

**FOOTHILLS COUNTY
COUNCIL AGENDA**

Wednesday, October 2, 2024, 9:00 a.m.
Foothills County Administration Office
309 Macleod Trail South – High River



	Pages
A. GENERAL MATTERS	
A.1 Call Meeting to Order	
A.2 Approval of the Agenda	
B. PUBLIC WORKS / ENGINEERING / PARKS & RECREATION	
B.1 2024 Capital Equipment Purchase - Loading Chute and Panels Presented by: Manager of Agricultural Services Keith Kornelsen	3
B.2 2024 Capital Equipment Purchase - 1-Ton Truck with Flat Deck Presented by: Manager of Agricultural Services Keith Kornelsen	7
B.3 2024 Capital Equipment Purchase - Brillion Seeder Presented by: Manager of Agricultural Services Keith Kornelsen	16
C. PUBLIC HEARINGS & MEETINGS	
C.1 10:00 a.m. - Newhook - NE 04-22-03 W5M - Request to Purchase Undeveloped Road Allowance Presented by: Municipal Lands Administrator Donna Fowler	21
C.2 1:30 p.m. - Bears paw First Nation - 14-17-04 W5M - Redesignation (A to CMC) Presented by: Planning & Development Officer Brenda Bartnik	29
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- F.1 **Cayley - Offer to Purchase - Brown** 109
Presented by: Municipal Lands Administrator Donna Fowler
- F.2 **Cayley - Offer to Purchase - 1612178 Alberta Ltd/Cougar Creek Homes** 113
Presented by: Municipal Lands Administrator Donna Fowler
- G. **CONFIDENTIAL CLOSED SESSION**
 - G.1 **Advice from Officials - FOIP s. 24**
 - G.2 **2024 Capital Budget Items - Desk Phone Replacement, Internet Build Cost, and Server Replacement - FOIP s. 16**
- H. **MOTIONS ARISING FROM CONFIDENTIAL CLOSED SESSION**
- I. **OTHER MATTERS**
 - I.1 **Lunch**
 - I.2 **Accounts – October 2, 2024**
Deputy Reeve Waldorf; Councillors Siewert and McHugh
 - I.3 **Minutes**
 - I.3.1 **Minutes - September 24, 2024**
 - I.3.2 **Minutes - September 25, 2024**
 - I.4 **Committee Reports**
 - I.5 **Next Meeting – October 9, 2024**
 - I.6 **Adjourn**

COUNCIL ADMINISTRATIVE REPORT

Department: Agricultural Services (Public Works)

TITLE: 2024 Capital Equipment Purchase of a Loading Chute and Panels.



Presenter: Keith Kornelsen

DATE: September 25, 2024

ATTACHMENTS: Loading Chute and Panels Quotes.

PURPOSE:

For Council to authorize Administration to proceed with the purchases as approved in the 2024 Capital Budget of a loading chute and panels.

DISCUSSION:

New item to be added to our equipment rentals.	2024 Budget Approved	Rona Black Diamond	Hi-Hog Farm and Ranch Equipment Calgary	Lone Star Tack and Feed Inc. Rocky View
Agricultural Service Board Rental Unit.	\$20,500	\$10,250	\$10,250	\$10,250

FINANCIAL IMPLICATION:

The approved budget for this item totaled \$20,500 the revised cost to purchase is \$10,250 resulting in a costs savings of \$10,250.

RECOMMENDATION:

Purchase the Loading Chute and Panels from Rona Black Diamond because of its closer location and low bid.

Approve the purchases of the 2024 Hi Hog Loading Chute and Panels from Rona Black Diamond with the total price to be around \$10,250 (excluding GST)

Rona Black Diamond
Box 1140, 601 1st Avenue NE
Black Diamond
Alberta, T0L0H0
PHONE: (403) 933-4031

CUST NO: *5	JOB NO: 000	PURCHASE ORDER:	REFERENCE:	TERMS: CASH/CHECK/BANKCARD	CLERK: LEM	DATE / TIME: 9/9/24 9:04
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TERMINAL: 539

SOLD TO:
**** CASH ****

SHIP TO:
KEITH
403-336-1724

EXP. DATE: 9/23/24

SALESPERSON: 07 LORENE MILLS
 TAX: 001 GST #105424105RT0001

ESTIMATE: 804627/1

LINE	SHIPPED	ORDERED	UM	SKU	DESCRIPTION	LOCATION	UNITS	PRICE/ PER	EXTENSION
1		1	EA	75	PORTABLE LOADING CHUTE		1	7097.00 /EA	7,097.00 *
2		4	EA	77H	LOAD CHUTE PANEL HANGER		4	70.00 /EA	280.00 *
3		12	EA	720	5'X10' HANDY PANELS 5 BAR	HIHG	12	201.00 /EA	2,412.00 *
4		1	EA	710	HANDY PANEL W/4' GATE	HIHG	1	461.00 /EA	461.00 *

TAXABLE	10250.00
NON-TAXABLE	0.00
SUBTOTAL	10250.00

TAX AMOUNT 512.50

TOTAL	10762.50
--------------	-----------------

TOT WT: 738.00

X _____
 Received By

Quote



Hi-Hog Farm & Ranch Equipment Ltd.
 8447 - 23 Avenue N.E.
 Calgary, AB T1Y 7G9
 403-280-8300

Order Number: 0029057
Order Date: 29-Aug-2024
Expiration Date: 12-Sep-2024
Salesperson: JJ
Customer Number: 00-AB1

Sold To: Foothills county	Ship To: Keith Kornelsen
	Ordered By: Keith Kornelsen
Comment:	

Customer P.O. Foothills county	Ship Via	ExWorks Calgary	Terms COD
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Item Code	Alt. Item #	Item Description	Ordered	Shipped	Back Order	Unit Price	Ext Price
75		Universal Load Chute-Portable	1	0	0	7,097.00	7,097.00
77		Load Chute Panel Hanger	4	0	0	70.00	280.00
720		Handy Panel 10'	12	0	0	201.00	2,412.00
710		Handy Panel cw 4' Gate	1	0	0	461.00	461.00

***Thank you for the opportunity
 It's a pleasure doing business with you !***

CAD DOLLARS

Total Weight: 02429 lbs

Net Order:	10,250.00
Less Discount:	0.00
Freight:	0.00
GST/HST:	512.50
Order Total	\$10,762.50

Lone Star Tack & Feed Inc.
225120 RR 285
Rocky View, AB
T1X 0G9
Ph: 403-730-9498

Description	Item #	Qty	Rate	Price
Universal Loading Chute - Portable	75	1	7,097.00	7,097.00
Load Chute Panel Hangers	77	4	70.00	280.00
10' Handy Panels	720	12	201.00	2,412.00
Handy Panel w/ 4' Gate	710	1	461.00	461.00
			Subtotal	10,250.00
			GST (5%)	512.50
			Total	10,762.50

COUNCIL ADMINISTRATIVE REPORT

Department: Agricultural Services (Public Works)

TITLE: 2024 Capital Equipment Purchase of a 1-ton truck with flat deck.



Presenter: Keith Kornelsen

DATE: September 25, 2024

ATTACHMENTS: 1-ton truck and flat deck quotes.

PURPOSE:

For Council to authorize Administration to proceed with the purchases as approved in the 2024 Capital Budget of a new 1-ton truck with flat deck. This purchase is part of the capital replacement plan to replace Unit E32-795 (2016 GMC Sierra).

DISCUSSION:

Budget and Company	2024 Budget Approved	Okotoks GM	Murray Okotoks Dodge	Okotoks Ford
1-ton with Chassis quote	\$65,000	\$64,882	\$68,955	\$71,882
Budget and Company	2024 Budget Approved	Two Industries High River	Capital Trailers Edmonton	Falcan Industries Fort Macleod
Flat Deck quote	\$65,000	\$11,320	\$9,017	\$16,528
Total	\$65,000	\$76,202		

FINANCIAL IMPLICATION:

The approved budget for this item totaled \$65,000 the revised cost to purchase is \$76,202 resulting in a cost increase of \$11,202.

RECOMMENDATION:

Purchase 1-ton truck from Okotoks GM because they have the lowest quote.

Purchase the Flat Deck from Two Industries because of their closer location and low quote.

Approve the purchases of the 2024 1-ton truck with flat deck with the total price to be around \$76,202 (Excluding GST).

September 17, 2024

To: Foothills County,

2025 GMC Crew Cab, Cab Chassis Drw

-Silver Ext color, cloth bench seat

-6.6L V8 gas with 10 speed transmission

-Power adjustable mirrors, vinyl floors

-block heater, skid plates, back up alarm

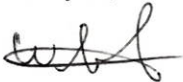
-roof marker lights, front pedestrian braking and forward collision alert

-cruise control, power windows door locks ,A/C

-3 yr/60000km GMPP ,5yr100000 Power Train Warranty

-pricing will be \$64882 plus gst.

Thank you,



Wally Stein

Fleet Manager

Okotoks GM



MURRAY OKOTOKS CHRYSLER DODGE JEEP RAM
 12 SOUTHRIDGE DRIVE
 OKOTOKS, AB T1S1N1

Configuration Preview

Date Printed: 2024-09-11 11:20 AM VIN: Quantity: 1
 Estimated Ship Date: VON: Status: BA - Pending order
 FAN 1: B0369 MUNICIPAL DISTRICT OF FOOTHILL
 FAN 2:

Sold to: MURRAY OKOTOKS CHRYSLER DODGE JEEP RAM (C8589)
 12 SOUTHRIDGE DRIVE
 OKOTOKS, AB T1S1N1
 Ship to: MURRAY OKOTOKS CHRYSLER DODGE JEEP RAM (C8589)
 12 SOUTHRIDGE DRIVE
 OKOTOKS, AB T1S1N1
 Bid Number:
 PO Number:

Vehicle: 2024 3500 CREW CAB CHASSIS 4X4 (172.4 in WB - CA of 60 in) (DD8L93)

	Sales Code	Description	MSRP(CAD)	FWP(CAD)
Model:	DD8L93	3500 CREW CAB CHASSIS 4X4 (172.4 in WB - CA of 60 in)	66,020	61,083
Package:	2GA	Customer Preferred Package 2GA	0	0
	ESB	6.4L HEMI(R) V8 engine	0	0
	DFX	8-Spd Auto 8HP75-LCV Transmission	0	0
Paint/Seat/Trim:	PSC	Billet Silver Metallic	445	392
	APA	Monotone paint	0	0
	*V9	Cloth 40/20/40 Bench Seat	895	788
	-X8	Black w/ Diesel Grey seats	0	0
Options:	MRU	Black Mopar(R) tubular side steps	700	616
	WLA	Dual rear wheels	1,200	1,056
	5N6	Easy Order	0	0
	4FM	Fleet Option Editor	0	0
	4FT	Fleet Sales Order	0	0
	125	Zone 25-Canada-Alberta	0	0
	4EA	Sold Vehicle	0	0
Non Equipment:	4FN	Fleet Commercial Sale	0	0
Destination Fees:			2,195	2,195
Total Price:			<u>71,455</u>	<u>66,130</u>

Order Type: Fleet PSP Month/Week:
 Scheduling Priority: 1-Sold Order Build Priority: 99
 Salesperson:
 Customer Name: FOOTHILLS COUNTY
 Customer Address: PO BOX 5605
 HIGH RIVER AB T1V1M7 CAN

Instructions:

* ALL PRICING CORRECT AS OF TODAY'S DATE SEPT 11, 2024.
 * PRICING SUBJECT TO CHANGE AT TIME OF ORDERING.

\$ 68,130.00 PWS.
 825.00 FEES
 \$ 68,955.00
 3,447.75 5% GST
 \$ 72,402.75

Note: This is not an invoice. The prices and equipment shown on this priced order confirmation are tentative and subject to change or correction without prior notice. No claims against the content listed or prices quoted will be accepted. Refer to the vehicle invoice for final vehicle content and pricing. Orders are accepted only when the vehicle is shipped by the factory.



OKOTOKS FORD LINCOLN
 4 WESTLAND ROAD
 OKOTOKS, AB, T1S 1N1

Rep: CHAD WOODLAND
 Phone: (403) 938-2222
 Fax:

Date: 09/10/2024
 Key: 61610
 Tax: AB


Vehicle	
Stock	
Type	New Vehicle
Odometer	0

Options	
Selling Price	\$77,659.00

Customer			
Name	FOOTHILLS COUNTY	Lead	Not Set
Address	PO BOX 5605, 309 MACLEOD TRAIL SW	Home	(403) 938-5282
City, Province	HIGH RIVER, AB	Business	(403) 652-2341
Postal Code	T1V 1M7	Cell	(403) 818-3416
Code	76838	Contract Date	09/10/2024
Email	bert.loeffler@foothillscountyab.ca	Payment Date	09/10/2024

Cash			
Selling Price	\$77,659.00	GST Taxable	\$71,882.00
CFIP	(\$500.00)	GST 5%	\$3,594.10
DISCOUNT	(\$5,307.00)	Luxury Tax Taxable	\$0.00
PST PAID UPFRONT	\$0.00	Luxury Tax 10%	\$0.00
REGISTRATION	\$0.00	Payout Lien Amount	\$0.00
TIRE RECYCLING	\$20.00	Cash Down	\$0.00
AMVIC	\$10.00	Total Balance Due	\$75,476.10
Trade	\$0.00	Amount Received	\$0.00
Sub-Total	\$71,882.00	Due on Delivery	\$75,476.10

I / We have reviewed the above disclosure and agree to the vehicle, price and payment information as declared.

X
 FOOTHILLS COUNTY
 X 
 Dealer Acceptance



Preview Order V102 - W3H 4X4 Crew Chas Cab Drw: Order Summary Time of Preview: 09/10/2024 15:29:17 Receipt: 9/10/2024

Dealership Name: Woodridge Ford Lincoln Ltd

Sales Code: CA6050

Dealer Rep.	Chris McNab	Type	Fleet	Vehicle Line	Superduty	Order Code	V102
Customer Name	Foothills County	Priority Code	K3	Model Year	2024	Price Level	435

DESCRIPTION	MSRP	DESCRIPTION	MSRP
F350 4X4 CREW CHAS CAB DRW/179	\$72729	PLATFORM RUNNING BOARDS	\$600
179 INCH WHEELBASE	\$0	14000# GVWR PACKAGE	\$0
2024 MODEL YEAR	\$0	ENGINE BLOCK HEATER	\$375
FEDERAL EXCISE TAX	\$100	50 STATE EMISSIONS	\$0
TOTAL BASE VEHICLE	\$72829	SPARE TIRE AND WHEEL	\$410
ICONIC SILVER	\$0	JACK	\$0
CLOTH 40/20/40 SEAT	\$500	AFT OF AXLE FUEL TANK	\$0
MEDIUM DARK SLATE	\$0	PARTIAL GAS FILL	\$0
PREFERRED EQUIPMENT PKG.640A	\$0	REAR VIEW CAMERA & PREP KIT	\$550
.XL TRIM	\$0	SPECIAL DEALER ACCOUNT ADJUSTM	\$0
.DRIV/PASS FRONT & SIDE AIRBAGS	\$0	*****	\$0
.AIR CONDITIONING -- CFC FREE	\$0	*"THIS VEH. NOT INTENDED FOR *	\$0
.AM/FM STEREO/CLOCK	\$0	* SALE OR REGISTRATION IN US**	\$0
.TRANS POWER TAKE-OFF PROVIS	\$0	* RETAIL PRICES EXCLUDE *	\$0
.7.3L DEVCT NA PFI V8 ENGINE	\$0	* GST/HST *	\$0
10-SPEED AUTOMATIC 10R140	\$0	*****	\$0
.LT245/75R17E BSW ALL-SEASON	\$0		\$0
4.30 RATIO LIMITED SLIP AXLE	\$0	U.S. GAL FUEL CHARGE	\$0
JOB #2 ORDER	\$0	FDAF ASSESSMENT	\$0
FRONT LICENSE PLATE BRACKET	\$0	DESTINATION & DELIVERY	\$2395
TOTAL BASE AND OPTIONS			MSRP \$77659
DISCOUNTS			NA
TOTAL			\$77659

ORDERING FIN: 0G000 END USER FIN: 0G000

Customer Name:
Customer Address:

Customer Email:
Customer Phone:

Customer Signature

Date

*This order has not been submitted to the order bank.
This is not an invoice.*



T Two Industries Ltd

55 - 10 Ave SE
High River, AB T1V 1E6
T: 403-652-5233 F: 403-601-3747
Email: info@ttwo.ca

QUOTE

Date: 16-Sep-2024
Valid Until: 16-Oct-2024

Quote #: 2024-071R

Customer

Keith
[Foothills County](#)

Qty.	Description	Unit Price	Line Total
1	Price includes fabrication and installation 8' x 9' steel deck, wood floor headboard (mesh/kick plate), running lights, (2) work lights shovel holders, (6) weld on D rings along sides step, handle each side, (2) 18" toolboxes, fenders 12" fold down sides and tailgate (mesh), rub rails rear skirt, RV plug LED lights, reflective markers mud flaps we use existing factory rear receiver Lead time approx. 4-5 weeks blasted, primed and painted black "Endura" GMC 3500 8' box		\$ 11,320.00

Subtotal \$ 11,320.00

Terms and Conditions

Customer Acceptance (sign below):

x _____
Print Name:

Tax rate 5.000%

Tax due \$ 566.00

TOTAL Due \$ 11,886.00

If you have any questions about this price quote, please contact
Waldemar (Valdo) Skrzypek, 403-652-5233, info@ttwo.ca

THANK YOU FOR THE OPPORTUNITY OF SUBMITTING THE QUOTATION

Trailer Quote

Capital Trailers
 537 Gateway Road NE
 T4B 0J6
 Airdrie, Alberta

Quote# 0

Date: 9/18/2024

CUSTOMER

Keith Kornelson
 Email: Keith.Kornelson@foothillscountyAB.ca
 Ph:



Ship Via: Customer P/U	Salesperson: Jason Zelmer
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Line	Discription/Part Number	Qty	Price ea/	Extension
CTD8-10	2025 Double A Pro-Series Truck Deck 8-foot wide by 10-foot length - LED Work Lights - Mesh Headache Rack - Steps and Handles on both sides - NEW Angled corners	1	\$ 4,775.00	\$4,775.00
TB2A	36" Undermount Toolbox	2	\$466.00	\$932.00
FD1	Preformed Sides and fold down gate	1	\$828.00	\$828.00
RH1	2" Hitch supplied and Installed	1	\$732.00	\$732.00
INSTALL	Professionally installed including all wiring and cameras - Warrantied	1	\$1,750.00	\$1,750.00
BUILT IN ALBERTA FOR CANADA'S CONDITIONS				
 MADE IN CANADA				

	Sub Total:	\$9,017.00
	GST:	\$450.85
	Total:	\$9,467.85

"We're Everything You Tow"



P.O.Box 1178. 100 Hartley Ave.

