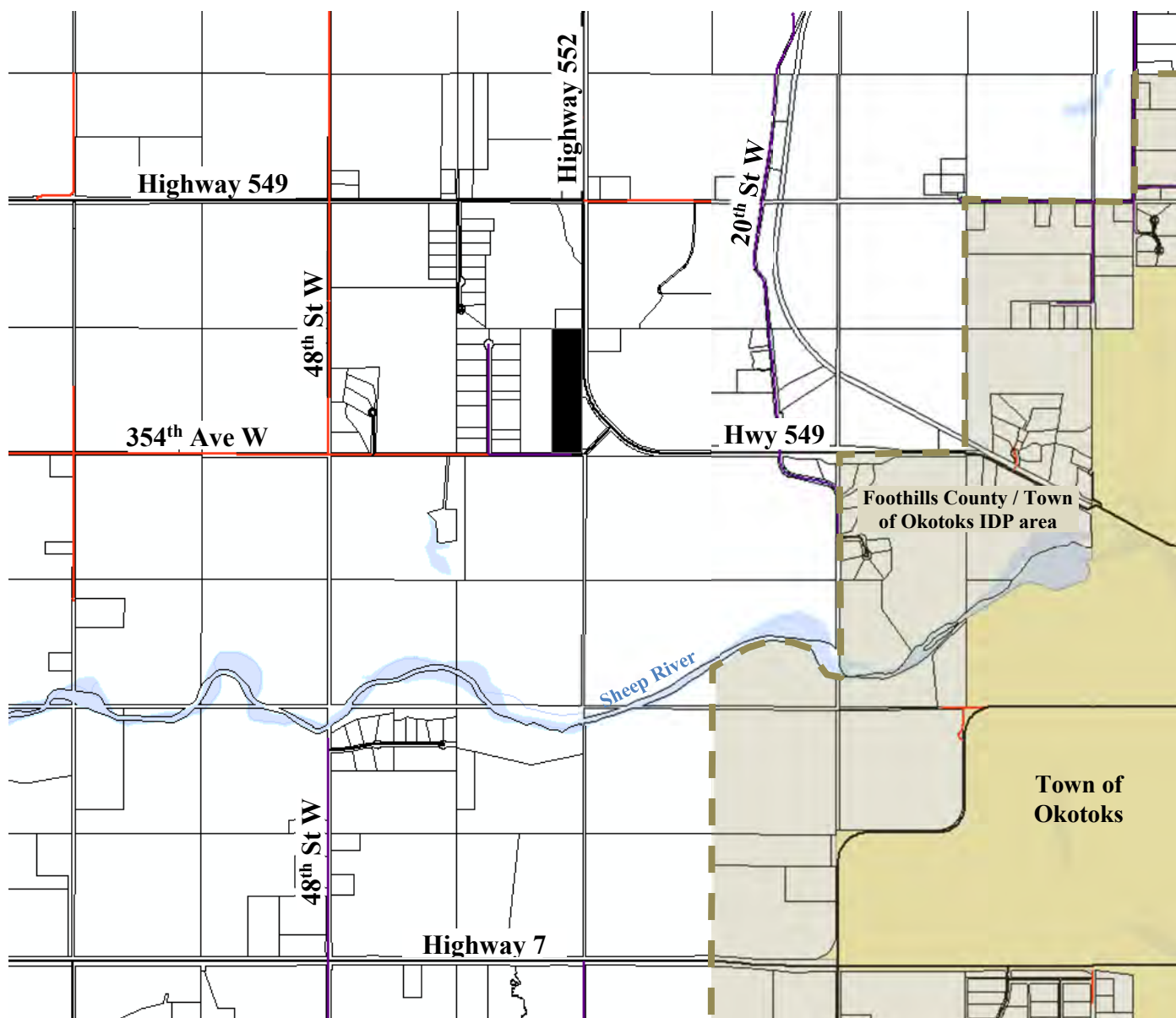
MAP 4 – ORTHO PHOTO

APPENDIX B: APPLICANTS SUBMISSION

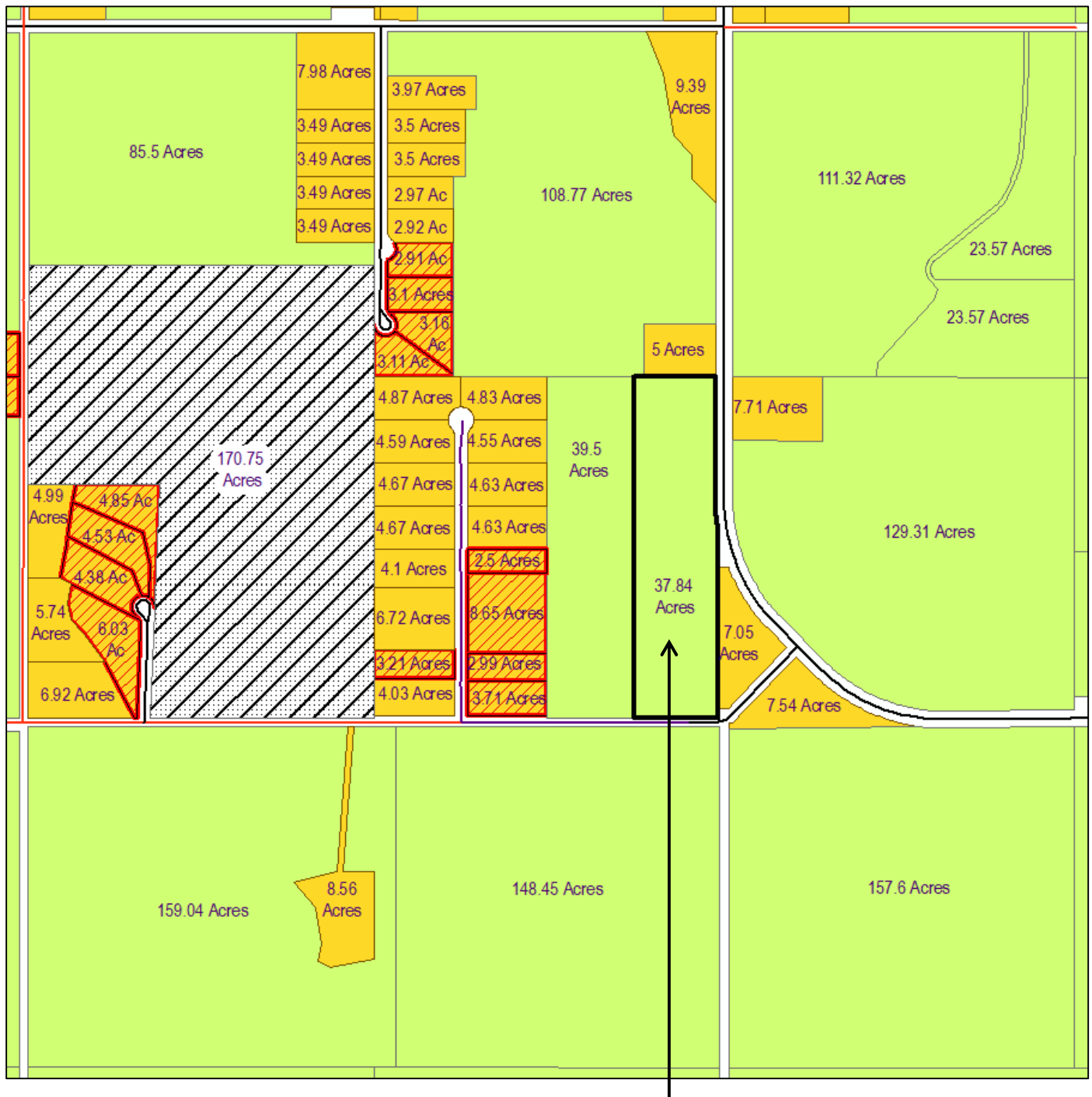
APPENDIX C: PROPOSED BYLAW

APPENDIX A: MAP SET

MAP 1 – LOCATION



MAP 2 – LAND USE MAP & PARCEL SIZES

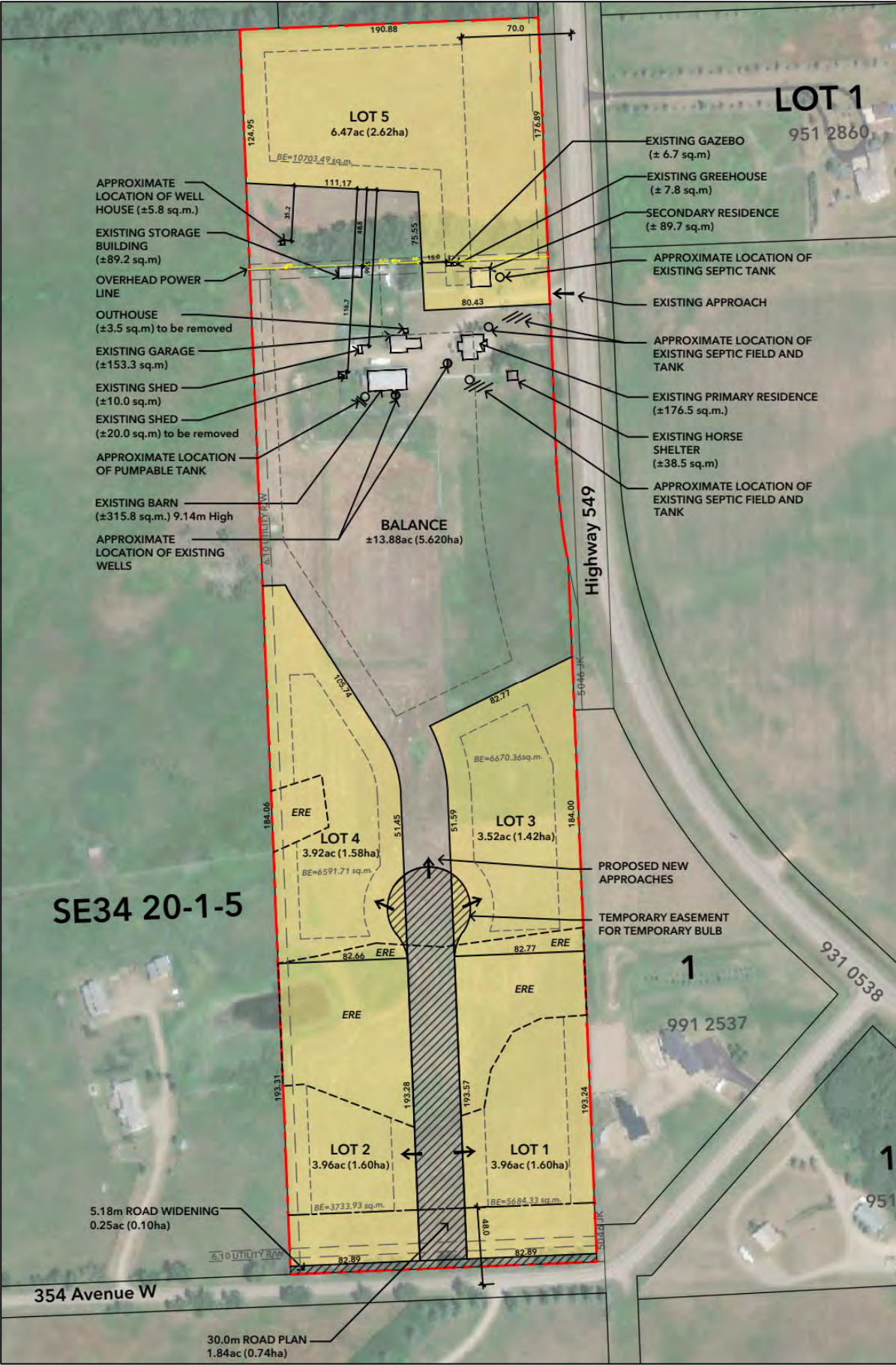


