

**FOOTHILLS COUNTY  
COUNCIL AGENDA**

Wednesday, September 11, 2024, 9:00 a.m.  
Foothills County Administration Office  
309 Macleod Trail South – High River



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	<b>Pages</b>
<b>A. GENERAL MATTERS</b>	
A.1 Call Meeting to Order	
A.2 Approval of the Agenda	
<b>B. PUBLIC WORKS / ENGINEERING / PARKS &amp; RECREATION</b>	
<b>C. PUBLIC HEARINGS &amp; MEETINGS</b>	
C.1 10:00 a.m. - Lokietko - SW 35-20-03 W5M - Amend CR Presented by: Planning Officer Melanie Michaud	3
C.2 1:30 p.m. - White Moose Farms Ltd. - SE 26-22-03 W5M - Development Permit 24D 157 Presented by: Planning Officer Brittany Domenjoz	15
<b>D. MISCELLANEOUS PLANNING ITEMS</b>	
D.1 Highfield Investment Group Ltd. / Bramta Development Ltd. / Munro / Munro / Rowland Ptn. SE 19-20-28 W4M; Ptn. NE and NW 18-20-28 W4M; Plan 3462GA, Parcel A and B, Ptn. SE 18-20-28 W4M; Plan 9111563, Block 3, Ptn. SE 18-20-28 W4M; Plan 9912084, Block 2, Ptn. SE 18-20-28 W4M; Ptn. NE, NW, SE, and SW 17-20-28 W4M; Ptn. NE and NW 08-20-28 W4M; Plan 0812844, Block 1, Lot 1, Ptn. NW 08-20-28 W4M; Plan 0913003, Block 1, Lot 1, Ptn. NE 07-20-28 W4M - Proposed Area Structure Plan	41
D.2 McArthur - SW 20-20-03 W5M - Bylaw 29/2023 (2nd & 3rd Reading)	61
<b>E. SUBDIVISION APPROVING AUTHORITY ITEMS</b>	
<b>F. MISCELLANEOUS MUNICIPAL ITEMS</b>	
F.1 Turner / Karanfilov / Dimitrova - NW 26-21-01 W5M - Request to Purchase Undeveloped Road Allowance Presented by: Municipal Lands Administrator Donna Fowler	66
F.2 Hall / Panther Holdings - NE 33-21-01 W5M - Request to License Municipal Reserve Parcel Presented by: Municipal Lands Administrator Donna Fowler	71
F.3 Foothills Country Hospice Society - Request for Support Presented by: Legislative Services Manager Sherri Barrett	78

**F.4 Priddis Community Association - Request for Support**  
Presented by: Councillor Suzanne Oel

**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 – September 11, 2024**  
Councillors Oel, Siewert, and McHugh


**I.3 Minutes – September 4, 2024**

**I.4 Committee Reports**

**I.5 Next Meeting – September 18, 2024**

**I.6 Adjourn**

**PUBLIC HEARINGS AND MEETINGS  
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
 LAND USE AMENDMENT  
 September 11, 2024  
 To be heard at: 10:00 AM**

<b>APPLICATION INFORMATION</b>		<b>FILE NO. 23R026</b>
	<b>LEGAL DESCRIPTION:</b> Ptn. SW 35-20-03 W5M; Plan 0912022, Block 1, Lot 1	
	<b>LANDOWNERS:</b> Lukasz & Monika Lokietko	
	<b>AREA OF SUBJECT LANDS:</b> 9.14 acres	
	<b>CURRENT LAND USE:</b> Country Residential District	
	<b>PROPOSED LAND USE:</b> Country Residential District	
<b>NUMBER &amp; SIZE OF PROPOSED NEW PARCELS:</b> 1 x 3.73 +/- acre parcel		
<b>PROPOSAL:</b> Amendment to the Country Residential District land use rules to allow for the future subdivision of one +/- 3.73 acre Country Residential District parcel, leaving a +/- 5.41 acre Country Residential District balance		
<b>DIVISION NO:</b> 3		<b>DIVISION COUNCILLOR:</b> Barb Castell
<b>FILE MANAGER:</b> Melanie Michaud		

**EXECUTIVE SUMMARY:**

**Location:**

The subject parcel is located on 224<sup>th</sup> Street W, adjacent to Highway 22 and approximately 1.5 km southeast of the Hamlet of Millarville.

**Policy Evaluation:**

The application was reviewed within the terms of the:

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

**Referral Considerations:**

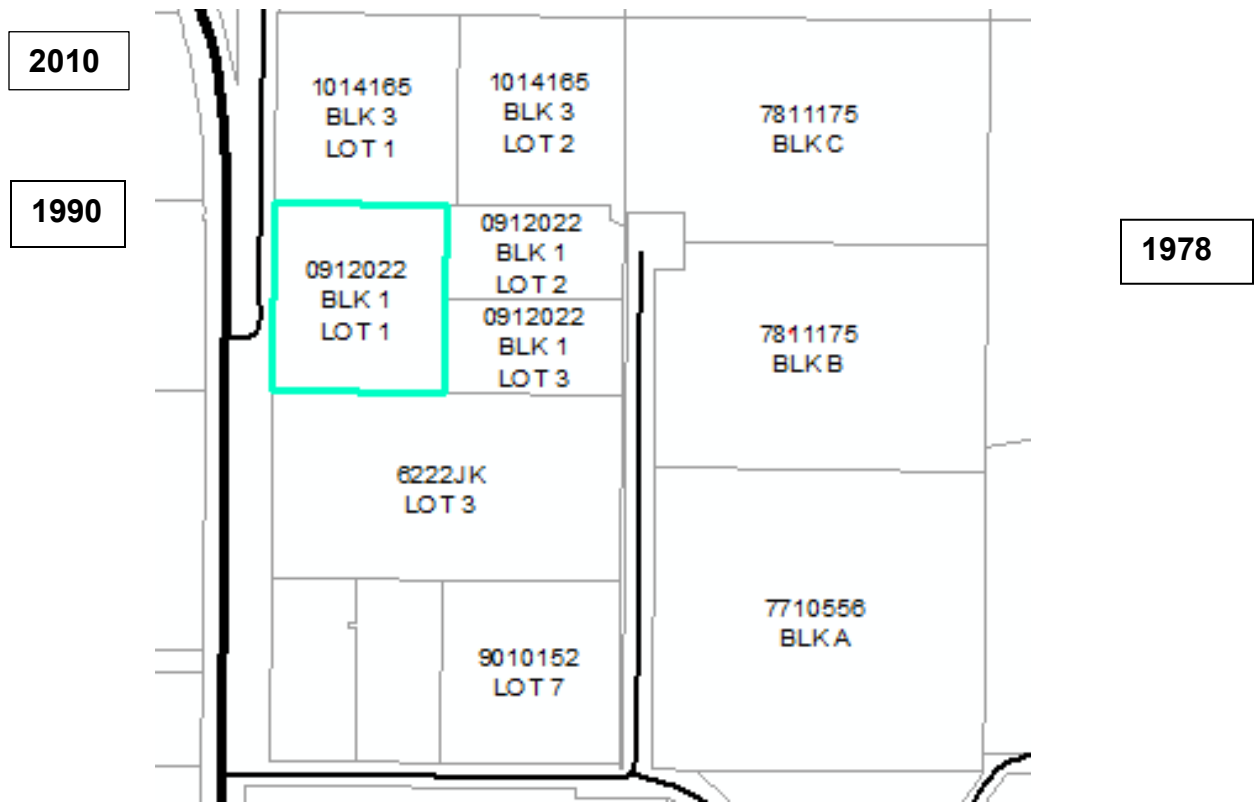
- The application was referred to required Provincial and Municipal bodies, as well as Utilities.

**PURPOSE OF APPLICATION:**

Bylaw XX/2024 – An application has been made to amend the Land Use Bylaw by authorizing an amendment to the Country Residential Land Use District to allow for the future subdivision of one +/- 3.73 acre Country Residential District parcel, leaving a +/- 5.41 acre Country Residential District balance. A new access point is proposed on service road 224<sup>th</sup> St W.

**HISTORY:**

- 1966** Prior to 1966, four parcels of approximately 20 acres each were subdivided from the quarter. Access was to be obtained from the service road along the west side of these parcels.
- 1990** In 1990, Council approved the subdivision of two 4.42 acre lots from the parent parcel – Plan 9010152. These two parcels are accessed from 220 St W.
- 2002** In April of 2002, Council gave one reading for an amendment to Country Residential District Land Use Rules on Plan 6222JK, Lot 3 (18.62 acres) to allow for the creation of one 9.3 acre lot. The applicant later withdrew the application.
- 2009** In February of 2009, Council approved the subdivision of two 5 acre lots from Plan 5000JK, Lot 2 (18.64 acres); being Plan 0912022, Block 1, Lots 2 and 3. These parcels were zoned Country Residential Sub-district “A” due to specific septic requirements to do with a requirement for treatment mounds only.
- 2010** In April of 2010, Council approved the subdivision of one 9 acre parcel from Plan 5000JK, Lot 1 (18.76 acres) and a boundary adjustment to consolidate 0.05 acres from the property to the south into the proposed 9 acre lot for a means of access to the internal subdivision road.



**SITE CONSIDERATIONS:**

**Access:**

The subject parcel is currently accessed from an existing approach on service road 224<sup>th</sup> Street W, which is to remain as access to the balance parcel. The application is proposing to construct a new approach on service road 224<sup>th</sup> Street W to provide access to the proposed parcel.



**Physiography:**

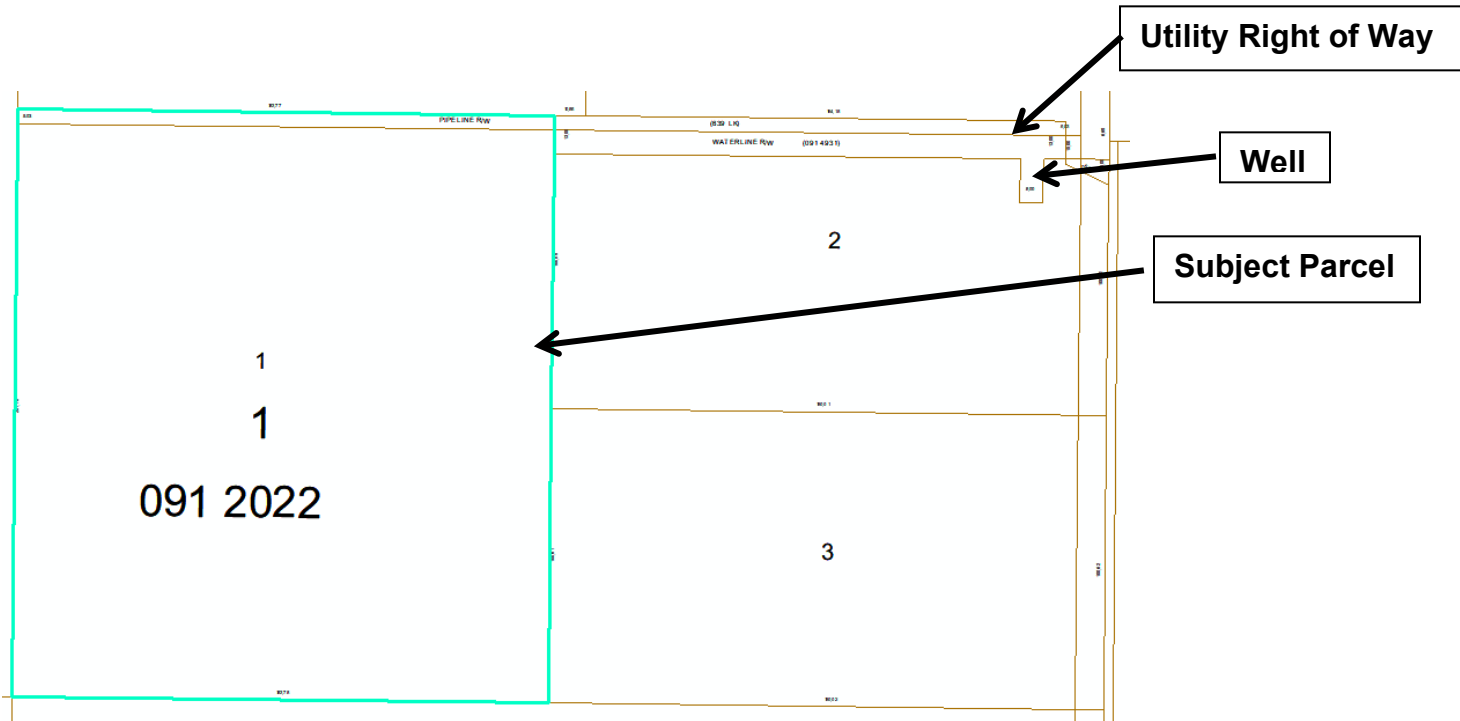
The topography of the subject lands is primarily flat with heavily treed areas. There is a flat area of land along the east portion of the parcel which has been developed for residential use. There is a slope that runs north/ south through the center of the parcel. There is a naturally occurring pond that lies just south of the existing driveway, in approximately the center of the parcel.

**Existing Development / Site Improvements:**

At this time, the subject parcel has existing development including a single family dwelling with an attached garage, as well as a shop, all of which would be located within the proposed +/- 5.21 acre balance parcel.

**Water Considerations:**

The subject parcel is currently serviced via an existing water well located on a parcel adjacent to the east. The water well and connection to the pipeline that services the subject parcel is currently protected by a utility right of way agreement which is registered with a utility right of way plan. Foothills County is not party to this agreement. The location of the water well and utility right of way is depicted below.



There is also a Municipal water line to the west of the property that could potentially service both the balance and the proposed parcels.

The landowners are proposing to drill a new well to provide water for the proposed parcel and continue to utilize the existing, as described above for the balance parcel.

**RESERVE DEDICATION:**

**Municipal Reserve:**

As the parent parcel of the subject property can be considered a nominal 20 acres, Council could allow one additional lot to be subdivided, however, with regard to the Municipal Reserve, there is no deferred reserve caveat on title and the full amount for the nominal 20 acres was originally paid as a condition of subdivision in 2009 by way of cash in lieu of land.

**REFERRAL CIRCULATION:**

<b>CIRCULATION REFERRALS</b>	
<b>REFEREE</b>	<b>COMMENTS</b>
<b>INTERNAL</b>	
Public Works	<p><u>Access:</u> Public Works has commented that the approach for the proposed parcel does not meet setback requirements to the intersection of Highway 22 and 224<sup>th</sup> Street West. However, there have been approaches approved in similar locations on service roads within the County with no concerns. The proposed approach location has good sight distance to the north and towards the intersection. If ATEC requires the approach to meet setbacks, the approach could be moved to the north creating a common approach for the proposed and balance parcels.</p> <p><u>Water Servicing:</u></p> <ul style="list-style-type: none"> <li>- If the Municipal waterline is to be used for proof of water for the proposed parcel, a \$15,000 connection fee and the cost of the water meter and installation would need to be paid by the developer.</li> <li>- A curb stop would need to be installed to the property line at the developer's cost.</li> </ul> <p><b><u>The following are recommended to be provided for the proposed +/- 3.73 acre parcel as conditions of subdivision:</u></b></p> <ul style="list-style-type: none"> <li>• High Water Table Testing for Foundation Design</li> <li>• Septic Disposal Evaluation (PSTS) and</li> <li>• Building Envelopes at Subdivision</li> </ul> <p>The following is recommended to be provided for the proposed +/- 3.73 acre parcel as a condition of the Development Permit:</p> <ul style="list-style-type: none"> <li>• Lot Grading/ Overland Drainage Plan</li> </ul>
GIS/Mapping	<p>GIS/Mapping provided the following:</p> <ul style="list-style-type: none"> <li>• No concerns.</li> </ul>
<b>EXTERNAL</b>	

**CIRCULATION REFERRALS**

<p>Alberta Transportation</p>	<p>Alberta Transportation noted the following:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• The requirements of Section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the Subdivision Authority to vary the requirements of Section 18 of the Regulation.</li> <li>• The requirements of Section 19 are not met, therefore no variance is required.</li> </ul>
<p><b>PUBLIC</b></p>	
<p>Western Wheel</p>	<p>August 28, 2024 and September 4, 2024</p>

**POLICY EVALUATION:**

**Municipal Development Plan 2010 (MDP2010):**

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

**Land Use Bylaw 60/2014:**

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

**Growth Management Strategy:**

The subject parcel is located within the Northwest District. The vision for this District is supportive of minimal to moderate growth and development, particularly in areas where fragmentation and development has already occurred.

**SUMMARY:**

Bylaw XX/2024 – Application to amend the Land Use Bylaw by authorizing an amendment to the Country Residential District land use rules to allow for the future subdivision of one +/- 3.73 acre Country Residential District parcel, leaving a +/- 5.41 acre Country Residential District balance.

**OPTIONS FOR COUNCIL CONSIDERATION:**

**OPTION #1 – APPROVAL**

Council may choose to grant 1<sup>st</sup> reading to the application for an amendment to the Country Residential District land use rules to allow for the future subdivision of one +/- 3.73 acre Country

Residential District parcel, leaving a +/- 5.41 acre Country Residential District balance from Ptn. SW 35-20-03 W5M; Plan 0912022, Block 1, Lot 1 for the following reasons:

*In their consideration of the criteria noted within the Residential section of the MDP2010, Council is of the opinion that the lands are suitable for the intended use. Further, the application falls within the density provisions and lot size restrictions of the Country Residential District within the County's Land Use Bylaw.*

*Staff suggests that the proposed 3.73 +/- acre parcel be designated as Country Residential Sub-district 'A' to ensure that the recommendations and restrictions as outlined in the Septic Disposal Evaluation (PSTS), High Water Table Testing for Foundation Design, and Building Envelope (provided as conditions of subdivision), as well as Lot Grading and Overland Drainage Plan (provided as a condition of development) are complied with, to the satisfaction of the Public Works Department. A completion certificate by a Professional Engineer verifying that all aspects of the noted reports have been met, may be required. Council may also wish to require a \$5000 deposit as a pre-release condition to ensure compliance with all conditions of the development permit.*

**Recommended Conditions for Option #1:**

1. Landowners are to fully execute and comply with all requirements as outlined within the Municipal Development Agreement for the purposes of payment of the community sustainability fee and any other necessary municipal and on-site improvements as required by Council and the Public Works department;
2. Proof of water in accordance with the Provincial Water Act to the satisfaction of the County;
3. Final amendment application fees to be submitted;
4. Submission of an executed subdivision application and the necessary fees.

**OPTION #2 REFUSAL**

Council may choose to refuse the application for an amendment to the Country Residential District land use rules to allow for the future subdivision of one +/- 3.73 acre Country Residential District parcel, leaving a +/- 5.41 acre Country Residential District balance from Ptn. NE 35-20-03 W5M; Plan 0912022, Block 1, Lot 1 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 cumulative effects of the development and the suitability of the lands for further development.*

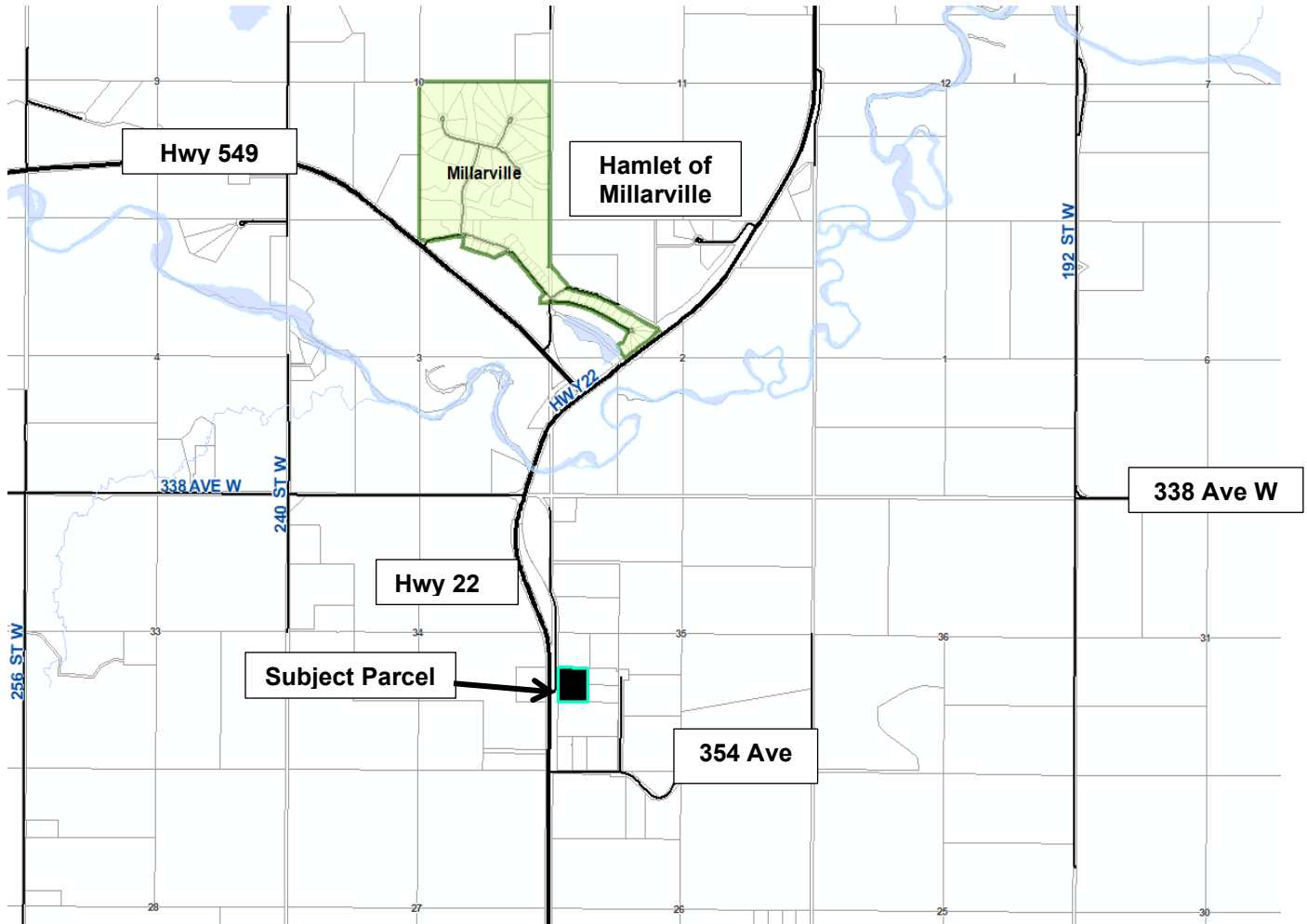
**APPENDICES:**

**APPENDIX A: MAP SET**

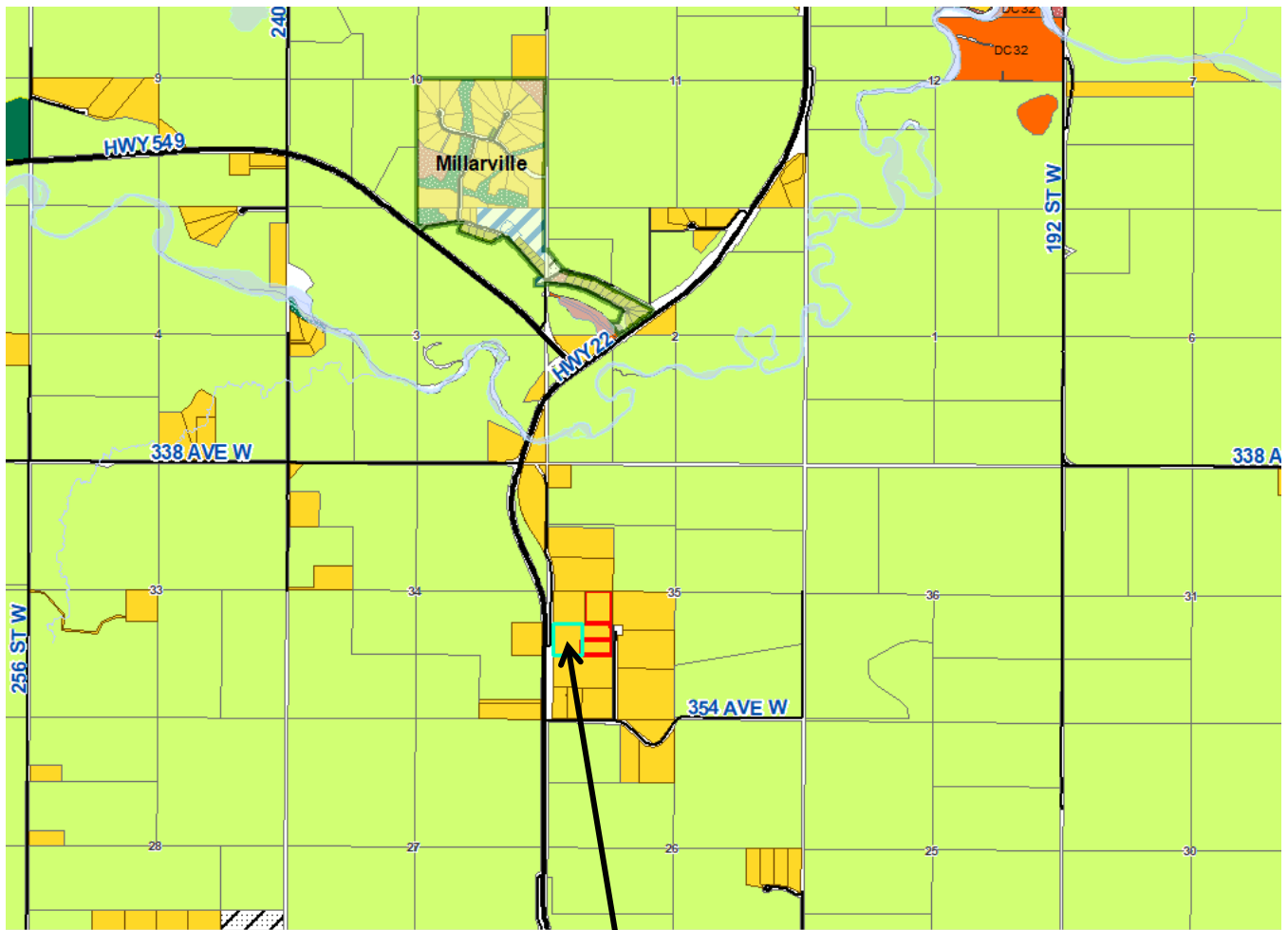
- LOCATION MAP
- LAND USE MAP
- HALF MILE – PARCEL SIZES
- SITE PLAN
- ORTHO PHOTO