Phone # (403) 553-2114

QUOTE

Date	Quote #
2024-09-10	1120

Name / Address
Foothills County 309 Macleod Trail Box 5605 High River, AB. T1V 1M7

Ship To
Foothills County 309 Macleod Trail Box 5605 High River, AB. T1V 1M7

Accoun...	
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Terms	Net 30
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Description	Qty	U/M	Price	Amount
FALCAN 2025 TOP DECK YEAR: SIZE: COLOUR: SERIAL# TRUCK YEAR/MAKE/MODEL: STANDARD FEATURES •2 INCH REAR RECIEVER TUBE ON DECKS UNDER 12 FEET •REAR TRAILER PLUG •FULL TIE DOWN RAIL •FULL ENCLOSED HEADACHE RACK •PRE WIRED LED LIGHTING •ENCLOSED SOLDER SEAL WIRING •REFLECTIVE MARKERS •LUMBER DECKING •ALL DECK ARE SAND BLASTED, ZINC PRIMED AND COLOUR POWDER COATED •5 YEAR LIMITED WARRANTY ON COATING •1 YEAR STRUCTURAL WARRANTY FROM SHIP DATE •DECK WEIGHT ROUGHLY 1400 LBS	1		6,618.00	6,618.00
30" TOOLBOX STANDARD WEATHER GUARD	2		900.00	1,800.00
Dually Fenders	1		850.00	850.00
RUBBER MUD FLAPS 12 X 15 (HALF FLAPS) INSTALLED	1		185.00	185.00
RUBBER MUD FLAPS 20 X 30 (FULL FLAPS) INSTALLED WITH LOGO	1		200.00	200.00
Led Flood Work Lights	1		488.00	488.00
Step and Grab Handles	1		266.00	266.00
Steps between Fender and Toolbox	2		150.00	300.00
Fold Down Sides and End Gate	1		2,100.00	2,100.00

Signature _____



P.O.Box 1178. 100 Hartley Ave.

Phone # (403) 553-2114

QUOTE

Date	Quote #
2024-09-10	1120

Name / Address
Foothills County 309 Macleod Trail Box 5605 High River, AB. T1V 1M7

Ship To
Foothills County 309 Macleod Trail Box 5605 High River, AB. T1V 1M7

Accoun...	
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Terms	Net 30
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Description	Qty	U/M	Price	Amount
Beacon Light Mount - Light Supplied by Foothills	1		150.00	150.00
D Rings 3 per side, side mounted in steel plank on deck	6		150.00	900.00
Shovel Rack	2		386.00	772.00
DECK INSTALL UP TO 10.5' /EA	1		1,899.00	1,899.00
Sensors often require service after installation from your dealer due to factory presets that may affect the lighting or sensors on your vehicle. Falcan is not responsible for any cost that may occur to recalibrate your lighting or sensors after installation of deck.				
GST on sales			5.00%	826.40

QUOTE IS VALID FOR 30 DAYS FROM QUOTE DATE	Subtotal	CAD 16,528.00
Signature _____	Sales Tax	CAD 826.40
	Total	CAD 17,354.40

COUNCIL ADMINISTRATIVE REPORT

Department: Agricultural Services (Public Works)

**TITLE: 2024 Capital Equipment Purchase of an
8' Brillion Seeder**



Presenter: Keith Kornelsen

DATE: September 25, 2024

ATTACHMENTS: Brillion Seeder Quotes

PURPOSE:

For Council to authorize Administration to proceed with the purchase as approved in the 2024 Capital Budget of an 8' Brillion Seeder.

DISCUSSION:

New item to be added to our equipment rentals.	2024 Budget Approved	Brooks Farm Equipment	Pentagon Farm Centre Lacombe	Flaman Group of Companies Lethbridge	Rocky Mountain Equipment High River
Agricultural Service Board Rental Unit.	\$30,000	\$24,500	\$26,600	\$27,900	\$28,500

FINANCIAL IMPLICATION:

The approved budget for this item totaled \$30,000 and the revised cost to purchase is \$24,500 resulting in a costs savings of \$5,500.

RECOMMENDATION:

Purchase the seeder from Brooks Farm Equipment because it has the lowest quote.

Approve the purchase of an 8' Brillion Seeder with the total price to be around \$24,500 (Excluding GST).

BROOKS FARM EQUIPMENT INC

BOX 2138
BROOKS, AB T1R 1C8

Unit Quote for Foothills County Census

page 1

Quote #3335.01

Quote Date: 09/24/2024

Expires: 10/24/2024

FOOTHILLS COUNTY CENSUS

DIVISION 6 - ALDERSYDE

BOX 5605

HIGH RIVER AB T1V 1M7

Customer #52018

Customer phone: 403-652-2341

Salesman: GH

Unit Sale: BRI 8 SEED DRILL

24500.00

stock number: TEMP

Unit Sale: BRI ACRE METER

900.00

stock number: TEMP

NEW 2025 BRILLION MODEL SSB-8 TRAILING 8' SEED DRILL WITH
FRONT & REAR SEED BOXES PULL TYPE AND ELECTRONIC ACRE METER
SEEDING WIDTH 8' TRANSPORT WIDTH 11'

Subtotal

\$25400.00

DELIVERY EXPECTED EARLY APRIL 2025

GST #R774226518

1270.00

PST

0.00

Total Sale

\$26670.00



Equipment Quote Summary

Name: Foothills County Date: September 24, 2024
 Town: Foothills County
 Phone: (403) 336-1724 Quote Expires: _____
 Email: Keith.Kornelsen@FoothillsCountyAB.ca

Description	List Price
Brillion SSB-8 Agricultural Seeders	\$ 30,458.72
Pull-Type	
All Welded Structural Steel Frame Construction	
9.5L x 15 6-Ply Tires	
LED Warning Lights & SMV Emblem	
Positive Ground Driven Seed Metering	
3.5 Bushel Front Seed Box - Micro-Meter	
3.5 Bushel Rear Seed Box - Blade & Cage Agitator	
Front Seed Box Meter Spacing - 8"	
Rear Seed Box Agitator Opening Spacing - 4"	
Safety Chain Kit	
15 3/4" Gray Cast Iron Front Pulverizer Roller	
11 1/2" Gray Cast Iron Rear Pulverizer Roller	
Greaseable Axle Bearings	
12 3/4" Front Pulverizer Axle	
8 5/8" Rear Pulverizer Axle	
Powder Coat Paint	
 Seeding Width - 8'	
Overall Width - 11' 1"	
Approximate Weight - 2,220 lbs	

Trade Information	Total Price \$ 30,458.72
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No Trade

Cash Discount	\$ 3,858.72
Cash Price	\$ 26,600.00

Notes: **Delivery expected in April 2025**

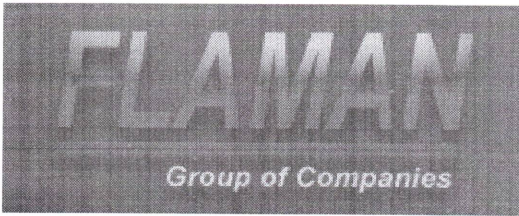
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* Quote Does Not Include Applicable GST
 * Quote Valid for 30 Days Unless Stated Otherwise

Authorized: _____



16 Broxburn Blvd.
Lethbridge County, AB T1J 4P4

Ph: (403) 317-7200

Quote

Document # AL102905

Page 1 of 1

Sold To:

FOOTHILLS COUNTY
309 Macleod Trail SW
HIGH RIVER, AB T1V1Z5
403-336-1724

Ship To:

Keith Cornelsen
FOOTHILLS COUNTY
309 Macleod Trail SW
HIGH RIVER, AB T1V1Z5
403-336-1724 Cell: 403-336-1724

Order Date	Ship Date	Territory	PO	Terms
5-Sep-24		Alan Kwasnicki		Due on Receipt

Qty	Cmtd	Item ID	Description	Unit Price	Amount
1.0	1.0	NS BRI04296	Brillion BSBP8 8' Sure Stand Seeder, S/N ASA2404296 - Double Box - 3pt Hitch	\$22,000.00	\$22,000.00
1.0	1.0	LT BRI04154	Brillion SSB10 Sure Stand Ag Seeder S/N ASG2304154 - Pull Type	\$27,900.00	\$27,900.00
1.0	1.0	LT BRI00008	Brillion SS-8 Sure Stand Ag Seeder Pull Type (New Order) Delivery est. Nov/Dec	\$27,900.00	\$27,900.00

Sub Total	\$77,800.00
GST #10187 2802	\$3,890.00
PST Exempt	
Total	\$81,690.00

All values Expressed in CAD funds.

I agree to the terms of the agreement described on the last page of this document. All Signatures represent a binding agreement or contract.

Customer Name _____

Signature _____

GST# 10187 2802

Document # AL102905

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Date: September 10, 2024

Quoted To:

Buyer (legal name): Foothills County
 Buyer Address: Box 5605
 Postal
 City: High River Prov AB Code: T1V 1M7
 Phone: 403-336-1724 Email keith.kornelson@foothillscountyab.ca

Quoted By:

Location: High River
 Salesperson: Gary Henry
 Phone: 403-601-0301
 Email Address: ghenry@rockymtn.com

Attention: Keith Kornelson

Quote Expires October 10, 2024

Quoted Equipment

Year	New/Used	Make/Model/Description (the "Quoted Property")	Serial #	Stock #	Price
2024	New	Brillion SSB-8			\$ 28,500.00
Additional Information					
Brillion SSB-8, Pull Type Seeder, w/ Brome Box and Blade Agitator					
Scraper Kit (front roller only) \$1050.00					
Speed Up Kit (Doubles Output) \$110.00					
Electronic Acre Meter \$950.00					
S-Tine Track Remover \$1225.00					
Spring 2025 Delivery					
Quote based on most recent USD exchange rate, may vary at time of purchase					

Trade-In Details

Year	Make/Model/Description	Serial #	Hours	Trade-In Allowance
				\$ -
Additional Information				

Total Equipment Value	\$ 28,500.00
Less Trade-in Allowance	\$ -
PST	0% \$ -
GST# 797594660	5% \$ 1,425.00
Net Amount Due	\$ 29,925.00

Buyer's Signature _____

Seller's Signature _____

per: _____

per: _____



**Miscellaneous Municipal Item
REPORT TO COUNCIL
Request to Purchase an Undeveloped Road Plan
October 2, 2024**

Letter of Request information		File: Newhook
LEGAL DESCRIPTION: Portion of Undeveloped Road Plan 257LK; NE ¼ Sec 4-22-03 W5M containing ~ 1.16 acres		
LANDOWNER: Foothills County		
APPLICANT: Foothills County on behalf of Larry and Kari-Lynn Newhook		
PROPOSAL: Request to Purchase and consolidate a portion of an Undeveloped Road Plan		
DIVISION NO: 4	COUNCILLOR: Susan Oel	
FILE MANAGER: Donna Fowler, Municipal Lands Administrator		

LOCATION

The undeveloped road plan is located approximately 4.7km South of Hwy 22X and 3km West of Hwy 22, within an undeveloped portion of 226 Ave West.

BACKGROUND

In 1996 a portion of Coalmine Road W, adjacent to 240 St W, was moved from its original alignment to its current alignment, leaving a portion of the old road plan undeveloped. During negotiations, an agreement was struck with the owners of NE 4-22-03 W5 to transfer the soon to be undeveloped portion adjacent to the north boundary of their parcel to them, in exchange for acreage required for the new road.

In 2023, the owners of NE 4-22-03W5 were preparing to sell their parcel and it came to light that this portion of the road plan was never closed and transferred, as agreed upon. To facilitate the speedy sale of their parcel we wrote a letter to the owners dated January 29, 2024 (see attached) that outlined the County’s intentions to facilitate this transfer at no cost to the applicant. The parcel was successfully sold, and this letter shared with the new owners.

The new owners Larry and Kari-Lynn Newhook are planning on building a new home at this location and wish to utilize this additional acreage and have been working with Planning and Public Works to finalize their plans.

July 3, 2024 – Staff provided a brief presentation to Council and Council directed administration to proceed with a public hearing in order to consider the closure for purchase and consolidation.

CIRCULATION:

The Application File was circulated internally and externally with responses as indicated:

- Foothills County Website – Application file posted on September 18, 2024
- Western Wheel Advertisement – September 18 & 26th, 2024
- Adjacent Landowner Circulation – No concerns to September 24, 2024

External Agencies Circulated with no concerns identified
Internal Circulation – No Concerns

REQUEST OF COUNCIL

OPTION 1 – APPROVAL

That Council grants first reading to bylaw ##/2024 to authorize the closure and purchase of a portion of the undeveloped road plan 257LK, containing 1.16 acres more or less, within the NE quarter of Section 4, Township 22 Range 03 W5M, to be consolidated into NE 04- 22-03 W5M.

Subject to ministerial approval prior to second and third reading of the Bylaw.

OPTION 2 – POSTPONE

That Council postpones their decision to allow administration to gather more information