Subject Parcel

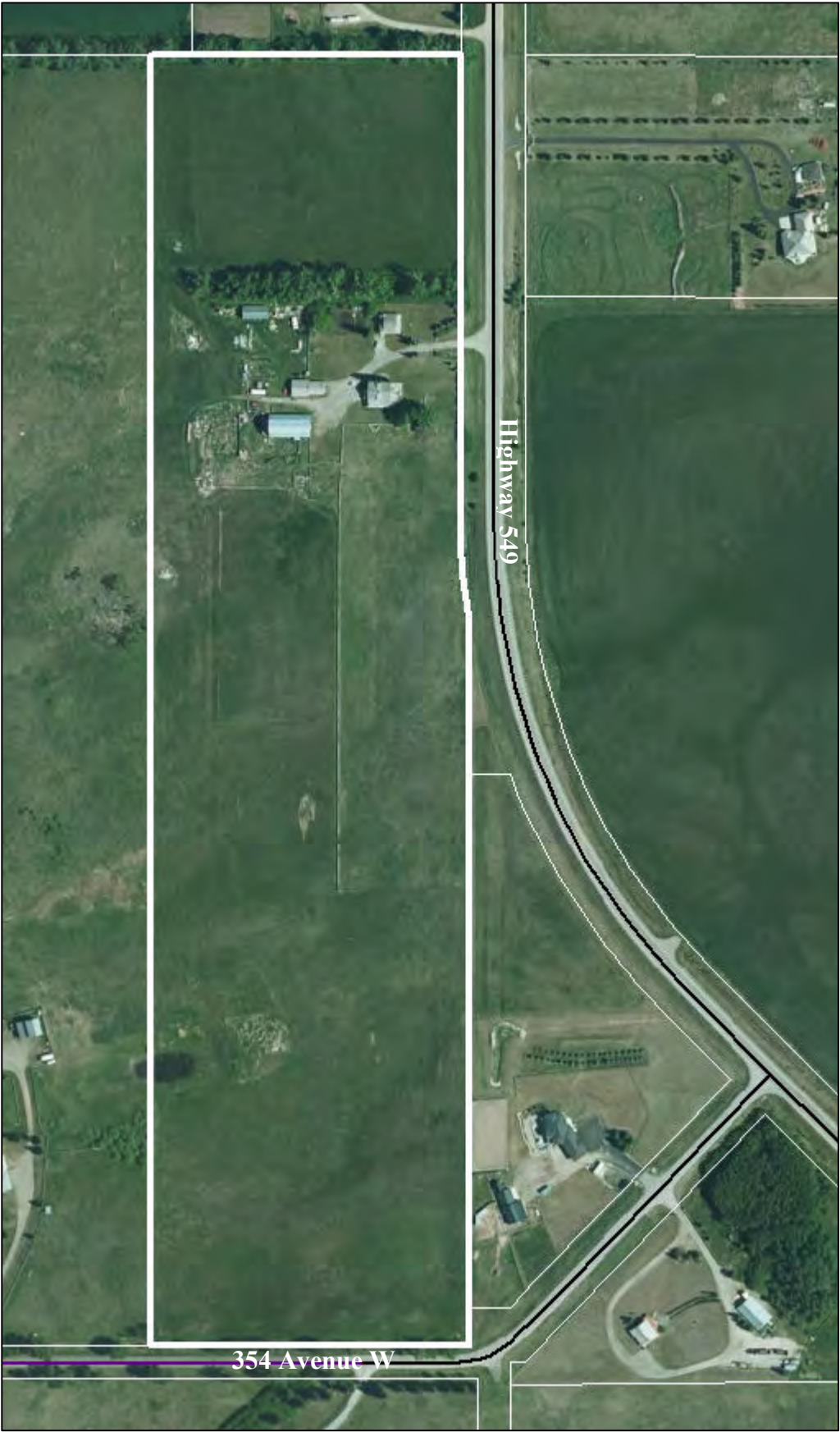
Legend

- | | | |
|------------------------------------|---------------------------------------------|-----------------------|
| — Hard Surface (Chip/oil) | CR- Country Residential | MR- Municipal Reserve |
| — Gravel | DC - Direct Control | |
| --- Developer Pavement | RC- Residential Community District | |
| — Pavement | RCA- Residential Community Sub-district "A" | |
| — Flood Hazard Protection District | INR- Natural Resource Extraction | |
| — In Transition | REC- Recreation | |
| — A- Agricultural | OS- Open Space | |
| — AA- Agricultural Sub A | PUL- Public Utility | |
| | ER- Environmental Reserve | |

MAP 3 – SITE PLAN



MAP 4 – ORTHO PHOTO



APPENDIX B: APPLICANTS SUBMISSION

110-259 Midpark Way SE | Phone: 403.880.8921
Calgary, AB T2X 1M2 | TWPplanning.com

TOWNSHIP
planning + design inc.