**APPENDIX B: PROPOSED BYLAW**

**APPENDIX A: LOCATION MAP**



# APPENDIX A: LAND USE MAP

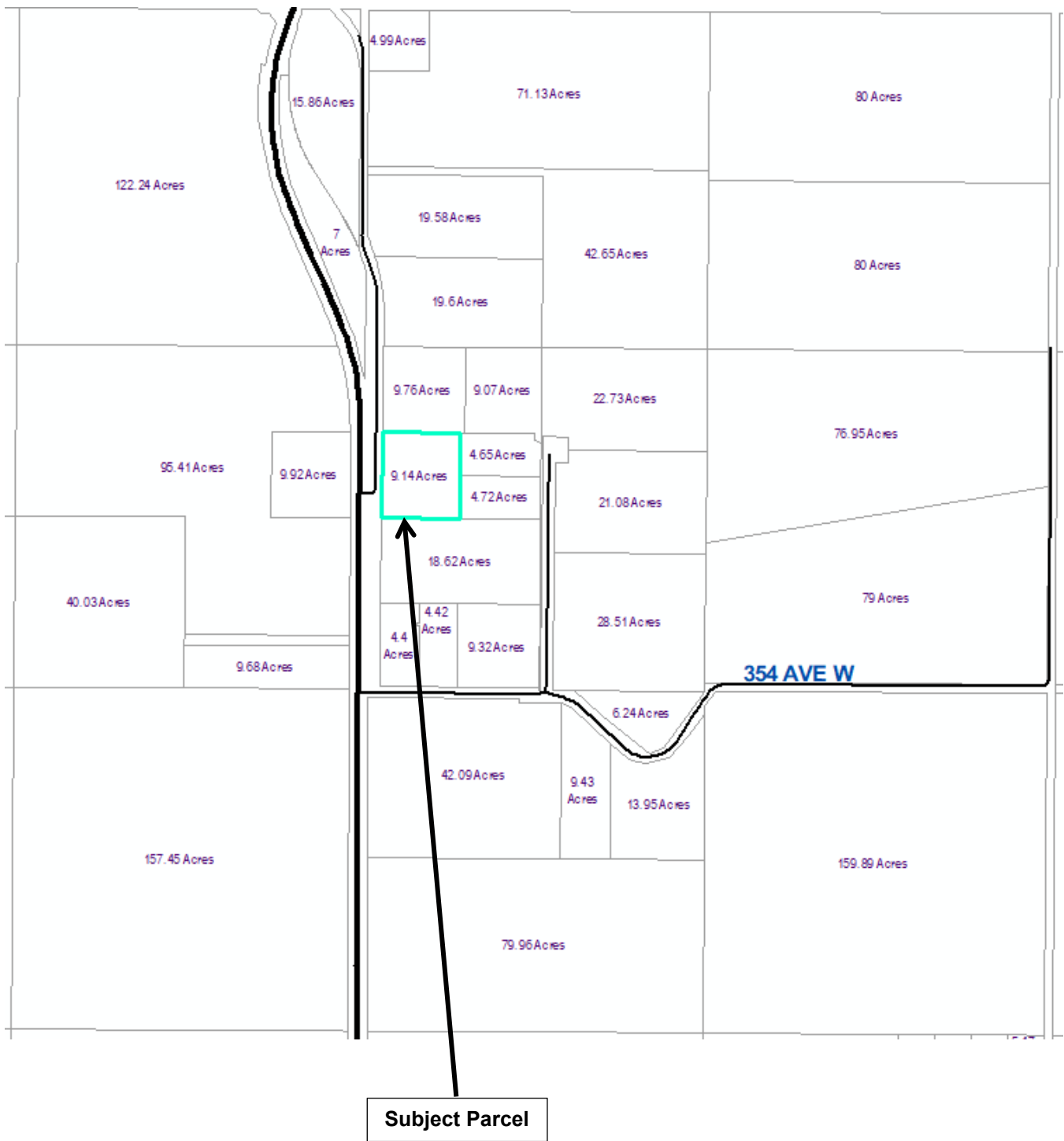


Subject Parcel

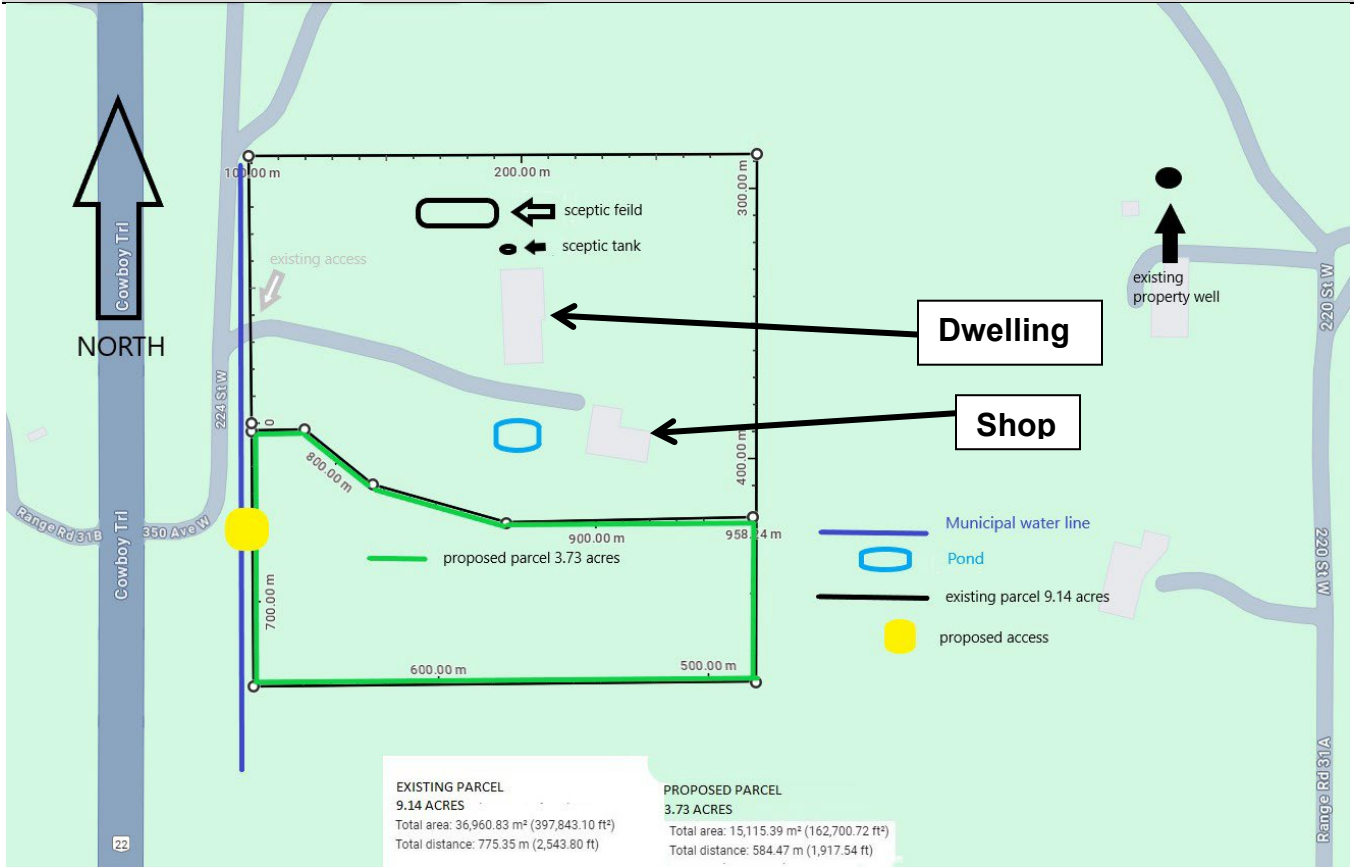
## Legend

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

# APPENDIX A: HALF MILE – PARCEL SIZES

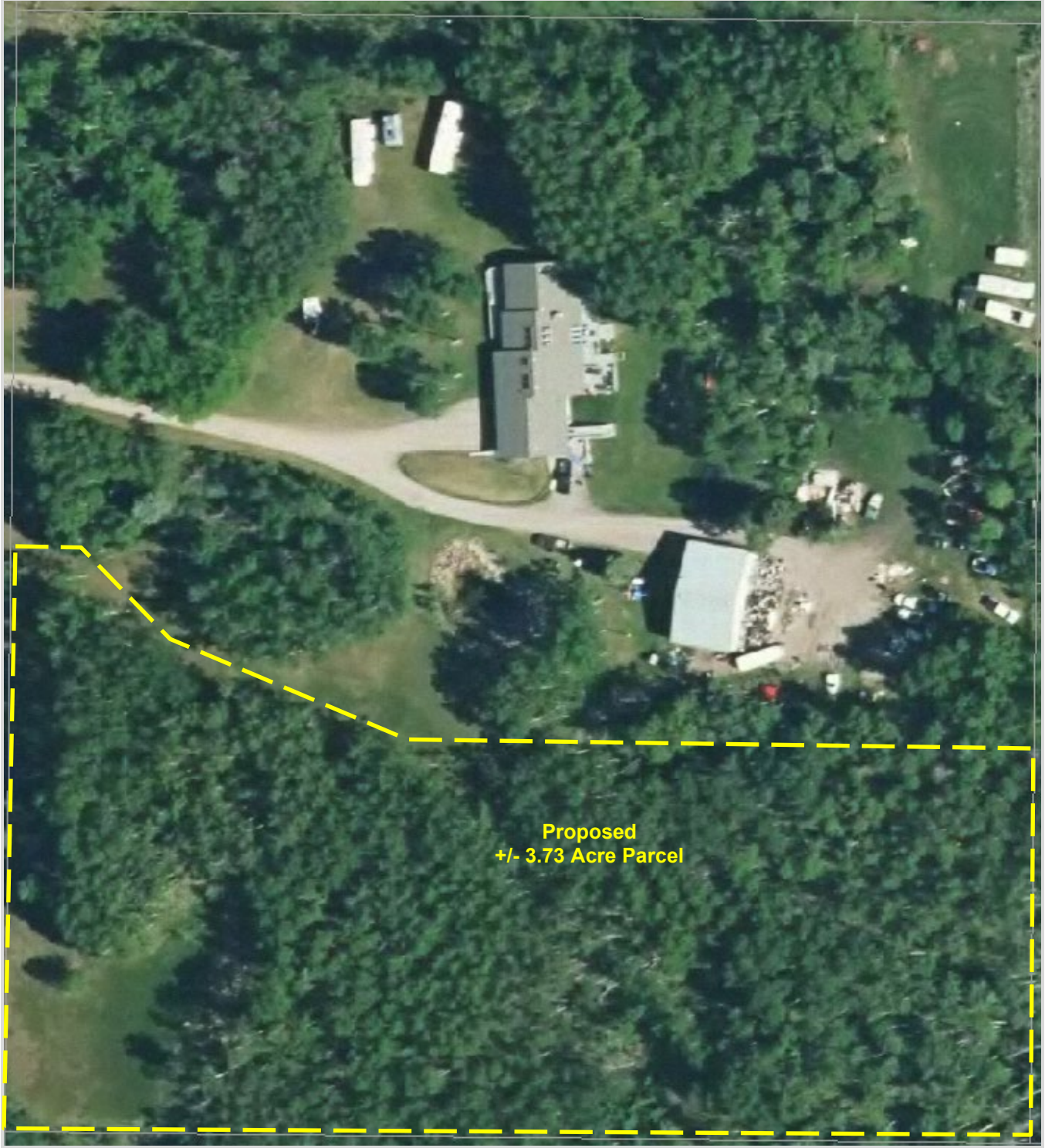


# APPENDIX A: SITE PLAN





**APPENDIX A: ORTHO PHOTO**



**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 an amendment to the Country Residential District land use rules to allow for the future subdivision of one new 3.73 +/- acre Country Residential lot, with a 5.41 +/- acre Country Residential balance parcel on Plan 0912022, Block 1, Lot 1; Ptn. SW 35-20-03 W5M.

**NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:**

- 1. Under SECTION 13.0.0 COUNTRY RESIDENTIAL DISTRICT, the following shall be added under Part 8 Bylaw Amendments:

*Plan 0912022, Block 1, Lot 1; Ptn. SW 35-20-03 W5M within which shall allow for the future subdivision of one new 3.73 +/- acre Country Residential lot, with a 5.41 +/- acre Country Residential balance parcel.*

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

**FIRST READING:**

\_\_\_\_\_  
Reeve

CAO \_\_\_\_\_

**SECOND READING:**

\_\_\_\_\_  
Reeve

CAO \_\_\_\_\_


**THIRD READING:**

\_\_\_\_\_  
Reeve

CAO \_\_\_\_\_

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

**PUBLIC HEARINGS AND MEETINGS  
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
 DEVELOPMENT PERMIT APPLICATION  
 September 11, 2024  
 To be heard at: 1:30 PM**

<b>APPLICATION INFORMATION</b>		<b>FILE NO. 24D 157</b>
	<b>DATE APPLICATION DEEMED COMPLETE:</b> July 22, 2024	
	<b>LEGAL DESCRIPTION:</b> SE 26-22-03 W5M	
	<b>LANDOWNER:</b> White Moose Farms Limited	
	<b>AGENT:</b> Stan Carscallen	
	<b>AREA OF SUBJECT LANDS:</b> 150.79 acres	
	<b>CURRENT LAND USE:</b> Direct Control District #29	
<b>PROPOSAL:</b> Development Permit Application to allow for the operation of Limited Public Arena on the subject parcel.		
<b>DIVISION NO:</b> 4		<b>COUNCILLOR:</b> Suzanne Oel
<b>FILE MANAGER:</b> Brittany Domenjoz		

**EXECUTIVE SUMMARY:**

**Summary of Proposal**

A Development Permit application has been submitted on the Direct Control District #29 (DC29) property in order to allow for the operation of Limited Public Equestrian Facility offering boarding, training, and riding lessons. The application proposes the construction of an arena, horse barns containing a total of 28 stalls and an exercise wheel. Users of the facility will not exceed 16 non-residents per day with a maximum of 50 horses on site at any given time.

**Location**

The subject parcel is located northwest of the Hwy 22/Hwy 22X intersection, approximately 800 metres east of Priddis Valley Road W and the Hamlet of Priddis, and 6.5 kilometres west of the current municipal boundary for the City of Calgary.

**Policy Evaluation**

The application was reviewed within the terms of the Land Use Bylaw 60/2014.

**Referral Considerations**

This application was circulated to internal and external agencies. The County’s Public Works department recommends that a lot grading and drainage plan be submitted to ensure that the proposed development doesn’t affect natural drainage. Alberta Transportation and Economic Corridors (ATEC) provided that a Roadside Development Permit Application will be required for the proposed development. Further, the applicants may be required to submit a Traffic Impact Assessment or other technical documents as part of their roadside development permit.

**HISTORY:**

**September 14, 2022:** Council acknowledged the pending Conservation Easement for Agriculture, that was registered on approximately 429.25 acres of land within the West half of Section 25, Township 22, Range 3, West of the 5th Meridian and the South East quarter of Section 26, Township 22, Range 3, West of the 5th Meridian, by the Alberta Farmland Trust.

**September 27, 2023:** Council refused an application proposing the creation of a Direct Control District and redesignation of three (3) separately titled parcels described as, SE 26-22-03 W5M; SW 25-22-03 W5M; and NW 25-22-03 W5M, from Agricultural District to the proposed Direct Control District in order to allow for the operation of an equestrian event venue on lands subject to a Conservation Easement for Agriculture. Council at this time, was of the opinion that the proposed redesignation of the three quarter-sections of land to allow for the contemplated development is beyond the scale and scope of what Council feels is appropriate for these lands.

**August 28, 2024:** Council granted 3<sup>rd</sup> and final reading to Bylaw 44/2024 authorizing the redesignation of the subject 150.79 acre parcel being, SE 26-22-03 W5M from Agricultural District to Direct Control District #29 – *Limited Public or Commercial Riding Arena (DC29)*, in order to allow for the future operation of a Limited Public Arena.

#### **PURPOSE OF APPLICATION:**

Request of the Development Authority to approve Development Permit 24D 157 to allow for the operation of a Limited Public Equestrian Facility on the subject parcel. The application identifies:

- Limited Public Equestrian Facility offering boarding and training for horses, riding lessons and training for persons interested in the sport of show jumping.
- Construction of:
  - Arena (+/- 22,167 sq. ft.);
  - Viewing, Service and Lobby area (+/- 5,280 sq. ft.);
  - Lunging ring (+/- 4,504 sq. ft.); and
  - 2 Horse barns (+/- 7,160 sq. ft., each).
- Hours of operation are 7:00 AM to 10:00 PM, daily.
- 3 employees are anticipated.
- A maximum of 16 non-resident vehicle trips to the Limited Public Arena per day, this includes the occasional visit by a veterinarian, farrier, handyman, feed delivery, shavings delivery etc.
- Events: No events are proposed.
- Parking: A gravel parking pad, located on the east side of the arena as identified on *MAP 2 – SITE PLAN* and is to be large enough for the anticipated 16 non-resident users.
- Manure / Sawdust will be composted onsite and applied to hay/pasture land on the 3 quarter sections that are owned by the applicant. Further details of the manure management plan are attached as *Appendix B – Development Permit Application Details*.
- Lighting: all exterior lights will be Dark Sky Compliant. The application indicates that consultation with the University of Calgary / Rothney Observatory will take place prior to installation of exterior lighting.
- Water: a water licence is to be obtained. A water supply letter is included in *Appendix C* of this staff report.

#### **SITE CONSIDERATIONS:**

##### **Physiography**

The subject parcel is adjacent to Highway 22 and contains tree covered areas in the northwest corner and to the north of the existing yard site. The lands slope down in the northwest corner towards Fish Creek with the highest point being east of the existing yard site.

##### **Site Improvements**

Existing development on the subject parcel include 2 dwellings, shop (+/- 1,012 sq. ft.), shop (+/- 1,192 sq. ft.), barn (+/- 2,327 sq. ft.), barn (+/- 1,462 sq. ft.) and horse shelters.

##### **Servicing Considerations**

The landowners would be responsible for adhering to the Water Act with respect to water use on the subject parcel.

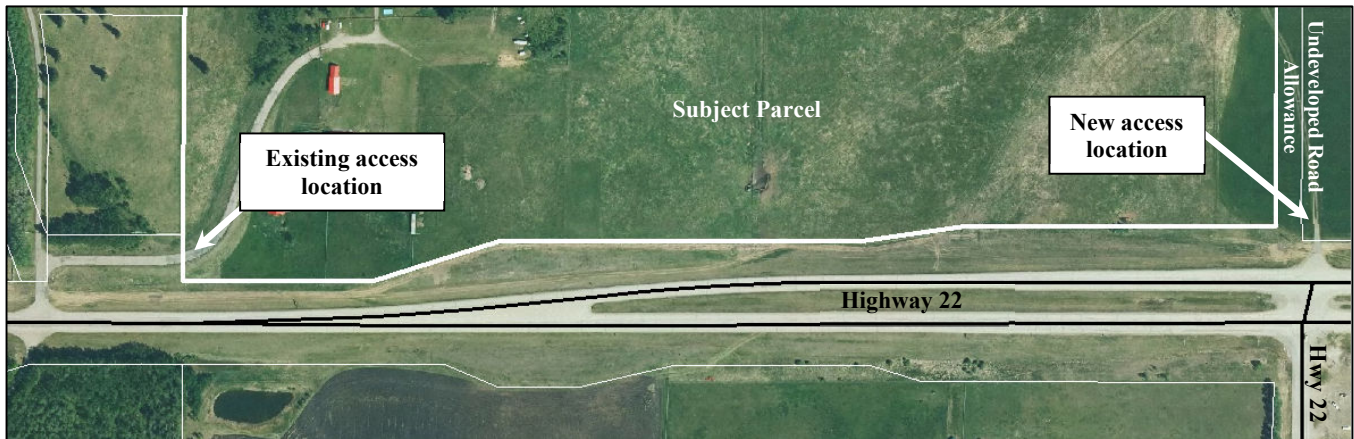


Note: A water supply letter prepared by Arletta Water Resources on behalf of the landowner, has been provided confirming that the well on SE 26-22-03 W5M is sufficient for the intended use and proposed equestrian facility. A Water Licence will have to be obtained through Alberta Environment and Protected Areas prior to use. This letter is included in *Appendix C* of this staff report.

**Access**

The subject parcel and yard site are currently accessed from an existing approach on Highway 22 located in the southwest corner of the parcel. As part of a recent Alberta Transportation and Economic Corridors (ATEC) permit, the applicants proposed to access to the proposed facility from the existing location in the SW corner of the parcel however, ATEC denied this proposal due to the existing location not meeting the required safety standards. As an alternative, ATEC provided that use of the existing access at the intersection of Highway 22X and Highway 22 is acceptable with the appropriate upgrades.

An ATEC Roadside Development Permit (RSDP) has been issued for the upgrades and use of the existing access at the intersection of Highway 22X and Highway 22 for traditional agricultural activities and farmstead use only. Should the development permit application be approved, a second Road side Development Permit application through ATEC would be required and may include the submission of a Traffic Impact Assessment and other technical documents for further upgrades to the intersection to support the equestrian facility. Upon completion of the proposed facility, the first RSDP allowing access for traditional agricultural activities and farmstead use would expire.



**REFERRAL CIRCULATION:**

CIRCULATION REFERRALS	
REFEREE	COMMENTS
<b>INTERNAL</b>	
Public Works	<p>The following is recommended as a condition of Development Permit:</p> <ul style="list-style-type: none"> <li>• Lot Grading and Site Drainage Plan;</li> </ul> <p>Public Work provided:</p> <ul style="list-style-type: none"> <li>• ATEC to provide requirements for access from Hwy 22.</li> <li>• Lot Grading and Drainage plan recommended at development to ensure lot graded doesn't affect natural drainage.</li> <li>• Crossing of undeveloped road allowance only, any construction along rights-of way other than crossing will require the construction of a municipal standard road.</li> </ul>

## CIRCULATION REFERRALS

Municipal Fire	<p>Municipal Fire provided the following comments as part of the Land Use Application:</p> <ul style="list-style-type: none"> <li>• Address of the property is to be posted.</li> <li>• Ensure access for Fire department apparatus as per the National Fire Code 2019 Div. B Sec. 2.1.5.</li> <li>• Fire extinguishers are to be installed as per the National Fire Code 2019 Div. B Sec. 2.1.5 and NFPA 10.</li> <li>• Fire Safety Plan is to be posted as per the National Fire Code 2019 Div. B Sec. 2.8.2.</li> <li>• Doors and means of egress as per the National Fire Code 2019 Div. B Sec. 2.7.1.</li> <li>• Fire inspection of building required once complete.</li> </ul> <p>No additional comments were received for the development permit application.</p>
Municipal Mapping /Addressing	<p>Municipal Mapping/Addressing provided the following comments as part of the Land Use Application:</p> <ul style="list-style-type: none"> <li>• The applicants are advised that changing the access location results in a mailing address change for the existing dwellings. Please add the post approval conditions.               <ul style="list-style-type: none"> <li>○ The applicant agrees to a mailing address change.</li> <li>○ The applicant agrees to add a third address for the limited public arena.</li> </ul> </li> </ul> <p>No additional comments were received for the development permit application</p>
Building & Safety Codes	<p>Building &amp; Safety Codes Officer provided:</p> <ul style="list-style-type: none"> <li>• Based on the size of the arena and if it has a viewing area. Group A Division 3 needs to have both an Architect as well as an Engineer’s Stamp.</li> <li>• What 3.2.2. ? . Article are they using for their Arena?               <ul style="list-style-type: none"> <li>○ 3.2.2.29. Group A, Division 3, Any Height, Any Area, Sprinklered                   <ol style="list-style-type: none"> <li>1) Except as permitted by Articles 3.2.2.30. to 3.2.2.34., a building classified as Group A, Division 3 shall conform to Sentence (2).</li> <li>2) Except as permitted by Article 3.2.2.16., the building referred to in Sentence (1) shall be of non combustible construction, and                       <ol style="list-style-type: none"> <li>a) except as permitted by Sentences 3.2.2.7.(1) and 3.2.2.18.(2), the building shall be sprinklered throughout,</li> <li>b) floor assemblies shall be fire separations with a fire-resistance rating not less than 2 h,</li> <li>c) mezzanines shall have a fire-resistance rating not less than 1 h, and</li> <li>d) loadbearing walls, columns and arches shall have a fire-resistance rating not less than that required for the supported assembly.</li> </ol> </li> </ol> </li> <li>○ 3.2.2.31. Group A, Division 3, up to 2 Storeys, Sprinklered                   <ol style="list-style-type: none"> <li>1) A building classified as Group A, Division 3 is permitted to conform to Sentence (2) provided                       <ol style="list-style-type: none"> <li>a) except as permitted by Sentences 3.2.2.7.(1) and 3.2.2.18.(2), the building is sprinklered throughout,</li> <li>b) it is not more than 2 storeys in building height, and</li> <li>c) it has a building area not more than</li> </ol> </li> </ol> </li> </ul> </li> </ul>

## CIRCULATION REFERRALS

	<ul style="list-style-type: none"> <li style="margin-left: 40px;">i. 12 000 m<sup>2</sup> if 1 storey in building height, or</li> <li style="margin-left: 40px;">ii. 6 000 m<sup>2</sup> if 2 storeys in building height.</li> </ul> <p>2) Except as permitted by Clause (c) and Article 3.2.2.16., the building referred to in Sentence (1) shall be of non combustibile construction, and</p> <ul style="list-style-type: none"> <li style="margin-left: 20px;">a) floor assemblies shall be fire separations with a fire-resistance rating not less than 1 h,</li> <li style="margin-left: 20px;">b) mezzanines shall have a fire-resistance rating not less than 1 h, and</li> <li style="margin-left: 20px;">c) loadbearing walls, columns and arches shall have a fire-resistance rating not less than that required for the supported assembly, except that arches are permitted to be of heavy timber construction.</li> </ul> <p>○ 3.2.2.33. Group A, Division 3, One Storey, Sprinklered</p> <p>1) A building classified as Group A, Division 3 is permitted to be of combustibile construction or non combustibile construction used singly or in combination provided</p> <ul style="list-style-type: none"> <li style="margin-left: 20px;">a) except as permitted by Sentences 3.2.2.7.(1) and 3.2.2.18.(2), the building is sprinklered throughout,</li> <li style="margin-left: 20px;">b) it is not more than 1 storey in building height, and</li> <li style="margin-left: 20px;">c) it has a building area not more than 7 200 m<sup>2</sup>.</li> </ul> <ul style="list-style-type: none"> <li>• Article 3.2.5.6. – Access Route Design of emergency vehicles</li> <li>• Article 3.2.5.7. – Water for firefighting</li> <li>• Article 3.2.7.3. – Emergency Lighting and Exit lights</li> <li>• Article 3.3.1.3. – Means of Egress</li> <li>• Article 3.3.1.6. – Travel Distances</li> <li>• Article 3.2.5.15. – Fire Department Connections</li> <li>• Article 3.2.5.16 – Portable Fire Extinguishers</li> <li>• Washrooms Based on Occupancy load (Including Barrier Free requirements) “Summer 2017”</li> <li>• The National Energy Code for Heating, Electrical, Envelope, etc.</li> </ul> <p><b>Building of this size may need Sprinklers</b></p>
<b>EXTERNAL</b>	
Alberta Farmland Trust	No Response
Alberta Health Services	<p>Alberta Health Service – Environmental Public Health (AHS-EPH) provided the following comments as part of the Land Use Application:</p> <ul style="list-style-type: none"> <li>• AHS-EPH has no objections based on the information provided.</li> </ul> <p>No additional comments were received for the development permit application.</p>
ATCO Transmission	<p>ATCO Transmission (a division of ATCO Gas and Pipelines) provided:</p> <p>No objections subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Transmission before commencing any work.</li> </ol>

## CIRCULATION REFERRALS

	<ul style="list-style-type: none"> <li>○ Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Transmission requirements as set forth in the company’s conditional approval letter.</li> <li>○ Contact ATCO Transmission Land Department at 1-888-420-3464 or <a href="mailto:landadmin@atco.com">landadmin@atco.com</a> for more information.</li> </ul> <ol style="list-style-type: none"> <li>2. Road crossings are subject to Engineering review and approval.             <ul style="list-style-type: none"> <li>○ Road crossing(s) must be paved and cross at a perpendicular angle.</li> <li>○ Road crossing(s) must not be over any pipeline bend.</li> <li>○ Parallel roads are not permitted within ATCO Transmission right(s)-of-way.</li> <li>○ If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete.</li> </ul> </li> <li>3. Parking and/or storage is not permitted on ATCO Transmission facility(s) and/or right(s)-of-way.</li> <li>4. Encroachments are not permitted on ATCO Transmission facility(s) and/or right(s)-of-way.</li> <li>5. ATCO Transmission recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.</li> <li>6. Any changes to grading that alter drainage affecting ATCO Transmission right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.             <ul style="list-style-type: none"> <li>○ If alterations are required, the cost will be borne by the developer/owner.</li> </ul> </li> <li>7. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmission for further review.</li> </ol>
FortisAlberta	<p>FortisAlberta provided the following comments as part of the Land Use Application:</p> <ul style="list-style-type: none"> <li>• no concerns regarding this land use redesignation application. The development permits to enable highway access may need to have clearance data sheet calculations done by one of our designers if it changes the existing grade or dimensions where the current access crosses underneath the overhead powerline.</li> </ul> <p>No additional comments were received for the development permit application.</p>
Meota Gas	No concerns
Alberta Transportation & Economic Corridors	<p>Alberta Transportation and Economic Corridors primary concern is protecting the safe and effective operation of provincial highway infrastructure and planning for the future needs of the highway network in proximity to the proposed land use amendment(s).</p> <p>Alberta Transportation and Economic Corridors offers the following comments and observations with respect to the proposed land use amendment (s):</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol>



**CIRCULATION REFERRALS**

	<p>Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:</p> <ol style="list-style-type: none"> <li>1. The applicant may be required at the sole discretion of Transportation and Economic Corridors to submit technical documents, such as a Traffic Impact Assessment (TIA), or other technical documents as part of their road side development permit application.</li> <li>2. A Roadside Development Application from Transportation and Economic Corridors will be required for the proposed development. Please forward application to applicant/owner. There is no fee for the application. Once complete they can submit the application through RPATH portal at <a href="http://goaprod.service-now.com/rpath?id=roadside_planning_application">http://goaprod.service-now.com/rpath?id=roadside_planning_application</a>.</li> </ol>
<b>PUBLIC</b>	
Western Wheel	August 28, 2024 and September 4, 2024.
Landowners (half mile)	<p>Development Permit applications on Direct Control District properties are not advertised in the Western Wheel or circulated to neighbouring landowners however, Council required that a Public Meeting be held prior to the Development Permit Approval. Therefore, the Notice of Public Meeting for this application was mailed to area landowners on August 28, 2024.</p> <p>No letters were received prior to the submission of this report.</p>

**POLICY EVALUATION:**

**Land Use Bylaw 60/2014:**

The application aligns with the discretionary uses and intent of the Direct Control District #29 within the Land Use Bylaw 60/2014. DC29 has been included as *Appendix D*.

The purpose and intent of the DC29 is to allow for the development of a Limited Public or Commercial Arena, as defined in Section 2.5 of the bylaw, to operate on lots, with or without a single family residence and to allow for the Direct Control by Council.

**2.5 DEFINITIONS:**

*ARENA, LIMITED PUBLIC* means a building or structure within which equestrian, athletic, recreational activities or contests are carried on and intended to be used by persons other than occupants of the residence, if any, located on the lot upon which the arena is located, which will result in the generation of no more than sixteen (16) additional vehicle trips on any single day to or from the site of the arena or use of the arena for any purpose on any single day by no more than sixteen (16) persons other than occupants of the residence.

**10.3 RIDING ARENAS:**

A Development Permit is required for all Limited Public riding arenas. Provisions for a Limited Public Arena are identified within Table 10.3B:

Table 10.3 B Criteria for Limited Public Use Arenas:

Limited Public Use Arena	
Facility or structure intended for equestrian related activities to be used by primarily by the occupants of residence on the property and/or with limited public use of no more than sixteen (16) non-resident users per day which result in the generation of no more than sixteen (16) additional vehicle trips to the site on any single day.	
Animal Units	1 animal unit per 3 acres of land or as determined by the Council
Non-resident vehicle trips per day	To a maximum of 16 vehicle trips to the site per day in addition to those by the occupants of the residence on the property.
Arena structure size	As determined by the Council;
Overnight camping	As determined by Council;
Engineering Requirements	Professionally Engineered stamped plans (structural, mechanical, and fire) Must meet Alberta Building Code and Fire Code provisions for public buildings Other requirements as deemed necessary by Council
Other Requirements	Manure Management Plan to the satisfaction of the Approving Authority any others as determined by the County

**10.1 LIVESTOCK REGULATIONS:**

The keeping of more than 1 animal unit per 3 acres will require a Development Permit. The subject parcel is permitted a total of 50 animal units.

**SUMMARY:**

Requesting approval of Development Permit 24D 157 to allow for the operation of a Limited Public Equestrian Facility on the subject parcel, including:

- Limited Public Equestrian Facility offering boarding and training for horses, riding lessons and training for persons interested in the sport of show jumping.
- Construction of:
  - Arena (+/- 22,167 sq. ft.);
  - Viewing, Service and Lobby area (+/- 5,280 sq. ft.);
  - Lunging ring (+/- 4,504 sq. ft.);
  - 2 Horse barns (+/- 7,160 sq. ft., each.)

**OPTIONS FOR COUNCIL CONSIDERATION:**

**OPTION #1 – APPROVAL**

Should Council choose to approve Development Permit 24D 157, the following motion has been provided for consideration:

*Council moved that Development Permit 24D 157 for the operation of a Limited Public Equestrian Facility including horse boarding, training, and riding lessons on the subject Direct Control District #29 parcel on the subject property be approved as per the submitted and accepted application.*

Council is requested to provide direction on whether they wish to delegate authority to the Development Officer to review and accept conditions.

**APPROVAL DESCRIPTION:**

Upon completion of the Pre-Release Conditions, this approval allows for the development and use of SE 26-22-03 W5M, in accordance with the submitted application and as accepted by Foothills County Council as the Development Authority, as follows:

- An Equestrian Facility, operating under the regulations for an Arena, Limited Public offering boarding and training for horses, riding lessons and training for persons interested in the sport of show jumping;
- Construction of a +/- 22,167 sq. ft. Arena with attached viewing, service and lobby area, lunging ring, and 2 horse barns containing a total of 28 stalls;
- Hours of operation where by the facility may be open to the public are approved between 7:00 AM and 10:00 PM, daily.
- A maximum of 16 non-resident vehicle trips to the Limited Public Arena are permitted per day.

**SUGGESTED CONDITIONS OF APPROVAL FOR COUNCIL’S CONSIDERATION**

Council may wish to provide any of the following conditions, or any additional conditions, as pre-release condition(s) should they be of the opinion that the requirement be addressed prior to the Development Permit being signed and issued.