OPTION 3 – REFUSAL

That Council denies the application, at this time

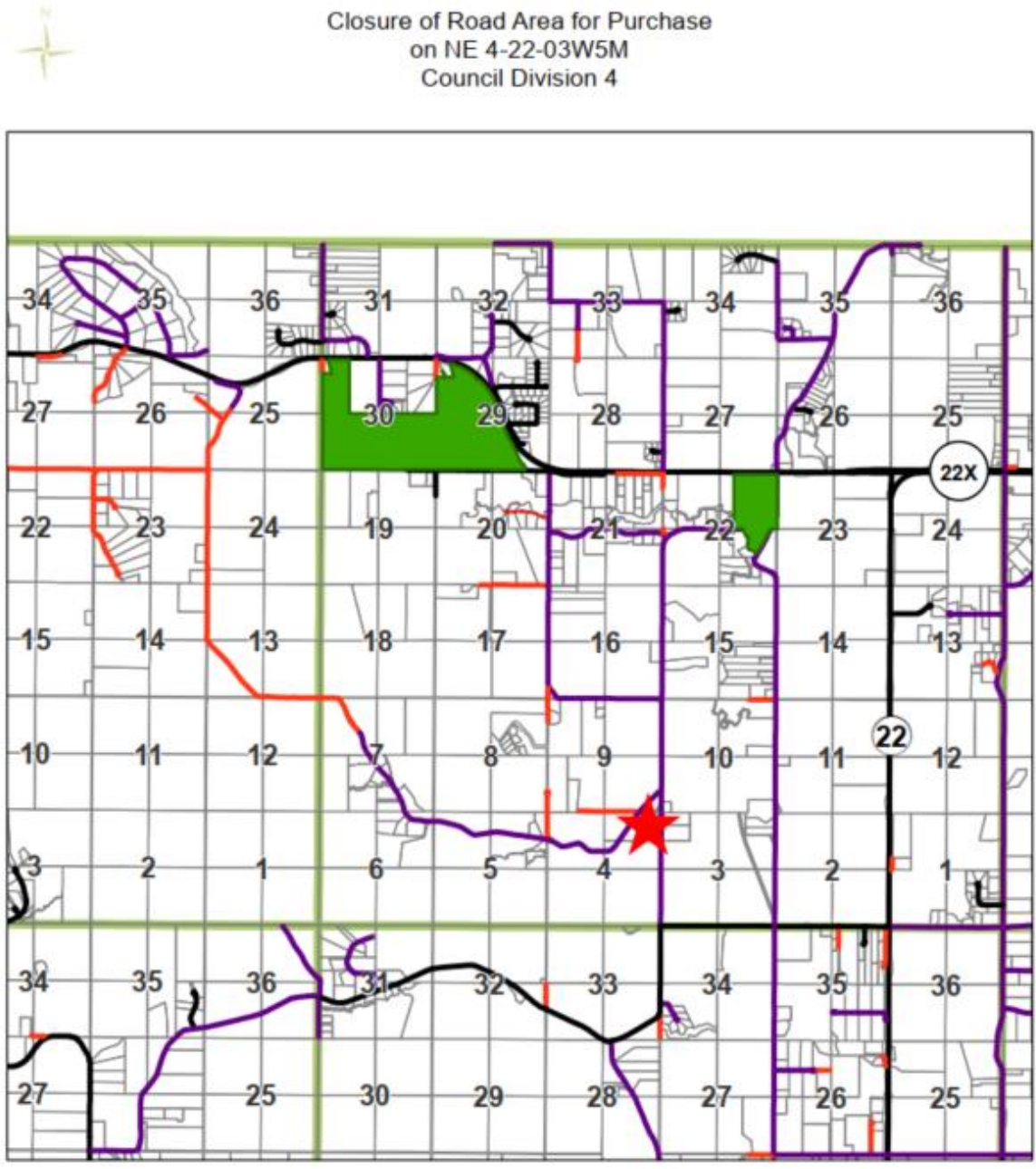
APPENDICES

APPENDIX A – Location Maps

APPENDIX B –County Letter dated January 29, 2004

APPENDIX C – Draft Bylaw XX/2024

**APPENDIX A:
LOCATION MAP**



1:71,857

Legend

- Roads
- Highway
- Parcels
- ★ Applicant

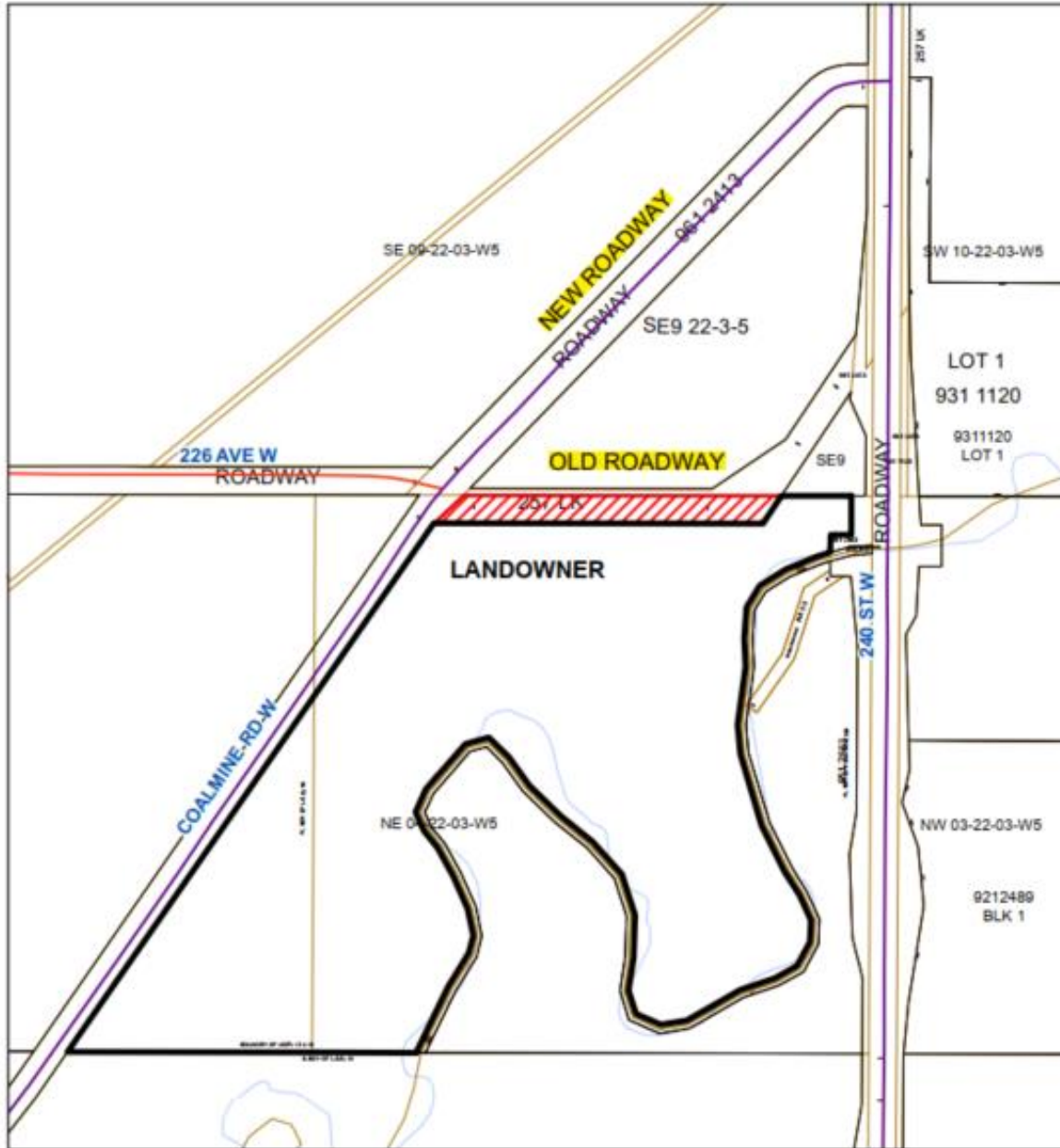
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Data Sources Include Municipal Records and Atlas25.
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Date Printed: 2024-06-19



NE 4-22-03W5 Road Closure for Purchase



Legend
 ■ Townships
 □ Parcels

Document Path: C:\P\Projects\MDF_025.mxd

Not Survey Quality

Date Printed: 2024-06-19

1:4,000

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Data Sources Include Municipal Records and Aerial IS.
 © Foothills County 2024



**APPENDIX B:
COUNTY LETTER OF INTENTION**



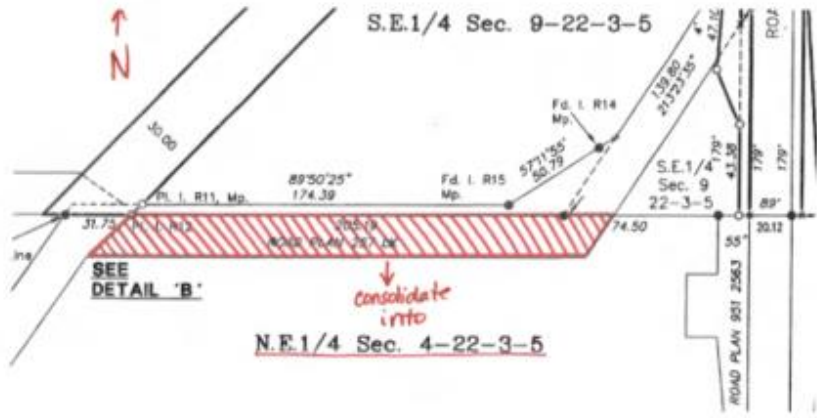
FOOTHILLS COUNTY
309 Macleod Trail, Box 5605
High River, Alberta T1V 1M7
Tel: 403-652-2341 Fax: 403-652-7880
www.mdfoothills.com

January 29, 2024

Field Law
400, 444 – 7th Avenue SW
Calgary, AB T2P 0X8
Attention: Paul Gill (PGill@fieldlaw.com)

**Re: Road Plan - 240083 Coalmine Road W., Priddis
NE 4-22-03W5
Title 211 131 229**

Further to our previous communications, this letter will serve as notice of Foothills County's intentions to complete, to the best of our ability, the process to transfer those portions of road plan 257LK that lie south of the quarter section line between the SE 09-22-03-W5M and the NE-04-22-03-W5M, as outlined in red below (the "Lands"). These Lands will be transferred to the owner of the NE 4-22-3-W5M, currently described as Title No. 211 131 229, at no cost to the owner of title no. 211 131 229.



Should you have any questions, please contact the undersigned at Donna.Fowler@FoothillsCountyAB.ca

Yours truly,
FOOTHILLS COUNTY

Donna Fowler
Municipal Lands Administrator

BYLAW ##/2024

A BYLAW OF FOOTHILLS COUNTY FOR THE PURPOSE OF CLOSING TO PUBLIC TRAVEL AND CREATING TITLE TO PORTIONS OF A PUBLIC HIGHWAY IN ACCORDANCE WITH SECTION 22 OF THE MUNICIPAL GOVERNMENT ACT, CHAPTER M26.1, REVISED STATUTES OF ALBERTA 2000, AS AMENDED.

WHEREAS the lands hereafter described are no longer required for public travel, and

WHEREAS application has been made to Council to have the highway closed, and

WHEREAS the Council of Foothills County deems it expedient to provide for a bylaw for the purpose of closing to public travel certain roads, or portions thereof, situated in the said municipality, and

WHEREAS notice of intention of Council to pass a bylaw has been given in accordance with Section 606 of the Municipal Government Act, and published in the Western Wheel on September 18 and September 25, 2023, and

WHEREAS Council was not petitioned in writing by a person claiming to be prejudicially affected by the bylaw.

NOW THEREFORE BE IT RESOLVED that the Council of Foothills County in the Province of Alberta does hereby close to public travel and provide title to the following described highways, subject to the rights of access granted by other legislation:

230 METRES OF THE ROAD PLAN 257LK LYING NORTH OF THE NE ¼ OF SECTION 04 TOWNSHIP 22 RANGE 02 WEST OF THE 5TH CONTAINING 1.16 ACRES MORE OR LESS. Excepting thereout all mines and minerals

As identified on site plan in attached Schedule "A"

Received first reading this __ day of _____, 2024.

Chief Elected Official
(Seal)

Chief Administrative Officer

APPROVED this day of 20__.

Minister of Transportation & Economic Development

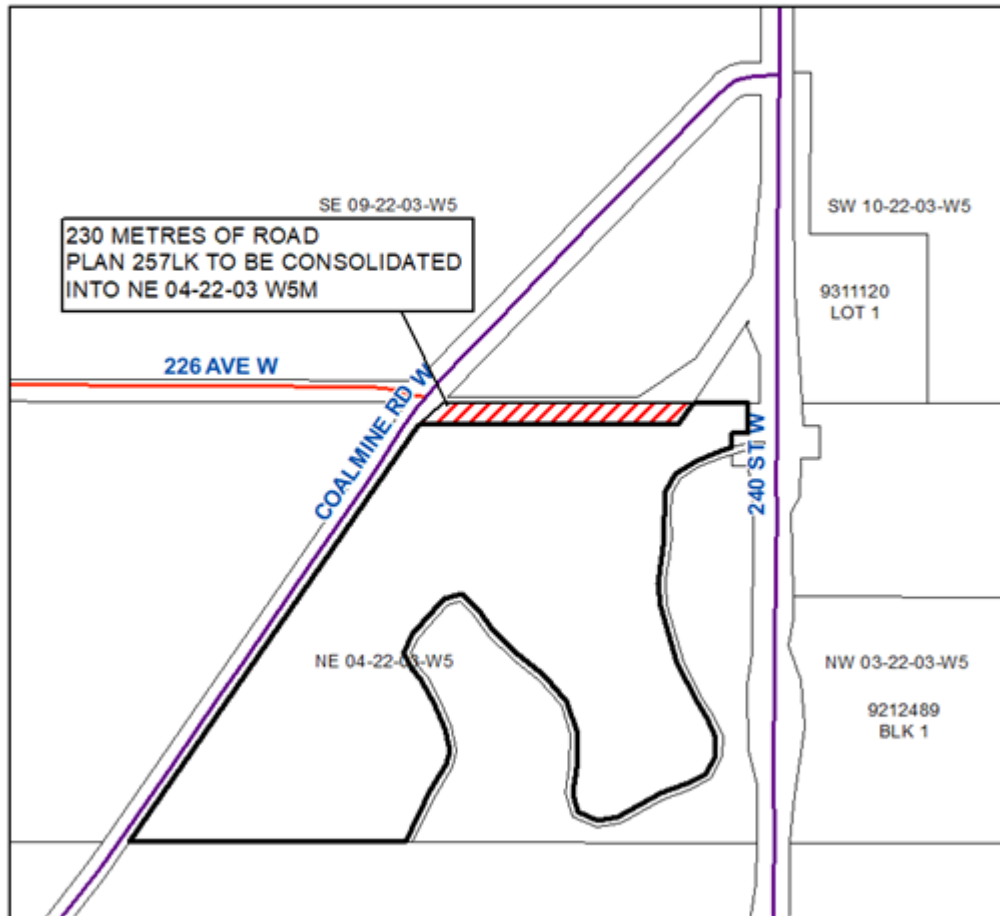
Received second reading this day of ⇒ 20__.

Received third reading and finally passed this day of ⇒ 20__.


Chief Elected Official
(Seal)

Chief Administrative Officer

**SCHEDULE "A"
(Site Plan)**



**PUBLIC HEARINGS AND MEETINGS
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
REDESIGNATION
October 2, 2024
To be heard at: 1:30 P.M.**

APPLICATION INFORMATION		FILE NO. 24R029
	LEGAL DESCRIPTION: 14-17-04 W5M Plan 2210426, Block 1, Lot 2	
	AREA OF SUBJECT LANDS: 60.91 acres	
	CURRENT LAND USE: Agricultural District (A)	
	PROPOSED LAND USE: Community Commercial District (CMC)	
	LANDOWNER: Bearspaw First Nation	
	AGENT: Urban Systems Ltd.	
PROPOSAL: Application for the redesignation of a portion of 14-17-04 W5M; Plan 2210426, Block 1, Lot 2 from Agricultural District to Community Commercial District to allow for the future subdivision of one +/- 5.0 acre Community Commercial District parcel, leaving a +/- 55.91 acre Agricultural District balance.		
DIVISION NO: 2	REEVE: Delilah Miller	
FILE MANAGER: Brenda Bartnik		

EXECUTIVE SUMMARY:

Location of Subject Lands

This property is a bare land, fragmented title that is located adjacent to the south side of Highway #541 on either side of the main entrance to Eden Valley; approximately three and one-half miles to the east of the boundary of the Kananaskis Improvement District.

This application specifically involves those lands (+/- 25.26 acre area) that are located to the east side of the road surface.

Summary of Proposal

The application proposes redesignation of one +/- 5.0 acre portion of the subject lands to Community Commercial District.

The proposed redesignation is being undertaken to support future subdivision and subsequent development of a gas station and rest area.

Background

Transfer of a cumulative total of 79.9 acres from the Crown occurred in January of 2023 and in May of that year, the current landowner assumed titles.

At the time that the associated land exchange occurred, a separate 18.99 acre parcel was created between the south boundary of the subject and the Highwood River, resulting in the +/- 55.91 acre subject. Reference to this separately titled area can be found within this report under the Physiography section.

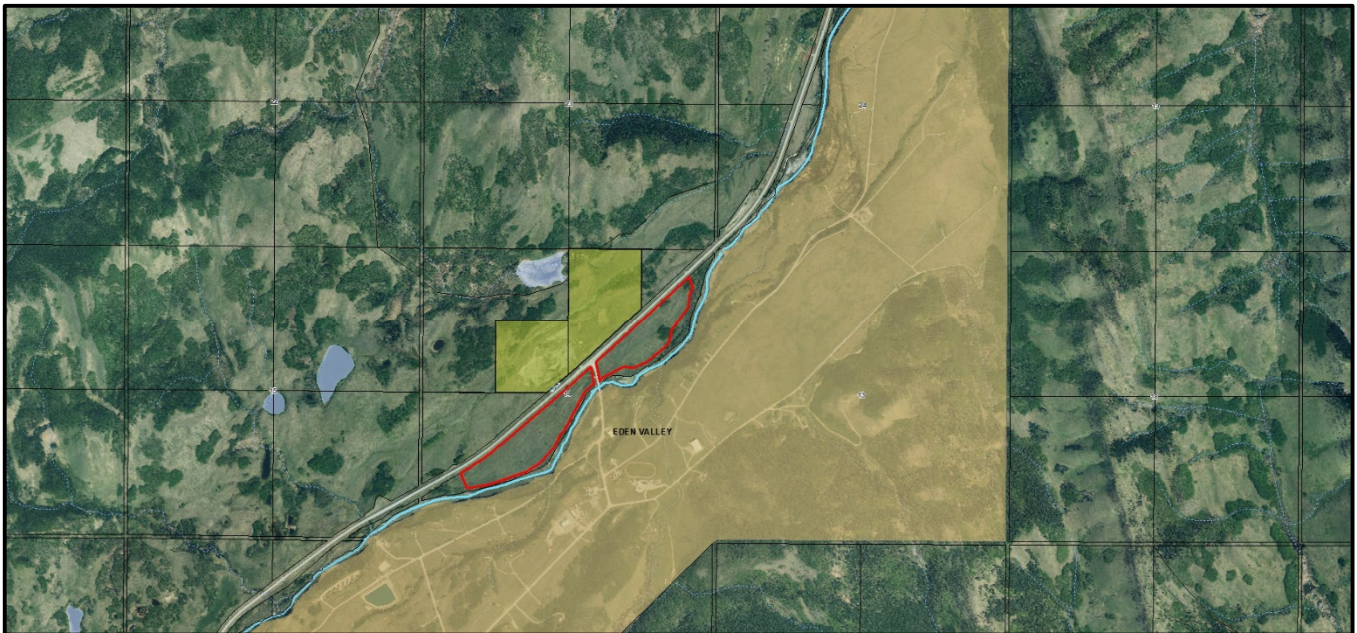
PURPOSE OF THE APPLICATION:

In support of feasibility for use and occupancy under the Community Commercial District, the applicant has provided plans that outline proposed future development of this +/- 5.0 acre area. Potential proposed uses under this application are Service Station and Convenience Store, both of which are available uses under the Community Commercial District (see Appendix C).

SITE CONSIDERATIONS:

Surrounding Area:

Excepting a slim strip of Country Residential District land that touches the very north boundary of the subject parcel, lands in this area are zoned Agricultural District. Many area properties are identified as having ownership by the Crown and are occupied under grazing leases. Eden Valley First Nations Reserve lies across the river, to the south.



The Alberta Infrastructure lands marked in yellow, above contain natural resource extraction operations.

Access:

The subject lands are bisected by the main road leading into Eden Valley. Entrance to the proposed 5.0+/- acre is to come off the east side of that main road.

The application notes that as the property is adjacent to Highway #541, it is anticipated that it can have its own access from the Highway. Optionally, it is proposed that access to what would become the eastern portion of the fragmented balance could run along the northern portion of the subject site.

Servicing Considerations:

Wastewater is proposed to be serviced by onsite sanitary tanks.

It is proposed that potable water will be hauled in to service the contemplated development of the subject lands.