Foothills County
Box 5605
High River, AB
T1V 1M7

RECEIVED

FEB 23 2024

15/02/24

ATTN: Samantha Payne, Planning Coordinator

RE: Application for Land Use Redesignation from the Agricultural District to Country Residential District and Concurrent Development Permits to allow for the creation of five (5) new parcels (+/- 3.52 ac, +/- 3.92 ac, +/- 3.96 ac, +/- 3.96 ac, +/- 6.47 ac) with a +/- 13.88 ac (+/- 5.63 ha) balance for land legally described as SE 34-20-01 W5M (+/- 38.09 ac / +/- 15.42 ha) within Foothills County.
Landowner: Dwight Murray

Dear Mrs. Payne,

Please find enclosed the following in support of the above-mentioned application for amendment to Land Use Bylaw:

- o The formal application for Land Use Redesignation from Agricultural to Country Residential District to allow for the creation of five (5) (+/- 3.52 ac, +/- 3.92 ac, +/- 3.96 ac, +/- 3.96 ac, +/- 6.47 ac) new parcels;
- o Two Development Permit Applications: (1) Oversized Accessory Buildings (2) Secondary Suite in absence of Principal Residence;
- o The Letter of Authorization allowing Township Planning + Design Inc. to Act as agent for the landowner;
- o A Credit Card Authorization for processing of the applicable Land Use fee of \$5,100.00 (\$100 filing fee + \$1,000/new lot initial application fee) and Development Permit fees of \$500.00 (\$100 filing fee + Dwelling Unit \$400 application fee) and \$300.00 (\$100 filing fee + Legal non-conforming use Accessory Structures \$200 application fee), totaling \$5,900.00;
- o A copy of The Abandoned Well Map and Statement, showing no abandoned wells in the immediate vicinity;
- o Alberta Transportation and Economic Corridors Permit No. 2024-0040221 issued on February 12th, 2024, for the secondary suite; and
- o Two (2) copies of the site plan, one with, and one without air photo.

To assist Planning and Development with the evaluation of this application we offer the following additional information:

Approaches – A Municipal 30.0 metre road dedication, consisting of +/- 2.03 ac, is proposed in order to facilitate access to the four (4) new parcels on the south portion of the site and the balance containing the existing residence. This road will be constructed to County standards with access to 354 Avenue W. A 5.18 metre road widening, consisting of +/- 0.25 ac, will be accommodated along the south boundary of the site along 354 Avenue W. Sight lines from this road are uninterrupted to the west, and there is sufficient distance (~100m) between access and the road curvature to provide visibility to the east. The existing approach for the subject site will be utilized for proposed lot 5 to avoid adding another access point off Highway 549. It is understood that Alberta Transportation and Economic Corridors wants to minimize approaches off the highway. The home on the balance would gain access from the south internal road.

Development Permit Oversize Accessory Structures – The balance lands contain the existing residence, barn, horse shelter, garage, and shed which will all remain. An existing out building and shed (west of barn) will be removed to ensure the total of accessory buildings does not exceed the maximum of five (5) per table 4.2.1.7A in the Land Use Bylaw. The approximate total cumulative size of these five (5) accessory buildings is 606.80 sq.m. It is understood that this exceeds the allowable cumulative size of 380.90 sq.m. A relaxation is requested and accompanying Development Permit is included. It is requested that these structures be compliant with a Development Permit submission. *SSA to consider the total cumulative size of Accessory Buildings.*