**PRE-RELEASE CONDITION:**

*Pre-release condition(s) must be complied with before the Development Permit will be signed and issued. Failure to complete the pre-release condition(s) on or before **February 11, 2025** will see this development permit decision deemed null and void, unless a time extension is issued under agreement between the Development Authority and the Applicant(s).*

1. The applicant is required to submit a refundable security deposit in the amount of \$3,000 to ensure compliance with the applicable Building, Safety and Fire Codes for the proposed use and occupancy of the development. This security will be refunded at such time that all required permits and inspections have been obtained meets the intent of the Codes for use and occupancy, is provided by the Safety Codes Officer and the Foothills Fire Department Fire Inspector.
2. Comprehensive Site Drainage and Lot Grading Plan to be provided for the proposed development, prepared and stamped by a professional Engineer to the satisfaction of the Public Works Department;
3. The applicant shall obtain a Roadside Development Permit from Alberta Transportation and Economic Corridors. It is the applicant's responsibility to provide proof of approval, or waiver of such requirement, to the Development Authority.
4. Further to Pre-Release Condition #3, should any development within the municipal road right of way be required as a result of the above noted Alberta Transportation and Economic Corridors Roadside Permit, the applicants may be required to fully execute and comply with all requirements as outlined within a Development Agreement for the purposes of construction of all internal and/or external transportation infrastructure and any other necessary municipal and on-site improvements as required by Council and/or the Public Works department;

#### **CONDITIONS OF APPROVAL:**

*The following requirements must be completed within twenty-four (24) months from the date the Development Permit is signed and issued unless a time extension is approved under agreement between the Development Authority and the Applicant(s). Failure to complete the conditions of approval will see the Development Permit be deemed null and void.*

1. The applicant shall construct and maintain the development in accordance with all conditions of approval and plans that have been acknowledged by the County to be appropriate. Any revisions and/or additions to the use of this land shall not proceed except under benefit of appropriate approvals;
2. The applicant shall obtain all necessary building and safety code permits and inspections applicable to the use and occupancy of the proposed structures, to the discretion of the Safety Codes Officer.
3. The applicant shall contact the Foothills Fire Department and obtain all necessary approvals and inspections prior to occupancy. It is the applicant's responsibility to provide proof of such to the Development Authority. Appropriate emergency addressing for the property shall be posted; National Fire Code 2019 Div. B Sec. 2.1.5 and NFPA 10 compliant fire extinguisher(s) to be installed; and a Fire Safety Plan is to be posted to the satisfaction of the Foothills Fire Department;
4. Landscaping, screening and site drainage shall be implemented as per the plans accepted to be appropriate by the municipality and must at all times be safe, functional, and in a good state of repair.
5. The applicant is required to maintain an annual business license with Foothills County;
6. Addressing for the site shall be updated to the satisfaction of the County's GIS/Mapping Services department. Please Contact the County's Mapping Department 403-652-2341 for assistance in this regard;
7. The applicant shall provide detailed specifications for all exterior lighting for the proposed facility, to be reviewed and acknowledged by the County as appropriate prior to installation. All installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;

8. The applicant shall provide a detailed parking and loading plan, in accordance with Section 9.19 of the Land Use Bylaw. This plan is to identify a dimensioned parking pad, with appropriate parking stops (bumpers), and freestanding signage for barrier free parking stalls shall be installed;
9. An Emergency Response Plan shall be submitted for review and acceptance by the County's Director of Emergency Management;
10. Prior to the County acknowledging completion of the development, the applicant shall submit verification from the involved professional(s) confirming that all improvements are consistent with the accepted reports, and any recommendations/revisions as have been accepted by the County;
11. It is the applicant's responsibility to provide written notification to the Development Authority upon completion of the development, as approved herein.

**ADVISORY REQUIREMENTS:**

*The following requirements are provided by Foothills County to inform the applicant(s) and landowner(s) of their necessity. It is the responsibility and liability of the applicant(s) and landowner(s) to ensure adherence with these requirements for the life of the development.*

1. Development is required to comply with the requirements of the Alberta Building, Plumbing, Electrical, Safety, and Fire Codes, at all times;
2. The applicant is advised that review and acceptance of any required work(s) may be subject to payments of review fee(s) and/or inspection fee(s) as per the Foothills County Fee Schedule;
3. The total cumulative number of animals located on the property at any given time is not to exceed 50. Additional animal units on the parcel would first require appropriate independent approval from the County;
4. The applicant shall comply with all requirements of Alberta Transportation and Economic Corridors including but not limited to Roadside Development Permit number 2024-0041975.
5. It is the responsibility of the applicant to ensure that manure management is designed, constructed and maintained to avoid contamination of groundwater, prevent contaminated surface water from leaving the property, and reduce odor nuisance. Compliance with all applicable regulations and provisions of the Natural Resource Conservation Board (NRCB) must be maintained with respect to manure management and protection of all riparian areas, and/or waterways;
6. All parking, loading areas, and laneways must be kept free of all debris, materials and/or equipment, and is the landowner's responsibility to ensure access for fire department apparatus is provided for at all times. Loading/parking areas shall be located so that all vehicles using that space can be easily parked and maneuvered entirely within the bounds of the subject property without backing to or from adjacent public roadways;
7. Signage has not been considered under this approval. Any installation of signage shall proceed only under the approval of an independent application for Development Permit;
8. All structures shall be located as to adhere to Municipal and Provincial setback requirements from the boundaries of the legally titled property. No variance for property line setbacks has been considered under this approval;
9. No offensive noise, vibration, smoke, dust, odor, heat, glare, electrical, or radio disturbance shall be detectable beyond the boundary of the titled property;
10. Natural drainage of the property must be maintained. Alteration to natural drainage may only proceed as per the approved Drainage and Lot Grading plan;
11. The development shall at all times comply with the requirements of Alberta Environment, including with respect to water use. All required licenses and approvals from the Provincial authority shall be obtained if well water is to be used in support of the facility;
12. All waste materials are to be handled and disposed of under guidelines provided by governing

Provincial regulatory bodies, at an approved waste disposal and/ or recycling site. There shall be no long-term storage of waste materials on the property, nor burning of waste materials on the property. All garbage, waste, and recycling materials shall be stored in weatherproof and animal proof containers that are required to be fully screened from neighbouring lands and roadways;

13. The applicant is responsible for ensuring compliance with all registered documents that are held on the certificate of title and for complying with any requirements for the development regarding adjacency to existing utility rights of way;
14. The landowners indemnify and hold harmless the County against the cost of any claims or actions, or awards for loss or damage to the owner, arising from soils being relocated to/on this property;
15. The issuance of a development permit by the County does not relieve the applicant of the responsibility of complying with all other relevant County bylaws and requirements, nor excuse violation of any provincial or federal regulation or act which may affect use of the land;
16. The applicants indemnify and hold harmless the County against the cost of any claims or actions, or awards for loss or damage to the Owner(s) arising from the use of the subject property;

## **APPENDICES:**

### **APPENDIX A: MAP SET**

- MAP 1 – LOCATION MAP
- MAP 2 – SITE PLAN
- MAP 3 – ORTHO PHOTO

### **APPENDIX B:**

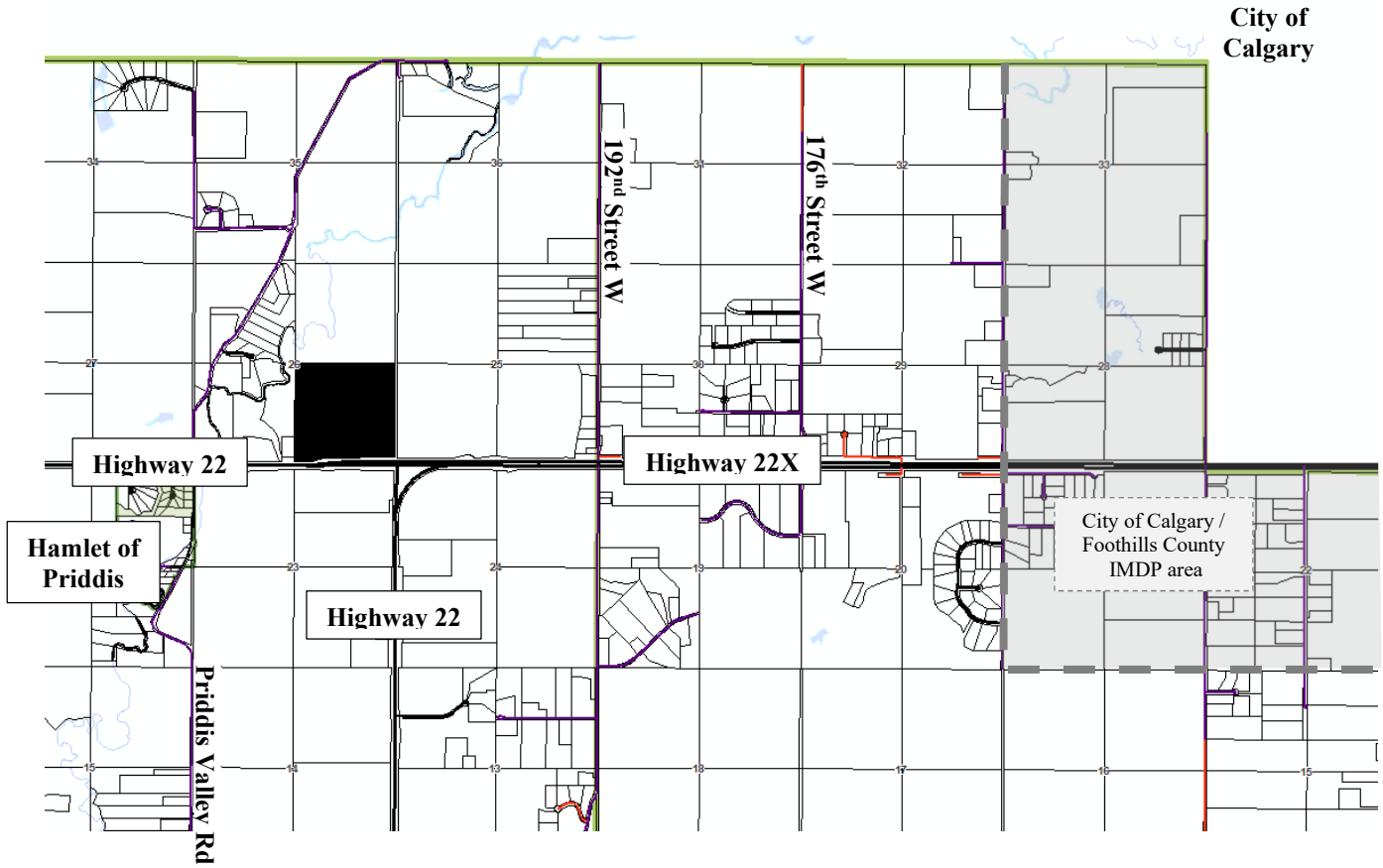
- DEVELOPMENT PERMIT APPLICATION DETAILS
- OVERVIEW OF PROPOSED ARENA
- ARENA, VIEWING, SERVICE AND LOBBY FLOOR PLAN
- BARN AND LUNGING RING FLOOR PLAN
- LANDSCAPING PLAN
- MANURE MANAGEMENT PLAN
- HIGHWAY ACCESS

### **APPENDIX C:**

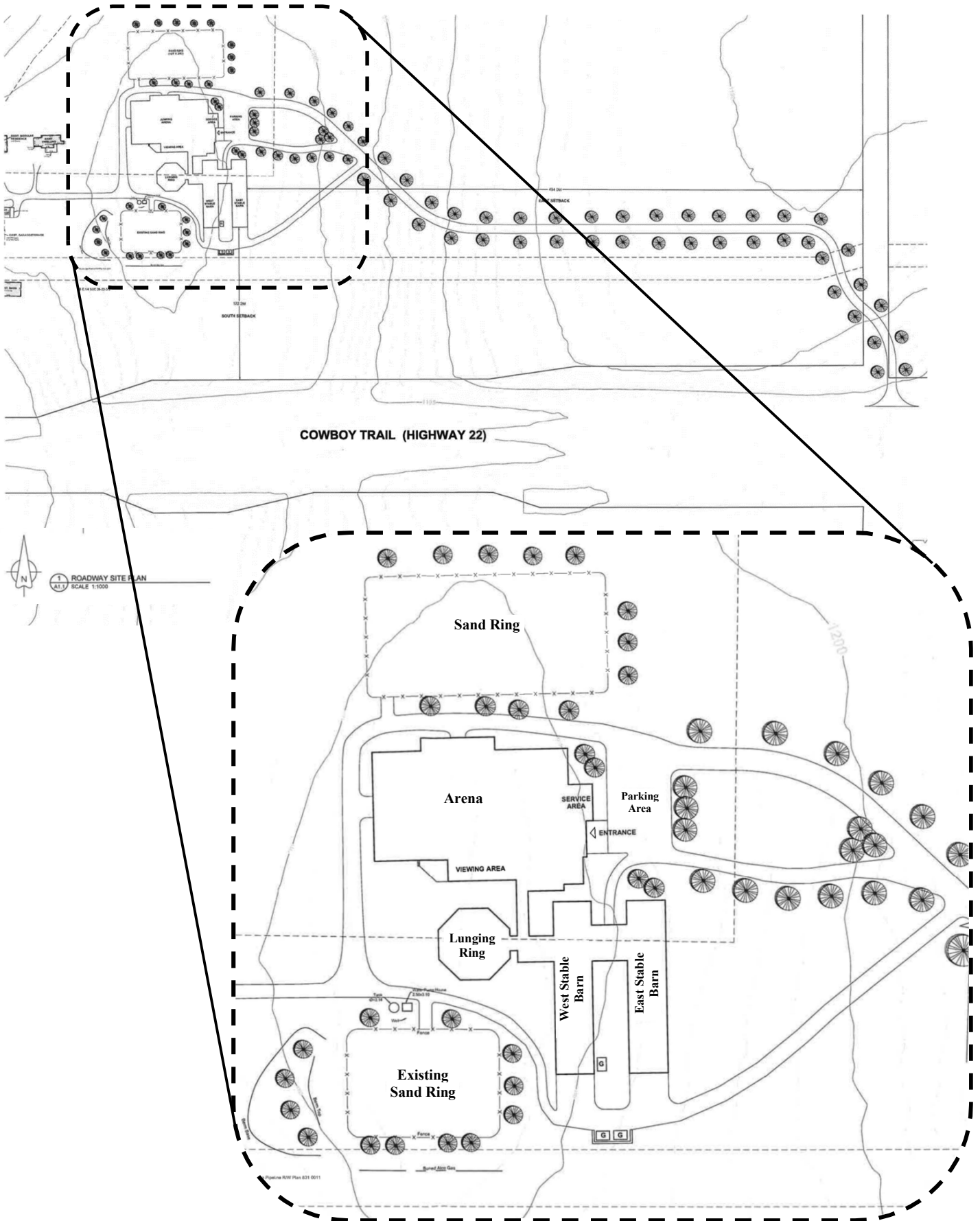
- WATER SUPPLY POTENTIAL AND RECOMMENDED PROCEDURE

### **APPENDIX D:**

- DIRECT CONTROL DISTRICT #29



MAP 2 – SITE PLAN



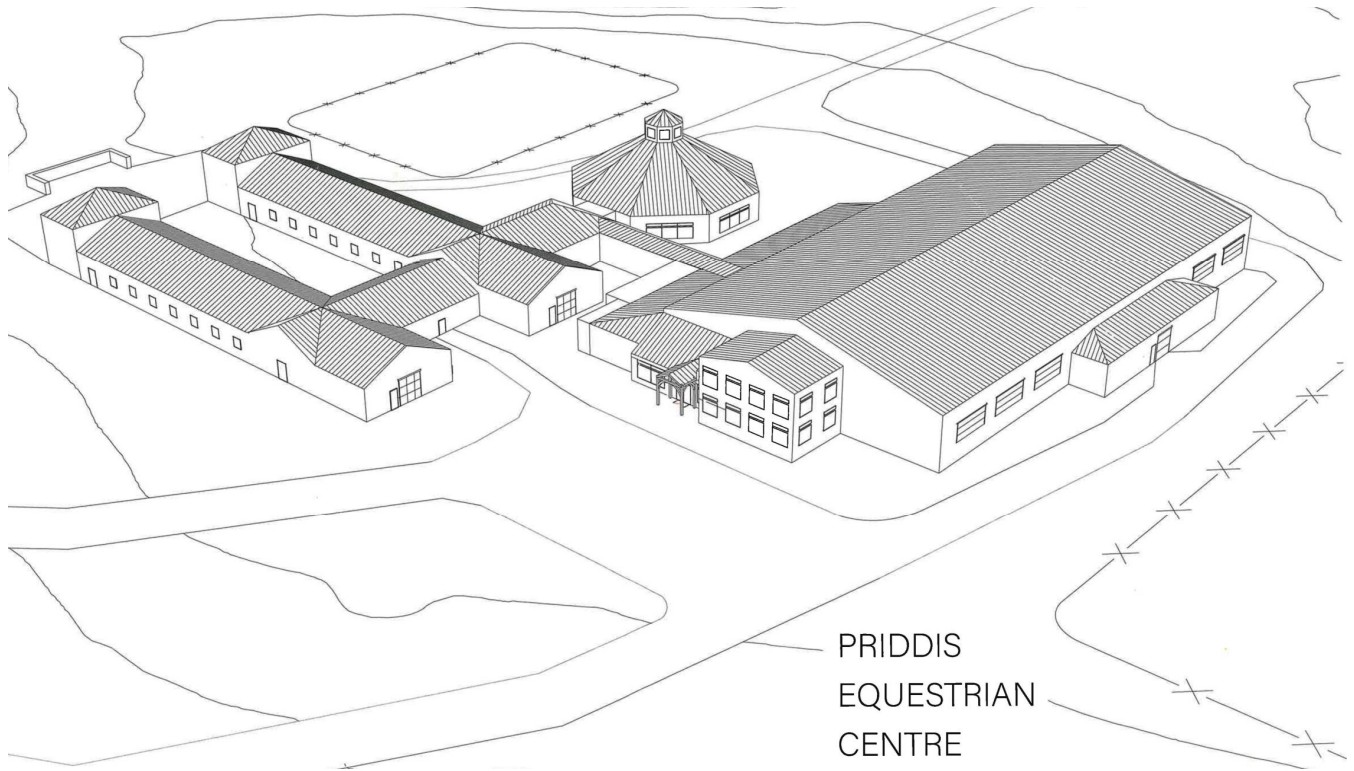


MAP 3 – ORTHO PHOTO

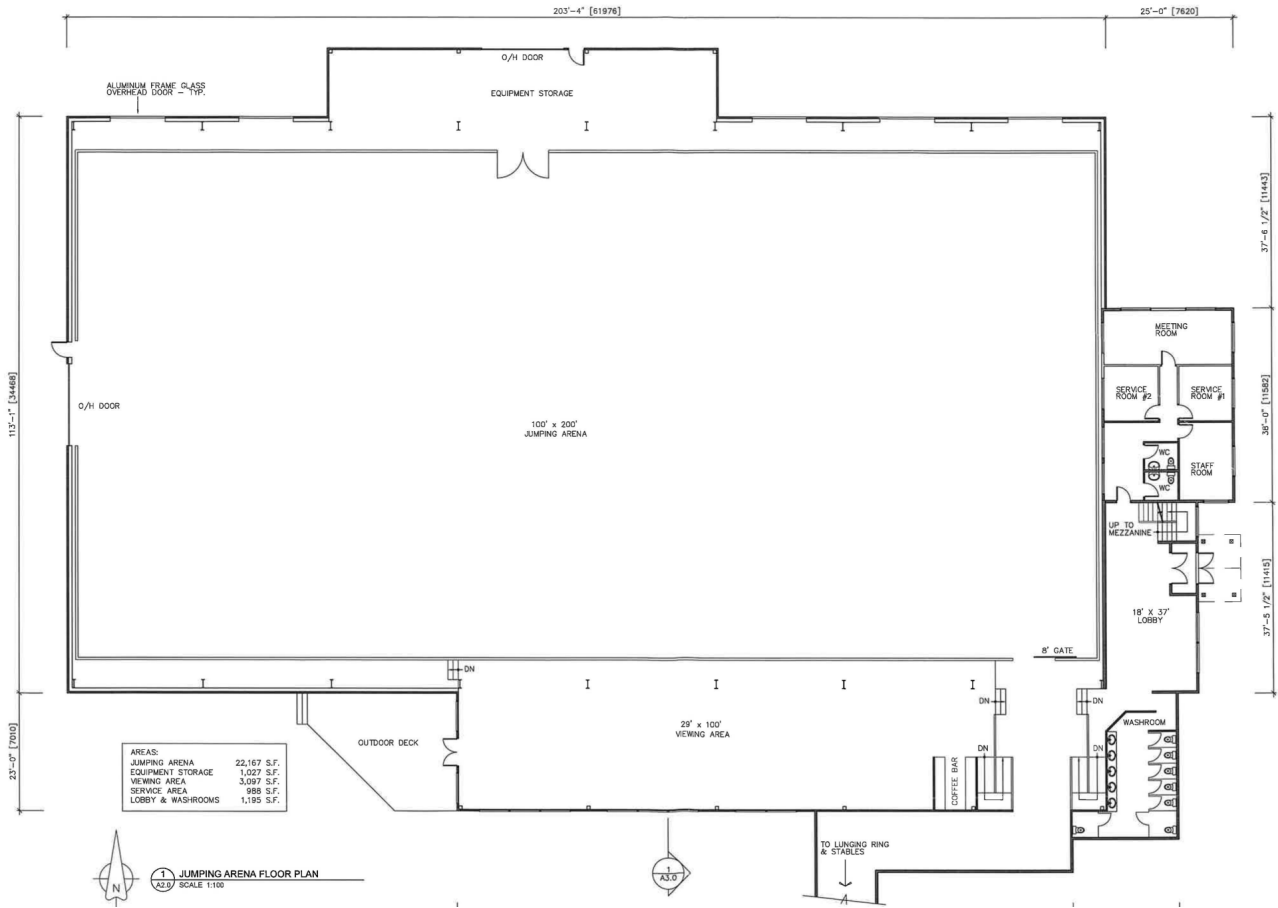




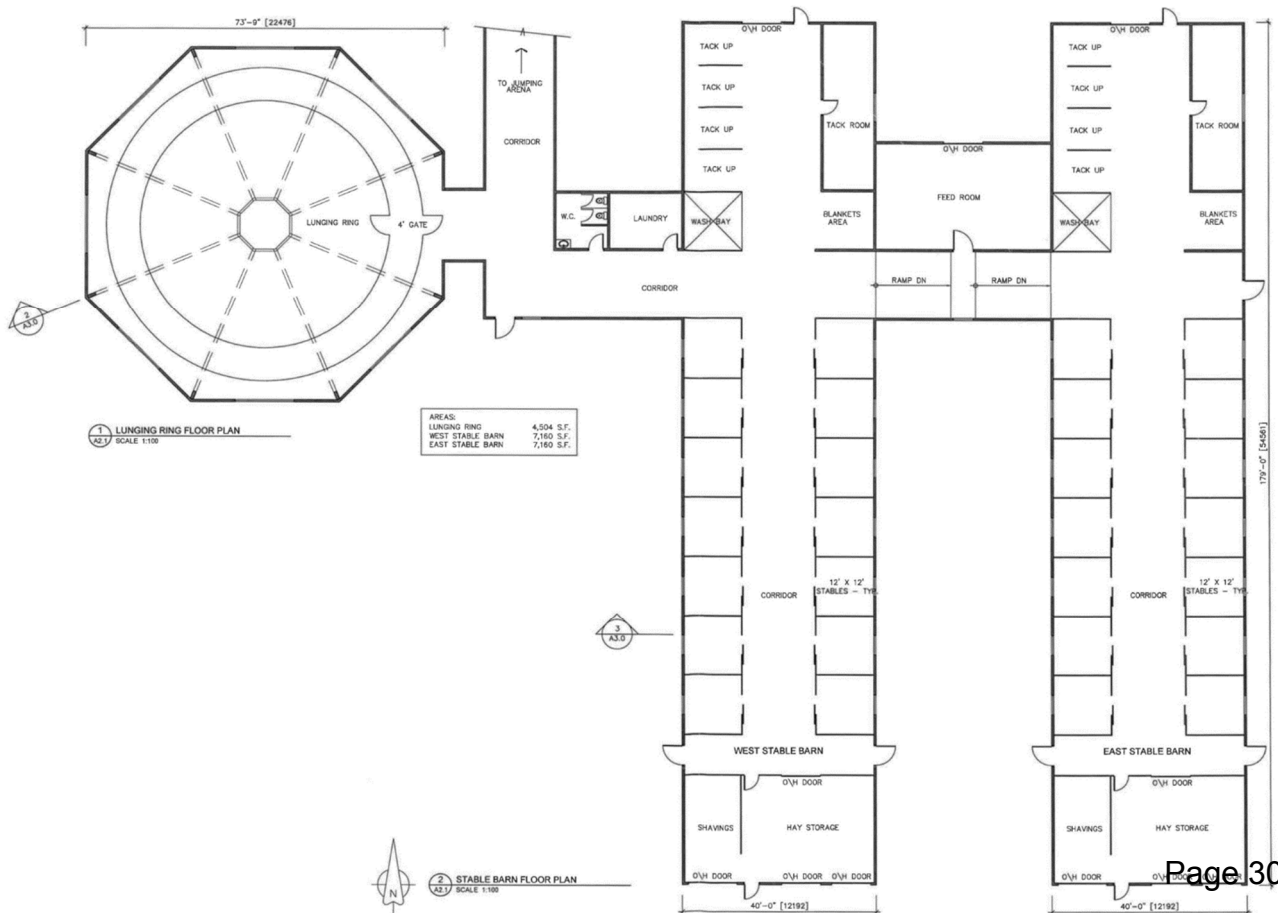
**OVERVIEW OF PROPOSED ARENA**





# ARENA, VIEWING, SERVICE AND LOBBY FLOOR PLAN

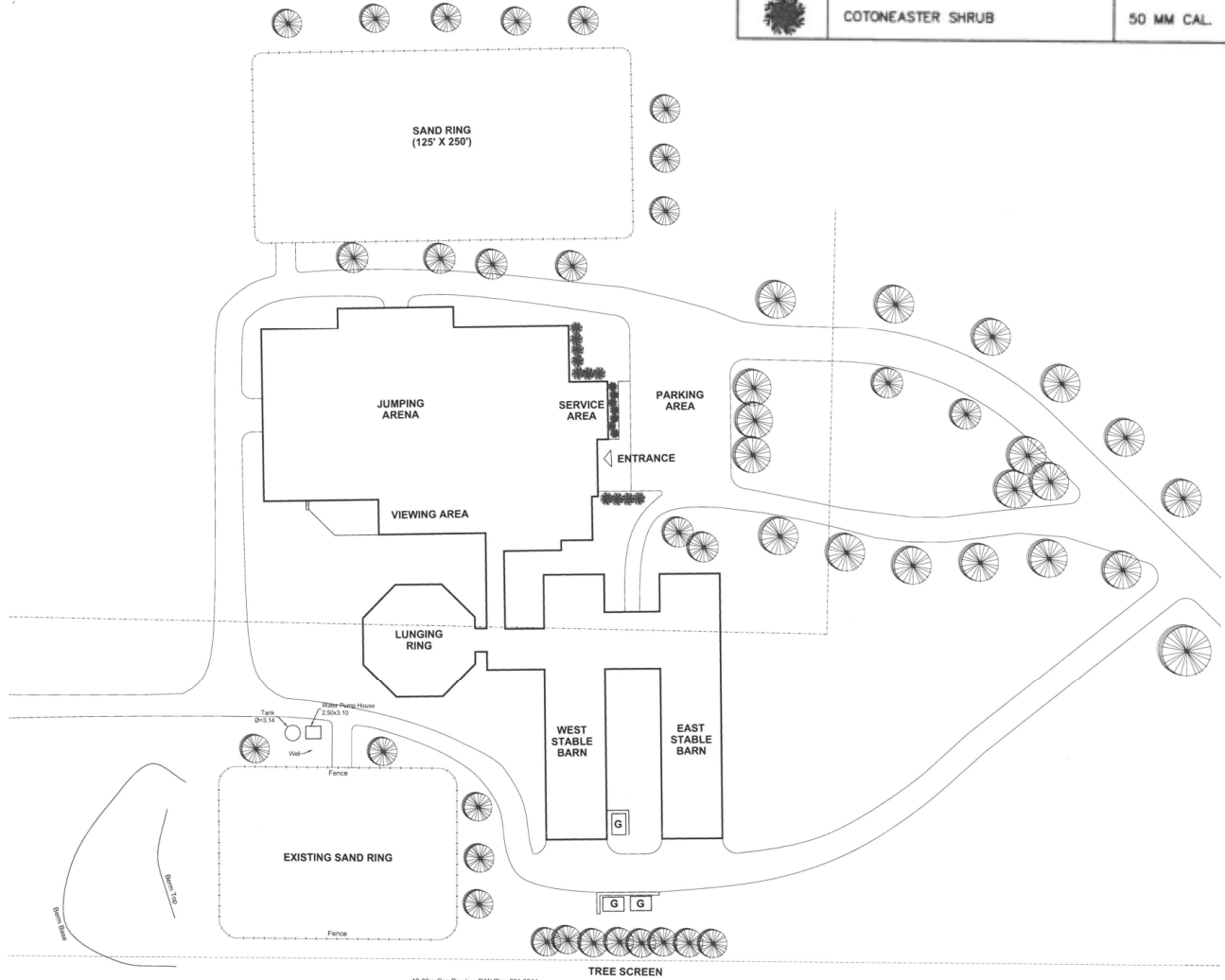


# BARN AND LUNGING RING FLOOR PLAN



# LANDSCAPING PLAN

SYMBOL	SPECIES	SIZE
	SPRUCE TREE	5' - 8' HEIGHT
	COTONEASTER SHRUB	50 MM CAL.



1 LANDSCAPE PLAN  
 A1.3' SCALE 1:350

18.00m Gas Pipeline R/W Plan 831 0011

Buried Along Gas

IN THE MATTER OF THE APPLICATION BY WHITE MOOSE FARMS LIMITED (THE "APPLICANT")  
FOR A DEVELOPMENT PERMIT FOR AN EQUESTRIAN FACILITY ON SE 26-22-3 W5M ("SE 26")

### **Manure Management Plan**

1. Under the guidance of composting experts, the Applicant has developed a responsible and highly effective plan for the disposal in an agriculturally sustainable way of the horse manure/shavings mixture to be produced from its proposed barns.
2. The materials to be generated from the horse barns comprise horse manure mixed with the finest available wood shavings which are more like course sawdust and therefore most absorbent of the horse urine from the stables. The more course wood shavings that are available are less desirable because they greatly prolong the composting process.
3. The mixture of materials from the stables has been extensively tested prior to development of the present composting procedures, by A&L Canada Laboratories Inc. and a Certificate of Analysis from testing done in March 2022 is attached to this Plan. It shows total contents of carbon at 48.1%, nitrogen at 0.7% and moisture (ie., urine) at 49.1%.
4. For effective composting of these materials four elements are required:  

oxygen, nitrogen, moisture and carbon.