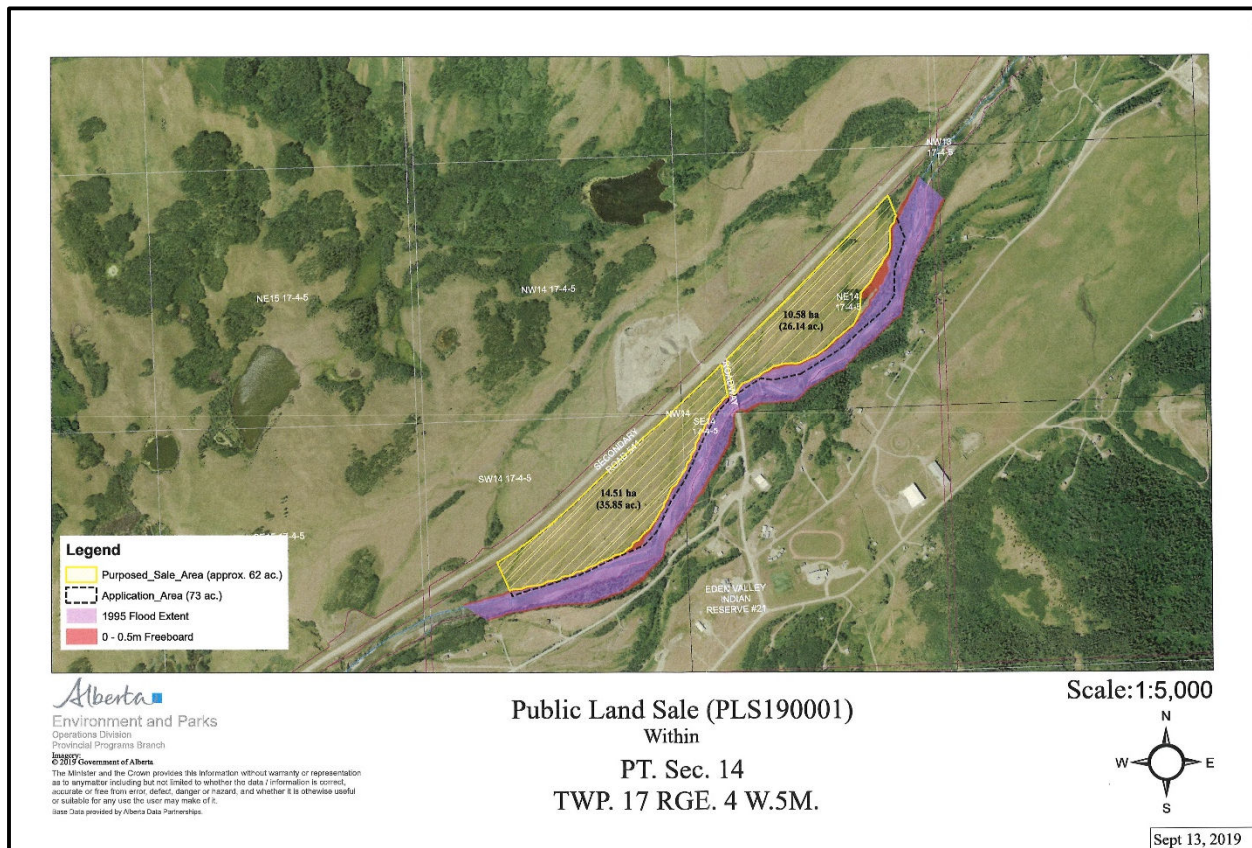
Physiography and Environmental Considerations:

The involved lands are mostly grassland, slightly sloping and terracing towards the river.

At the time of land transfer, an 18.99 acre parcel was divided off of what is now the balance lands (subject of this application) with in intent of prohibiting development in the floodplain. Agreement pursuant to section 21 of the Public Lands Act is incorporated under the certificate of title to this river adjacent property that is held by Bears paw First Nation. The Primary Purpose of the agreement is as follows:

.....That the lands will be used for the purpose of an undisturbed intact native grassland, wildlife habitat and floodplain area. The Corporation shall retain title to the Lands and shall not undertake or permit others to undertake any development on the Lands or any disturbance to the natural state of the Lands.....

Consent of the Minister is required for disturbance or development of the Lands for any purpose.



Flood mapping has not been conducted along this portion of the Highwood River. The division of this lot which separates the subject from the river was determined based upon shape files provided by Alberta Environment at the time of public land sale and this application states that the south property line of the subject lands is the floodplain limit for a 1:350 to 1:500 year event.

A Draft Limited Biophysical Site Assessment from 2018 has been provided to this office. The following notes are included within that document:

- The location is currently inaccessible or severely limited to wildlife use due to existing disturbances.
- Soil ratings identify that there are severe limitations for sustained agricultural production.

POLICY REVIEW:

Policy Evaluation

The subject property is located within the South West District (Growth Management Strategy) of the County and is not involved under any existing Area Structure Plan or Outline Plan documents.

Land Use Bylaw:

Pertinent sections:

Environmental Considerations:

9.27.17 On a lot adjacent to a water body where the bed and shore is crown owned such as a river, creek, and/or lake, a minimum setback of 30.0 m (98.43 ft.) from the top of bank to any development shall be required to reduce environmental impacts and manage risk.

A detailed stormwater analysis has not been prepared yet; it is proposed to be completed as part of the subsequent development permit submission. Preliminary findings note the potential risks due to the proximity to the Highwood River and emphasize the need for effective stormwater management measures.

9.27.20 On a lot adjacent to a slope of 15% (8.3°) or greater, development shall be setback a minimum of 30m, or the distance determined by a Geotechnical Report.

9.27.21 If, in the opinion of the Approving Authority, a slope might be unstable, a geotechnical assessment by a professional engineer may be required in order to evaluate stability, and to recommend appropriate development setbacks, consistent with provincial guidelines.

9.27.22 If the Approving Authority is satisfied by the submission of a Professional environmental and/or geotechnical assessment that the variance of a setback is warranted, the setback may be increased or reduced accordingly.

9.27.23 Within the minimum setback as required by Section 9.27.17 through 9.27.22, land disturbance and the removal of trees or vegetation shall be minimized to reduce environmental effects and the risk of property damage.

Setbacks for contemplated development are shown under Appendix B of this report. A 2019 geotechnical report which includes recommendations for developing the lands is currently under review by this office (submitted following referral circulation).

10.17.3 Natural resource extraction shall not be permitted within 100.0m (328.1 ft.) of an existing dwelling, nor shall a dwelling be permitted within 100.0m (328.1 ft.) of a natural resource extraction operation.

While a Dwelling Unit (accessory to commercial use) is a Discretionary Use under the Community Commercial District, the existing Natural Resource operations to the north would be unlikely to have any effect given width of the Provincial Highway and setback requirements from that road surface.

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Engineering / Public Works	1. The application notes that both the Stormwater Management Plan and a Biophysical Impact Assessment are being drafted, or in the preliminary stage.

CIRCULATION REFERRALS

	<ul style="list-style-type: none"> - A Stormwater Management Plan is recommended at the time of Development Permit. - A final Biophysical Impact Assessment particular to the proposed development should be provided at the time of Development Permit. <p>2. Access conditions from Highway #541, if any, are to be determined by Alberta Transportation and Economic Corridors.</p> <p>3. Main Street (principal Access to Eden Valley) is maintained by Bears paw First Nation.</p> <p><i>Geotechnical Assessment (2019 remains under review)</i></p>
Foothills Fire Department	<p>Since this stage is a rezoning, we don't have much to comment on, however, would like to review as each stage progresses so we can comment on accessibility and occupancy requirements and recommendations.</p>
EXTERNAL	
Transportation and Economic Corridors	<p>Transportation and Economic Corridors offers the following comments and observations with respect to the proposed land use amendment.</p> <ol style="list-style-type: none"> 1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable. 2. Pursuant to Section 618.4(1) of the MGA, 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. 3. The applicant is advised that any development within the highway right-of-way or within 300 metres beyond the limit of a controlled highway or within 800 metres from the centre point of an intersection of the highway and another highway would require a permit from Transportation and Economic Corridors. This requirement is outlined in the Highways Development and Protection Regulation. The subject property is within the noted permit area and, as such, any development would require the said permit. To ensure that any future highway expansion plans are not unduly compromised, minimum setbacks would be identified and stipulated as a condition of approval such that an adequate buffer would be maintained alongside the highway and any other highway related issues could be appropriately addressed. 4. No new direct highway access will be permitted. Access shall be via the local municipal road or existing access. <p>This will acknowledge receipt of your circulation regarding the above noted proposal. The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters</p>

CIRCULATION REFERRALS

	<p>Related to Subdivision and Development Regulation (The Regulation), due to proximity of Highway 541.</p> <p>Transportation and Economic Corridors offers the following comments with respect to this application:</p> <p>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.</p> <p>The requirements of Section 19 of The Regulation are not met. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 20(1) of The Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of The Regulation.</p> <p>If there are any changes to the proposed subdivision that was submitted with this land use referral, a separate referral pursuant to Section 7(6)(d) of the Matters Related to Subdivision and Development Regulation is required and comments in respect of Sections 18 and 19 of The Regulation contained in this decision are no longer valid.</p>
PUBLIC	
Western Wheel	Advertised September 18 th and 25 th , 2024
Area Land Owners	½ mile circulation mailed September 11, 2024

SUMMARY

It is requested that Council approve this application to Redesignate one +/- 5.0 acre portion of the subject lands to Community Commercial District.

Council may wish to provide direction respecting the following:

1. The application identifies that at the time of land transfer, Alberta Environment and Parks determined the south property line of the subject lands as the floodplain limit for a 1:350 to 1:500 year event. Additionally, a geotechnical assessment confirming the riverbank as stable has been provided.
Does Council acknowledge that, subject to final acceptable reporting and congruent development plans, the development setbacks as identified (Appendix B) would satisfy the requirements under section 9.27 of the Land Use Bylaw?
2. Given comment provided by Transportation and Economic Corridors, is there requirement for an agreement that would provide access to the subsequent eastern fragmented balance of the lands?

OPTIONS FOR COUNCIL CONSIDERATION:

OPTION #1 – FIRST READING APPROVAL

Council may choose to grant 1st reading XX/2024 to authorize the redesignation of a portion of 14-17-04; Plan 2210426, Block 1, Lot 2 to allow for the future subdivision of one 5.0 +/- acre Community Commercial District parcel, leaving a 55.91 acre balance.

In their consideration of the application, Council is of the opinion that the lands are suitable for the intended use and that fragmentation of the subject lands would not be detrimental to the 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.

Recommended Conditions for Option #1:

1. Applicant to fully execute and comply with all requirements as outlined within a Development Agreement for the purpose of payment of the community sustainability fee and any other necessary municipal and on-site improvements as required by Council and/or the Public Works department;
2. Stormwater Management Plan to be provided for the subject lands, to the satisfaction of the Public Works department, **as a condition of the development permit**;
3. Final Biophysical Impact Assessment to be provided, to the satisfaction of the Public Works department, **as a condition of the development permit**;
4. Geotechnical Assessment to be confirmed to be completed in accordance with municipal standards, to the satisfaction of the Public Works department;
5. Final Redesignation application fees to be submitted;
6. Submission of an executed subdivision application and the necessary fees.

OPTION #2 – POSTPONE A DECISION ON THE APPLICATION

Moved that a decision on Bylaw XX/2024 be postponed subject to submission of (XXX).

OPTION #3 – REFUSE THE APPLICATION

Council may choose to refuse the application for the redesignation of a portion of 14-17-04; Plan 2210426, Block 1, Lot 2 to allow for the future subdivision of on 5.0 +/- acre Community Commercial District parcel, leaving a 55.91 acre balance, for the following reason(s):

Council is of the opinion that the application does not adequately address the Goals and Objectives of the Environmental Conservation and Open Space Section of the Municipal Development Plan 2010.

APPENDICES

APPENDIX A:

LOCATION MAP
ORTHO PHOTO
SITE PLANS

APPENDIX B:

SETBACKS

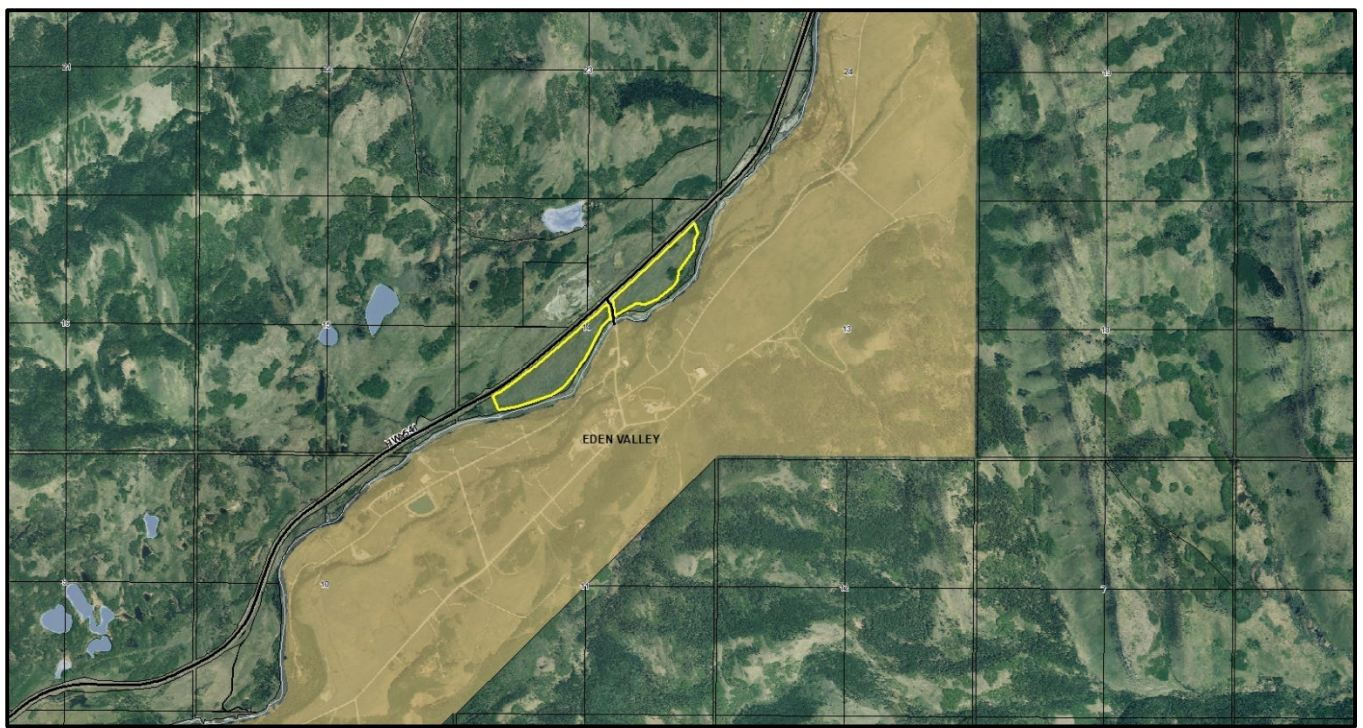
APPENDIX C:

AGRICULTURAL DISTRICT
COMMUNITY COMMERCIAL DISTRICT

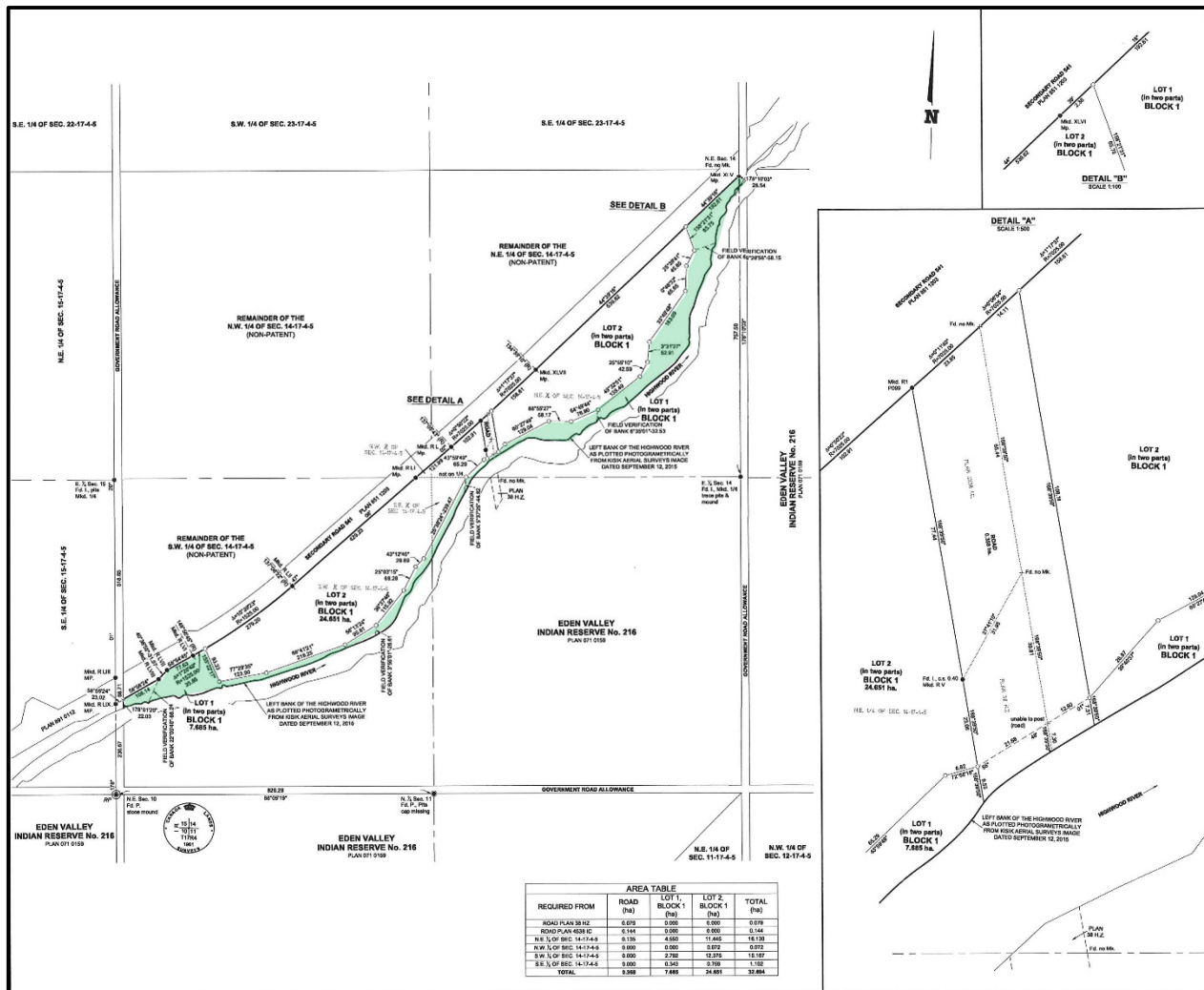
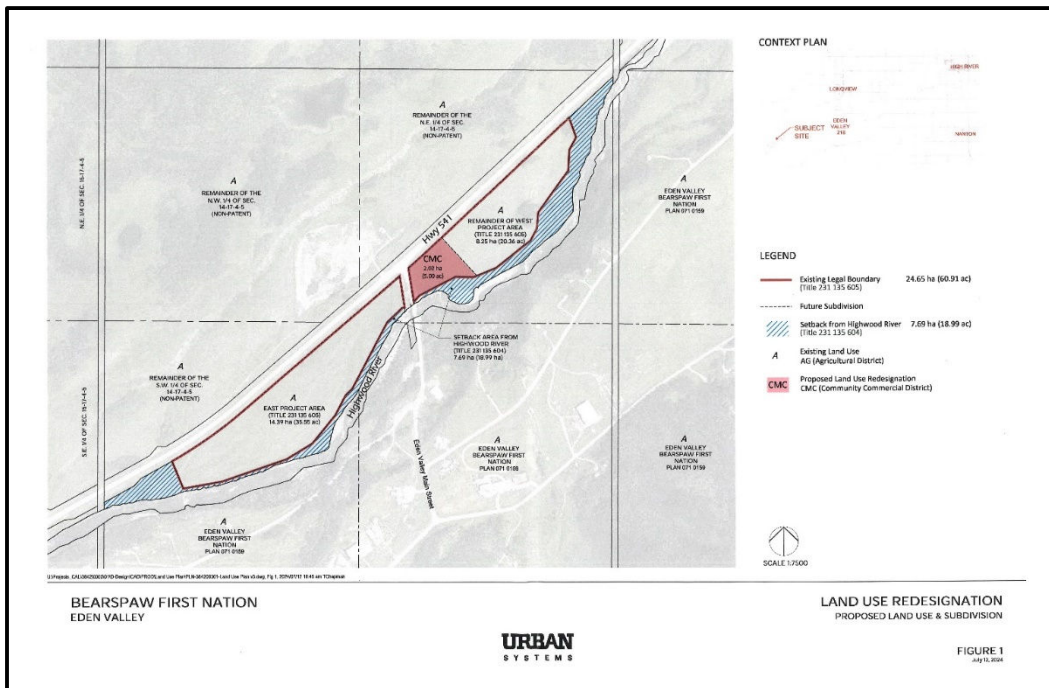
APPENDIX D:

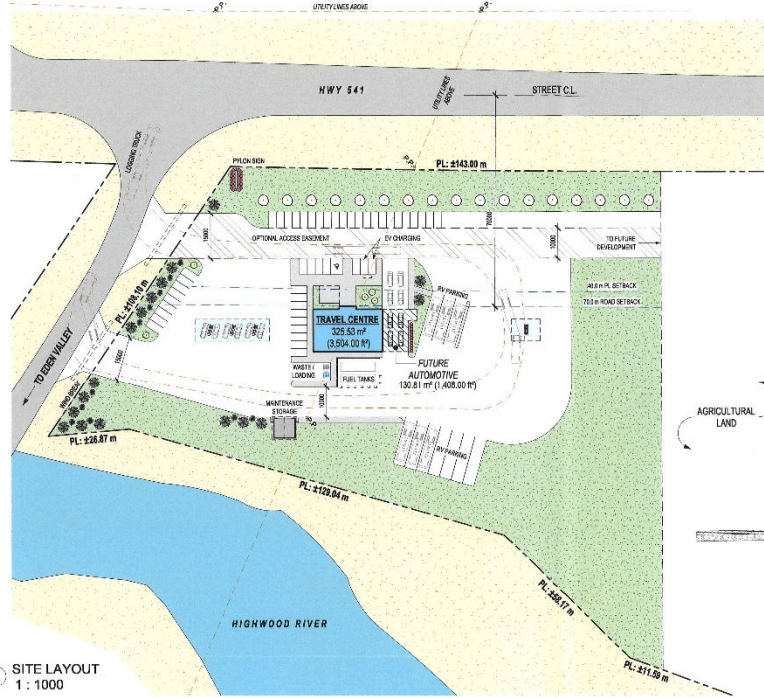
PROPOSED BYLAW

APPENDIX A
LOCATION MAP
ORTHO PHOTO



SITE PLANS



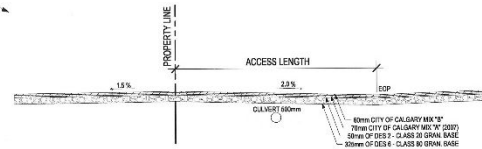
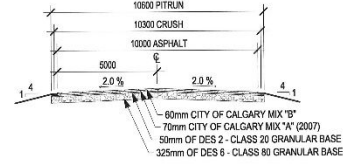


SITE INFORMATION

LOT AREA:
 TOTAL LOT AREA: 25.38 acres (10.28 ha) 102,808.63 m²
 PROPOSED DEVELOPMENT AREA: 5.00 acres (2.02 ha) 20,257.67 m²

USES:
 GAS BAR
 C-STORE

BUILDING AREA:
 TRAVEL CENTRE: 325.53 m² (3,534.00 ft²)
 FUTURE AUTOMOTIVE: 130.81 m² (1,408.00 ft²)
 FUTURE FOOTPRINT: 456.34 m² (4,912.00 ft²)



1 SITE LAYOUT
 1 : 1000

COM-TECH
 www.comtechdesign.com
 306 1235 26th Avenue S.E.
 Calgary, Alberta T2G 1R7
 403 283 3040

CLIENT:
 ARNOLD BISH

REVISIONS		
REV.	DATE	DESCRIPTION

PROJECT
EDEN VALLEY TRAVEL CENTER
 N.E. 1/4 OF SEC. 14, TWP. 17, RGE. 4, W.5M (BLOCK 1)
 EDEN VALLEY INDIAN RESERVE

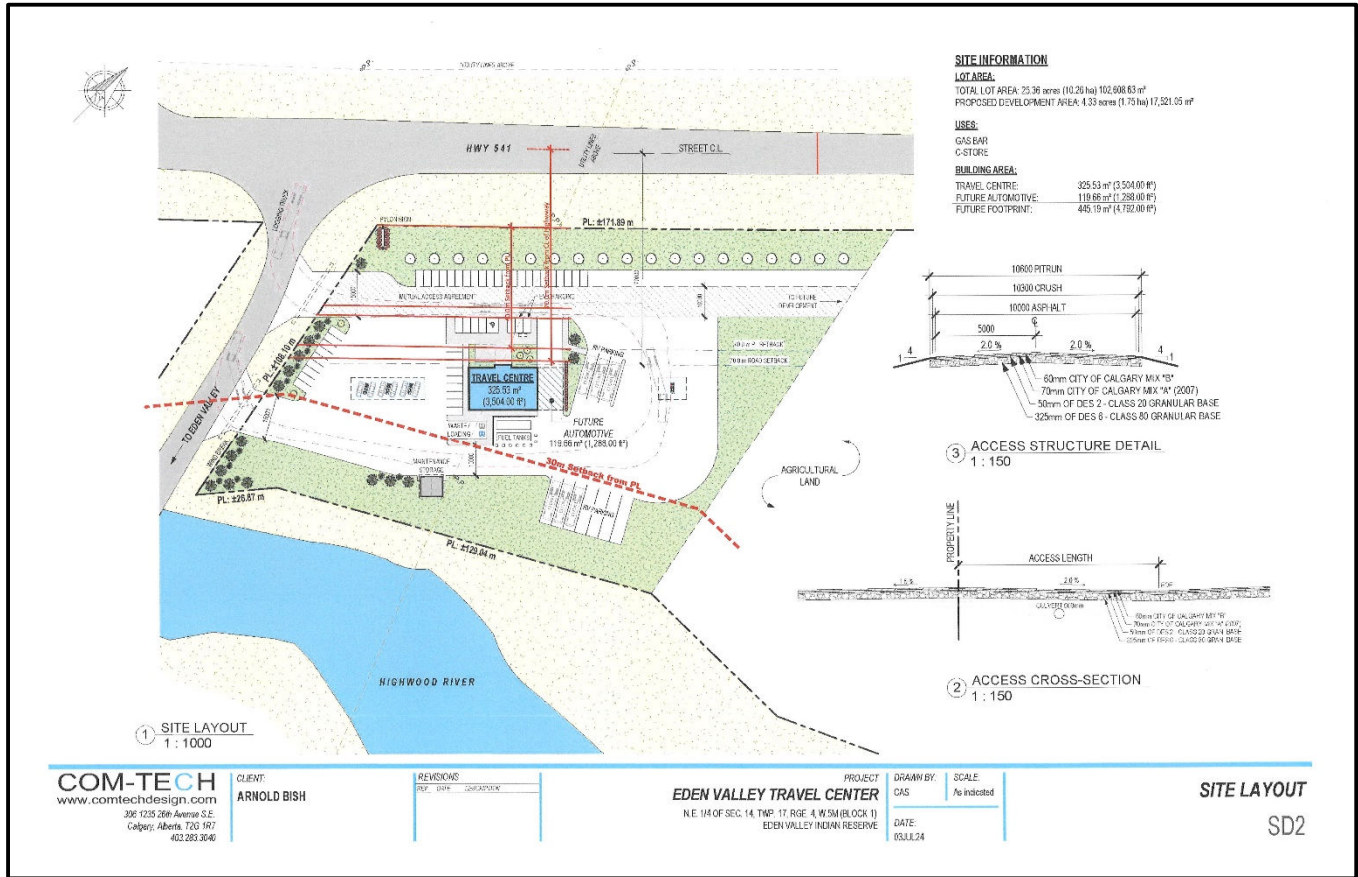
DRAWN BY:
 CAS

SCALE:
 As Indicated

DATE:
 12JUL24

SITE LAYOUT
 SD2

APPENDIX B SETBACKS



PART 6 LAND USE DISTRICTS

SECTION 12 AGRICULTURAL DISTRICTS

12.1 AGRICULTURAL DISTRICT

A

12.1.1 PURPOSE AND INTENT

To promote a wide range of agricultural land uses that encourage growth, diversification and development of the agricultural industry while having regard for the agricultural value and rural character of the area consistent with the policies outlined in the Municipal Development Plan.

12.1.2 SUB-DISTRICT

12.1.2.1 Parcels may include the following sub-districts in cases where Council feels that there is a need. Not all parcels will be separated into sub-districts. Should a parcel include the sub-district, all district rules apply with the addition of the special provisions noted in accordance with the sub-district:

- a. Sub-district "A" is a designation added to the land use district indicating a requirement for special consideration on the development of the site and/or placement and construction of buildings or structures on the lands through approval of a development permit. Reference Section 2.4 of this Bylaw for more details on special provisions for parcels with sub-district "A".

12.1.3 GENERAL REQUIREMENTS:

- 12.1.3.1 Refer to Section 4.2 "No Development Permit Required" in the Land Use Bylaw for uses not requiring a development permit.
- 12.1.3.2 Refer to Section 9 and Section 10 respectively for the general and specific land use regulations and provisions that apply to this District.

Foothills County Land Use Bylaw |

12.1.4 PERMITTED USES	12.1.5 DISCRETIONARY USES
<p>Accessory buildings not requiring a development permit</p> <p>Accessory uses</p> <p>Agricultural, general</p> <p>Agricultural specialty</p> <p>Dugout</p> <p>Dwelling, single family *no more than 1 such dwelling is permitted on a single lot less than 32.4 ha (80 ac) in size. *no more than 2 such dwellings are permitted on a single lot 32.4 ha (80 ac) or greater in size.</p> <p>Dwelling, Mobile Home *permitted use only on lots 32.4 ha (80 acres) or greater in size.</p> <p>Home Based Business Type I</p> <p>Home Based Business Type II</p> <p>Home Office</p> <p>Public Works</p> <p>Secondary Suite, detached</p> <p>Secondary suite, principal</p> <p>Signs not requiring a Development Permit</p> <p>Solar Power System, Private (Not requiring a Development Permit)</p> <p>Temporary storage of up to 5 unoccupied recreation vehicles</p>	<p>Abattoir, Minor</p> <p>Accessory buildings requiring a development permit</p> <p>Aerodrome/airstrip (private use)</p> <p>Agricultural intensive use</p> <p>Agricultural processing and distribution *does not includes retail sales on the site.</p> <p>Agricultural support services *does not includes retail sales on the site.</p> <p>Animal boarding services</p> <p>Antenna structures, private</p> <p>Arena, private</p> <p>Bed and Breakfast</p> <p>Family Day Home</p> <p>Dwelling, Mobile Home *discretionary use on lots less than 80 acres in size.</p> <p>Dwelling, moved on</p> <p>Dwelling, temporary</p> <p>Home based business Type III</p> <p>Intensive vegetation operation</p> <p>Kennel, private</p> <p>Lot Grading</p> <p>Man-made water bodies, private (requiring a permit).</p> <p>Signs (requiring a development permit)</p> <p>Solar Power System, Private (requiring a Development Permit)</p> <p>Special Event</p> <p>Temporary storage of between 6 and 10 unoccupied recreation vehicles</p> <p>Utility service, minor</p>

12.1.6 LAND USE REQUIREMENTS

- 12.1.6.1 A person who wishes to subdivide land in this district into additional lots must first apply for and be granted approval of a land use bylaw amendment.
- 12.1.6.2 In order to facilitate the purpose and intent of this district and ensure the sustainability of agricultural uses within the District, the following applies to applications for subdivision:
 - a. Parcel Density:
 - i. Number of lots per quarter section or area of land in certificate of title existing when this bylaw was adopted; or
 - ii. The number of lots allowed by bylaw amending this section.
 - b. Minimum Parcel Size:
 - i. A parcel of land no less than 8.49 Ha (21 acres) in size;

Foothills County Land Use Bylaw |

- ii. That portion of a parcel remaining after approval of a re-designation which facilitates a subdivision and after the subsequent registration of said subdivision reduces the area of the parent parcel to a size of 21 acres or greater in size; or
- iii. The area in title at the time of passage of this Bylaw.
- c. Maximum Parcel size:
 - i. None.

12.1.6.3 Required Developable Area:

- a. In accordance with Section 9.8 of this Bylaw.

12.1.6.4 Utility Servicing Criteria

- a. Individual wells and individual wastewater disposal systems;
- b. Communal water and communal wastewater disposal systems;
- c. A combination of a. and b. as determined by Bylaw amending this section.

12.1.7 DEVELOPMENT REQUIREMENTS

12.1.7.1 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.

12.1.7.2 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 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 in accordance with Section 10.26 Secondary Suites and Section 10.10 on Dwellings.

12.1.7.3 Minimum Yard Setback Requirements

- a. Front Yard Setbacks:
 - i. 15m (49.21 ft.) from the right of way of an internal subdivision road.
 - ii. 48m (157.48 ft.) from the centreline of a Municipal road.
 - iii. 64m (209.97 ft.) from the centreline of a Municipal Road, Major.
 - iv. 40m (131.23 ft.) from the ultimate right of way or 70 meters from the centreline of a Provincial highway, whichever is greater.
- b. Side Yard Setbacks:
 - i. 15m (49.21 ft.) from the property line.
- c. Rear Yard Setbacks:
 - i. 15m (49.21 ft.) from the property line.
- d. In addition, 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.

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12.1.7.4 Corner Parcel Restrictions:

- a. In accordance with Section 9.27.9 - 9.27.12.

12.1.7.5 Other Minimum Setback Requirements:

- a. See Section 9.27 "Special Setback Requirements" of this bylaw for additional setback requirements that may apply.

12.1.7.6 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.);

12.1.7.7 Minimum habitable area per dwelling

- a. 100 m² (1,077 sq. ft.)

12.1.8 EXCEPTIONS:

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14.2 COMMUNITY COMMERCIAL DISTRICT

CMC

14.2.1 PURPOSE AND INTENT

To accommodate a broad range of business, commercial uses, and services appropriate within Hamlets or in planned developments supported by an adopted area structure plan and/or outline plan. This District was formally named Hamlet Commercial and includes all lands zoned Hamlet Commercial in the County.

14.2.2 GENERAL REQUIREMENTS:

- 14.2.2.1 Refer to Section 4.2 “No Development Permit Required” in the Land Use Bylaw for uses not requiring a development permit.
- 14.2.2.2 Refer to Section 9 and Section 10 respectively for the general and specific land use regulations and provisions that apply to this District.