Development Permit Secondary Suite – Lot 5 contains an existing residence that the landowner will retain on proposed lot 5. This secondary suite, as it sits today, would be secondary to nothing as there is not a principal residence currently constructed on lot 5. The current landowner wishes to include the secondary suite on lot 5 and have the potential to build a newly constructed principal residence. We have included a DP application for the secondary suite and council may have to consider this request at the Land Use stage in order for the D.O. to consider the DP submission as there is no principal residence on proposed lot 5. The attached RSDP acknowledges the permitting of the existing residence as a secondary suite on proposed lot 5, and no concerns were noted with this. *SSA to allow for Suite before principal residence.*

Rationale – The subject site does not fall within the Okotoks/Foothills County Intermunicipal Development Plan 2010 or Area Structure Plan, governing policy for the area is limited to the Municipal Development Plan, the Land Use Bylaw, and Growth Management Strategy. The site and surrounding areas present as fragmented land, which is where newly constructed Country Residential developments should be directed, as per the Foothills County Municipal Development Plan. The intent is to accommodate a single detached dwelling on each of the newly created parcels. The lots will have a traditional rural envelope with private onsite services, are consistent in size, and adhere to the minimum parcel size rules in the Land Use Bylaw (Section 13.1.6.2 (b)). Additionally, the subject site is adjacent to the approved Bar None Ranches Area Structure Plan that proposed four Country Residential lots similar in size to this application (2.91 ac, 3.07 ac, 3.08 ac, 3.08 ac). This proposed redesignation is consistent with the surrounding context. Soft densification has taken place directly west of the subject site along 38 Street W and 40 Street W, as evidenced by the existence of smaller, intentional lots. Moderate intensification on the subject site provides a transition of density, along the Highway 549 transportation corridor, between Okotoks and the Central District of Foothills County.

The parcel designs were purposeful to capture the best building envelopes that lend to natural walkouts and avoid the lower elevation areas that are in the central section of the parcel. Environmental Reserve Easement designations were provided in lots 1-4 to protect the low-lying intermittent drainage areas and maintain the natural channel. The parcel alignment of lots 1-4 allows for future development of the balance lands, giving viable building envelopes adjacent the highway setback distances.

Should you have any questions or concerns please do not hesitate to contact us.

Sincerely,
Township Planning + Design Inc.



Kristi Beunder, B.A., M.E.Des.
RPP MCIP
Senior Planner / Principal
Urban + Regional Planning
Cc: Dwight Murray - Landowner

BYLAW XX/2024

BEING A BYLAW OF FOOTHILLS COUNTY TO AUTHORIZE AN AMENDMENT TO THE LAND USE BYLAW NO. 60/2014 AS AMENDED.

WHEREAS pursuant to the provisions of the Municipal Government Act, Chapter M-26 Revised Statutes of Alberta 2000, and amendments thereto, the Council of Foothills County in the Province of Alberta, has adopted Land Use Bylaw No. 60/2014 and amendments thereto;

AND WHEREAS the Council has received an application to further amend the Land Use Bylaw by authorizing redesignation of a 37.84 acre portion of SE 34-20-01 W5M from Agricultural District to Country Residential District in order to allow for a future subdivision of five (5) Country Residential lots, ranging in size from 3.52 +/- to 6.47 +/- acres with 3.71 +/- acres of an Environmental Reserve Easement and a 13.88 +/- acre Country Residential District balance parcel with a Site Specific Amendment to allow for:

- a) a Secondary Suite, Detached in advance of a principal dwelling; and
- b) consideration of the total cumulative accessory building size on the balance parcel.

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

1. Land Use Map No. 2001 is amended by redesignation of a 37.84 acre portion of SE 34-20-01 W5M from Agricultural District to Country Residential District with a portion of the lands to be conserved under Environmental Reserve Easement.
2. Under Section 13.1 COUNTRY RESIDENTIAL DISTRICT, a Site Specific Amendment to the Country Residential District land use rules to allow for a Secondary Suite, Detached in advance of a principal residence on proposed Lot 5 (+/- 6.47 acre) and consideration of the total cumulative accessory building size on the +/-13.88 acre balance parcel.
3. This Bylaw shall have effect on the date of its third reading and upon being signed.

FIRST READING:

Reeve

CAO

SECOND READING:

Reeve

CAO

THIRD READING:

Reeve

CAO

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