The wood shavings provide the carbon, the materials from the stable are almost 50% moisture, the horse manure provides the nitrogen and periodic turning of the material over a period of at least one year provides the introduction of oxygen to complete the process.

5. The composting process is to be conducted on SE 26, near the proposed arena, on the north side of the arena, where it will not be visible nor offensive to any person.
6. From experience over a number of years, the Applicant has determined that the composting process is odorless and does not involve any leaching or runoff from the composting material. That is because the material is extremely water absorbent.
7. At the non-statutory hearing of the Applicant's application for a development permit, the Applicant will bring a sample of the composted material to allow those involved in the hearing to understand the nature of the material that is produced through the composting process.
8. As will be seen from the sample, the composted material is also odorless, highly water absorbent and quite similar to loose topsoil. In general terms, the originating horse manure and the originating urine soaked shavings are no longer detectable as such.
9. As the Applicant's hayfields in not only SE 26 and in west half 25-22-3 W5M (which is also owned by the Applicant) are periodically turned over for renewal, the composted material will be thinly spread on the land immediately before the field in question is to be ploughed. By that means, the composted material is to be ploughed under.
10. This method of disposal of the materials to be produced from the stables in the proposed barn will serve to greatly enhance the soil structure of the Applicant's hayfields. The addition of this composted material in the way proposed, will increase the tilth and physical condition of the soil as a seed bed and, over time, will not only give rise to easier tillage, but also will add to the fertility of the land. It will also enhance both root penetration and the capacity of the soil to retain moisture.

REPORT NO.  
C22075-70001

# A & L Canada Laboratories Inc.



ACCOUNT NUMBER  
03433

2136 Jetstream Road, London, ON, N5V 3P5 Tel: (519) 457-2575 Fax: (519) 457-2664

TO: STAN CARSCALLEN  
332 6 AVE SW #900  
CALGARY, AB T2P 0B2

Phone: 403-540-2648  
Fax: 403-262-2952

## CERTIFICATE OF ANALYSIS

PAGE: 2 / 4

PROJECT NO:  
PO#:  
LAB NUMBER: 757008  
SAMPLE ID: SC#2 NORMAL

SAMPLE MATRIX: COMPOST  
DATE SAMPLED: 2022-03-12  
DATE RECEIVED: 2022-03-17  
DATE REPORTED: 2022-03-24  
DATE PRINTED: 2022-03-24

PARAMETER	RESULT	UNIT	DETECTION LIMIT	METHOD REFERENCE
Total Carbon	48.1	%	0.1	TMECC.04.01
Nitrogen (Total)	0.7	%	0.1	TMECC.04.02-D
Moisture	49.17	%	0.10	TMECC.03.09-A

Comment:

HIGHWAY ACCESS:

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IN THE MATTER OF THE APPLICATION BY WHITE MOOSE FARMS LIMITED (THE "APPLICANT") FOR A DEVELOPMENT PERMIT FOR AN EQUESTRIAN FACILITY ON SE 26-22-3 W5M

### Instructions for Users of Our Highway Access

From time to time people leaving our property and entering the highway at the intersection with an intention to travel either east or south, may find entering the intersection to be difficult.

In those circumstances, White Moose Farms Limited recommends that drivers proceed to the west to effect a turn around in one of the three suggested alternative locations as follows:

- (a) go into the Hamlet of Priddis to turn around in the public parking area by the Community Hall, if space allows;
- (b) go through the Hamlet of Priddis and proceed south to Plummers Road and then east on Plummers Road to Highway 22; or
- (c) head straight west to Priddis Greens Drive where there are several opportunities for a safe trailer turn around.

WATER SUPPLY POTENTIAL AND RECOMMENDED PROCEDURE



May 15, 2024

White Moose Farms Ltd.  
3019 – 6<sup>th</sup> Street SW  
Calgary, AB

Attention: Stan Carscallen

Dear Sir:

**RE: Water supply potential and recommended procedure – Equestrian Facility  
SE – 26 – 22 – 3W5, Foothills County**

As per your request the following is a review of groundwater supplies and recommended regulatory process for a proposed 28 horse equestrian facility at the above-mentioned location. Ten horses are also currently at existing facilities such that water is required for 38 horses.

A water supply of 10 gallons per day per horse is recommended by Alberta Agriculture. Assuming some extra water for cleaning and washrooms on the site we would estimate water demands at less than 1000 m<sup>3</sup>/year.

A well was installed on the property in 2022 by AquaClear Drilling (Well ID 9546479). Well 9546479 is a 250-foot deep well that obtains water from a sandstone aquifer from 215 – 247 feet.

Short-term pumping tests undertaken on the wells show that Well 9546479 can supply sufficient for the intended uses.

A Water License will have to be obtained through Alberta Environment and Protected Areas. The aquifer is not connected to surface water and the well is installed to licensable standards. We are of the opinion that a Water License from Alberta Environment from this source can be obtained by following the necessary procedures. Further pumping tests are not required.

Due to the relatively small amount of water required and the relatively deep nature of the well there should be no adverse effects to existing groundwater users. Most wells in the area are less than 200 feet deep and should there be concerns about the water withdrawal, licensing the well with the deeper aquifer (with aquifer from 215 – 247 feet) will provide additional security that no issues with effects on other groundwater users.

Should you have any questions please do not hesitate to contact the undersigned.

Yours sincerely,



Ken Hugo. P.Geol.  
APEGA P15475

2024-05-16

PHONE 403.991.1879

1900, 700 – 2 ST SW CALGARY AB T2P 2W2

WWW.ARLETTA.CA





Foothills County Land Use Bylaw |

**18.29 DIRECT CONTROL DISTRICT #29 (DC 29)  
LIMITED PUBLIC OR COMMERCIAL RIDING ARENA**

**DC#29**

**18.29.1 PURPOSE AND INTENT**

To allow for the development of a Limited Public or Commercial Arena, as defined in Section 2.5 of this bylaw, to operate on lots, with or without a single family residence, and to allow for the Direct Control by Council over development on the following lots:

- NW 12-20-02-W5M, PLAN 0810029, LOT 5 (87.7 ACRES)
- NW 12-20-02-W5, PLAN 0810029, BLOCK 1, LOT 5 (87.70 ACRES)
- NW 08-21-28-W4 (40.0 ACRES)
- NE 35-20-29-W4 (23 +/-1 ACRES)
- NW 21-20-02-W5 (134.85 ACRES)
- SE 22-20-02-W5, PLAN 1012174, BLOCK 1, LOT 3 (74.06 ACRES)
- SW 07-22-01-W5, PLAN 0212015, BLOCK 2, LOT 16 (92.67 ACRES)
- SW 34-21-29-W4, PLAN 9913092, BLOCK 1, LOT 6
- S ½ NE 35-19-01-W5, PLAN 731046, BLOCK 3 (19.82 ACRE PTN.)
- SE 35-21-02-W5 (119 ACRES)
- SW 24-21-02-W5 (64.43 ACRES)
- PLAN 0716214, BLOCK 1, LOT 2, NE 34-19-01-W5 (81.52 ACRES)
- SW 13-20-01-W5, PLAN 9711715, LOT 6 (29.31 ACRES)

**18.29.2 PERMITTED USES**

- Accessory Buildings not requiring a development permit (accessory to the Dwelling)
- Agricultural, General
- Accessory Uses to the Dwelling
- Dwellings, Single Family
- Dwelling, Manufactured Home
- Dwelling, Mobile home on lots 80 acres or greater in size
- Home Office
- Public Works
- Signs not requiring a development permit
- Solar Power System, Private (Not requiring a Development Permit)
- Temporary storage of up to 5 unoccupied recreation vehicles

**18.29.3 DISCRETIONARY USES**

- Accessory Use
- Accessory Building
- Animal Boarding Services
- Arena, Commercial
- Arena, Limited Public
- Campground, Minor - Accessory to the Arena on parcels 8.49 ha (21 acres) or greater in size
- Dwelling, Mobile Home on lots less than 80 acres in size
- Dwelling, Moved On
- Dwelling Temporary
- Home Based Business Type I - only on parcels with a residence
- Home Based Business Type II - only on parcels with a residence
- Home Based Business Type III - only on parcels with a residence
- Intensive Livestock Operation
- Lot Grading

## Foothills County Land Use Bylaw |

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Manmade water features requiring a permit  
Public Quasi Public Installations and Facilities  
Secondary Suite, Detached  
Secondary Suite, Principal  
Special Event (accessory to the Arena or Business use)

- Discretionary use only on parcels 8.49 ha (21 acres) or greater in size

Signs requiring a Development Permit  
Solar Power System, Private (Requiring a Development Permit)  
Temporary (short-term) Manure Storage  
Utility Services, Minor

### 18.29.4 LAND USE REQUIREMENTS

18.29.4.1 Standards of the development shall be at the discretion of Council.

### 18.29.5 DEVELOPMENT REQUIREMENTS

18.29.5.1 Maximum Height of Structures:

- a. Principal buildings, first vehicle garage, and car ports:
  - i. 12m (39.37 ft.);
- b. Accessory Buildings and Arenas:
  - i. 10.67m (35 ft.);
- c. Radio antennas, internet towers and wind turbines:
  - i. 16m (52.49 ft.);
- d. Or as determined by Council.

18.29.5.2 Maximum Floor Area of Arena Building:

- a. The maximum allowable size of the Arena Building for an Arena, Limited Public or Arena, Commercial shall be at the discretion of Council.

18.29.5.3 Maximum Lot Coverage

- a. No building or group of buildings including their accessory buildings and impervious surfaces shall cover more than sixty (60) percent of the lot area.

18.29.5.4 Maximum Dwelling Unit Density

- a. Maximum dwelling unit density for a parcel under 80 acres is one Dwelling, Single Family and either one Dwelling, Secondary Suite, or one Dwelling, Temporary, where the use is listed as a permitted or discretionary use in the specific district in accordance with Section 10.26 Secondary Suites and Section 10.10 on Dwellings.
- b. Maximum dwelling unit density for a parcel 80 acres or larger in size is two Dwellings, Single Family and either one Dwelling, Secondary Suite, or one Dwelling, Temporary, where the use is listed as a permitted or discretionary use in the specific district in accordance with Section 10.26 Secondary Suites and Section 10.10 Dwellings.



## **Foothills County Land Use Bylaw |**

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### 18.29.5.5 Minimum Yard Setback Requirements:

- a. Front Yard Setback:
  - i. 15m (49.21 ft.) from the right of way of an Internal Subdivision Road;
  - ii. 48m (157.48ft.) from the centre line of a Municipal Road;
  - iii. 40m (131.23 ft.) from the ultimate right of way or 70 meters from the centreline of a Provincial highway, whichever is greater;
  - iv. Or as determined by Council.
- b. Side Yard Setback:
  - i. 15m (49.21 ft.) from property line;
  - ii. Or as determined by Council.
- c. Rear Yard Setback:
  - i. 15m (49.21 ft.) from property line;
  - ii. Or as determined by Council.
- d. If the title to a lot is subject to a caveat in respect of a land dedication or an agreement for the acquisition of land for road widening purposes, the dedicated area or area of future road widening shall be considered the future property boundary for which setback distances set out shall apply.
- e. Corner Parcel Restrictions:
  - i. In accordance with Sections 9.27.9 - 9.27.12.

### 18.29.5.6 Other Minimum Setback Requirements:

- a. See Section 9.27 “Special Setback Requirements” of Land use bylaw for additional setback requirements that may apply;
- b. The Approving Authority may require a greater building setback for any industrial use which, in the opinion of the Approving Authority, may interfere with the amenity of adjacent uses.

### 18.29.5.7 Minimum habitable area per Dwelling:

- a. 100 m<sup>2</sup> (1,077 sq. ft.)

## **18.29.6 SPECIAL PROVISIONS**

18.29.6.1 Home Based Business (Major) does not include Cannabis Production.

18.29.6.2 No more than five (5) non-resident employees shall be working on site for an Arena, Limited Public.

18.29.6.3 The number of non-resident employees working on site for an Arena, Commercial shall be at the discretion of Council.

18.29.6.4 Maximum of sixteen (16) Business Visits permitted per day, or as determined by Council for Arena, Limited Public.

## Foothills County Land Use Bylaw |

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- 18.29.6.5 The maximum number of Business Visits per day for Arena, Commercial shall be at the discretion of Council.
- 18.29.6.6 Any minor or major home business or occupation must be conducted within a dwelling and/or accessory building(s) or on a parcel on which a dwelling is located and where one or more residents of the parcel is/are involved in the occupation or business.
- 18.29.6.7 Any minor or major home business shall not occupy more than 50% of the gross floor area of the principle dwelling plus the area of accessory structures.
- 18.29.6.8 Material Storage:
- a. On parcels 10 acres and larger, exterior storage may be allowed if, in the opinion of the Approving Authority, the exterior storage is adequately screened, a maximum of 5 vehicles or equipment may be stored outdoors.
- 18.29.6.9 Manure Management:
- Applicants for Arena, Commercial or Arena, Limited Public shall provide a manure management plan to the satisfaction of Council as a part of the development permit application for their facility unless requested to do so by Council as part of the Land Use Bylaw amendment application.
- 18.29.6.10 Safety and Fire Code Requirements:
- Applicants shall be required to provide proof of compliance or the ability to become compliant with all Provincial Safety Code and Fire Code requirements as part of the development permit application for their facility unless requested to do so by Council as part of the Land Use Bylaw amendment application.
- 18.29.6.11 Landscaping and Screening:
- a. Landscaping shall be completed in accordance with the Municipal Screening Standards;
  - b. Levels and methods of screening of the site shall be completed in accordance with the Municipal Screening Standards.
- 18.29.6.12 Nuisance:
- a. No offensive noise, vibration, smoke, dust, odor, heat, glare, electrical or radio disturbance detectable beyond the boundary of the lot.
- 18.29.6.13 Camping:
- a. Whether camping is permitted in support of special events at an Arena, Commercial or Arena, Limited Public, shall be at the discretion of Council and will be outlined in the Development Permit. Council may also specify:
    - i. The maximum number of camping units permitted per event;
    - ii. The maximum length of stay; and
    - iii. Number of events where camping shall be permitted annually.

## **Foothills County Land Use Bylaw |**

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18.29.6.14 The Approving Authority, may, as a condition of issuing a Development Permit impose any condition that addresses a relevant planning and development matter, including but not limited to:

- a. Location and maximum size of Arena building to be constructed;
- b. Development setbacks;
- c. Hours of operation;
- d. Number of non-resident employees;
- e. Number of vehicle visits per day;
- f. Number of Animal units permitted on the property;
- g. Size and number of structures permitted on site;
- h. Number of events or contests permitted annually;
- i. Requirements for evacuation and emergency response plans;
- j. Upgrades on municipal roads;
- k. Mitigation of impacts on municipal roads;
- l. Compliance reporting requirements;
- m. Noise;
- n. Buffering;
- o. Lighting;
- p. Outdoor storage;
- q. Parking requirements;
- r. Screening of facilities;
- s. Proof of compliance with fire and safety codes inspections of the facility;
- t. Manure Storage provisions;
- u. Any other condition that Council deems necessary.

18.29.6.15 Design Guidelines:

- a. All development located within the Highway 2A Industrial Area structure plan (H2AI Area Structure Plan) area shall comply with the Highway 2A Corridor Design Guidelines (2021), as may be amended, or replaced by Council from time to time.

18.29.6.16 Lighting:

- a. All lighting must be in accordance with Section 9.15 of this Land use bylaw and with the Municipal Dark Sky Bylaw.

18.29.6.17 Lot Drainage:

- a. A Development agreement shall be entered into for lot grading to the satisfaction of the Director, Public Works and Engineering;
- b. Lot grading and drainage shall be in accordance with Section 9.17 of the Land use bylaw.


### **18.29.7 PROCEDURE**

## **Foothills County Land Use Bylaw |**

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- 18.29.7.1 Notwithstanding the procedure established for development permit applications in Section 4, an application for development permit in respect of lands referred to in Section 18.29.1 shall be referred by the Development Officer to the Council for its approval or refusal.
- 18.29.7.2 Notwithstanding the procedure established for the issuance of development permits in Section 5, the Council shall decide on all applications for development permits with respect to lands referred to in Section 18.29.1. The council may approve a development permit application with or without conditions or may refuse an application for development permit.
- 18.29.7.3 There is no appeal to the Development Appeal Board from a decision of the Council on an application for a development permit in respect of the lands referred to in Section 18.29.1.

**MISCELLANEOUS PLANNING ITEM  
PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
HIGHFIELD & ROWLAND ACRES AREA STRUCTURE PLAN  
September 11, 2024**

<b>APPLICATION INFORMATION</b>		<b>File No. 24R015</b>
	Request for review and provide direction regarding proposed revisions within the Highfield & Rowland Acres Area Structure Plan (ASP)	
	<b>LANDOWNERS:</b>	<ul style="list-style-type: none"> <li>• David Munro</li> <li>• Highfield Investment Group Ltd.      • Adrian Munro</li> <li>• Bramta Development Ltd.                • Debbie Rowland</li> </ul>
	<b>AGENT:</b> Township Planning + Design Inc. / Kristi Beunder	
<p><b>Request:</b> In response to feedback received during the Public Hearing, as well as Council and County Staff direction, the applicants have submitted a “Land Use &amp; Building Typologies” documents which contains options for revised dwelling densities within the ASP. Council is asked to review and consider the following items and provide direction for the applicants to implement revisions to the proposed ASP:</p> <ol style="list-style-type: none"> <li>1) Request for review and acknowledgment of revised Municipal Reserve properties, specifically the relocation of proposed future Fire Hall / Emergency Response facility within Rowland Acres and consolidation of two proposed MR / school sites within the Highfield community.</li> <li>2) Request for review and acknowledgment of revised policy regarding “Future Planning Areas” within the Highfield community and reduction of lands proposed for development at this time.</li> <li>3) Review and consideration of proposed options for dwelling densities within the ASP and consideration of land use &amp; building typologies throughout the proposed ASP.</li> </ol>		
<b>DIVISION NO:</b> 1 & 7	<b>COUNCILLORS:</b> Siewert & McHugh	<b>FILE MANAGER:</b> Drew Granson

**BACKGROUND**

On June 5, 2024, Foothills County Council granted first reading to Bylaw 33/2024 for the purpose of authorizing the adoption of the Highfield & Rowland Acres Area Structure Plan to allow for the future development of the Highfield neighbourhood Hamlet Growth Area of approximately 848.55+/- acres of developable land and the Rowland Acres neighbourhood of approximately 273+/- acres of developable land, consisting of single family and multi-family residential properties, commercial and recreation uses, two school sites, public utility lots, stormwater management facilities, pathways, parks, roads, and Environmental Reserve lands.

**PURPOSE OF REQUEST**

Council is requested to provide direction with respect to three items within the proposed Highfield & Rowland Acres Area Structure Plan (ASP). This request for direction is intended to inform the applicants on major considerations within the ASP, and facilitate drafting of revisions to the ASP, prior to further consideration by Council:

- 1) **Review and acknowledge the revised Municipal Reserve properties**  
*(Revised site plans have been provided within Appendix A, for your reference)*

- a. The applicants have provided revised site plans illustrating the relocation of a proposed “Police/EMS/Fire” facility within the southern portions of Rowland Areas, near the intersection of 85<sup>th</sup> Street East and Highway 547. This location was originally proposed as a future School Site which has been relocated into the Highfield community. The remainder of this 13.77+/- acre Municipal Reserve parcel is proposed for recreation uses.

**Note:** *As this emergency response and recreation facility site is expected to provide services at a regional scale, the land dedicated can be excepted out of the dwelling density calculation when determining “developable land” with respect to the Calgary Metropolitan Region (CMR) Growth Plan policies.*

**Note:** *The Foothills County Community and Emergency Services Department has confirmed that this new site is more preferable than the original site due to simplicity of access, proximity to Highway 2, and being located west of the Highwood River.*

- b. The applicants have provided a revised site plan illustrating the relocation of the proposed school site from Rowland Acres and consolidation into one larger 17.04+/- acre Municipal Reserve parcel within the Highfield community. This revised MR parcel could be utilized either for two future elementary schools or a future high school.

**Note:** *As this revised Municipal Reserve parcel within Highfield would be large enough to support a high school, the 17.04+/- acre MR parcel may be excepted out of the dwelling density calculation when determining “developable land” with respect to the CMR Growth Plan policies.*

**2) Review and provide direction with respect to the revised development area and inclusion of a “Future Planning Area” within the proposed ASP**

*(revised site plans have been provided within Appendix A, for your reference)*

In consideration of concerns respecting impact of development near the Highwood River, providing additional buffer lands along the Highwood River and the Silvertip Ranch community to the west, as well as consideration of the Calgary Metropolitan Region (CMR) Growth Plan policies regarding minimum dwelling density requirements, the applicants have proposed to remove approximately 209.79 acres from the western portions of the Highfield community and designate this area as a “Future Planning Area”.

In combination with excepting out the proposed high school site, this proposed revision reduces the Highfield community’s “gross developable area” from 848.55+/- acres down to 651.38+/- acres, effectively increasing the dwelling density without directly increasing dwelling units. The intent of this revision is to remove lands which are not intended to be developed in the near future, as these lands were previously proposed to be developed in later phases and at a relatively lower density, as well as containing significant amount of land not proposed for residential use.

**3) Review and provide direction with respect to proposed Dwelling Density and Land Use & Building Typologies**

*(proposed site plans and dwelling density tables have been provided within Appendix A)*

In consideration of the requirements within the Calgary Metropolitan Region (CMR) Growth Plan, acknowledging concerns presented by neighbouring communities, and the limited access from 85<sup>th</sup> Street East to the proposed Rowland Acres community, the applicants have submitted a “Post-Application Supporting Document” containing a breakdown and



illustrations of proposed land use and building typologies for Council's reference as well as revised site plans illustrating updated dwelling density calculations within the proposed ASP.

Four site plans and density calculation tables have been prepared by the applicants to illustrate possible dwelling density and placetypes for Council's consideration, being:

- 1) The original "Submitted Site Plan Density" (pg. 10 of Appendix A)
  - 1592 dwelling units at 1.77 units per acre

This originally proposed density would not generally align with the Placetypes and density requirements within the CMR Growth Plan, therefore should Council support this option it would be necessary to request exceptions to the Growth Plan policies.

- 2) "Revised Site Plan Medium Density" (pg. 11 of Appendix A)
  - 3508 dwelling units at 3.91upa

In order for this "Medium Density" option to align with the CMR Growth Plan policies, Foothills County would be required to contribute 2,040 additional dwelling units within a Preferred Placetype elsewhere in the County.

- 3) "Revised Site Plan Highest Density" (pg. 12 of Appendix A)
  - 3760 dwelling units at 4.19 upa

In order for this "Highest Density" option to align with the CMR Growth Plan policies, Foothills County would be required to contribute 1,285 additional dwelling units within a Preferred Placetype elsewhere in the County.

- 4) "Revised Site Plan Growth Plan 60% Preferred Placetype Minimum" (pg. 13 of Appendix A)
  - 4182 dwelling units at 4.66 upa

The intent of this option is to illustrate the required number of dwelling units and average dwelling density in order to fully align with the Growth Plan density policies. This option would not require any exceptions to the density policies within the Growth Plan.

All four of these options maintain the originally proposed 256 dwelling units within the Rowland Acres community, which is a density of approximately 1.04 dwelling units per acre of gross developable land, with the intent of reducing impact on existing neighbouring communities and concerns for traffic volume at 85<sup>th</sup> Street East. Each option proposes varying dwelling densities within the Highfield community to assist in offsetting the relatively lower density proposed within Rowland Acres.

All four options were also developed with the assumption that the entire ASP area will be considered as a Hamlet Growth Area and the referenced Growth Plan policies are based off of requirements within a Hamlet Growth Area. It should be noted that the subject lands exceed the maximum Hamlet Growth Area size of 640 acres, therefore would require an exception to the Growth Plan policy to allow for a Hamlet Growth Area size of +/-1190 acres.

Council is requested to provide direction of which dwelling density option they deem most appropriate for the proposed ASP.



**Note:** *The first three options proposed here do not align with the CMR Growth Plan’s recommended minimum average dwelling density of 4.66 units per acre. Should Council choose to support one of the first three options presented here, it should be acknowledged that Foothills County would either need to request exceptions to the Growth Plan policies within the respective Regional Evaluation Framework application, or Foothills County would be responsible for providing additional dwelling units within the Preferred Placetypes elsewhere in the County, to accommodate the lower densities proposed within this ASP. The fourth option is intended to align with the Growth Plan’s density policies by maintaining an average overall density of 4.66 upa, though exceptions to the Placetypes within the Growth Plan may be necessary to accommodate the proposed parcel sizes within the Rowland Acres community.*

**Note:** *Dwelling units and densities within options 2, 3, and 4 have been calculated with the implementation of the “Future Planning Area”. Should Council not support the proposed “Future Planning Area” as considered above, it would be necessary for the applicants to reassess these proposed revisions.*

Council may also wish to provide direction with respect to the illustrated Land Use & Building Typologies within the submitted supporting documents, specifically regarding the consideration of creating new Direct Control Districts in order to accommodate the proposed 3 Storey Apartments, 4-5 Storey Apartments, and Commercial + 2 Storey Apartments typologies.

**Note:** *Planning Staff acknowledges that these typologies would not currently align within any of Foothills County’s existing Land Use Districts. It would be staff’s intent to correspond with the applicants to either develop suitable Direct Control Districts or propose amendments to existing Land Use Districts, for Council’s consideration, in order to accommodate these building forms and uses.*

## **SUGGESTED MOTIONS FOR COUNCIL’S CONSIDERATION**

The following motions are provided for Council’s consideration:

*(Note: there are multiple options provided for each of the three requests being considered)*

### **1) Review and acknowledge the revised Municipal Reserve properties**

- a) Should council support the proposed relocation of the “Police/EMS/Fire” facility within the western portions of the proposed 13.77+/- acre Municipal Reserve parcel within the proposed Rowland Acres community, and the remainder of this MR parcel for future recreation uses, Council may consider the following motion.

*Council directs the applicants and County Staff to proceed with implementing revisions to the proposed Highfield & Rowland Acres ASP regarding this proposed 13.77+/- Municipal Reserve parcel and applicable emergency response and recreation sections of the ASP.*

OR

- b) Should Council be opposed to the proposed relocation of this “Police/EMS/Fire” facility, Council is requested to provide alternative direction to the applicant and County Staff with respect to suitability and use of this 13.77+/- acre portion of the subject lands and/or a preferred location for future emergency response site.