14.2.3 PERMITTED USES	14.2.4 DISCRETIONARY USES
Business office Community services Convenience store Contractor, limited Financial services Government services Grocery store Post office Protective and emergency services Public works Restaurant Signs not requiring a development permit Solar Power System, Private (Not requiring a Development Permit) Utility services, minor	Accessory buildings requiring a development permit Accessory uses Agricultural support services Amusement and entertainment services Animal care services Auto body Auto repair Auto sales Campground Car / truck wash Commercial business Commercial school or college Conference centre Child Care Facility Drinking establishment Dwelling unit (accessory to commercial use) Government Services Health care services Hotel Intensive vegetation operation Liquor sales Lot grading Mixed use building (residential and business) Motel Outdoor café Patio (accessory to principal business use) Personal service establishment Public market Public quasi-public

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14.2.3 PERMITTED USES	14.2.4 DISCRETIONARY USES
	Recreation, indoor Recycling collection point Residential care facility Retail garden centre Retail store Service station Signs requiring a Development Permit Solar Power System, Private (Requiring a Development Permit) Storage compound Wholesale

14.2.5 LAND USE REQUIREMENTS

- 14.2.5.1 A person who wishes to subdivide land in this district into additional lots must first apply for and be granted approval of a land use bylaw amendment.
- 14.2.5.2 In order to facilitate the purpose and intent of this district and ensure the sustainable development of community commercial uses within the District, the following applies to applications for subdivision:
 - a. Parcel Density:
 - i. Parcel density requirements shall be determined by the Approving Authority, in accordance with an approved area structure plan or outline plan, if applicable.
 - b. Minimum Parcel Size:
 - i. 929.0 m² (10,000 ft²) for lots serviced by a municipal or communal piped sewer and water system.
 - ii. 1,858 m² (20,000 ft²) for lots not serviced by a piped water or sewer system.
 - iii. The area on title at the time of passage of this Bylaw, whichever is greater; or
 - iv. The minimum parcel size may be amended by the Approving Authority in accordance with an approved area structure plan or outline plan.
 - c. Maximum Parcel size:
 - i. As determined by the Approving Authority in accordance with an approved area structure plan or outline plan.
 - ii. The area in title at the time of passage of this Bylaw, whichever is lesser.
- 14.2.5.3 Utility Servicing Criteria
 - a. Municipal or communal water and wastewater disposal systems.
 - b. Municipal or communal water system, and an advanced package sewage treatment system; or
 - c. On site water storage system on site and/or wastewater pump out tanks if deemed appropriate by the Approving authority in accordance with an approved area structure plan or outline plan.

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14.2.6 DEVELOPMENT REQUIREMENTS

14.2.6.1 Maximum Lot Coverage

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

14.2.6.2 Minimum Yard Setbacks Requirements

- a. Front Yard Setbacks:
 - i. 0 m from the right of way of a municipal road or internal subdivision road located within a Hamlet.
 - ii. 6m (19.68 ft) from the right of way of a Municipal Road located outside of a Hamlet.
 - iii. 64m (209.97 ft.) from the centreline of a Municipal Road, Major.
 - iv. 40m (131.23 ft.) from the ultimate right of way or 70 meters from the centreline of a Provincial highway, whichever is greater.
- b. Side Yard Setbacks:
 - i. 1.5 m (4.92 ft) from the property line.
 - ii. Where the side yard abuts a residential district, the setback shall be increased by 50%.
- c. Rear Yard Setbacks:
 - i. Principal Building – 6m (19.69 ft) from the property line.
 - ii. Accessory Building – 1.5 (4.92 ft) from the property line.
- 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.

14.2.6.3 Corner Parcel Restrictions:

- a. In accordance with Section 9.27.9 - 9.27.12.

14.2.6.4 Other Minimum Setback Requirements:

- a. See Section 9.27 “Special Setback Requirements” of this bylaw for additional setback requirements that may apply.

14.2.6.5 Maximum Height of Structures:

- a. 12m (39.37 ft).

14.2.7 SPECIAL REQUIREMENTS

14.2.7.1 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.

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14.2.7.2 Lighting:

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

14.2.7.3 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.

14.2.7.4 Other:

- a. The Approving Authority may allow a building to be occupied by a combination of one or more of the above mentioned uses listed for this district and each use shall be considered as a separate use, and each use shall obtain a separate development permit.

14.2.8 EXCEPTIONS:

BYLAW XX/2024

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

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

AND WHEREAS the Council has received an application to further amend the Land Use Bylaw by authorizing redesignation of a 5.0 +/- acre portion of Plan 2210426, Block 1, Lot 2; Ptn. 14-17-04 W5M from Agricultural District to Community Commercial District, in order to allow for the future subdivision of one 5.0 +/- acre Community Commercial District parcel with an approximate 55.91 +/- acre Agricultural District balance parcel.

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

1. Land Use Map No. 1704 is amended by redesignating a 5.0 +/- acre portion of Plan 2210426, Block 1, Lot 2; Ptn. 14-17-04 W5M from Agricultural District to Community Commercial District.
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 .

**MISCELLANEOUS PLANNING ITEM
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL
 SECOND AND THIRD READING TO BYLAW 36/2024
 October 2, 2024**

APPLICATION INFORMATION	FILE NO. 23R056
	<p>LEGAL DESCRIPTIONS: Ptn. S 30-22-03 W5M; Plan 8910328, Block 3 Ptn. SE 30-22-03 W5M; Plan 8611219, Block 1, Lot 24 Ptn. S 29-22-03 W5M; Plan 0410494, Block 6, Lot 1</p>
	AREA OF SUBJECT LANDS: 413.12 acres combined
	CURRENT LAND USE: Agricultural District & Residential Community District
	PROPOSED LAND USE: Recreation District with a Site Specific Amendment
	LANDOWNER: Priddis Creek Developments Ltd.
	AGENT: Township Planning + Design Inc.
<p>PROPOSAL – SECOND AND THIRD READING TO:</p> <p>Bylaw 36/2024 to authorize the redesignation of the 303.55 +/- acre portion of Plan 8910328, Block 3; Ptn. S 30-22-03 W5M from Agricultural District to Recreation District; the 107.64 +/- acre portion of Plan 0410494, Block 6, Lot 1; Ptn. S 29-22-03 W5M from Agricultural District to Recreation District; and the 1.93 +/- acre portion of Plan 8611219, Block 1, Lot 24; Ptn. SE 30-22-03 W5M from Residential Community District to Recreation District.</p> <p>Council acknowledged the golf cart pathways and structures located on the municipal land located between Plan 8910328, Block 3 and Plan 0410494, Block 6, Lot 1 as non-conforming.</p> <p>In addition, the Bylaw supports a Site Specific Amendment to allow for Relaxations to the Minimum Yard Setback Requirements as follows:</p> <ul style="list-style-type: none"> i. The existing pump house (building #2) located within Plan 8910328, Block 3; Ptn. S 30-22-03 W5M is permitted to remain 9.40 m from the north property line; *Please see comment under <i>Council Action Requested</i> ii. The existing pump house (building #2) Plan 8910328, Block 3; Lot 24; Ptn. S 30-22-03 W5M is permitted to remain 23.07 m from the centre line of the municipal road surface to the east; *Please see comment under <i>Council Action Requested</i> iii. The existing Maintenance Storage Building located within Plan 8611219, Block 1; Lot 24; Ptn. SE 30-22-03 W5M (building #12) is permitted to remain 9.36 m from the north 	

property line, 0.0 m from the south property line, and 36 m from the centre line of the municipal road surface to the east;

- iv. The existing Maintenance Shop located within Plan 8910328, Block 3; Ptn. S 30-22-03 W5M (building #13) is permitted to remain 31.40 m from the centre line of the municipal road surface to the east;
- v. The existing Staff Housing located within Plan 8611219, Block 1; Lot 24; Ptn. SE 30-22-03 W5M (Building #14) is permitted to remain 0.0 m from the south property line;
- vi. The existing easternmost Sea-Can (building #15) located within Plan 8611219, Block 1; Lot 24; Ptn. SE 30-22-03 W5M is permitted to remain 29.70 m from the centre line of the municipal road surface to the east;
- vii. The existing cluster of 2 Sea-Cans (building #15) located within Plan 8910328, Block 3; Ptn. SE 30-22-03 W5M are permitted to remain 20.90 m from the centre line of the municipal road surface to the east;
- viii. The existing cluster of 3 Sea-Cans (building #15) located within Plan 8611219, Block 1, Lot 24; Ptn. S 30-22-03 W5M are permitted to remain 14.96 m from the south property line.
- ix. The existing Check in box (building #8) located within Plan 8910328. Block 3; Ptn. S 30-22-03 W5M is permitted to remain 17.70 m from the centre line of the municipal road surface to the south.; *Please see comment under *Council Action Requested*

DIVISION NO: 4

COUNCILLOR: Suzanne Oel

FILE MANAGER: Brenda Bartnik

PURPOSE OF REQUEST:

Request to Council to provide second and third reading to Bylaw 36/2024, as all conditions put forth with first reading of this bylaw have been complied with.

BACKGROUND

Location of Subject Lands

These three properties are located to the north and south/southwest of Priddis Greens Drive and Sunset Way; and west/south of Highway #22, within the Hamel of Priddis Greens.

Two undeveloped road allowances (288th Street west and 272nd Street west) run north/south along the west boundary of, and through the development.

Summary of Proposal

This redesignation/amendment is intended to bring the properties and the operation of the Priddis Greens Golf and Country Club into compliance with the current Land Use Bylaw, thus allowing for the issuance of a subsequent master development permit for these titled parcels and providing the Development Authority with the ability to consider any required future permits for development.

PREVIOUS COUNCIL DIRECTION:

June 19, 2024 Bylaw 36/2024 – application approved by Council granting first reading to Bylaw 36/2024, under the following motion:

Council gave first reading to Bylaw **36/2024** authorizing the redesignation of the 303.55 +/- acre portion of Plan 8910328, Block 3; Ptn. S 30-22-03 W5M from Agricultural District to Recreational District; the 107.64 +/- acre portion of Plan 0410494, Block 6, Lot 1; Ptn. S 29-22-03 W5M from Agricultural District to Recreation District; and the 1.93 +/- acre portion of Plan 8611219, Block 1; Lot 24; Ptn. SE 30-22-03 W5M from Residential Community District to Recreational District; Council acknowledges the golf cart pathways and structures located on the municipal land located between Plan 8910328, Block 3 and Plan 0410494 Block 6 *. In addition the bylaw supports a Site Specific Amendment to allow for a relaxation of setbacks to the following structures:

- i. The existing pump house (building #2) located within Plan 8910328, Block 3; Ptn. S 30-22-03 W5M is permitted to remain 9.40 m from the north property line; *
- ii. The existing pump house (building #2) Plan 8910328, Block 3; Ptn. S 30-22-03 W5M is permitted to remain 23.07 m from the centre line of the municipal road surface to the east; *
- iii. The existing Maintenance Storage Building located within Plan 8611219, Block 1; Lot 24; Ptn. SE 30-22-03 W5M (building #12) is permitted to remain 9.36 m from the north property line, 0.0 m from the south property line, and 36 m from the centre line of the municipal road surface to the east;
- iv. The existing Maintenance Shop located within Plan 8910328, Block 3; Ptn. S 30-22-03 W5M (building #13) is permitted to remain 31.40 m from the centre line of the municipal road surface to the east;
- v. The existing Staff Housing located within Plan 8611219, Block 1; Lot 24; Ptn. SE 30-22-03 W5M (Building #14) is permitted to remain 0.0 m from the south property line;
- vi. The existing easternmost Sea-Can (building #15) located within Plan 8611219, Block 1; Lot 24; Ptn. SE 30-22-03 W5M is permitted to remain 29.70 m from the centre line of the municipal road surface to the east;
- vii. The existing cluster of 2 Sea-Cans (building #15) located within Plan 8910328, Block 3; Ptn. SE 30-22-03 W5M are permitted to remain 20.90 m from the centre line of the municipal road surface to the east;
- viii. The existing cluster of 3 Sea-Cans (building #15) located within Plan 8611219, Block 1, Lot 24; Ptn. S 30-22-03 W5M are permitted to remain 14.96 m from the south property line.
- ix. The existing Check in box* located within Plan 8910328. Block 3; Ptn. S 30-22-03 W5M is permitted to remain 17.70 m from the centre line of the municipal road surface to the south.

In their consideration of the application, Council is of the opinion that amendment to the land use, and continued intended 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.

Conditions of Approval

1. ✓ Final Redesignation/Site Specific Amendment fees to be submitted;

2. Council acknowledges the existing structures on municipal land to be considered as non-conforming;
3. ✓ Submission of a complete application for Development Permit and applicable fees.

COUNCIL ACTION REQUESTED:

Council is respectfully requested to consider granting second and third reading to Bylaw 36/2024 to finalize the redesignation of the 303.55 +/- acre portion of Plan 8910328, Block 3; Ptn. S 30-22-03 W5M from Agricultural District to Recreational District; the 107.64 +/- acre portion of Plan 0410494, Block 6, Lot 1; Ptn. S 29-22-03 W5M from Agricultural District to Recreation District; and the 1.93 +/- acre portion of Plan 8611219, Block 1; Lot 24; Ptn. SE 30-22-03 W5M from Residential Community District to Recreational District; including a Site Specific Amendment to allow for the following Relaxations to the Minimum Yard Setback Requirements as follow:

- i. The existing pump house (building #2) located within Plan 8910328, Block 3; Ptn. S 30-22-03 W5M is permitted to remain 9.40 m from the north property line;

An application for development permit has been submitted to replace this pumphouse. It is identified that it will be located on the same site, thus locating the new building 9.40m from the north property line.

Is Council amenable to revising this item (i) to read:

A pump house is permitted to be located within Plan Plan 8910328, Block 3; Ptn. S 30-22-03 W5M 9.40 m from the north property line;

- ii. The existing pump house (building #2) Plan 8910328, Block 3; Ptn. S 30-22-03 W5M is permitted to remain 23.07 m from the centre line of the municipal road surface to the east;

It was identified during creation of this report that a textual revision is required as the legal land address for the involved property is not accurately depicted within the initial version of the bylaw.

- iii. The existing Maintenance Storage Building located within Plan 8611219, Block 1; Lot 24; Ptn. SE 30-22-03 W5M (building #12) is permitted to remain 9.36 m from the north property line, 0.0 m from the south property line, and 36 m from the centre line of the municipal road surface to the east;
- iv. The existing Maintenance Shop located within Plan 8910328, Block 3; Ptn. S 30-22-03 W5M (building #13) is permitted to remain 31.40 m from the centre line of the municipal road surface to the east;
- v. The existing Staff Housing located within Plan 8611219, Block 1; Lot 24; Ptn. SE 30-22-03 W5M (Building #14) is permitted to remain 0.0 m from the south property line;
- vi. The existing easternmost Sea-Can (building #15) located within Plan 8611219, Block 1; Lot 24; Ptn. SE 30-22-03 W5M is permitted to remain 29.70 m from the centre line of the municipal road surface to the east;
- vii. The existing cluster of 2 Sea-Cans (building #15) located within Plan 8910328, Block 3; Ptn. SE 30-22-03 W5M are permitted to remain 20.90 m from the centre line of the municipal road surface to the east;

- viii. The existing cluster of 3 Sea-Cans (building #15) located within Plan 8611219, Block 1, Lot 24; Ptn. S 30-22-03 W5M are permitted to remain 14.96 m from the south property line.
- ix. The existing Check in box (building #8) located within Plan 8910328. Block 3; Ptn. S 30-22-03 W5M is permitted to remain 17.70 m from the centre line of the municipal road surface to the south.

The number corresponding to the building inventory list has been included in order to ensure clarity.

Requested textual revisions have been highlighted under Appendix B.

APPENDICES

APPENDIX A:

LOCATION MAP

ORTHO PHOTO

SITE PLAN

APPENDIX B:

BYLAW

SITE PLAN



Building Inventory List

- | | | | |
|---|--|--------------------------------------|--|
| 1. Waste Water Treatment Plant (±2,450 sq.ft) | 7. Garbage Bin enclosure (±100.0 sq.ft) | 13. Maintenance Shop (± 5,000 sq.ft) | 19. Cold Storage Barn (±1,765 sq.ft) |
| 2. Pump House (±100.0 sq.ft) | 8. Check-in Box (±48.0 sq.ft each) | 14. Staff Housing (±2,325 sq.ft) | 20. Lighting Shelter (±330.0 sq.ft each) |
| 3. Washroom & Shelter (±540 sq.ft each) | 9. Water Treatment Plant (±2,055 sq.ft.) | 15. C-Cans (± 400.0 sq.ft each) | 21. Concession & Washroom (±950.0 sq.ft each) |
| 4. Restaurant (±2,626.40 sq.ft) | 10. Performance Center /driving range (±2,750 sq.ft) | 16. Fuel Tanks (qty 3) | 22. Lift Station (±200.0 sq.ft) |
| 5. Club House / Pro shop (±10,000 sq.ft) | 11. Range Storage building (±400.0 sq.ft) | 17. Fertilizer shed (±500.0 sq.ft) | 23. Hawks Landing Water Reservoir Facility (±2,050 sq.ft.) |
| 6. Fuel Tank Storage enclosure (±100.0 sq.ft) | 12. Maintenance Storage Building (±9,690 sq.ft) | 18. Chem. Shed (±100.0 sq.ft) | 24. Main Pump House / Irrigation (±600.0 sq.ft) |

TEXTUAL REVISIONS ARE UNDERLINED

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 the redesignation of the 303.55 +/- acre portion of Plan 8910328, Block 3; Ptn. S 30-22-03 W5M from Agricultural District to Recreational District; the 107.64 +/- acre portion of Plan 0410494, Block 6, Lot 1; Ptn. S 29-22-03 W5M from Agricultural District to Recreation District; and the 1.93 +/- acre portion of Plan 8611219, Block 1; Lot 24; Ptn. SE 30-22-03 W5M from Residential Community District to Recreational District; Council acknowledges the golf cart pathways and structure located on the municipal land located between Plan 8910328, Block 3 and Plan 0410494, Block 6, Lot 1. In addition the bylaw supports a Site Specific Amendment to allow for a relaxation of setbacks to the following structures:

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

1. Land Use Map No. 2203 is amended by redesignation of the 303.55 +/- acre portion of Plan 8910328, Block 3; Ptn. S 30-22-03 W5M from Agricultural District to Recreational District;
2. Land Use Map No. 2203 is amended by redesignation of the 107.64 +/- acre portion of Plan 0410494, Block 6, Lot 1; Ptn. S 29-22-03 W5M from Agricultural District to Recreation District.
3. Land Use Map No. 2203 is amended by redesignation of a 1.93 +/- acre portion of Plan 8611219, Block 1; Lot 24; Ptn. SE 30-22-03 W5M from Residential Community District to Recreational District.
4. Under SECTION 16.1 RECREATION DISTRICT, a Site-Specific amendment to the Recreation District land use rules to allow for a relaxation of setbacks to the following structures:
 - i. A pump house is permitted to be located within Plan 8910328, Block 3; Ptn. S 30-22-03 W5M 9.40 m from the north property line;
 - ii. The existing pump house (building #2) Plan 8910328, Block 3; Ptn. S 30-22-03 W5M is permitted to remain 23.07 m from the centre line of the municipal road surface to the east;
 - iii. The existing Maintenance Storage Building located within Plan 8611219, Block 1; Lot 24; Ptn. SE 30-22-03 W5M (building #12) is permitted to remain 9.36 m from the north property line, 0.0 m from the south property line, and 36 m from the centre line of the municipal road surface to the east;
 - iv. The existing Maintenance Shop located within Plan 8910328, Block 3; Ptn. S 30-22-03 W5M (building #13) is permitted to remain 31.40 m from the centre line of the municipal road surface to the east;
 - v. The existing Staff Housing located within Plan 8611219, Block 1; Lot 24; Ptn. SE 30-22-03 W5M (Building #14) is permitted to remain 0.0 m from the south property line;
 - vi. The existing easternmost Sea Can (building #15) located within Plan 8611219, Block 1; Lot 24; Ptn. SE 30-22-03 W5M is permitted to remain 29.70 m from the centre line of the municipal road surface to the east;
 - vii. The existing cluster of 2 Sea-Cans (building #15) located within Plan 8910328, Block 3; Ptn. SE 30-22-03 W5M are permitted to remain 20.90 m from the centre line of the municipal road surface to the east.
 - viii. The existing cluster of 3 Sea-Cans (building #15) located within Plan 8611219, Block 1, Lot 24; Ptn. S 30-22-03 W5M are permitted to remain 14.96 m from the south property line.
 - ix. The existing Check in box (building #8) located within Plan 8910328, Block 3; Ptn. S 30-22-03 W5M is permitted to remain 17.70 m from the centre line of the municipal road surface to the south.
5. This Bylaw shall have effect on the date of its third reading and upon signing.