### **2) Review and provide direction with respect to the revised development area and inclusion of a “Future Planning Area” within the proposed ASP**

- c) Should Council support the proposed revision to remove 209+/- acres from the current proposal and establish a “Future Planning Area” and respective policy section within the ASP, Council may consider the following motion:

*Council directs the applicants and County Staff to proceed with drafting revisions to the proposed ASP to acknowledge the proposed “Future Planning Area” and additional policy to address these lands.*

OR

- d) Should Council be opposed to the removal of the 209+/- acres as a “Future Planning Area”, Council may consider the following motion:

*Council directs the applicants to maintain the original proposed area for the Highfield community at 848.55+/- acres and work with County Staff to implement necessary revisions to address any applicable municipal and regional policies throughout the ASP.*

### **3) Review and provide direction with respect to proposed Dwelling Density**

- e) Council is requested to provide direction regarding which dwelling density option that they deem most appropriate for the proposed ASP. Council may wish to consider the following motion:

*Council is of the opinion that Option X, as illustrated within Appendix A, demonstrates the most appropriate density with consideration of surrounding communities and land uses, therefore directs the applicant to revise the proposed Highfield & Rowland Acres Area Structure Plan to implement an overall average dwelling density of X.XX units per acre as illustrated within the proposed/revised Site Plan and Density Table (“Original”, “Medium”, “Highest”, or “Growth Plan 60% Preferred Placetype Minimum”, or alternative).*

*Council acknowledges that the proposed ASP will require that the County request exceptions to the Calgary Metropolitan Region Growth Plan for maximum Hamlet Growth Area size.*

Additional wording for options 1-3:

*Council also acknowledges that the proposed dwelling densities within the ASP will not meet the requirement within the Growth Plan for allocation of a minimum of 60% of dwellings within a Preferred Placetype; therefore, Foothills County will be required to either request exceptions to the Growth Plan density policies and/or ensure future dedication of a proportionate number of additional dwelling units within Preferred Placetypes, within future developments elsewhere within Foothills County.*

## **APPENDICES**

### **APPENDIX A: Submitted Documents:**

LAND USE & BUILDING TYPOLOGIES: POST-APPLICATION SUPPORTING DOCUMENT

# HIGHFIELD & ROWLAND ACRES AREA STRUCTURE PLAN

## APPENDIX A: SUBMITTED DOCUMENTS

# LAND USE & BUILDING TYPOLOGIES

POST-APPLICATION SUPPORTING DOCUMENT

# Highfield & Rowland Acres Area Structure Plan

## Land Use & Building Typologies



**Prepared by:** Township Planning + Design Inc.  
Public Engagement & Planning Team  
**Prepared For:** Foothills County on behalf of Highfield Investment Group Inc.  
**Project Contact Info:** Kristi Beunder, RPP, MCIP, B.A., M.E.Des

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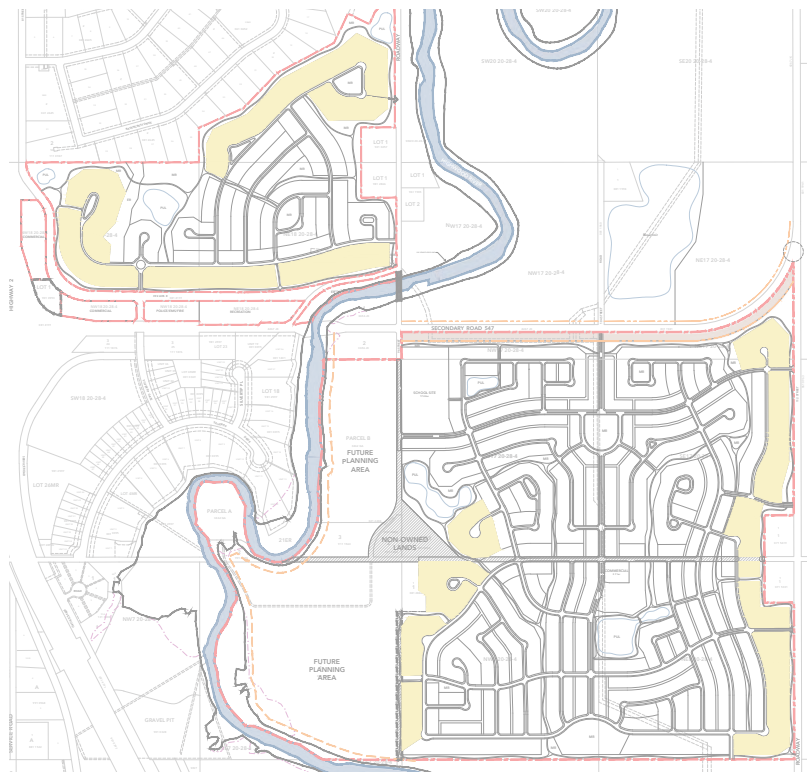


# CLR

Cluster Residential  
District

0.8 - 1.99 Ac Lots

## Building Typology Examples



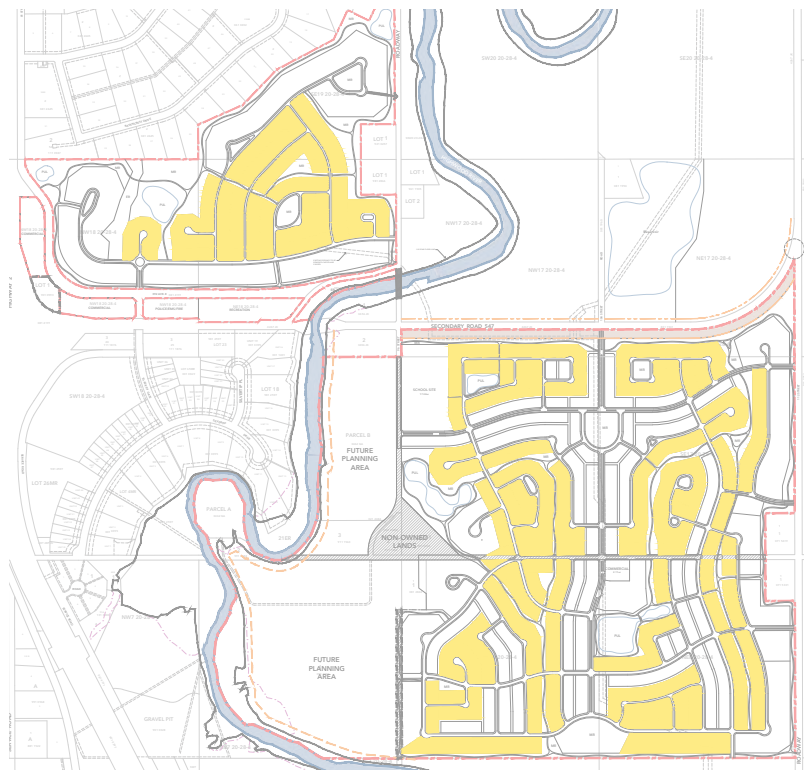


RC

Residential Community  
District

0.11 - 0.8 Ac Lots

Building Typology  
Examples

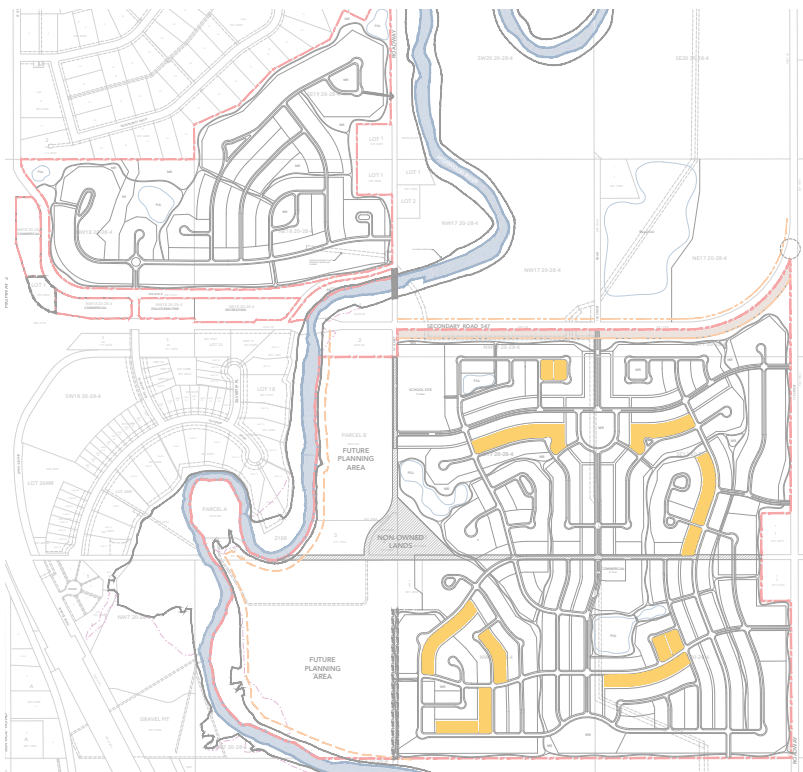




# RMF

Residential Multi-Family  
District (Laned)

Building Typology  
Examples

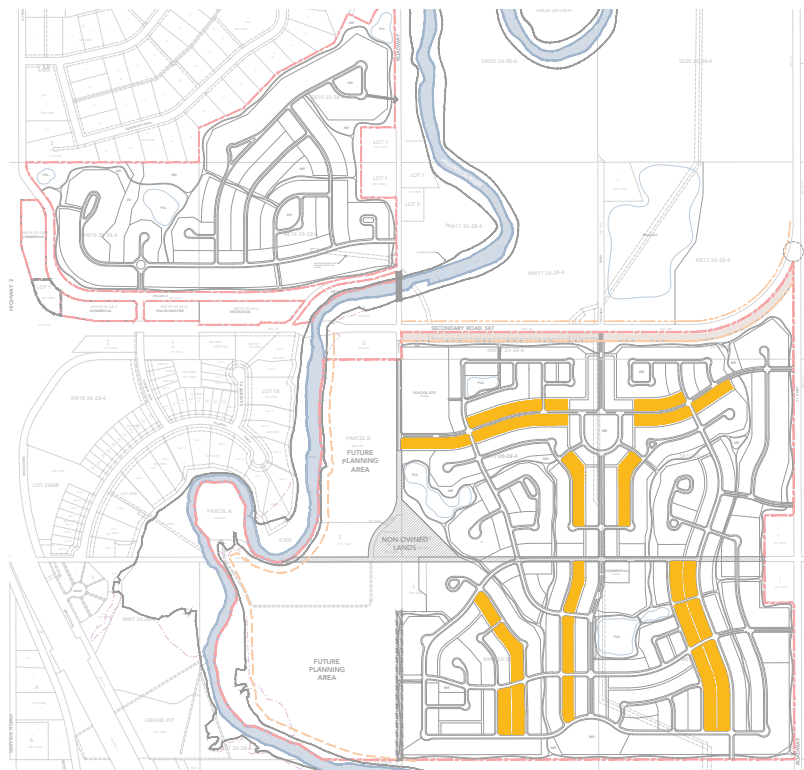




# RMF

Residential Multi-Family  
District (Townhomes)

Building Typology  
Examples

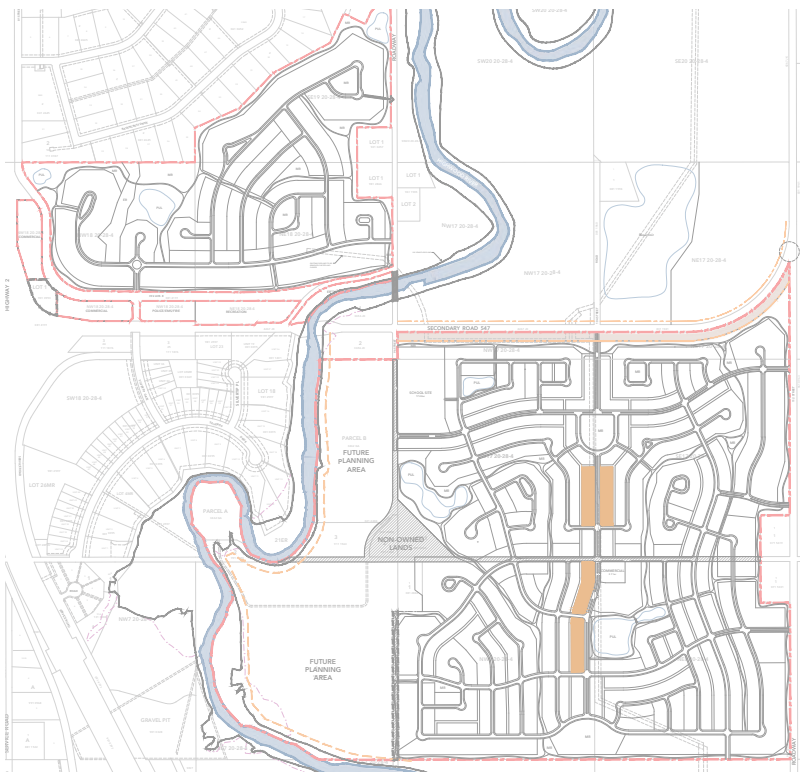




# Direct Control

3 Storey  
Apartments

Building Typology  
Examples

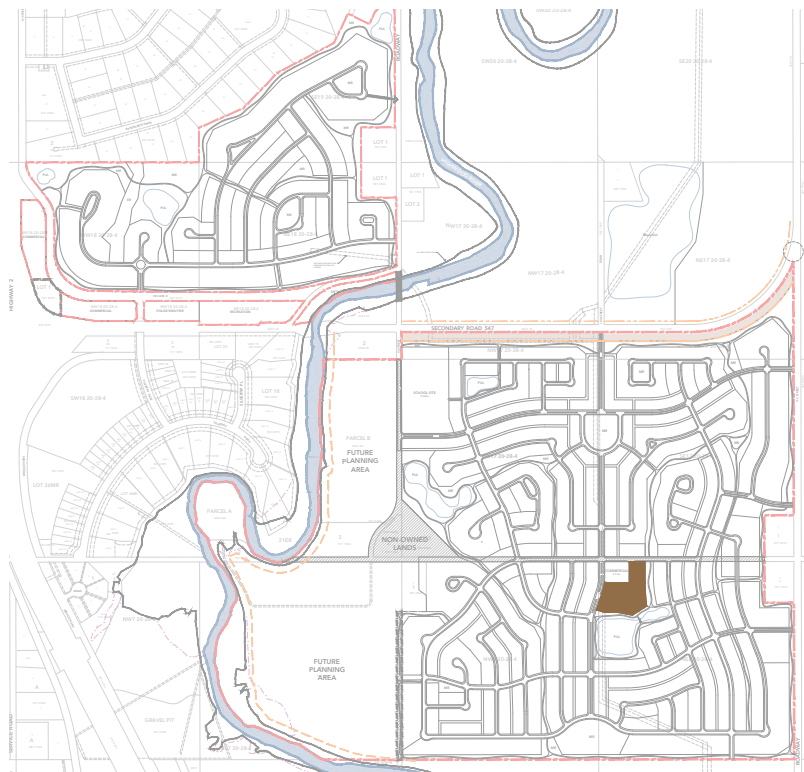




# Direct Control

4-5 Storey  
Apartments

## Building Typology Examples

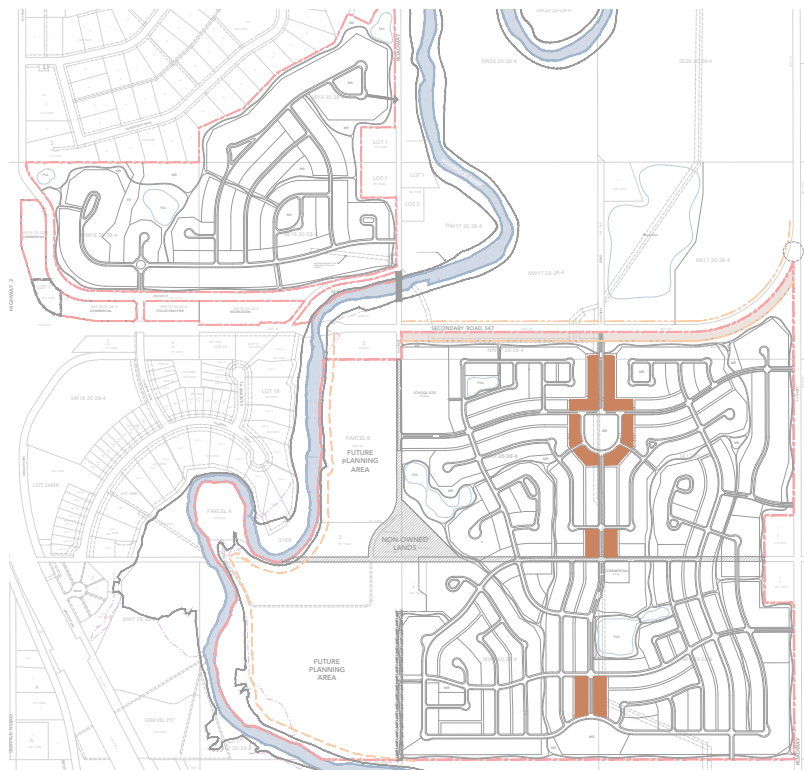




# Direct Control

Commercial +  
2 Storey Apartments

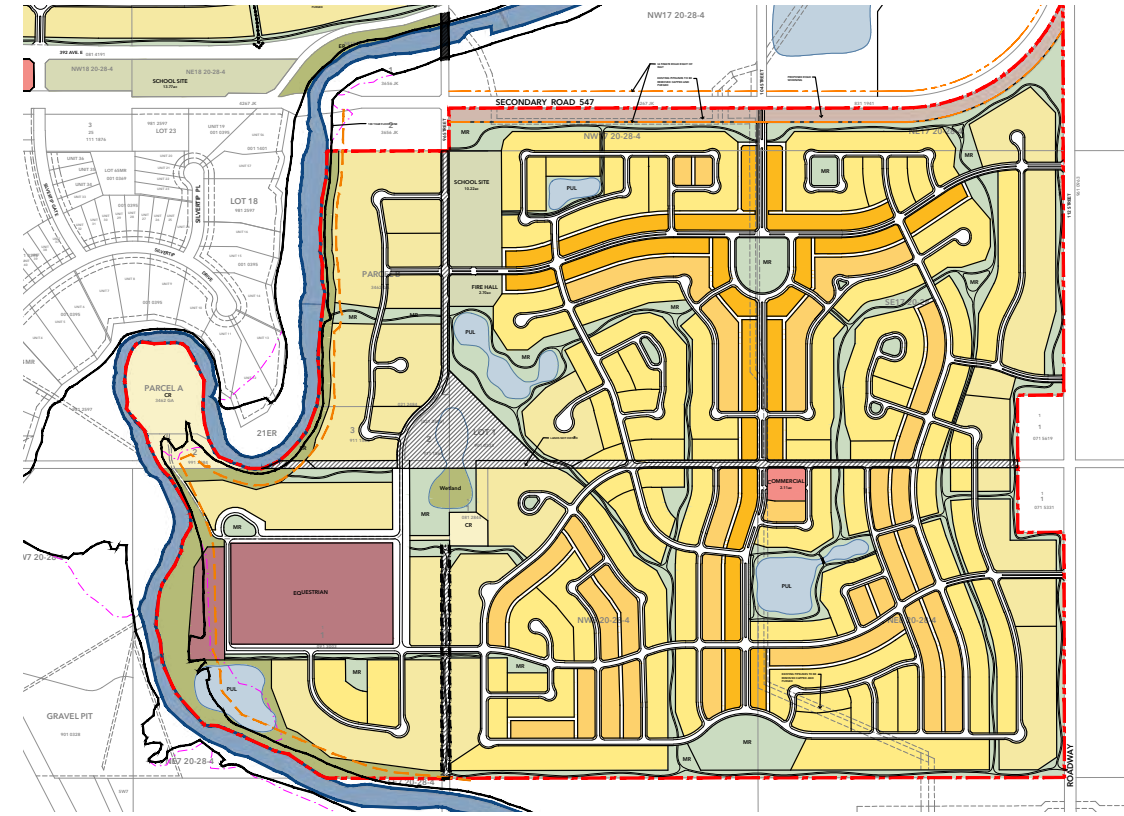
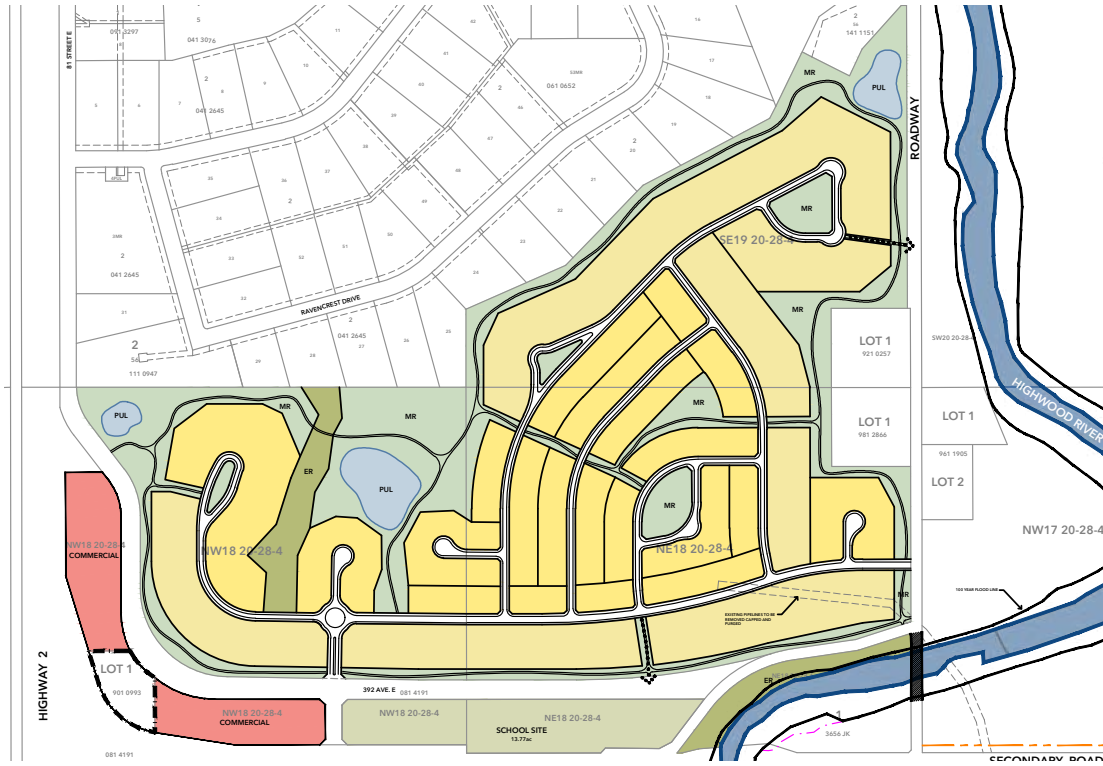
## Building Typology Examples





# SITE PLANS & DENSITY STATS

Submitted  
Site Plan Density



LAND USE	LAND USE DISTRICT		PLAN AREA			GROSS RESIDENTIAL DENSITY			
	Proposed	Current	Hectares	Acres	% of GDA	UPH	UPA	Units (single)	Secondary Suites
<b>GROSS TOTAL AREA</b>			114.740	283.52					
Non-Developable Areas	ER (inclusive of wetland)	A	4.187	10.35					
<b>GROSS DEVELOPABLE AREA</b>			110.553	273.17					
	CR	A	-	-	-	-	-	-	-
	CLR (0.8ac to 1.99ac)	A	30.113	74.41	27%	-	-	75	38
	RC (0.11ac to 0.8ac)	A	29.049	71.78	26%	-	-	171	86
	RMF (laned)	A	-	-	-	-	-	-	-
	RMF (Townhomes)	A	-	-	-	-	-	-	-
Commercial	CMC	A	5.412	13.37	4.9%	-	-	-	-
Open Spaces	MR	A	25.836	63.84	23%	-	-	-	-
	School	A	5.574	13.77	5%	-	-	-	-
Public Utility	PUL	A	2.445	6.04	2%	-	-	-	-
Roads/Lanes & Road Widening		A	12.124	29.96	11%	-	-	-	-
<b>GROSS RESIDENTIAL AREA</b>			110.553	273.17	100%	2.23	0.90	246	124
						3.35	1.35	370	
						6.17	2.50	683	
						12.35	5.00	1366	

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LAND USE	LAND USE DISTRICT		PLAN AREA			GROSS RESIDENTIAL DENSITY			
	Proposed	Current	Hectares	Acres	% of GDA	UPH	UPA	Units (single)	Secondary Suites
<b>GROSS TOTAL AREA</b>			366.476	905.55					
Non-Developable Areas	ER (inclusive of wetland)	A	12.000	29.65					
	Lands not Owned*		11.066	27.34					
<b>GROSS DEVELOPABLE AREA</b>			343.410	848.55					
	CR	A	5.875	14.52	2%	-	-	3	2
	CLR (0.8ac to 1.99ac)	A	62.480	154.39	18%	-	-	118	60
	RC (0.11ac to 0.8ac)	A	91.998	227.32	27%	-	-	629	315
	RMF (laned)	A	29.400	72.65	9%	-	-	274	137
	RMF (Townhomes)	A	16.952	41.89	5%	-	-	312	156
Commercial	CMC	A	0.854	2.11	0.2%	-	-	-	-
Equestrian	REC	A	13.524	33.42	4%	-	-	-	-
Open Spaces	MR	A	46.179	114.11	13%	-	-	-	-
	School/Fire Hall	A	5.232	12.93	2%	-	-	-	-
Public Utility	PUL	A	7.441	18.39	2%	-	-	-	-
Roads/Lanes & Road Widening		A	63.475	156.84	18%	-	-	-	-
<b>GROSS RESIDENTIAL AREA</b>			343.410	848.55	100%	3.89	1.57	1336	670
						5.84	2.36	2006	
						6.17	2.50	2122	
						12.35	5.00	4242	

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Lands not Owned\*

All lands within the subject site not owned by the developer ;Crown lands, existing road allowances and existing lands owned by others

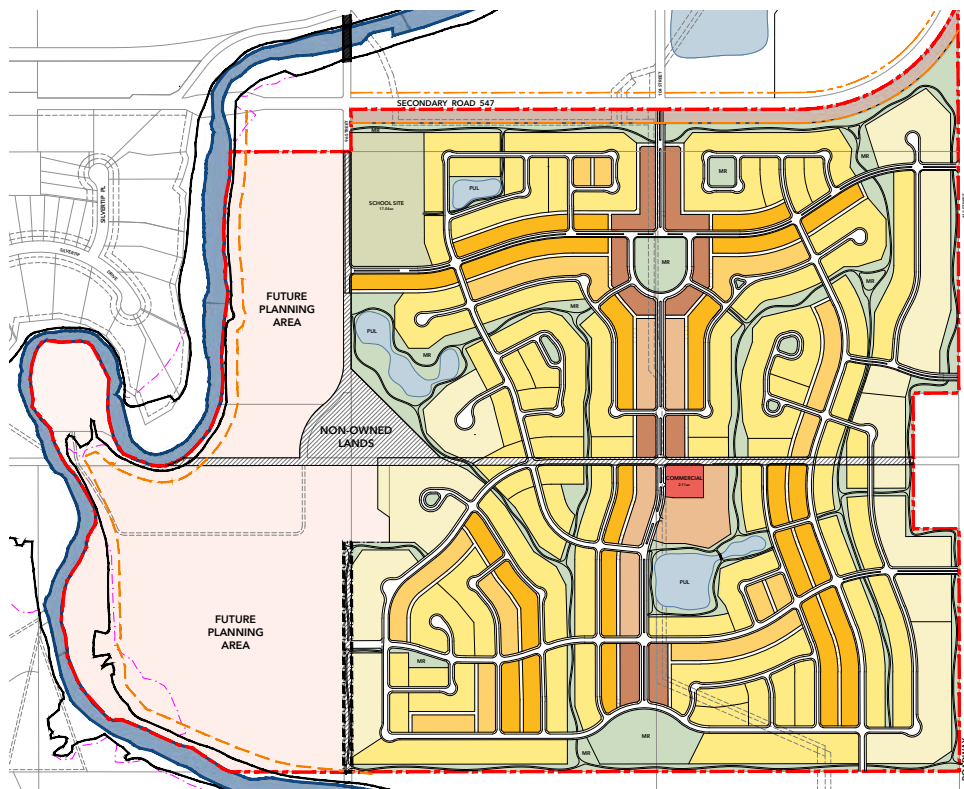


# Revised Site Plan Medium Density



LAND USE	LAND USE DISTRICT		PLAN AREA			GROSS RESIDENTIAL DENSITY			
	Proposed	Current	Hectares	Acres	% of GDA	UPH	UPA	Units (single)	Secondary Suites
<b>GROSS TOTAL AREA</b>			114.740	283.52					
Non-Developable Areas	ER (inclusive of wetland)	A	4.187	10.35					
	Fire/Police/Ems	A	5.574	13.77					
Commercial	CMC	A	5.412	13.37					
<b>GROSS DEVELOPABLE AREA</b>			99.567	246.03					
Open Spaces	CLR (0.8ac to 1.99ac)	A	29.788	73.61	30%	-	-	72	36
	RC (0.11ac to 0.8ac)	A	28.088	69.40	28%	-	-	184	92
	RMF (laned)	A	-	-	-	-	-	-	-
	RMF (Townhomes)	A	-	-	-	-	-	-	-
Public Utility	PUL	A	2.445	6.04	2%	-	-	-	-
Roads/Lanes & Road Widening	A	12.703	31.39	13%	-	-	-	-	
<b>GROSS RESIDENTIAL AREA</b>			99.567	246.03	100%	2.57	1.04	256	128
						3.86	1.56	384	
						6.17	2.50	683	
						12.35	5.00	1366	

ROWLANDS



LAND USE	LAND USE DISTRICT		PLAN AREA			GROSS RESIDENTIAL DENSITY			
	Proposed	Current	Hectares	Acres	% of GDA	UPH	UPA	Units (single)	Secondary Suites
<b>GROSS TOTAL AREA</b>			366.476	905.55					
Non-Developable Areas	Future Planning Area	A	84.900	209.79					
	Lands not Owned*		11.066	27.34					
	Schools	A	6.898	17.04					
<b>GROSS DEVELOPABLE AREA</b>			263.612	651.38					
Open Spaces	CLR (0.8ac to 1.99ac)	A	30.023	74.19	11%	-	-	55	28
	RC (0.11ac to 0.8ac)	A	85.482	211.22	32%	-	-	598	300
	RMF (laned)	A	12.874	31.81	5%	-	-	146	73
	RMF (Townhomes)	A	21.646	53.49	8%	-	-	365	180
	DC (3 Story Apartment)	A	11.718	28.95	4%	-	-	1188	0
	DC Mixed Use (Commercial/2 Story app)	A	2.801	6.92	1%	-	-	900	0
Commercial	CMC	A	0.856	2.12	0.3%	-	-	-	-
Public Utility	PUL	A	4.881	12.06	2%	-	-	-	-
Roads/Lanes & Road Widening	A	53.775	132.88	20%	-	-	-	-	
<b>GROSS RESIDENTIAL AREA</b>			263.612	651.38	100%	12.34	4.99	3252	581
						14.54	5.88	3833	
						6.17	2.50	2122	
						12.35	5.00	4242	

HIGHFIELD

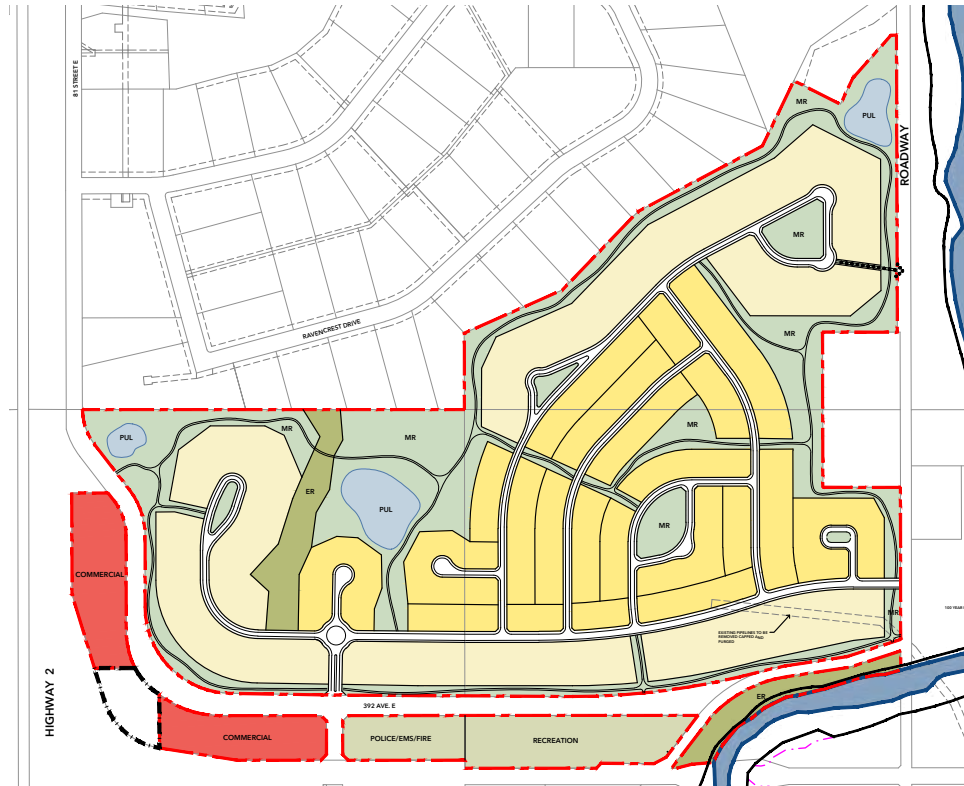
LAND USE	LAND USE DISTRICT		PLAN AREA			GROSS RESIDENTIAL DENSITY			
	Proposed	Current	Hectares	Acres	% of GDA	UPH	UPA	Units (single)	Secondary Suites
<b>GROSS TOTAL AREA</b>			481.216	1189.07					
Non-Developable Areas	Future Planning Area	A	84.900	209.79					
	Lands not Owned*		11.066	27.34					
	Schools	A	6.898	17.04					
	Fire/Police/Ems	A	5.574	13.77					
Commercial	ER (inclusive of wetland)	A	4.187	10.35					
	CMC	A	5.412	13.37					
<b>GROSS DEVELOPABLE AREA</b>			363.179	897.40					
Open Spaces	CLR (0.8ac to 1.99ac)	A	59.811	147.79	16%	-	-	127	28
	RC (0.11ac to 0.8ac)	A	113.570	280.63	31%	-	-	782	300
	RMF (laned)	A	12.874	31.81	4%	-	-	146	73
	RMF (Townhomes)	A	21.646	53.49	6%	-	-	365	180
	DC (3 Story Apartment)	A	11.718	28.95	3%	-	-	1188	0
	DC Mixed Use (Commercial/2 Story app)	A	2.801	6.92	1%	-	-	900	0
Commercial	CMC	A	0.856	2.12	0.2%	-	-	-	-
Public Utility	PUL	A	7.326	18.10	2%	-	-	-	-
Roads/Lanes & Road Widening	A	66.478	164.26	18%	-	-	-	-	
<b>GROSS RESIDENTIAL AREA</b>			363.179	897.40	100%	9.66	3.91	3508	581
						11.26	4.56	4089	
						6.17	2.50	2122	
						12.35	5.00	4242	

COMBINED

Lands not Owned\* All lands within the subject site not owned by the developer ;Crown lands, existing road allowances and existing lands owned by others

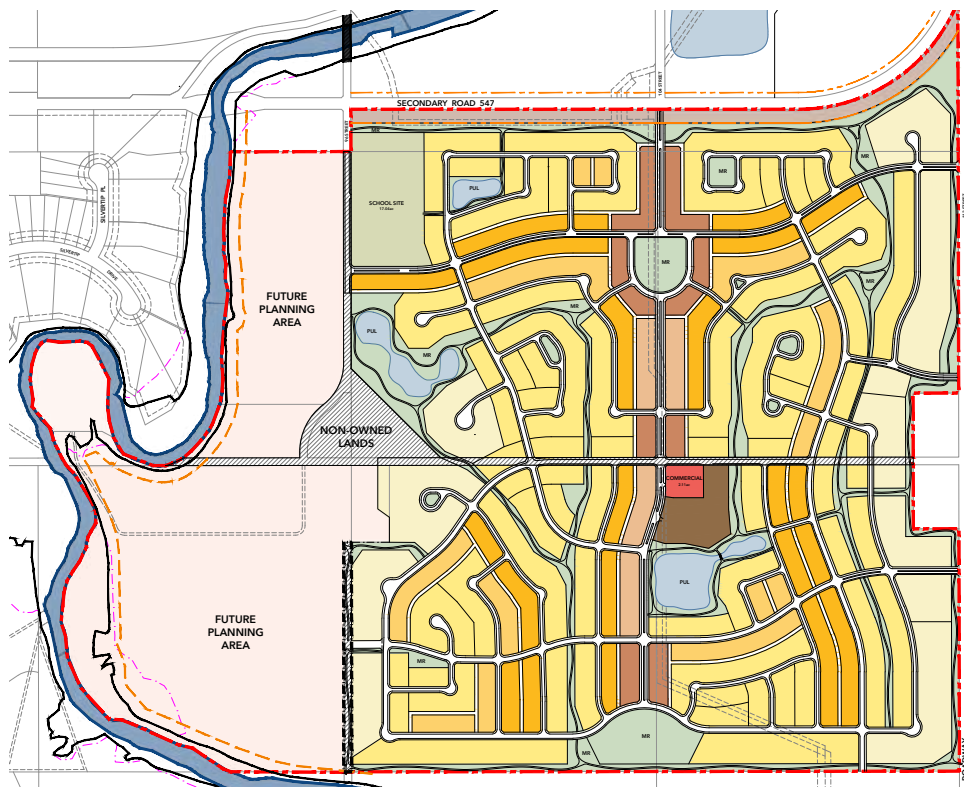
Lands not Owned\* All lands within the subject site not owned by the developer ;Crown lands, existing road allowances and existing lands owned by others

# Revised Site Plan Highest Density



LAND USE	LAND USE DISTRICT		PLAN AREA			GROSS RESIDENTIAL DENSITY			
	Proposed	Current	Hectares	Acres	% of GDA	UPH	UPA	Units (single)	Secondary Suites
<b>GROSS TOTAL AREA</b>									
Non-Developable Areas	ER (inclusive of wetland)	A	4.187	10.35					
	Fire/Police/Ems	A	5.574	13.77					
Commercial	CMC	A	5.412	13.37					
<b>GROSS DEVELOPABLE AREA</b>									
	CLR (0.8ac to 1.99ac)	A	29.788	73.61	30%	-	-	72	36
	RC (0.11ac to 0.8ac)	A	28.088	69.40	28%	-	-	184	92
	RMF (laned)	A	-	-	-	-	-	-	-
	RMF (Townhomes)	A	-	-	-	-	-	-	-
Open Spaces	MR	A	26.543	65.59	27%	-	-	-	-
Public Utility	PUL	A	2.445	6.04	2%	-	-	-	-
Roads/Lanes & Road Widening	A		12.703	31.39	13%	-	-	-	-
<b>GROSS RESIDENTIAL AREA</b>						2.57	1.04	256	128
						3.86	1.56	384	
						6.17	2.50	683	
						12.35	5.00	1366	

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LAND USE	LAND USE DISTRICT		PLAN AREA			GROSS RESIDENTIAL DENSITY			
	Proposed	Current	Hectares	Acres	% of GDA	UPH	UPA	Units (single)	Secondary Suites
<b>GROSS TOTAL AREA</b>									
Non-Developable Areas	Future Planning Area	A	84.900	209.79					
	Lands not Owned*		11.066	27.34					
	Schools	A	6.898	17.04					
<b>GROSS DEVELOPABLE AREA</b>									
	CLR (0.8ac to 1.99ac)	A	30.023	74.19	11%	-	-	55	28
	RC (0.11ac to 0.8ac)	A	85.482	211.22	32%	-	-	598	300
	RMF (laned)	A	12.874	31.81	5%	-	-	146	73
	RMF (Townhomes)	A	21.646	53.49	8%	-	-	365	180
	DC (3 Story Apartment)	A	4.640	11.47	2%	-	-	810	0
	DC (4/5 Story apartment)	A	7.078	17.49	3%	-	-	630	0
	DC Mixed Use (Commercial/2 Story app)	A	2.801	6.92	1%	-	-	900	0
Commercial	CMC	A	0.856	2.12	0.3%	-	-	-	-
Open Spaces	MR	A	39.556	97.74	15%	-	-	-	-
Public Utility	PUL	A	4.881	12.06	2%	-	-	-	-
Roads/Lanes & Road Widening	A		53.775	132.88	20%	-	-	-	-
<b>GROSS RESIDENTIAL AREA</b>						13.29	5.38	3504	581
						15.50	6.27	4085	
						6.17	2.50	2122	
						12.35	5.00	4242	

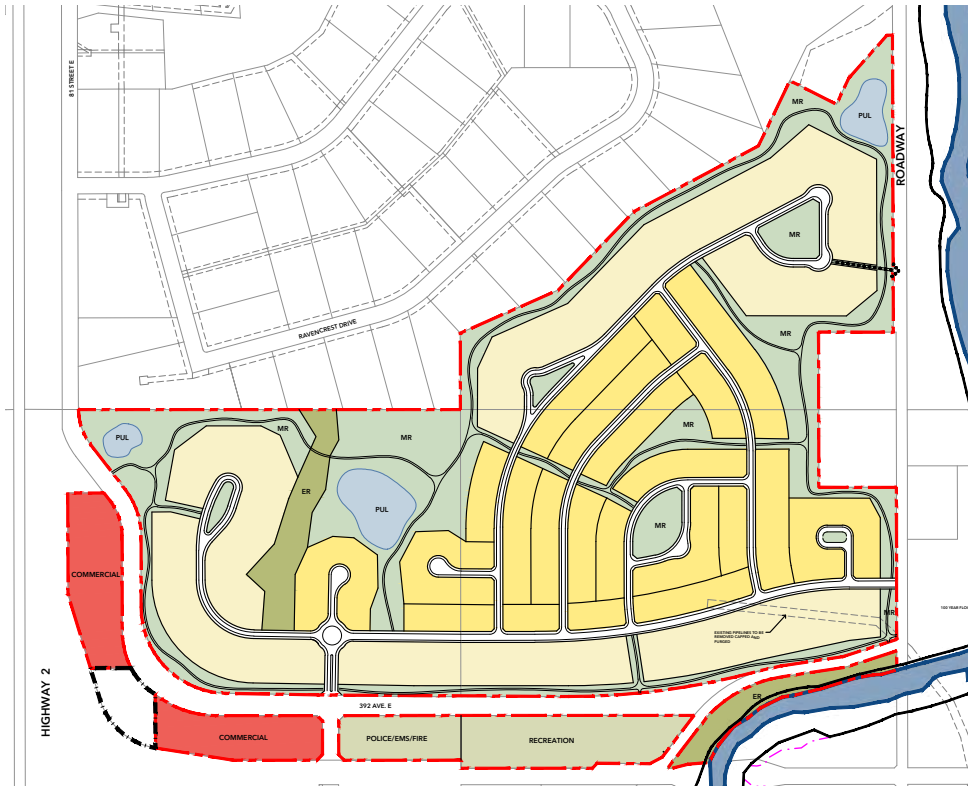
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LAND USE	LAND USE DISTRICT		PLAN AREA			GROSS RESIDENTIAL DENSITY			
	Proposed	Current	Hectares	Acres	% of GDA	UPH	UPA	Units (single)	Secondary Suites
<b>GROSS TOTAL AREA</b>									
Non-Developable Areas	Future Planning Area	A	84.900	209.79					
	Lands not Owned*		11.066	27.34					
	Schools	A	6.898	17.04					
	Fire/Police/Ems	A	5.574	13.77					
Commercial	ER (inclusive of wetland)	A	4.187	10.35					
	CMC	A	5.412	13.37					
<b>GROSS DEVELOPABLE AREA</b>									
	CLR (0.8ac to 1.99ac)	A	59.811	147.79	16%	-	-	127	28
	RC (0.11ac to 0.8ac)	A	113.570	280.63	31%	-	-	782	300
	RMF (laned)	A	12.874	31.81	4%	-	-	146	73
	RMF (Townhomes)	A	21.646	53.49	6%	-	-	365	180
	DC (3 Story Apartment)	A	4.640	11.47	1%	-	-	810	0
	DC (4/5 Story apartment)	A	7.078	17.49	2%	-	-	630	0
	DC Mixed Use (Commercial/2 Story app)	A	2.801	6.92	1%	-	-	900	0
Commercial	CMC	A	0.856	2.12	0.2%	-	-	-	-
Open Spaces	MR	A	66.099	163.33	18%	-	-	-	-
Public Utility	PUL	A	7.326	18.10	2%	-	-	-	-
Roads/Lanes & Road Widening	A		66.478	164.26	18%	-	-	-	-
<b>GROSS RESIDENTIAL AREA</b>						10.35	4.19	3760	581
						11.95	4.84	4341	
						6.17	2.50	2122	
						12.35	5.00	4242	

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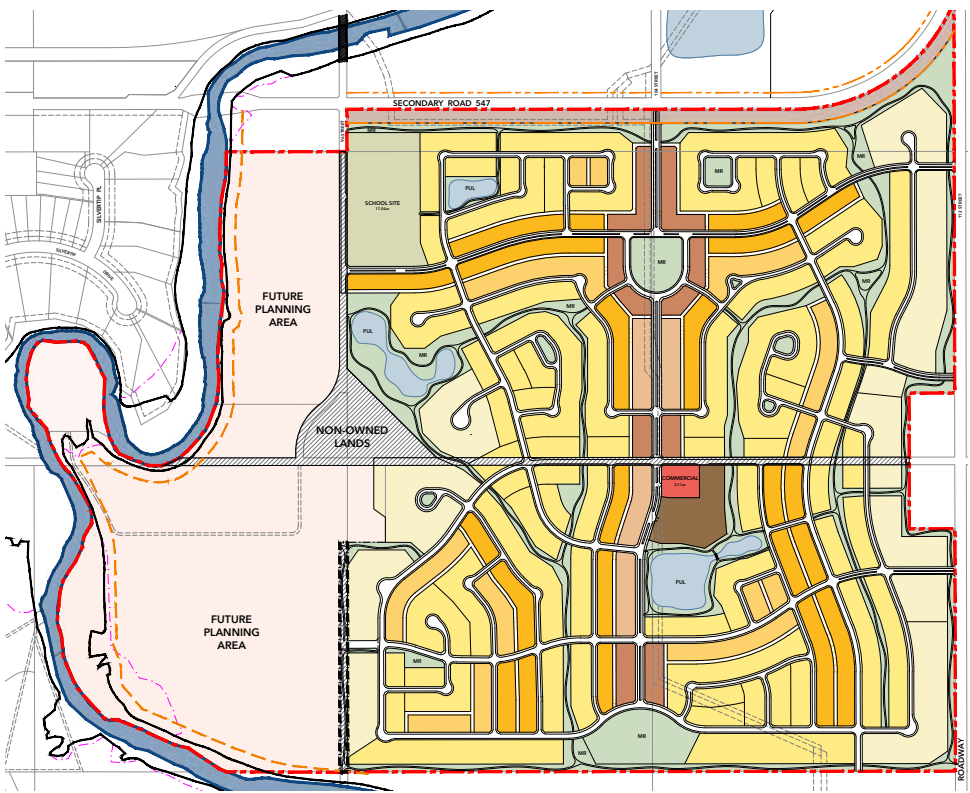
Lands not Owned\* All lands within the subject site not owned by the developer, Crown lands, existing road allowances and existing lands owned by others

# Revised Site Plan Growth Plan 60% Preferred Placetype Minimum



LAND USE	LAND USE DISTRICT		PLAN AREA			GROSS RESIDENTIAL DENSITY				
	Proposed	Current	Hectares	Acres	% of GDA	UPH	UPA	Units (single)	Secondary Suites	
<b>GROSS TOTAL AREA</b>										
Non-Developable Areas	ER (inclusive of wetland)		A	4.187	10.35					
	Fire/Police/Ems		A	5.574	13.77					
Commercial	CMC		A	5.412	13.37					
<b>GROSS DEVELOPABLE AREA</b>										
Open Spaces	CLR (0.8ac to 1.99ac)		A	29.788	73.61	30%	-	-	72	36
	RC (0.11ac to 0.8ac)		A	28.088	69.40	28%	-	-	184	92
	RMF (laned)		A	-	-	-	-	-	-	-
	RMF (Townhomes)		A	-	-	-	-	-	-	-
Public Utility	PUL		A	2.445	6.04	2%	-	-	-	-
Roads/Lanes & Road Widening			A	12.703	31.39	13%	-	-	-	-
<b>GROSS RESIDENTIAL AREA</b>										
						2.57	1.04	256	128	
						3.86	1.56	384		
						6.17	2.50	683		
						12.35	5.00	1366		

ROWLANDS



LAND USE	LAND USE DISTRICT		PLAN AREA			GROSS RESIDENTIAL DENSITY				
	Proposed	Current	Hectares	Acres	% of GDA	UPH	UPA	Units (single)	Secondary Suites	
<b>GROSS TOTAL AREA</b>										
Non-Developable Areas	Future Planning Area		A	84.900	209.79					
	Lands not Owned*			11.066	27.34					
	Schools		A	6.898	17.04					
<b>GROSS DEVELOPABLE AREA</b>										
Open Spaces	CLR (0.8ac to 1.99ac)		A	30.023	74.19	11%	-	-	55	28
	RC (0.11ac to 0.8ac)		A	85.482	211.22	32%	-	-	598	300
	RMF (laned)		A	12.874	31.81	5%	-	-	176	73
	RMF (Townhomes)		A	21.646	53.49	8%	-	-	487	180
	DC (3 Story Apartment)		A	4.640	11.47	2%	-	-	864	0
	DC (4/5 Story apartment)		A	7.078	17.49	3%	-	-	630	0
	DC Mixed Use (Commercial 2-3 Story app)		A	2.801	6.92	1%	-	-	1116	0
	Commercial	CMC		A	0.856	2.12	0.3%	-	-	-
Open Spaces	MR		A	39.556	97.74	15%	-	-	-	-
Public Utility	PUL		A	4.881	12.06	2%	-	-	-	-
Roads/Lanes & Road Widening			A	53.775	132.88	20%	-	-	-	-
<b>GROSS RESIDENTIAL AREA</b>										
						14.89	6.03	3926	581	
						17.10	6.92	4507		
						6.17	2.50	2122		
						12.35	5.00	4242		

HIGHFIELD


LAND USE	LAND USE DISTRICT		PLAN AREA			GROSS RESIDENTIAL DENSITY				
	Proposed	Current	Hectares	Acres	% of GDA	UPH	UPA	Units (single)	Secondary Suites	
<b>GROSS TOTAL AREA</b>										
Non-Developable Areas	Future Planning Area		A	84.900	209.79					
	Lands not Owned*			11.066	27.34					
	Schools		A	6.898	17.04					
	Fire/Police/Ems		A	5.574	13.77					
Commercial	ER (inclusive of wetland)		A	4.187	10.35					
	CMC		A	5.412	13.37					
<b>GROSS DEVELOPABLE AREA</b>										
Open Spaces	CLR (0.8ac to 1.99ac)		A	59.811	147.79	16%	-	-	127	28
	RC (0.11ac to 0.8ac)		A	113.570	280.63	31%	-	-	782	300
	RMF (laned)		A	12.874	31.81	4%	-	-	176	73
	RMF (Townhomes)		A	21.646	53.49	6%	-	-	487	180
	DC (3 Story Apartment)		A	4.640	11.47	1%	-	-	864	0
	DC (4/5 Story apartment)		A	7.078	17.49	2%	-	-	630	0
	DC Mixed Use (Commercial 2-3 Story app)		A	2.801	6.92	1%	-	-	1116	0
	Commercial	CMC		A	0.856	2.12	0.2%	-	-	-
Open Spaces	MR		A	66.099	163.33	18%	-	-	-	-
Public Utility	PUL		A	7.326	18.10	2%	-	-	-	-
Roads/Lanes & Road Widening			A	66.478	164.26	18%	-	-	-	-
<b>GROSS RESIDENTIAL AREA</b>										
						11.51	4.66	4182	581	
						13.11	5.31	4763		
						6.17	2.50	2122		
						12.35	5.00	4242		

COMBINED

Lands not Owned\* All lands within the subject site not owned by the developer, Crown lands, existing road allowances and existing lands owned by others



**MISCELLANEOUS PLANNING ITEM  
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
 2<sup>nd</sup> AND 3<sup>rd</sup> READING TO BYLAW 29/2023  
 September 11, 2024**

<b>REQUEST FOR 2<sup>nd</sup> AND 3<sup>rd</sup> READING TO BYLAW 29/2023</b>	
<b>APPLICATION INFORMATION</b>	
	<b>LEGAL DESCRIPTION:</b> SW 20-20-03 W5M; Plan 9710615, Lot 4
	<b>LANDOWNER:</b> Donald & Debra McArthur
	<b>AGENT:</b> Bart Carswell
	<b>AREA OF SUBJECT LANDS:</b> 6.7 Acres
	<b>CURRENT LAND USE:</b> Country Residential
	<b>PROPOSED LAND USE:</b> Country Residential with Site Specific Amendment
<b>NUMBER &amp; SIZE OF PROPOSED PARCEL:</b> No additional parcels proposed.	
<b>PROPOSAL:</b> Amendment to the Country Residential District land use rules to allow for the development of a personal use accessory building prior to a principal dwelling being constructed on the parcel.	
<b>DIVISION NO:</b> 3	<b>COUNCILLOR:</b> Barb Castell
<b>FILE MANAGER:</b> Melanie Michaud	

**PURPOSE OF REQUEST**

Request for Council to provide second and third reading to Bylaw 29/2023.

**BACKGROUND**

**May 10, 2023** – Council granted 1<sup>st</sup> reading to Bylaw 29/2023 authorizing an amendment to the Country Residential land use rules to allow for the construction of a personal use greenhouse (accessory building), without the benefit of a principal dwelling, having a cumulative size of +/- 1,700 sq. ft., as a permitted use on Plan 9710615, Lot 4; Ptn: SW 20-20-03 W5M.

In their consideration, Council was of the opinion that the proposed Site Specific Amendment, and subsequent use of the subject lands, would not be detrimental to the nature of the area and would not unduly interfere with the neighboring land uses or materially interfere with or affect the use, enjoyment, or value of neighboring properties.

**CONDITIONS TO BE MET AT AMENDMENT**

All conditions of 1<sup>st</sup> reading of the amendment have been completed.

## COUNCIL ACTIONS REQUESTED

Council is respectfully requested to consider granting 2<sup>nd</sup> and 3<sup>rd</sup> reading to Bylaw 29/2023 authorizing an amendment to the Country Residential land use District rules to allow for the construction of a personal use greenhouse (accessory building) without the benefit of a principal dwelling on Plan 9710615, Lot 4; Ptn. SW 20-20-03 W5M.

## APPENDICES

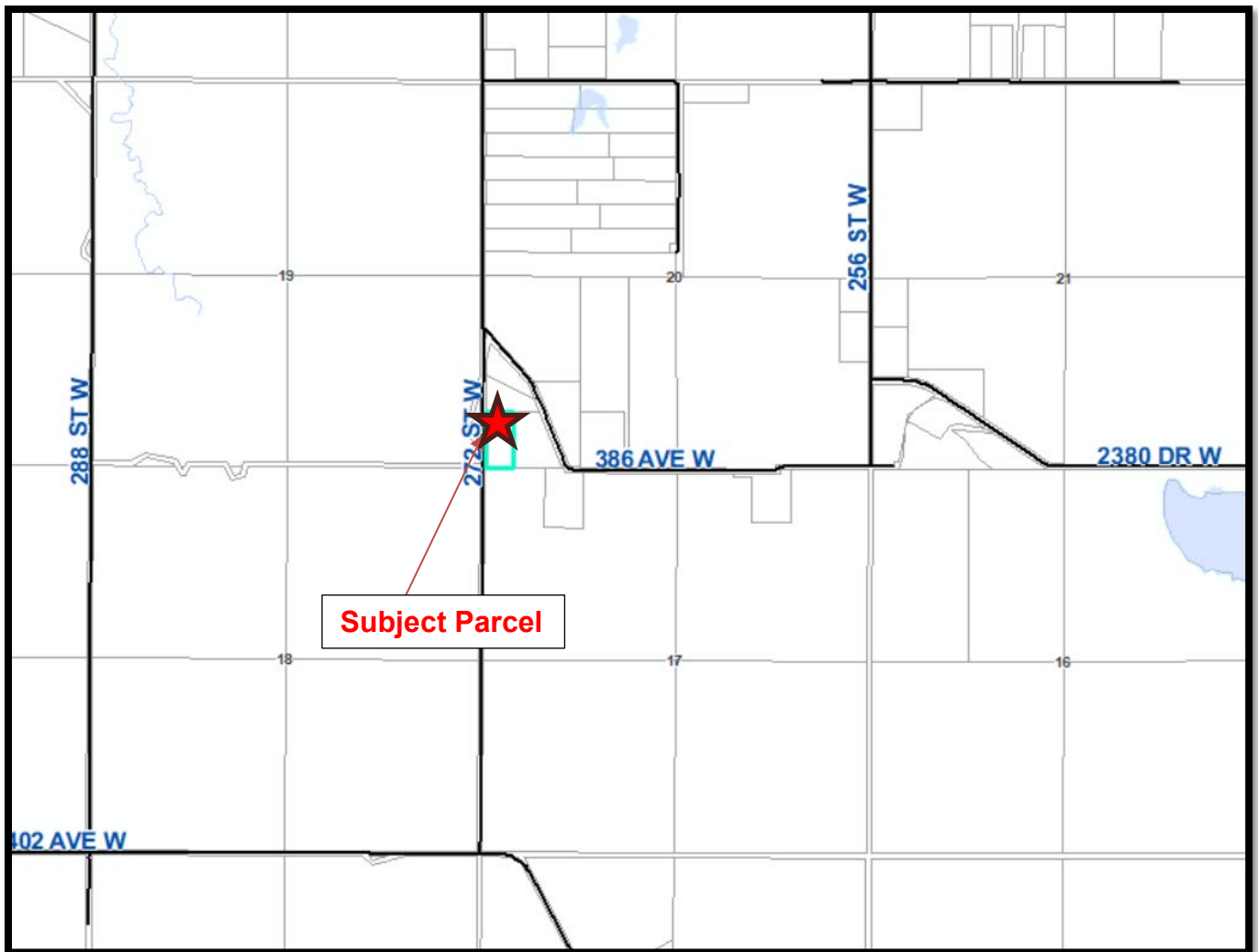
### APPENDIX A - MAP SET:

Location Map  
Accepted Site Plan  
Ortho Photo

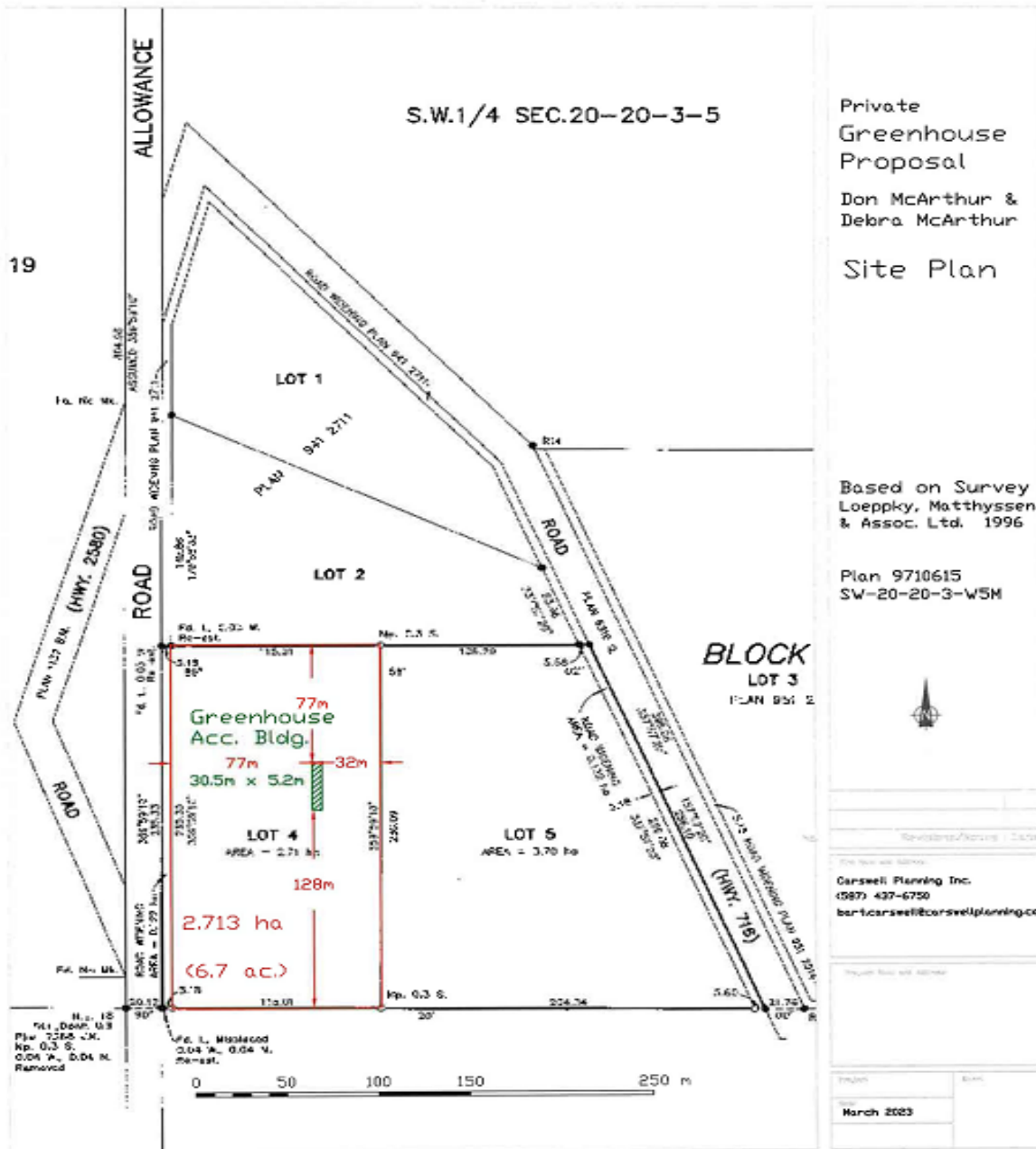
### APPENDIX B – COUNCIL MINUTES:

Council Minutes – May 10, 2023

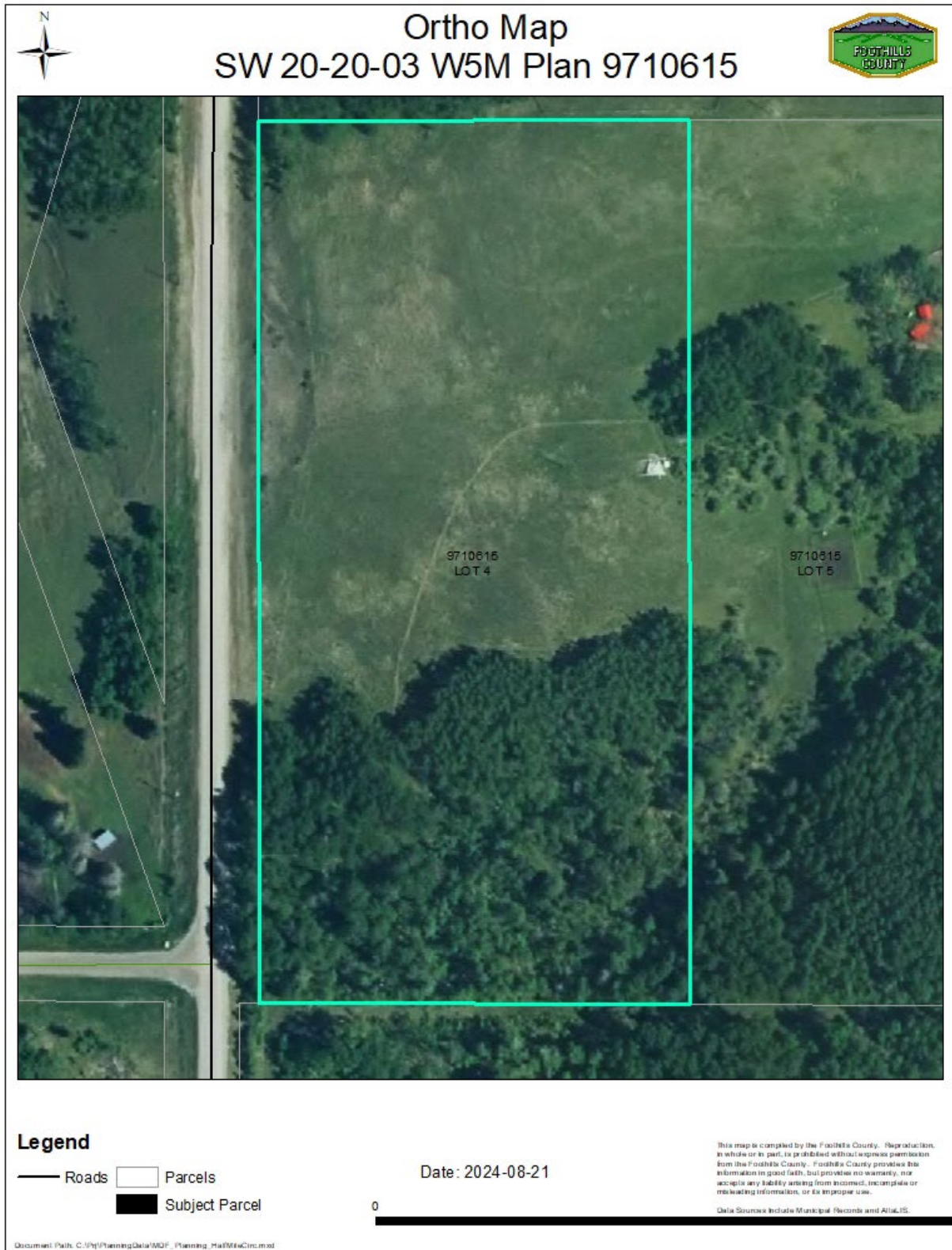
## APPENDIX A: LOCATION MAP



**APPENDIX A: ACCEPTED SITE PLAN**



APPENDIX A: ORTHO PHOTO





C.2 1:30 p.m. - McArthur - SW 20-20-03 W5M - Site Specific Amendment

D. McArthur and Agents J. Huffman and B. Carswell were in attendance for the public hearing in connection to the proposed Site-Specific Amendment to allow for the construction of a personal use accessory building (Greenhouse) having a total cumulative size of 1,700 sq.ft., without the benefit of a principal dwelling on Plan 9710615, Lot 4; Ptn. SW 20-20-03 W5M.