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_____.

Bylaw xx/2024
Passed _____

**MISCELLANEOUS PLANNING ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
DEVELOPMENT PERMIT APPLICATION
October 2, 2024**

APPLICATION INFORMATION		FILE NO. 24D 197
	DATE APPLICATION DEEMED COMPLETE: September 18, 2024	
	LEGAL DESCRIPTION: Plan 1211902, Block 1, Lot 3; Ptn. NE 22-22-03 W5M	
	LANDOWNERS: Micah Hoeschele & Kristy Hammill	
PROPOSAL: Development Permit application for a Direct Control District #22 (DC#22) property to allow for: <ul style="list-style-type: none"> a. Construction a 1,200 sq. ft. Attached Garage/Shop b. Relaxation of Setbacks 		
DIVISION NO: 4	COUNCILLOR: Suzanne Oel	
FILE MANAGER: Brittany Smith		

EXECUTIVE SUMMARY:

Location of Subject Lands

The subject property is located within the Hamlet of Priddis, adjacent to the north side of Priddis Ridge Road and approximately 120m west of the intersection with Priddis Valley Road.

Background

The property has an existing Singe Family Dwelling and one temporary detached storage building (+/- 385 sq. ft). No prior Development Permits have been issued for this property as the dwelling was built in 2017 and at that time the Land Use Bylaw did not require a Development Permit for dwellings and accessory buildings on parcels zoned Direct Control District. In June 2021, the Land Use Bylaw was amended and now requires that Development Permits be obtained for Dwellings and Accessory buildings/structures for all parcels zoned Direct Control District.

PURPOSE OF APPLICATION:

As Council is the Development Approving Authority for Direct Control District lands, they may decide on a Development Permit application, or may delegate the Authority, with directions that it considers appropriate.

Council may require a Public Meeting prior to deciding on any application within the Direct Control District.

Summary of Proposal

Approval of the following development and uses is being requested on the subject 1.16 acre Direct Control District #22 parcel:

1. Construction of a 1,200 sq. ft. Attached Garage/Shop for personal use.



2. Relaxation of Setbacks to allow for the proposed development to be located 30m from the north property line (highway right of way) rather than the required setback of 40m from the Provincial Highway 22.

Please Note: Alberta Transportation and Economic Corridors has issued a roadside development permit to allow for the proposed garage and reduced setback.

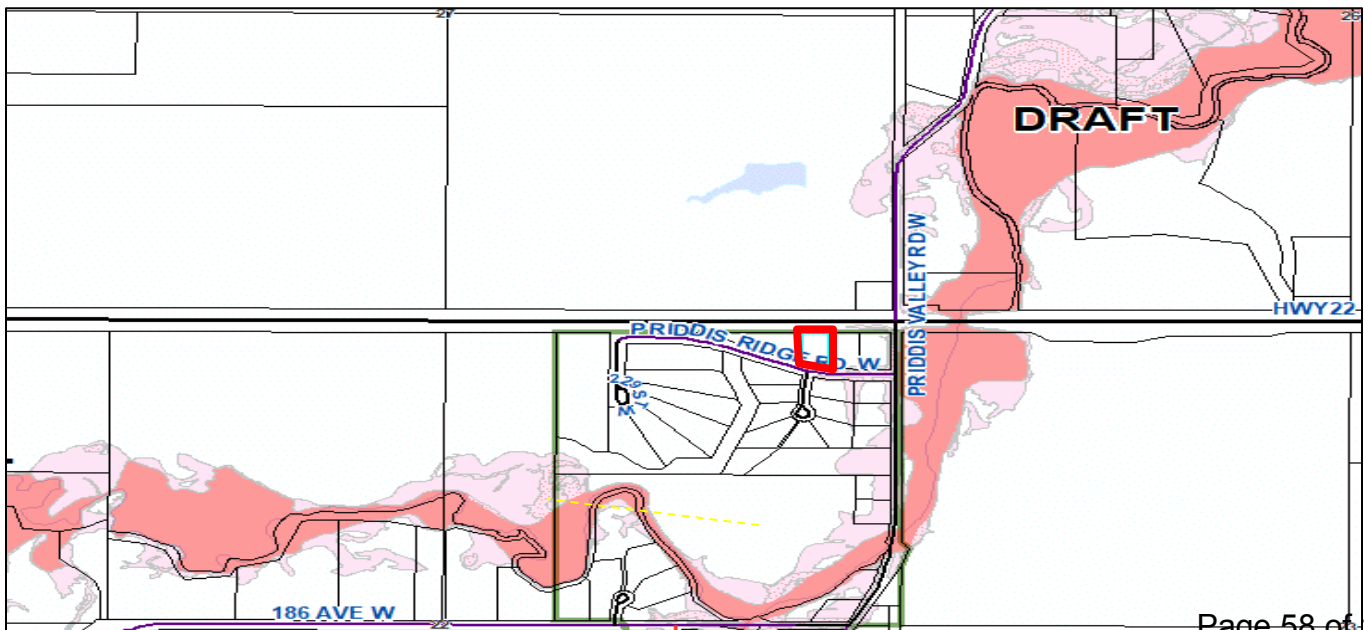
SITE CONSIDERATIONS:

Access:

The subject parcel is accessed by an existing approach from Priddis Ridge Road.

Physiography and Interests:

- The property is relatively flat and is outside of any influence respecting Provincial Flood Fringe mapping and the Priddis Flood Hazard study.



POLICY CONSIDERATIONS:

Priddis Meadows Area Structure Plan

Plan Policies

Land Uses

Direct Control

The Direct Control area is to accommodate retail sales and services, which may include food, giftwares, offices and lodging for visitors to the area. Residential uses will be allowed in the premises for the owner. The Direct Control lots are located in an area that is suitable for residential and commercial purposes due to their proximity to Highway 22 and the “surrounding” road network. The lots can be accessed readily from any direction without traffic increases in the residential areas.

Commercial uses will be approved by Council in its discretion. Developments within the Direct Control area will also require provincial approvals.

Land Use Bylaw 60/2014

As per the below Land Use Bylaw Sections, a development permit is required to be obtained for the proposed garage as the subject parcel is zoned direct control district and the requested relaxation of setbacks does not exceed the 25% variance.

Development Permit Not Required

4.2.1.23 The construction of a first Dwelling, Single Family, Dwelling Manufactured Home; or addition thereto where it is a permitted use and meets the maximum allowable dwelling density under the applicable land use district and the lot has legal physical access to an approved municipal road or Provincial highway, excluding any lands designated Sub-district “A”, Direct Control District, or Flood Hazard Protection Overlay District.

Accessory Buildings/Garages

4.2.1.9 Permanent dwellings are permitted up to two private garages, attached to the permitted dwelling or detached, in addition to the accessory buildings allowed under Section 4.2.1.7A, where:

- a. the total cumulative area of the garage(s) does not exceed 167.23 sq. m. (1,800 sq. ft.), on Agricultural zoned properties; or
- b. the total cumulative area of the garage(s) does not exceed 111.48 sq. m. (1,200 sq. ft.) on all other land use districts.

Excluding any lands designated Sub-District ‘A’, Direct Control District, Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay, in which a Development Permit is required.

DC#22 Setback Requirements

18.22.5.2 Minimum Yard Setback requirements:

a. Front Yard Setback

- i. 10m (32.80 ft) from Priddis Ridge Road – Property Line
- ii. 15m (49.21 ft) from Priddis Valley Road – Property Line
- iii. 64m (209.97 ft) from the centerline of a Municipal Road, Major
- iv. 40m (131.23 ft) from the ultimate right of way or 70 meters from the centreline of a Provincial Highway, whichever is greater; or
- v. the distance to the ultimate extent of the right-of-way as determined by Alberta Transportation.

b. Side Yard Setback

- i. 1.5m (4.92 ft) from Property line; or
- ii. May be reduced to 0m (0ft) at the discretion of Council

VariANCES

5.6.4 The Development Authority may allow with respect to a proposed development, a variance of any yard setbacks to a maximum of 25% of the setback required by the Land Use Bylaw.

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works Department	Recommends a Lot Grading and Overland Drainage Plan
Safety Codes Officer	Building and Fire Code requirements will need to be complied with.
EXTERNAL	
Alberta Transportation (ATEC)	Transportation and Economic Corridors Permit No. 2023-0036311 has been issued to ease the Northern highway setback by 10m to allow the garage addition to be located on the property as per the submitted site plan.
PUBLIC	<i>Public notification/referral does not occur with respect to Development Permits on Direct Control District lands unless review of the application involves a Public Meeting.</i>

SUMMARY

Request for approval of Development Permit application 24D 197 for construction a 1,200 sq. ft. Attached Garage/Shop to be located no closer than 30m from the north property line on Plan 1211901, Block 1, Lot 3; Ptn. NE 22-22-03 W5M.

OPTIONS FOR COUNCIL'S CONSIDERATION:

OPTION #1 – APPROVAL

Should Council choose to approve Development Permit 24D 197, the following motion has been provided for consideration:

Moved that Development Permit application 24D 197 for a 1,200 sq. ft. Attached Garage/Shop to be located no closer than 30m from the north property line on Plan 1211902, Block 1, Lot 3; Ptn. NE 22-22-03 W5M be approved subject to the following conditions and requirements.

APPROVAL DESCRIPTION

This approval allows for the following development on Plan 1211902, Block 1, Lot 3; Ptn. NE 22-22-03 W5M:

1. One 1,200 sq. ft. Attached Garage/Shop to be located no closer than 30m from the north property line in accordance with the plans and reports accepted by the County, and any recommendations provided by designated professionals, subject to the following conditions:

CONDITIONS OF APPROVAL FOR COUNCIL'S CONSIDERATION:

PRE-RELEASE CONDITIONS

Pre-release Conditions must be fulfilled before the Development Permit will be signed and released. Unless a time extension is issued under agreement between the Development Authority and the Applicants, failure to complete these pre-release conditions on or before February 28, 2025, will see this approval be deemed null and void.

Development shall not proceed until such time as the County has issued a signed Development Permit:

1. The Applicant shall submit a Lot Grading/Overland Drainage Plan to the satisfaction of the Public Works department;

CONDITIONS OF APPROVAL

The following requirements must be completed within the twenty-four (24) month completion period for this Development Permit unless a time extension is issued under agreement between the Development Authority and the Applicant(s). Failure to complete the conditions of approval will see the Development Permit deemed null and void.

1. The applicant shall construct and maintain the development in accordance with all conditions of approval, advisory requirements, and plans that have been accepted by the municipality to be appropriate. Any revisions and/or additions to use of this land shall not proceed except under benefit of appropriate approvals;
2. All necessary building and safety code (plumbing, gas, septic and electrical) permits and inspections shall be obtained from the County.

3. It is the landowner's responsibility to provide notification to the File Manager upon completion of the development;
4. The applicant shall be responsible for payment of any professional costs including legal fees that may be incurred by Foothills County with respect to the development approved on this permit.

ADVISORY REQUIREMENTS

The following requirements are provided by Foothills County to inform applicant(s) and landowner(s) of their necessity and do not form part of the approval description or conditions of approval. It is the sole responsibility and liability of the applicant(s) and landowner(s) to ensure adherence with these requirements.

1. The development shall be maintained in accordance with all conditions of approval and plans as accepted by the County to be appropriate. Additions to, or revisions to the development and use approved herein may occur only upon obtaining appropriate independent approvals;
2. Development on the property shall at all times comply with the requirements of the applicable Building, Safety, and Fire Codes;
3. No portion of the resulting Attached Garage/Shop shall be used in association with any business, or used as a secondary living unit or tourist home without first obtaining all necessary approvals from the Foothills County;
4. Excepting the location of the resulting Attached Garage/Shop, as approved and acknowledged under this permit; development is to adhere to municipal setback requirements from the boundaries of the legally titled property. No further variance for yard setbacks has been considered under this approval;
5. The proposed attached Garage/Shop shall not exceed a maximum height, from grade to peak, of 10 meters (32.8 ft.) which is the maximum permitted within the Direct Control District #22 Land Use district;
6. Lot drainage and grading shall be maintained as per the final accepted and verified Plans;
7. All exterior lighting applications must adhere to the guidelines and technical specifications as outlined within the Foothills Dark Sky Bylaw;
8. The landowner indemnifies and hold harmless the County against the cost of any claims or actions, or awards for loss or damage to the owner(s) and/or occupant(s) arising from development on this property;
9. The issuance of a development permit from the County does not relieve the applicant of the responsibility of complying with all other relevant municipal bylaws and requirements, nor excuse violation of any provincial or federal regulation or act which may affect use of the land.

Notes:

1. Contravention of any of the above conditions and/or requirements will result in this permit being considered null and void.
2. This Development Permit shall thereafter be null and void if the development or use is abandoned for a period of six months.
3. The conditions of this Development Permit must be met and adhered to at all times. Fines and/or Enforcement action may occur if operating outside of the Development Permit.

OPTION #2 POSTPONE A DECISION ON THE APPLICATION

Council may choose to postpone determination on Development Permit application 24D 197 for one Attached Garage/Shop (1,200 sq. ft.) to be located no closer than 30m from the north property line on Plan 1211901, Block 1, Lot 3; Ptn. NE 22-22-03 W5M.; if Council requires additional information from the Applicant prior to rendering a decision.

Council may wish to consider the following motion for Option #2:

Moved that Council postpone making a decision on Development Permit application 24D 197 until such time as the applicant has provided [the requested information] for Council's consideration.

At their discretion, Council may also request that a Public Meeting be held respecting this application for Development Permit.