The public hearing was closed.

C.2.1 McArthur - SW 20-20-03 W5M - Decision

**Bylaw 29/2023**

Bylaw 29/2023 was introduced into the meeting to authorize a Site Specific Amendment to the Country Residential land use rules to allow for the construction of a personal use greenhouse (accessory building), without the benefit of a principal dwelling, having a cumulative size of +/- 1,700 sq.ft., as a permitted use on Plan 9710615, Lot 4; Ptn. SW 20-20-03 W5M.

In their consideration of the application, Council is of the opinion that the proposed Site Specific Amendment, and subsequent use of the subject lands, would not be detrimental to the nature of the area and will not unduly interfere with neighbouring land uses or materially interfere with or affect the use, enjoyment, or value of neighbouring properties.

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

1. Final Site Specific Amendment application fees to be submitted.

**Resolution 340**

**Moved by:** Councillor Castell

That Bylaw 29/2023 be given first reading.

**THE BYLAW WAS PASSED FOR ONE READING**



**Miscellaneous Municipal Item**  
**REPORT TO COUNCIL**  
**Request to Purchase an Undeveloped Road Allowance**  
 September 11, 2024

<b>Letter of Request information</b>		<b>File:</b> <b>Karanfilov/Turner</b>
<b>LEGAL DESCRIPTION:</b> Undeveloped road plan within NW 26-21-01W5 between Plan 08123255 Blk 4, Lot 9 and Lot 10 containing ~ 0.7 acres		
<b>LANDOWNER:</b> Foothills County		
<b>LICENCE APPLICANT:</b> Lorinda & Clinton Turner, Stoyan Karanfilov & Vladislava Dimitrova		
<b>PROPOSAL:</b> Request to Purchase an Undeveloped Road Plan		
<b>DIVISION NO:</b> 5	<b>COUNCILLOR:</b> Alan Alger	
<b>FILE MANAGER:</b> Donna Fowler, Municipal Lands Administrator		

**LOCATION**

The undeveloped road plan is located approximately 9km NW of the Town of Okotoks and 3km SW of the Hamlet of Heritage Point, within an undeveloped cul-de-sac portion of Eden Park View West road.

**BACKGROUND**

The Applicants submitted the attached email on January 31, 2024, to request Council’s consideration to jointly purchase the above noted undeveloped road plan.

The applicants own the parcels on the east and west sides of the subject road plan and should their application be successful, they would divide the land 2/3 to be consolidated into the east parcel (Lot 10) and 1/3 into the west parcel (Lot 9).

All surrounding parcels have secured direct assess without further development of this portion of road plan. The Hamilton Heights subdivision to the north was surveyed in 2017 and has its own dedicated internal roads that serve all parcels.

**REQUEST OF COUNCIL**

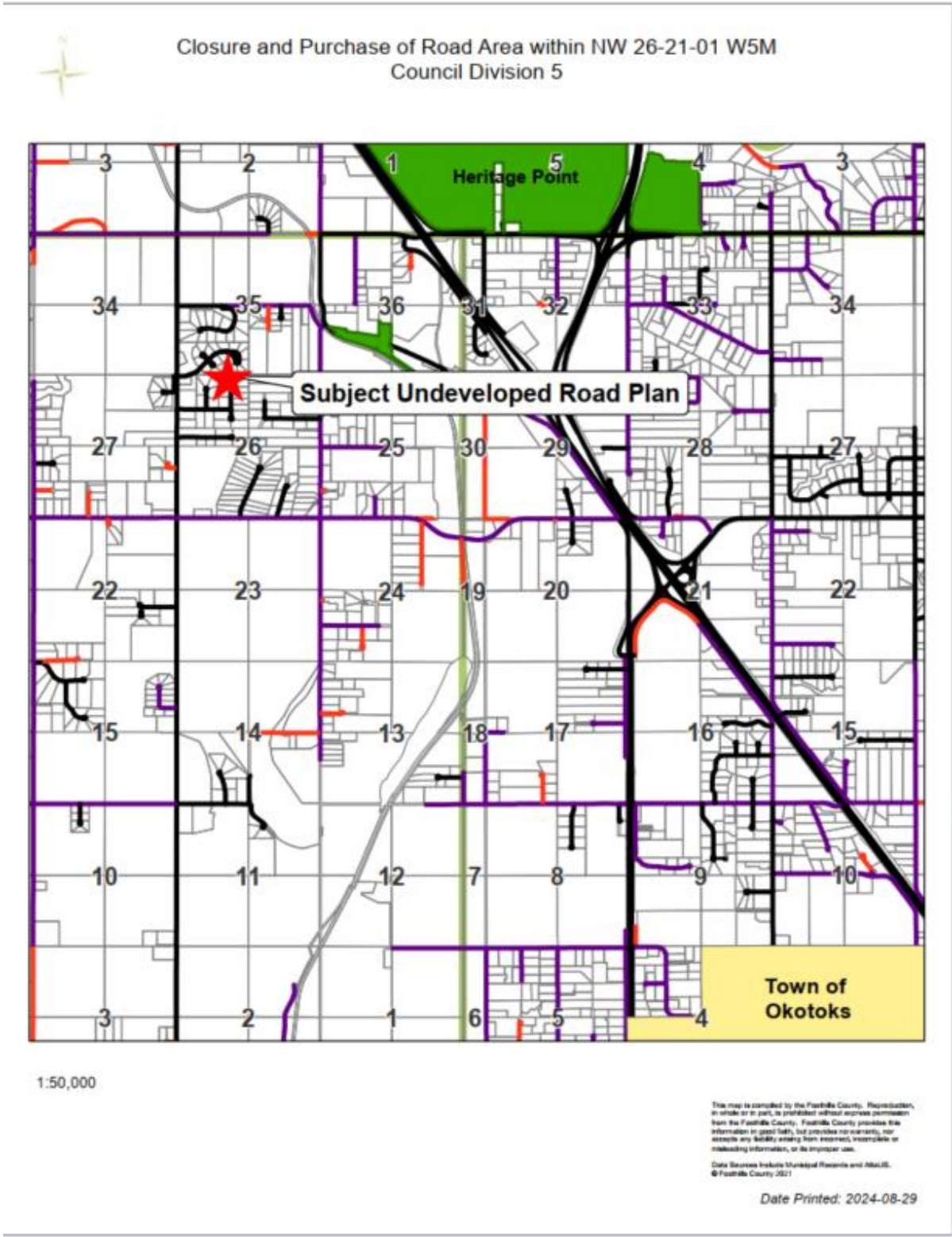
If Council is amenable to the landowner’s request, direct administration to proceed with a public hearing in order to consider the road closure of the undeveloped road plan between Plan 08123255 Blk 4, Lot 9 and Plan 08123255 Blk 4, Lot 10 within NW 26-21-01W5M containing ~0.7ac, for purchase.

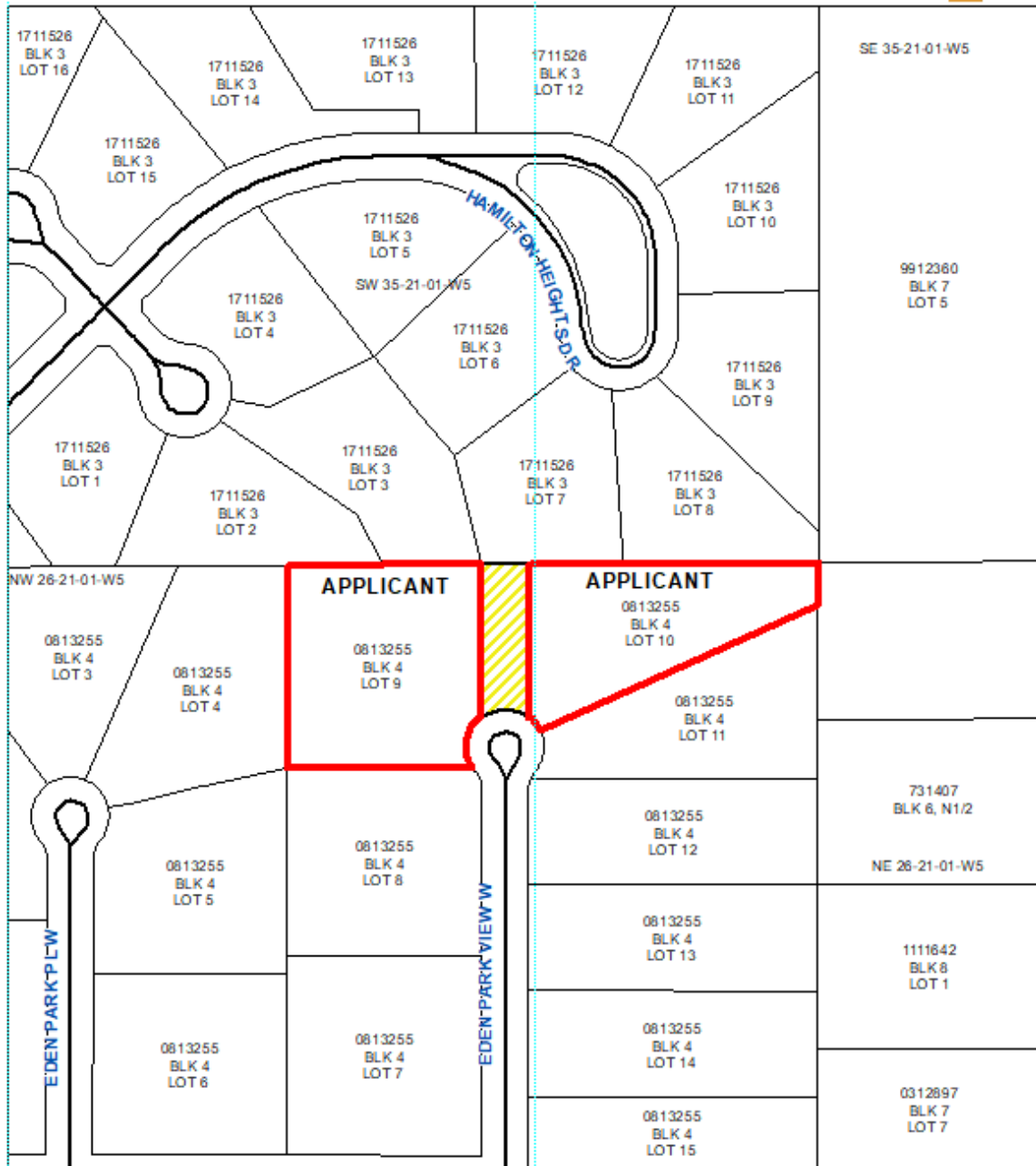
**APPENDICES**

**APPENDIX A – Location Maps**

**APPENDIX B –Applicant Request Letter**

**APPENDIX A:  
LOCATION MAP**







## APPENDIX B: APPLICANT REQUEST LETTER

January 31, 2024

**VIA EMAIL**

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

Attn: Donna Fowler, Municipal Lands Administrator

**Re: REQUEST FOR SURVEYED ROAD PURCHASE – Resolution**  
**Lands: ~0.7ac of Surveyed Government Road Allowance between 258016 Eden Park View W and 258019 Eden Park View W, Foothills County, Alberta**

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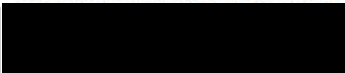
Please accept this letter as our mutual request for Council to consider the purchase of the subject surveyed road allowance between PLAN 0813255 BLOCK 4 LOT 10 & PLAN 0813255 BLOCK 4 LOT 9 within the NW 26-21-1 W5M.

Please find on the following pages marked as Schedule "A", two versions of the mapping showing the specific lands (surveyed road) highlighted that we are jointly requesting consideration of.

The westerly 1/3 of the width of the requested surveyed road is proposed to be added to adjacent parcel PLAN 0813255 BLOCK 4 LOT 9 within the NW 26-21-1 W5M (258019 Eden Park View W) and the easterly 2/3 with of the width of the requested surveyed road is proposed to be added to adjacent parcel PLAN 0813255 BLOCK 4 LOT 10 within the NW 26-21-1 W5M (258016 Eden Park View W).

Should there be any questions, concerns or further requirements, our contact information is as follows:

**258019 Eden Park View W**  
PLAN 0813255 BLOCK 4 LOT 9  
**Landowners:**  
LORINDA TURNER & CLINTON TURNER



**258016 Eden Park View W**  
PLAN 0813255 BLOCK 4 LOT 10  
**Landowners:**  
STOYAN KARANFILOV AND VLADISLAVA DIMITROVA



Schedule "A"





**Miscellaneous Municipal Item  
REPORT TO COUNCIL  
Request to License a Municipal Reserve  
September 11, 2024**

<b>Letter of Request information</b>		<b>File: Hall</b>
<b>LEGAL DESCRIPTION:</b> Municipal Reserve located within NE 33-21-01W5M; Plan 7410171 Lot R16 containing 15.83 acres more or less		
<b>LANDOWNER:</b> Foothills County		
<b>LICENCE APPLICANT:</b> Cindy Hall – Panther Holdings		
<b>PROPOSAL:</b> Request to Licence a Municipal Reserve Parcel		
<b>DIVISION NO:</b> 5	<b>COUNCILLOR:</b> Alan Alger	
<b>FILE MANAGER:</b> Donna Fowler, Municipal Lands Administrator		

**LOCATION**

The Municipal Reserve parcel is located in the Valley View Acres subdivision approximately 11km Northwest of the Town of Okotoks and approximately 5km west of the Hamlet of Heritage Point, on 244 Avenue West Street and 48 Street West.

**BACKGROUND**

The Applicant submitted an email request on January 8, 2024, to request Council's consideration to license the above noted municipal reserve parcel.

The applicant owns multiple large parcels in the area, specifically the adjacent parcel directly south of the reserve parcel (NE 33-21-01W5) and wishes to license the parcel for the purpose of grazing their horses and or cattle.

**May 5, 2024** Internal circulation –Public Works provided the following comments:

*Please note that the MR lot has no approach. There is a gate roughly 330m west of 48 St W along 244 Ave W that allows foot access entry. Since this is an old subdivision there might not have been a requirement for an approach to the MR at the time. All new development requires an approach for the MR lot. The approach for the MR lot would have come from 244 Ave W (Internal Subdivision Road). The MR lot is larger than 10 acres and would be allowed more than 1 approach.*

The applicant would be able to access the MR from their parcel to the south, so the lack of an approach on the MR would not be an impediment. They intend to install a 16ft access gate on the south boundary to facilitate this. Should Council decide to send this parcel out for bids, we should consider adding the building of an approach to be a condition.



This parcel also has a water well of unknown origin, the applicant has indicated that they would not be interested in utilizing this as the livestock would be watered on their home parcel, as is indicated by their updated request letter and associated drawing attached to this staff report. They have offered a licensing fee of \$780.00/year which complies with our minimum bid requirements as outlined in our Fee Bylaw Schedule E.

## **REQUEST OF COUNCIL**

### **OPTION A**

If Council is amenable to the landowner's request, direct administration to proceed with advertising to accept bids to license the Municipal Reserve, being legally described as Plan 7410171 Lot R16 on NE 33-21-01W5M for grazing and stewardship with the following considerations that bid submissions are to also include:

Proposed Term:

Purpose: grazing and stewardship only.

Proposed Management Plan: Weed Management, responsible grazing practices, improving/maintaining fencing.

**Licensee is required to build an approach.**

Access will not be denied.

### **OPTION B**

If Council is amenable to the landowner's request, direct administration to accept the applicants request to license the Municipal Reserve, being legally described as Plan 7410171 Lot R16 on NE 33-21-01W5M for grazing and stewardship with the following conditions:

Proposed Term:

Yearly Licensing Fee: \$780.00

Purpose: grazing and stewardship only.

Proposed Management Plan: Weed Management, responsible grazing practices, improving/maintaining fencing, installing access gate on south fence line.

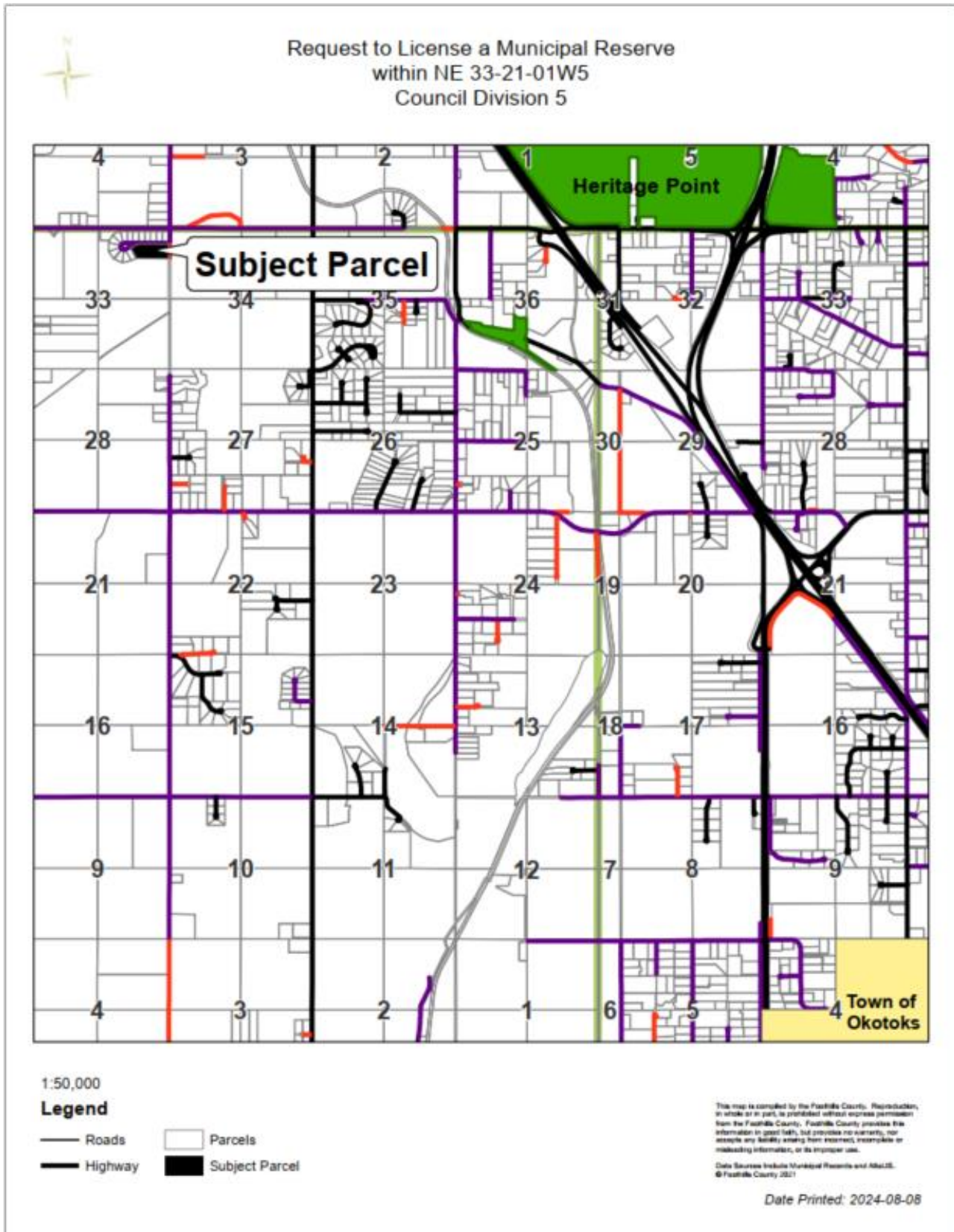
Access will not be denied.

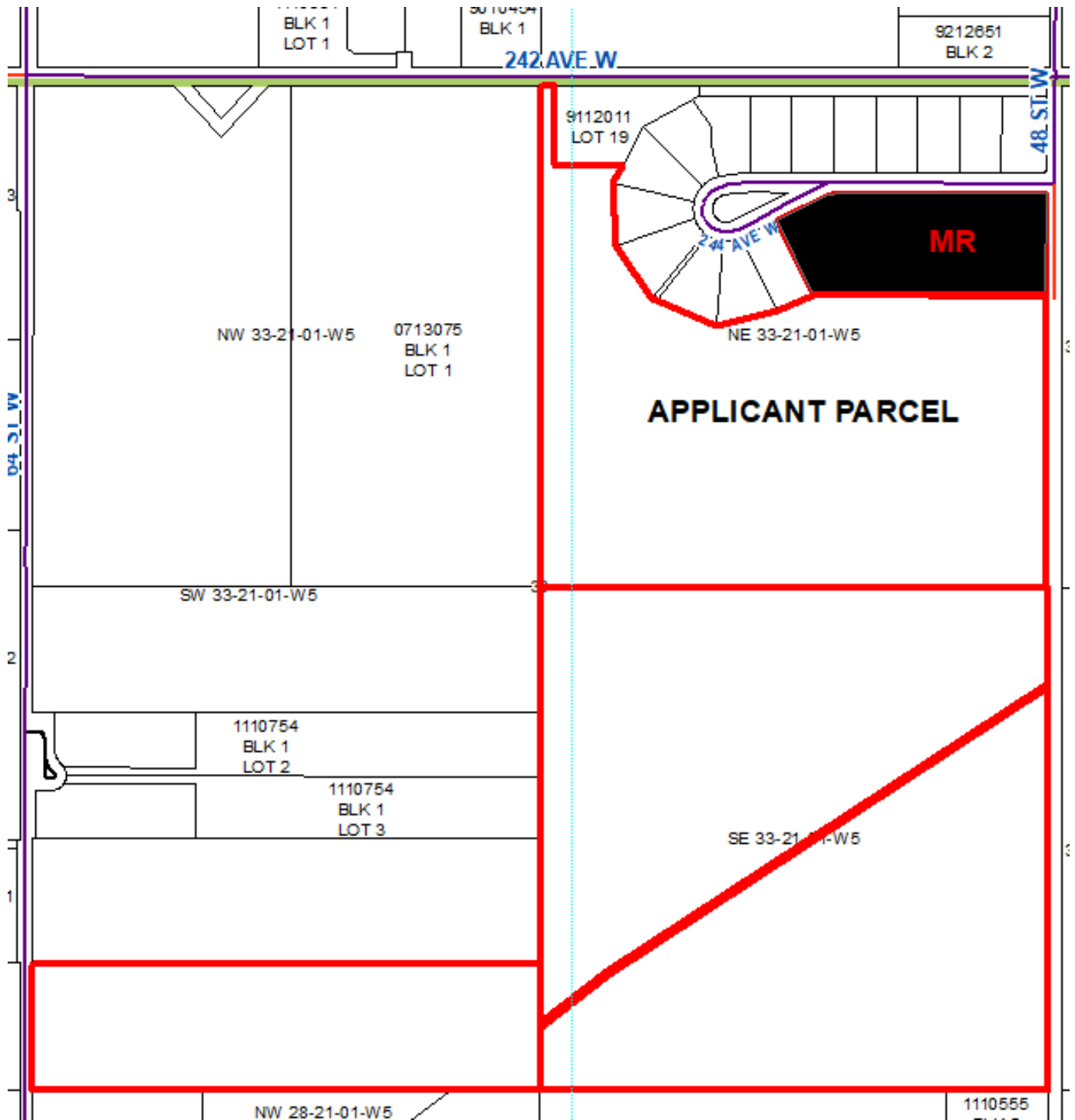
## **APPENDICES**

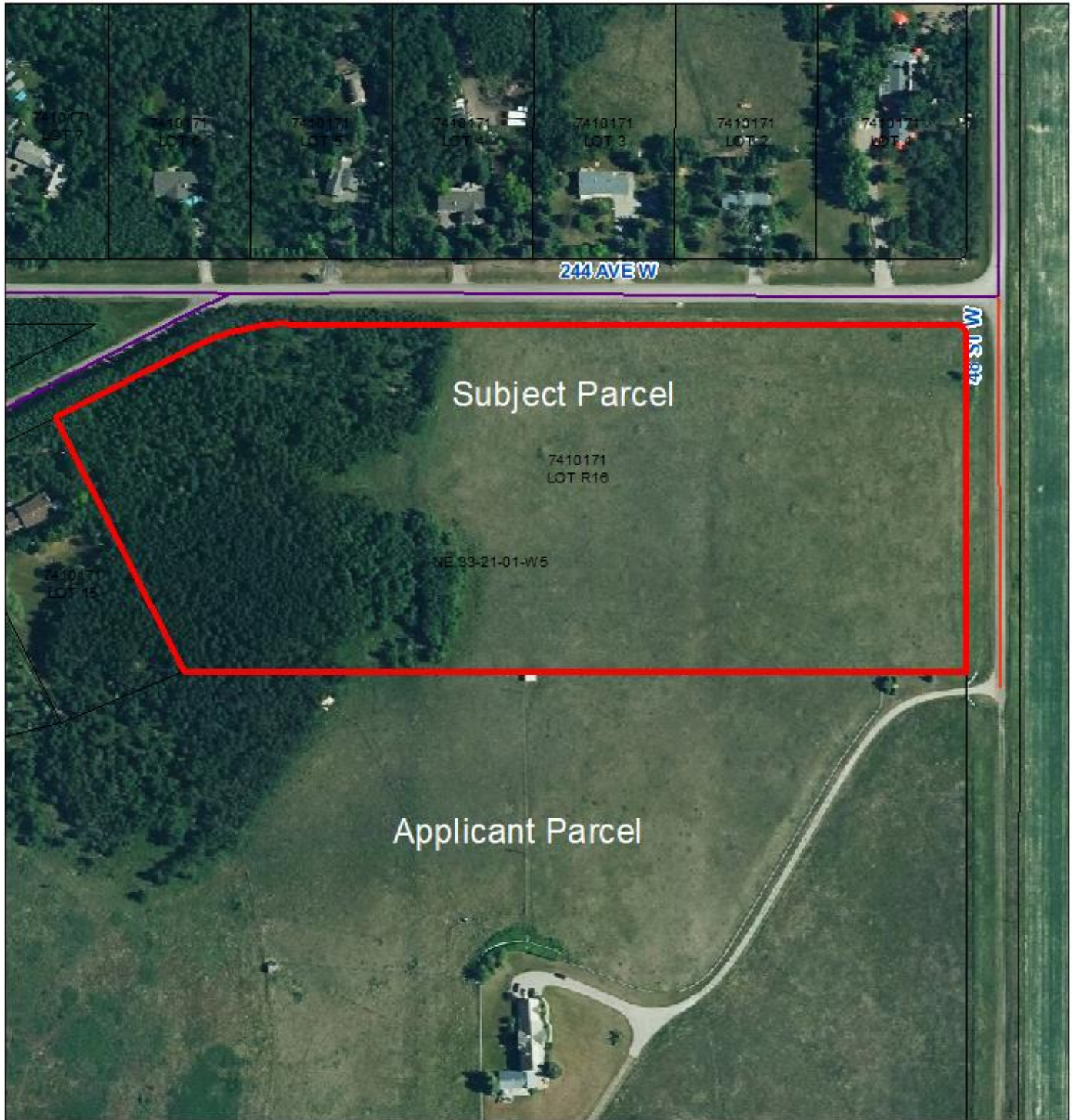
### **APPENDIX A – Location Maps**

### **APPENDIX B –Applicant Request Letter**

**APPENDIX A:  
LOCATION MAP**









**APPENDIX B:  
APPLICANT REQUEST LETTER**

**From: Cindy Hall  
Sent: Friday, August 30, 2024 11:17 AM  
To: Cindy Hall [REDACTED]  
Subject: FW: Municipal Reserve**

**Hello Donna**

**Our intent would be to use this MR for grazing 5 pairs for the months of June, July, August, and Sept.**

**We will put a 16ft access gate for access to pasture and to water facilities on adjoining land. Please see drawing which I will email separately to show you how would like to fence and where the well is currently located which we will use.**

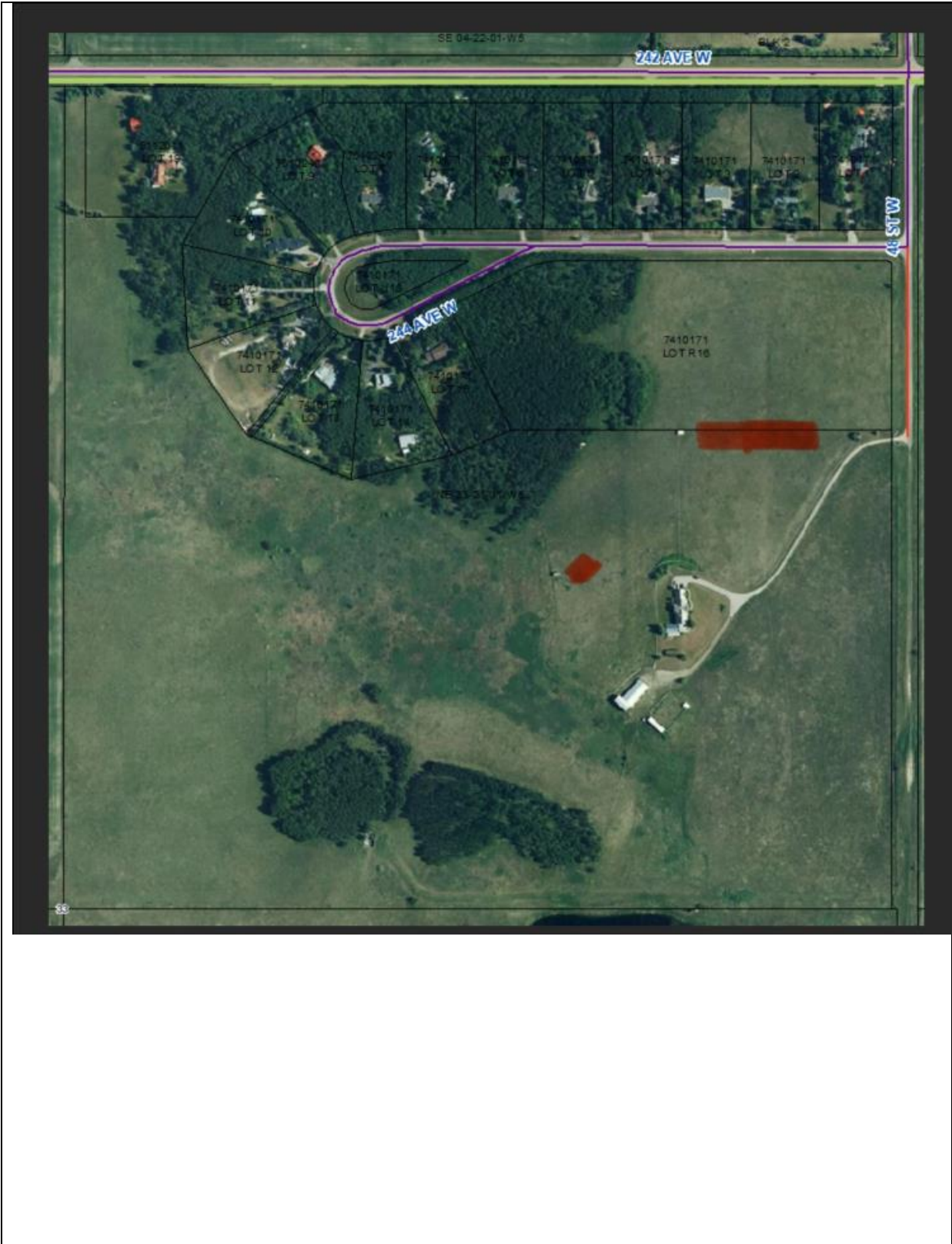
**Our intent is to clean the field of thistles and Broadleaf with Grazon. We will then harrow it several times and follow with roller packing. We will possible be overseeding with orchard Grass and Brome if native grasses do not come back sufficiently.**

**We will maintain the fences and repair or replace whenever necessary.**


**We would like to offer \$600.00 per year for cattle and with the access point and the fence properly maintained and fenced we would also like to use it for 2 horses for October and November which would be \$45.00 per month and an additional \$180.00 which in total would be \$780.00 per year.**

**Thank you, Donna. Please let me know should you have additional questions.**

**Cindy Hall**  
[REDACTED]





<b>DEPARTMENT:</b>	
	<b>TOPIC: Foothills Country Hospice Society – Request for Sponsorship</b>
<b>REPORT PREPARED BY:</b> Krista Conrad <b>REPORT PRESENTED BY:</b> Sherri Barrett	

**PURPOSE OF REQUEST**

To consider the Foothills Country Hospice Society’s request for support of its 2024 Gratitude and Giving Gala.

**BACKGROUND**

The Foothills Country Hospice Society (FCHS) is requesting support for its 2024 Gratitude and Giving Gala, “Hospiceopoly,” which is taking place October 18, 2024, at the Foothills Centennial Centre in Okotoks to raise funds for the operation of the Foothills Country Hospice.

On September 13, 2023 Council made the following motion in regards to a similar request and invitation:

*“That Council acknowledge the invitation to attend the Foothills Country Hospice Society’s Gratitude 2023 Gratitude & Giving Gala on October 28, 2023 and authorize the donation of a silent auction item.”*

On June 19, 2024, Council made the following motion with regards to a request for support of the Foothills Country Hospice Society’s building fund:

*“That Council acknowledge the request from Foothills Country Hospice Society and authorize support in the amount of \$25,000.00 toward the Foothills Country Hospice Society building fund.”*

**REQUEST OF COUNCIL**

*Proposed Motion:*

That Council acknowledge the invitation to attend the Foothills Country Hospice Society’s 2024 Gratitude and Giving Gala and authorize the donation of a silent auction item.

**APPENDICES**

- Appendix A: Letter of Request
- Appendix B: Gala 2024 Sponsorship Package

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**From:** Lindsey Dunham <ldunham@countryhospice.org>  
**Sent:** Tuesday, August 27, 2024 11:58 AM  
**To:** Sherri Barrett <Sherri.Barrett@FoothillsCountyAB.ca>  
**Subject:** Invitation: Foothills Country Hospice 2024 Gratitude and Giving Gala

You don't often get email from [ldunham@countryhospice.org](mailto:ldunham@countryhospice.org). [Learn why this is important](#)

Good morning Sherri,

I hope this message finds you well!

I am writing to you as we are currently in the process of organizing the annual fundraising gala to support our hospice. I wanted to invite you to join Foothills County as a valued sponsor for our 2024 Gratitude and Giving Gala. The event will be held on **Friday October 18, 2024 at the Foothills Centennial Centre**, and the theme of the gala this year is **HOSPICEOPOLY!** I have attached our sponsorship package, where you will find that we offer several sponsorship levels to accommodate your budget and desired level of involvement. Additionally, I encourage you to reach out should you have any creative suggestions outside these parameters. The Gala aims to support our hospice care services and your support would significantly contribute to the success of the event and help in raising the necessary funds to continue our mission and expand our services to reach more individuals in need.

I also wanted to let you know that tickets are on sale now and here is the link to reserve your tickets:

<https://www.eventbrite.ca/e/hospiceopoly-the-2024-foothills-country-hospice-gratitude-and-giving-gala-tickets-944990761807>

**We would be so grateful to have your team join us, and also if you shared this link with your connections!**

Thank you once again for considering our request. We appreciate your ongoing support and look forward to the possibility of partnering with you for this special occasion.

If you are interested in learning more about our sponsorship opportunities or have any questions, please do not hesitate to reach out to me directly at 403-995-4673 ext. 219 or [ldunham@countryhospice.org](mailto:ldunham@countryhospice.org). I would be delighted to provide you with more information and discuss how we can work together for this worthy cause.

Thank you for considering our invitation, and I look forward to the possibility of working with you to make our fundraiser gala a resounding success!

Warm regards,



**Lindsey Dunham**  
EVENTS COORDINATOR

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FOOTHILLS COUNTRY HOSPICE SOCIETY  
P: 403-995-4673 Ext. 219 • F: 403-938-0831 • [www.countryhospice.org](http://www.countryhospice.org)  
Physical Address: 322001 32 St E, Okotoks, AB T1S 1A5

ANNUAL GRATITUDE AND GIVING GALA  
IN SUPPORT OF FOOTHILLS COUNTRY HOSPICE  
**HOSPICEOPOLY**  
FRIDAY, OCTOBER 18, 2024

TICKETS ON SALE NOW!



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# HOSPICEOPOLY

FRIDAY, OCTOBER 18, 2024  
CENTENNIAL CENTRE  
OKOTOKS, AB



FOOTHILLS COUNTRY  
HOSPICE SOCIETY

*Gentle Compassion & Expert Care*

# SPONSORSHIP OVERVIEW

	PRESENTING FOOTHILLS BOARDWALK	ELIZABETH STREET	NORTH RAILWAY STREET	ELECTRIC COMPANY	WATER WORKS	MACLEOD TRAIL	COWBOY TRAIL
<b>INVESTMENT</b>	\$20,000	\$10,000	\$5,000	\$2,500	\$2,500	\$2,500	\$1,000
<b>OPPORTUNITIES AVAILABLE</b>	1	2	4	1	1	unlimited	unlimited
<b>COMPLIMENTARY TICKETS</b>	16	8	4	2	2	2	2
Speaking Opportunity at Event	X						
Event Program Full Page Ad <i>(provided by sponsor and approved by FCHS)</i>	X						
Name in Media Advertising as Presenting Sponsor	X						
Name & Logo on Guest Tables	X	X					
Name and Logo Included with Specialty Fundraising Activity				X	X		
Logo & Link on FCHS Website	6 months	6 months	3 months				
Logo in Western Wheel Thank You Ad	X	X	X				
Opportunity to Display Business Pop-Up Banner at Event <i>(provided by sponsor and approved by FCHS)</i>	X	X	X				
Logo on Event Collateral Where Applicable	X	X	X	X	X	X	
Logo on Spooling Multimedia During Event	X	X	X	X	X	X	
Logo in Event Program	X	X	X	X	X	X	
Name & Logo in 2 Tagged Social Media Posts	X	X	X	X	X	X	
Logo on Digital Display in FCHS Facility	6 months	6 months	3 months	3 months	3 months		
Logo & Link in FCHS Monthly eNewsletter Post-Event	X	X	X				
Logo in FCHS Annual Report	X	X	X	X	X	X	X
Recognition From The Podium	X	X	X	X	X	X	X
Name in Event Program	X	X	X	X	X	X	X
Right To Use Event Name and Logo in Your Corporate Marketing Campaigns	X	X	X	X	X	X	X
Sponsor Logo or Name at Table	X	X	X	X	X	X	X
Name in Western Wheel Thank You Ad	X	X	X	X	X	X	X



**FOOTHILLS BOARDWALK**  
Sponsorship \$20,000

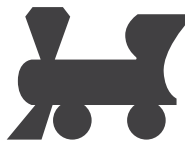
- Speaking Opportunity at Event
- Event Program Full Page Ad  
*(provided by sponsor and approved by FCHS)*
- Name in Media Advertising as Presenting Sponsors
- Name & Logo on Guest Tables
- Logo & Link on FCHS Website *(6 months)*
- Logo in Western Wheel Thank You Ad
- Opportunity to Display Business Pop-Up Banner at Event *(provided by sponsor and approved by FCHS)*
- Logo on Event Collateral Where Applicable
- Logo on Spooling Multimedia During Event
- Logo in Event Program
- Name & Logo in 2 Tagged Social Media Posts
- Logo on Digital Display in FCHS Facility *(6 months)*
- Logo & Link in FCHS Monthly eNewsletter Post-Event
- Logo in FCHS Annual Report
- Recognition From The Podium
- Right To Use Event Name and Logo in Your Corporate Marketing Campaigns

Tickets Included: 16  
Opportunities Available: 1

**ELIZABETH STREET**  
Sponsorship \$10,000

- Name & Logo on Guest Tables
- Logo & Link on FCHS Website *(6 months)*
- Logo in Western Wheel Thank You Ad
- Opportunity to Display Business Pop-Up Banner at Event *(provided by sponsor and approved by FCHS)*
- Logo on Event Collateral Where Applicable
- Logo on Spooling Multimedia During Event
- Logo in Event Program
- Name & Logo in 2 Tagged Social Media Posts
- Logo on Digital Display in FCHS Facility *(6 months)*
- Logo & Link in FCHS Monthly eNewsletter Post-Event
- Logo in FCHS Annual Report
- Recognition From The Podium
- Right To Use Event Name and Logo in Your Corporate Marketing Campaigns

Tickets Included: 8  
Opportunities Available: 2



**NORTH RAILWAY STREET**  
Sponsorship \$5,000

- Logo & Link on FCHS Website *(3months)*
- Logo in Western Wheel Thank You Ad
- Opportunity to Display Business Pop-Up Banner at Event *(provided by sponsor and approved by FCHS)*
- Logo on Event Collateral Where Applicable
- Logo on Spooling Multimedia During Event
- Logo in Event Program
- Name & Logo in 2 Tagged Social Media Posts
- Logo on Digital Display in FCHS Facility *(3 months)*
- Logo & Link in FCHS Monthly eNewsletter Post-Event
- Logo in FCHS Annual Report
- Recognition From The Podium
- Right To Use Event Name and Logo in Your Corporate Marketing Campaigns

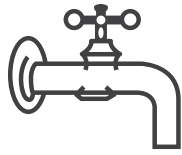
Tickets Included: 4  
Opportunities Available: 4

**MACLEOD TRAIL**  
Sponsorship \$2,500

- Logo on Event Collateral Where Applicable
- Logo on Spooling Multimedia During Event
- Logo in Event Program
- Name & Logo in 2 Tagged Social Media Posts
- Logo in FCHS Annual Report
- Recognition From The Podium
- Name in Event Program
- Right To Use Event Name and Logo in Your Corporate Marketing Campaigns
- Sponsor Logo or Name at Table
- Name in Western Wheel Thank You Ad

Tickets Included: 2  
Opportunities Available: unlimited





**WATER WORKS**  
Sponsorship \$2,500

- Name and Logo Included with Specialty Fundraising Activity
- Logo on Event Collateral Where Applicable
- Logo on Spooling Multimedia During Event
- Logo in Event Program
- Name & Logo in 2 Tagged Social Media Posts
- Logo on Digital Display in FCHS Facility (3 months)
- Logo in FCHS Annual Report
- Recognition From The Podium
- Name in Event Program
- Right To Use Event Name and Logo in Your Corporate Marketing Campaigns
- Sponsor Logo or Name at Table
- Name in Western Wheel Thank You Ad

Tickets Included: 2  
Opportunities Available: 1



**ELECTRIC COMPANY**  
Sponsorship \$2,500

- Name and Logo Included with Specialty Fundraising Activity
- Logo on Event Collateral Where Applicable
- Logo on Spooling Multimedia During Event
- Logo in Event Program
- Name & Logo in 2 Tagged Social Media Posts
- Logo on Digital Display in FCHS Facility (3 months)
- Logo in FCHS Annual Report
- Recognition From The Podium
- Name in Event Program
- Right To Use Event Name and Logo in Your Corporate Marketing Campaigns
- Sponsor Logo or Name at Table
- Name in Western Wheel Thank You Ad

Tickets Included: 2  
Opportunities Available: 1

**WATER WORKS**

Help provide funds for our annual water bill!

When you sign up as the "Water Works" sponsor, your \$2,500 will go towards our annual water expenses. Your business name will be used as the "Your Name Water Works". At the Gala, there will be a "Your Name Water Works" station collecting funds that will go towards the Hospice water bill!

Our budget for 2024/25 is \$19,500

**ELECTRIC COMPANY**

Help provide funds for our annual utility bills!

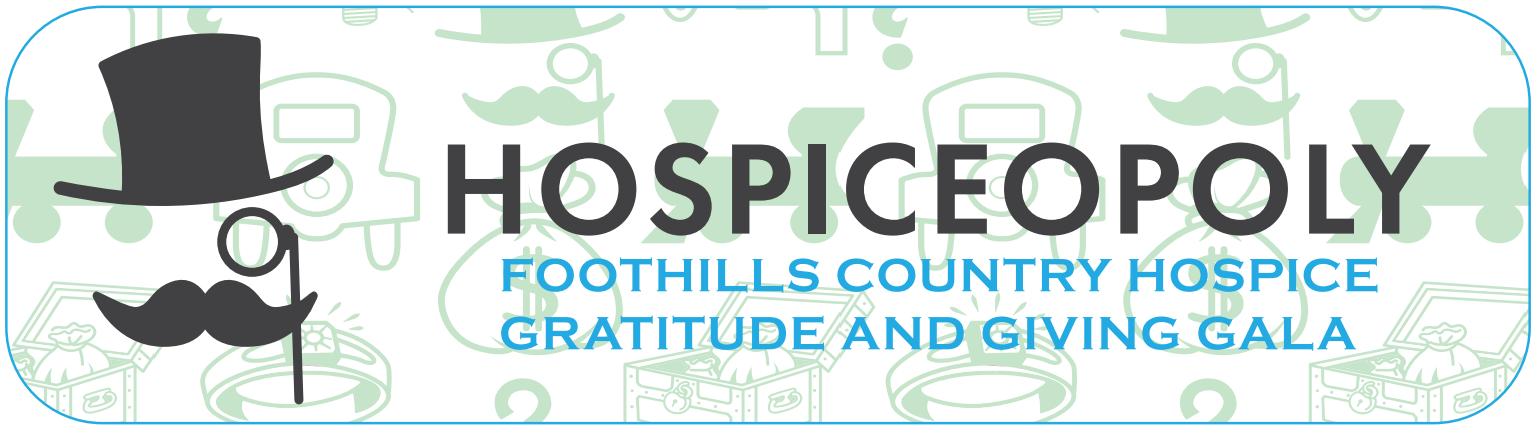
When you sign up as the "Electric Company" sponsor, your \$2,500 will go towards our annual utility expenses. Your business name will be used as the "Your Name Electric Company". At the Gala, there will be a "Your Name Electric Company" station collecting funds that will go towards the Hospice utility bill!

Our budget for 2024/25 is \$64,900

**COWBOY TRAIL**  
Sponsorship \$1,000

- Logo in FCHS Annual Report
- Recognition From The Podium
- Name in Event Program
- Right To Use Event Name and Logo in Your Corporate Marketing Campaigns
- Sponsor Logo or Name at Table
- Name in Western Wheel Thank You Ad

Tickets Included: 2  
Opportunities Available: unlimited



## ABOUT THE EVENT

**FRIDAY, OCTOBER 18, 2024**  
**6:00PM RECEPTION**  
**7:00PM DINNER, PROGRAM, LIVE MUSIC**

**FOOTHILLS CENTENNIAL CENTRE**  
**OKOTOKS, ALBERTA**

Our theme for the evening is Monopoly — come ready to play!

Join us for an unforgettable evening in support of the Foothills Country Hospice. This year, our annual Gala promises to be a celebration of community spirit and generosity, where we come together to raise vital funds for the compassionate care provided by the hospice.

### *Event Highlights:*

- Cocktail Reception:** Enjoy a welcoming atmosphere with cocktails and hors d'oeuvres.
- Gourmet Dinner:** Indulge in a delicious meal prepared by renowned Highwood Catering.
- Live Entertainment:** Experience live music by local legends, Silly Wrabbit.
- Silent and Live Auctions:** Bid on an array of exclusive items and experiences generously donated by our community partners.
- Guest Speakers:** Hear inspiring stories and insights from individuals whose lives have been touched by the Foothills Country Hospice.
- Fundraising:** Learn about the impactful programs and services provided by the hospice, and participate in our fundraising efforts to support their compassionate care.

Your presence at HOSPICEOPOLY will help us continue to provide exceptional care and support to individuals and families facing end-of-life challenges in our community. Together, we can make a meaningful difference!

If you are unable to sponsor but would like to attend the Gala, please visit our website for ticket details or scan the QR code: [www.countryhospice.org](http://www.countryhospice.org) or contact [events@countryhospice.org](mailto:events@countryhospice.org)



# ABOUT FOOTHILLS COUNTRY HOSPICE

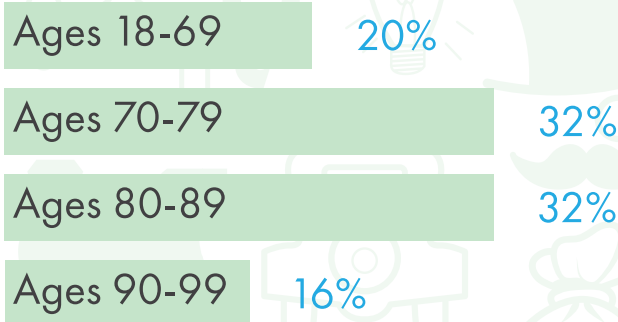
The Foothills Country Hospice Society (FCHS) is a donor-supported, volunteer-driven charitable organization founded on providing exemplary end-of-life care and compassion to residents and their loved ones.

There is no cost to residents for their stay or meals.

The professionally trained FCHS employees and volunteers provide around-the-clock end-of-life and bereavement care. Attention is paid to physical needs, expert pain and symptom management, emotional and spiritual well-being, and bereavement support as residents prepare for the completion of their life's journey. Our focus remains on holistic, comfortable care that meets residents with dignity and respect.

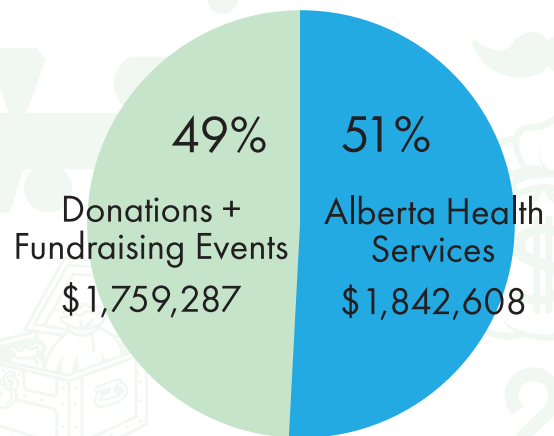
The employees and volunteers at the Foothills Country Hospice Society deeply appreciate your support. We believe in providing exemplary care and compassion for those we serve and are most grateful to all our donors and community partners who share our vision. Together we are making a difference in palliative hospice care for Foothills and Calgary community members.

## FCHS 2023-24 Resident Ages

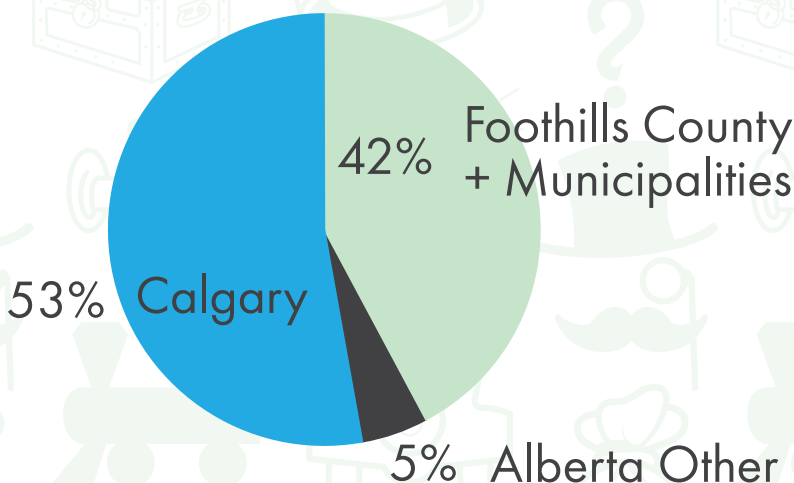


## FCHS Funding

Total Expenses  
\$3,601,895



## FCHS Admissions



FCHS Cost of Care  
Per Resident / Per Day

**\$1,050**

# FOOTHILLS COUNTRY HOSPICE 2024 GRATITUDE AND GIVING GALA SPONSOR COMMITMENT FORM

Please email the completed form, along with logo (where applicable) to  
Lindsey Dunham: [events@countryhospice.org](mailto:events@countryhospice.org)

## Please Indicate Your Sponsorship Level

- |  |   |
|--|---|
| <input type="radio"/> Foothills Boardwalk (\$20,000)<br><input type="radio"/> Elizabeth Street (\$10,000)<br><input type="radio"/> North Railway Street (\$5,000)<br><input type="radio"/> Macleod Trail (\$2,500) | <input type="radio"/> Water Works (\$2,500)<br><input type="radio"/> Electric Company (\$2,500)<br><input type="radio"/> Cowboy Trail (\$1,000)<br><input type="radio"/> OTHER <small>(Contact <a href="mailto:events@countryhospice.org">events@countryhospice.org</a> to inquire about customizing select sponsor levels)</small> |
|--|---|

## Sponsorship Commitment Deadlines:

FOOTHILLS BOARDWALK	SEP 1, 2024	WATER WORKS	SEP 16, 2024
ELIZABETH STREET	SEP 16, 2024	ELECTRIC COMPANY	SEP 16, 2024
NORTH RAILWAY STREET	OCT 1, 2024	COWBOY TRAIL	OCT 1, 2024
MACLEOD TRAIL	OCT 1, 2024		

Please be aware of the differences between sponsorships and donations. As per Canada Revenue Agency, sponsorship qualifies as an advertising expense that your business may be able to deduct at tax time. A donation qualifies for a charitable receipt, but does not receive recognition of a sponsorship. Charitable receipts will not be issued for monetary or gifts in kind sponsorship.

Company / Name: \_\_\_\_\_

Contact: \_\_\_\_\_

Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_

## Please Indicate Your Method of Payment

- |   |  |
|---|--|
| <input type="checkbox"/> Cheque <small>(payable to Foothills Country Hospice)</small><br><input type="checkbox"/> Invoice<br><input type="checkbox"/> Credit Card | Credit Card #: _____<br>Name on Card: _____<br>Expiry Date: _____ CVC: _____ |
|---|--|

As valued friends, Foothills Country Hospice Society requests your consent to send you important information and announcements from our organization. Your consent is required to comply with the Canadian Anti-Spam Legislation (CASL). Please check the "I consent" box below. You may unsubscribe at any time.

I consent to receive the Foothills Country Hospice e-newsletter containing news, announcements, and info about upcoming event information. This may include information regarding fundraising events and initiatives.

# FOOTHILLS COUNTRY HOSPICE UPCOMING FUNDRAISING EVENTS

## HEART OF HOSPICE RADIOTHON

Thursday, February 13, 2025

6:00am – 6:00pm

Location: TBD



Join us for a heartfelt event this February! Foothills Country Hospice is excited to host a Radiothon fundraiser on February 13, 2025, in collaboration with Golden West Broadcasting, The Eagle 100.9.

Embracing the spirit of Valentine's Day, the theme is "Heart of Hospice." Tune in and be a part of a day dedicated to love, care, and compassion as we share stories, music, and special moments that highlight the vital role our hospice plays in the Foothills community. Donations collected leading up to and during this event will support our Capital Campaign: Compassion in Action, ensuring we can continue to provide exceptional care and comfort in an expanded facility.

Celebrate with us and help keep the heart of hospice beating strong!

Here's an overview of our sponsorship opportunities for our Radiothon:

	CUPID	VALENTINE	SWEETHEART	LOVEBIRD
Investment	\$5000	\$2500	\$1000	\$500
Opportunities Available	1	2	10	unlimited

Would you like to be contacted regarding Radiothon Sponsorship?  Yes  No

## HIKE FOR HOSPICE HUSTLE

Sunday, May 4, 2025

11:00am – 2:00pm

Location: TBD




Join us for the 9th annual Foothills Hike for Hospice on Sunday, May 4th supporting end-of-life care in the Foothills. The event includes a 5K Run in addition to a 2K and 5K Hike.

Each year, Hike for Hospice Foothills raises funds for terminally ill adults and their loved ones, allowing them to access the help they need, when they need it most. Whether you're pushing a stroller, using wheelchair, or scooter, you will enjoy an accessible, family-friendly route along the Town of Okotoks Sheep River paved pathways. In addition to the Hike and Run, there will be fun activities and food trucks.

Here's an overview of our sponsorship opportunities for our Hike for Hospice Hustle:

	PRESENTING	HERO	CHAMP	LEADER
Investment	\$5000	\$2500	\$1000	\$500
Opportunities Available	1	4	unlimited	unlimited

Would you like to be contacted regarding Hike for Hospice Sponsorship?  Yes  No

<b>DEPARTMENT:</b>	
	<b>TOPIC:</b> Priddis Community Association – Request for Support
<b>REPORT PREPARED BY:</b> Krista Conrad	
<b>REPORT PRESENTED BY:</b> Councillor Oel	

**PURPOSE OF REQUEST**

To consider a request from Priddis Community Association for Foothills County to provide financial support for costs incurred due to increased cyclist traffic in Priddis.

**BACKGROUND**

A letter was received from the Priddis Community Association outlining concerns with the increasing number of cyclists parking in the paved parking lot at the Priddis Community Hall, as well as along 186 Ave W, in the gravel lot next to the old school house, and in Pioneer Park at the tennis court parking area. To discourage parking at the community hall so renters were not affected by vehicle congestion, a chain gate was installed in the parking lot at the expense of the community association, which requires parking lot management.

Additionally, the Priddis Community Association detailed costs incurred when cyclists use the portable toilets on its property and is requesting financial assistance to alleviate the costs of providing portable toilets as well as additional costs incurred in 2024, outlined in its letter, due to parking concerns.

On August 30, 2023, Council made the following motion:

“That Council acknowledge the request from the Priddis Community Association and authorize financial support for the maintenance of two porta potty's from May to October 2023 for the total amount of \$2,160.00 plus applicable taxes. Further, that future requests for porta potty maintenance support be directed to the Priddis Red Deer Lake Recreation Board for consideration.”

**REQUEST OF COUNCIL**

*Proposed Motion:*

That Council acknowledge the request from the Priddis Community Association and authorize financial support for the maintenance of two portable toilets from May to October 2024, for a total amount of \$2,160 plus applicable taxes.

**APPENDICES**

Appendix A: Priddis Community Association Letter of Request





August 30, 2024

Dear Foothills County Council,

This summer we have continued to see an increasing number of cyclists flock to our hamlet. With the influx of people from outside the area comes challenges, and increased costs, for our non profit community association. The major challenges we have faced this summer are the increased demands on our time and the increased costs associated with having this many people congregating in our already limited space. The sheer number of cyclists in the hamlet is also leading to conflicts between the cyclists and locals, business owners and hall renters all vying for what limited parking is available in the hamlet.

When cyclists come to the hamlet their preferred parking is in our paved community hall parking lot. The other areas that cyclists park are along 186 avenue W, in the gravel lot beside the old school house, in Pioneer Park and in the tennis court parking area.

Having this many cars from outside the area poses a logistical challenge for us. Our community hall is booked every weekend in the summer and is also quite busy during the week. Hall rentals are the main source of income that the PCA uses to upkeep our facilities. These renters require the parking lot and, sadly, often arrive for their event to find the lot full of cars left there for hours by the cyclists. This reflects poorly on our hall rental operations. In order to try and mitigate this problem for our community members and renters, we installed signs letting people know that the parking was for facility users or events only. Unfortunately, many cyclists just disregard the signs and still park in the lot while they take their bikes out on the county roads for hours at a time. As a result of this we had no choice but to install a chain gate at the entrance to our lot. Doing so was not only an expense for materials and labor, but it also costs us money to pay someone to close and open it for each rental and make sure parking spaces are available when renters arrive.

In addition to the parking crunch, when the cyclists begin and end their ride they are looking for restrooms and waste receptacles. The local businesses do not allow non paying customers to use their washrooms, so we feel that we have no choice but to provide washrooms and garbage containers in order to keep our property tidy. Even when the cyclists are not parking in our lot they come over to use the porta potties. The high use means that we have to pay to have the 2 units serviced bi-weekly from May-October. Cyclists also leave behind garbage which we have to pay to have collected. Below is a list of costs incurred by our non

profit community association this year as a direct result of the cyclists who descend upon our community.

2024 Costs:

- Porta Potty Maintenance \$360/month
- Parking lot signs \$350
- Gate purchase and installation \$302.58
- Managing Parking Lot (averages 16 hours per month) \$480
- Security Camera \$273
- Security Monitoring Fee \$63/year

These increased costs are significant for our non profit community association, especially since the majority of the cyclists parking on our property and using our facilities live outside of our community and don't hold community memberships. We are hopeful that Foothills County will be willing to assist us with the Porta potty maintenance fees again this year and that you will also consider supporting us with some of the other costs listed above. Thank you in advance for your consideration and continued support.

Sincerely,

Lindsay Flynn  
Priddis Community Association Executive Director