APPENDICES

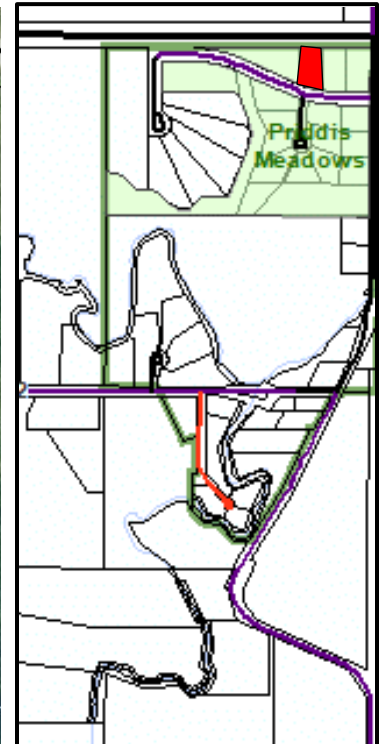
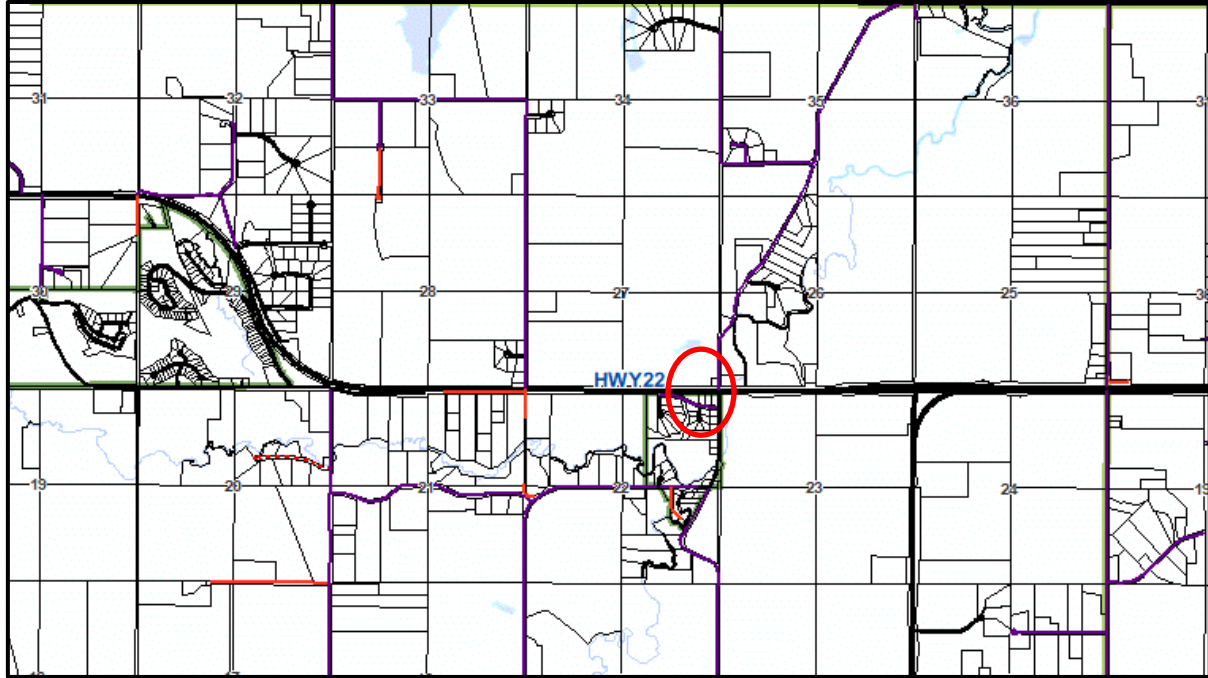
APPENDIX A: MAP SET:

LOCATION MAPS

SITE PLAN

APPENDIX B: DIRECT CONTROL DISTRICT #22

APPENDIX A: LOCATION MAPS



18.22 DIRECT CONTROL DISTRICT #22 (DC 22)

DC#22

18.22.1 PURPOSE AND INTENT

The purpose and intent of this district is to allow for a wide range of commercial uses consistent with the Priddis Meadows Area Structure Plan and Direct Control by Council over the development on the following lands (Priddis Meadows Direct Control Lots):

Plan O214370, Block 1, Lot 1 (5.65 acres more or less)

To be subdivided into 4 Direct Control Lots pursuant to the Priddis Meadows Area Structure Plan.

18.22.2 PERMITTED USES

- Accessory Buildings
- Home Office
- Single Family Dwellings
- Signs not requiring a Development Permit
- Solar Power System, Private (Not requiring a Development Permit)

18.22.3 DISCRETIONARY USES

- Accessory Buildings and Uses
- Home Based Business Type I
- Home Based Business Type II
- Home Based Business Type III
- Bed and Breakfast
- Convenience/Grocery Store
- Restaurants
- Appliance Service and Repair
- Business Offices
- Retail/Wholesale Outlets
- Veterinary Clinic
- Health Services
- Community Services
- Lot Grading
- Public/Quasi Public
- Public Works
- Secondary Suite, Detached
- Secondary Suite, Principal
- Signs requiring a Development Permit
- Solar Power System, Private (Requiring a Development Permit)

18.22.4 REQUIREMENTS

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

18.22.5 MINIMUM REQUIREMENTS

18.22.5.1 Area of Lot:

- a. One acre; or
- b. Area allowed for by bylaw amending this section

18.22.5.2 Minimum Yard Setback Requirements:

- a. Front Yard Setback

Foothills County Land Use Bylaw |

- i. 10m (32.80 ft.) from Priddis Ridge Road – Property line
 - ii. 15m (49.21 ft.) from Priddis Valley Road – Property line
 - iii. 40m (131.23 ft.) from the ultimate right of way or 70 meters from the centreline of a Provincial highway, whichever is greater; or
 - iv. The distance to the ultimate extent of the right-of-way as determined by Alberta Transportation.
- b. Side Yard Setback
 - i. 1.5m (4.92 ft.) from Property line; or
 - ii. May be reduced to 0m (0ft.) at the discretion of Council.

18.22.6 MAXIMUM LIMITS

18.22.6.1 Number of Lots:

- a. Four (as provided for in the Priddis Meadows Area Structure Plan);

18.22.6.2 Height of Buildings:

- a. 10m (32.80 ft.); or
- b. If higher than 10m, at the discretion of Council.

18.22.6.3 Coverage of lot:

- a. 60%


18.22.7 PROCEDURE

18.22.7.1 Notwithstanding the procedure established for development permit applications in Section 4 and Section 5, an application for development permit in respect of lands referred to in Section 18.22.1 shall be referred by the Development Officer to the Council for its approval or refusal.

18.22.7.2 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 18.22.1. The council may approve a development permit application with or without conditions or may refuse an application for development permit.

18.22.7.3 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 18.22.1.

**MISCELLANEOUS MUNICIPAL ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
Road Naming Application
October 2, 2024**

COUNCIL DECISION RE: REQUEST TO NAME A NEW INTERNAL SUBDIVISION ROAD		
	APPLICANT: Kristi Beunder of Township Planning + Design Inc.	
PROPOSED ROAD NAME: Meadowlark Place		
LOCATION: The internal subdivision road is located within a portion of NE 21-21-29 W4, which is +/- 5 km south of the City of Calgary, +/- 8.5 km southwest of Rocky View County, directly south of Highway 552E and west of 32 Street East.		
PROPOSAL: To name a new internal subdivision road as Meadowlark Place.		
FILE MANAGER: Samantha Payne	DIVISION NO: 7	COUNCILLOR: R.D. McHugh

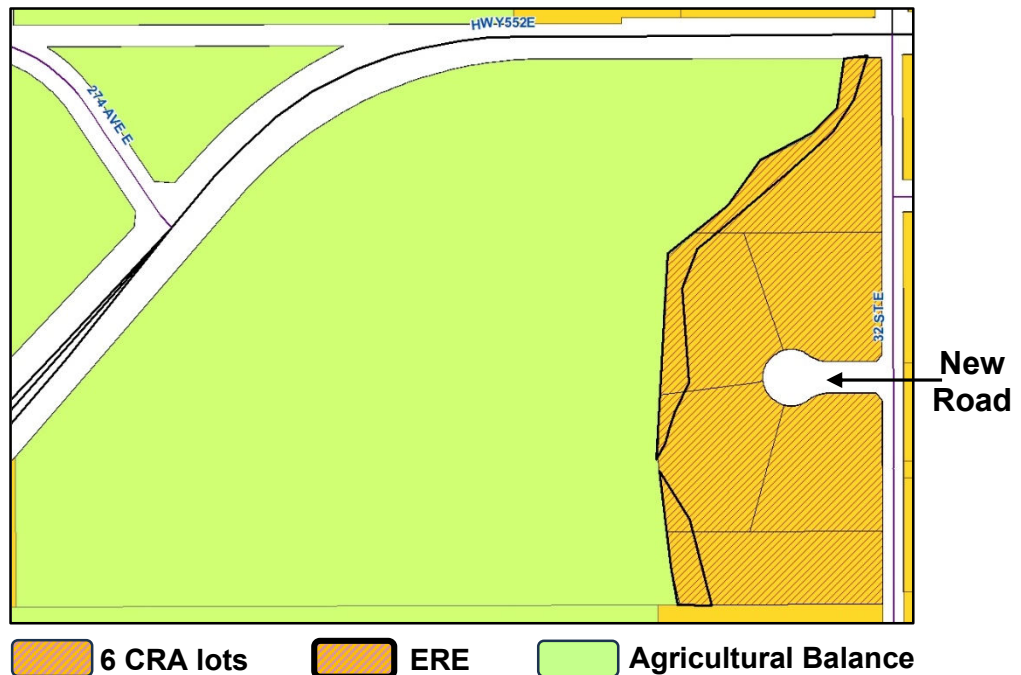
PURPOSE OF REQUEST

Application was received from Kristi Beunder of Township Planning + Design Inc. on behalf of 1651993 Alberta Ltd. – Scott Lower, to name a new internal subdivision road as *Meadowlark Place*. This road naming proposal was required to be submitted as a condition of the subdivision approval that created this new road. *The letter of request from the applicant, which contains a brief summary on the proposed road name is included under Appendix B of this report.*

BACKGROUND

On November 22nd, 2023 Council approved the subdivision of 6 new 3.14 to 3.28 acre Country Residential Sub-district “A” lots (CRA), with a total of 2.46 acres of Environmental Reserve Easement (ERE) that was registered over a portion of 4 of the new lots, leaving a 64.53 acre Agricultural District balance parcel. A new internal subdivision road was created to provide access to 4 of the new CRA lots.

This subdivision has been registered with land titles and is shown on the map to the right.



The new internal subdivision road has not yet been constructed.

CIRCULATION REFERRALS

The application was circulated to all necessary internal departments and external agencies. The responses received are summarized in the below table.

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
GIS/Mapping	<p>The name of Meadowlark Place conflicts with the existing road name of Meadowlark Crescent in SW Calgary. Rocky View County also has an existing road name of Meadowlark Lane.</p> <p>Approving the proposed road name will lead to confusion of the delivery of goods and services and go against our standard naming practices.</p> <p>Numbering the new road would be called 277 Ave E. Numbering the new road would result in changing 20 existing addresses. Most of the addresses are mailing addresses.</p> <p>GIS recommends Council refuse the requested road naming request and suggest that the developer propose an alternative name for the road.</p> <p>Should Council choose to approve the road name, GIS recommends that the quadrant of East be added to the name - Meadowlark Place East (<i>This is done for all names outside of Hamlets</i>).</p>
Fire Chief	No concerns
Foothills Patrol	Supports the comments provided by GIS/Mapping, and further provided that the road should be numbered as it is more consistent with the area and provides clearer direction for emergency services and that non-numerical naming of roads should be limited to larger developments.
EXTERNAL	
Rocky View County	<p>Thank you for the circulation. We reviewed the proposed name Meadowlark Place, and this raised our concerns.</p> <p>Currently, we assigned eight municipal addresses using Meadowlark Lane here in Rocky View County since 2007. We would like to avoid any potential confusion for emergency services and mailing because of the similar road naming.</p>
Town of High River and Wheatland County	Both provided a response of no concern.
City of Calgary	The city was circulated; however, they did not provide a response.

REQUEST OF COUNCIL

Council is respectfully requested to review the road naming proposal and may wish to consider one of the following options:

Option 1 - Approval with the recommendation from GIS/Mapping to add the quadrant of East to the road name:

Council may choose to approve naming the new internal subdivision road located within a portion of NE 21-21-29 W4 as Meadowlark Place East.

Option 2 – Refusal:

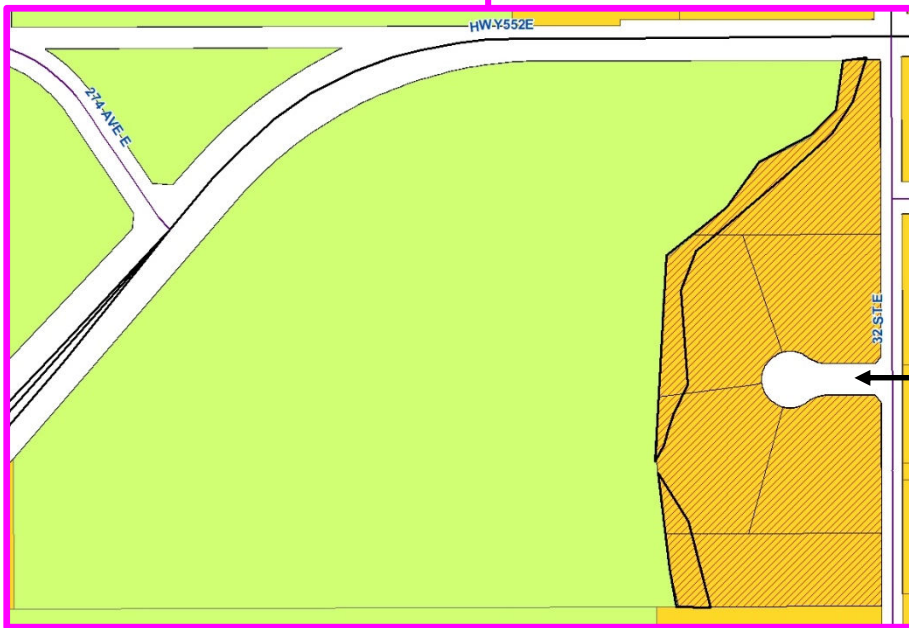
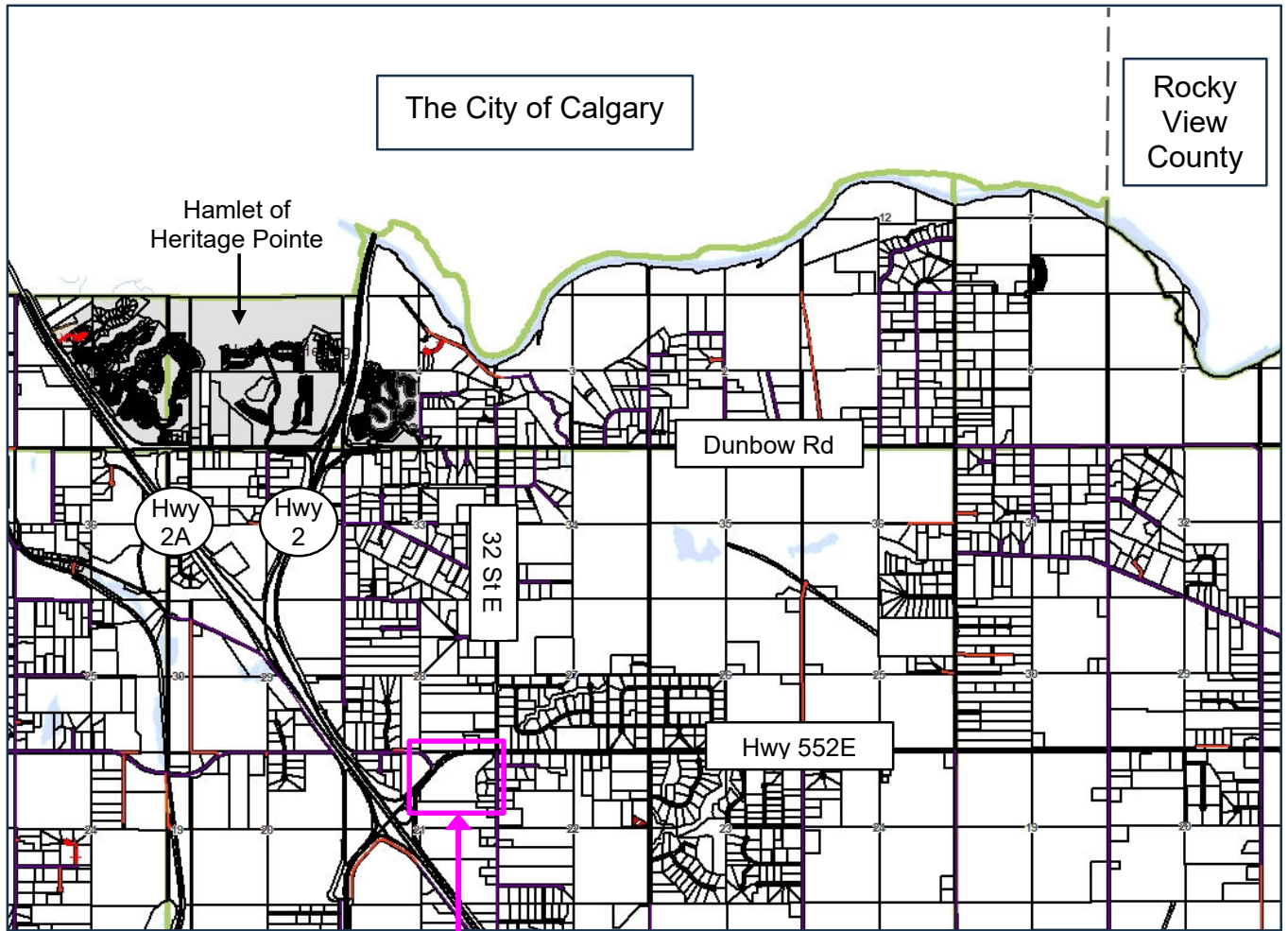
Council may choose to refuse the proposed road name of Meadowlark Place, as the proposed road name will lead to confusion of the delivery of goods and services and go against the County's standard naming practices. The applicant may wish to consider making a new road naming application that proposes an alternative name for the new internal subdivision road that is located within a portion of NE 21-21-29 W4.

APPENDICES

APPENDIX A: LOCATION MAP

APPENDIX B: APPLICANT'S LETTER OF REQUEST

APPENDIX A: LOCATION MAP



**New Internal
Subdivision Road**

 6 New CRA lots  ERE  Agricultural Balance

APPENDIX B: APPLICANT'S LETTER OF REQUEST

110-259 Midpark Way SE
Calgary, AB T2X 1M2

Phone: 403.880.8921
TWPplanning.com



Foothills County
Box 5605
High River, AB
T1V 1M7

August 7, 2024

ATTN: Reeve Miller and Members of Council

RE: Application for Road Naming – Meadowlark Place
NE 21-21-29 W4M
Landowners: Scott Lower, 1651993 Alberta Ltd.

Dear Reeve Miller and Members of Council,

This letter seeks approval to dedicate this road name as Meadowlark Place within the Foothills County.

Meadowlark Place is comprised of one small internal cul-de-sac servicing 4 Country Residential parcels (please refer to the attached figure). Western Meadowlarks can be seen in this area infrequently; however, this is a bird of Foothills County we wish to acknowledge.

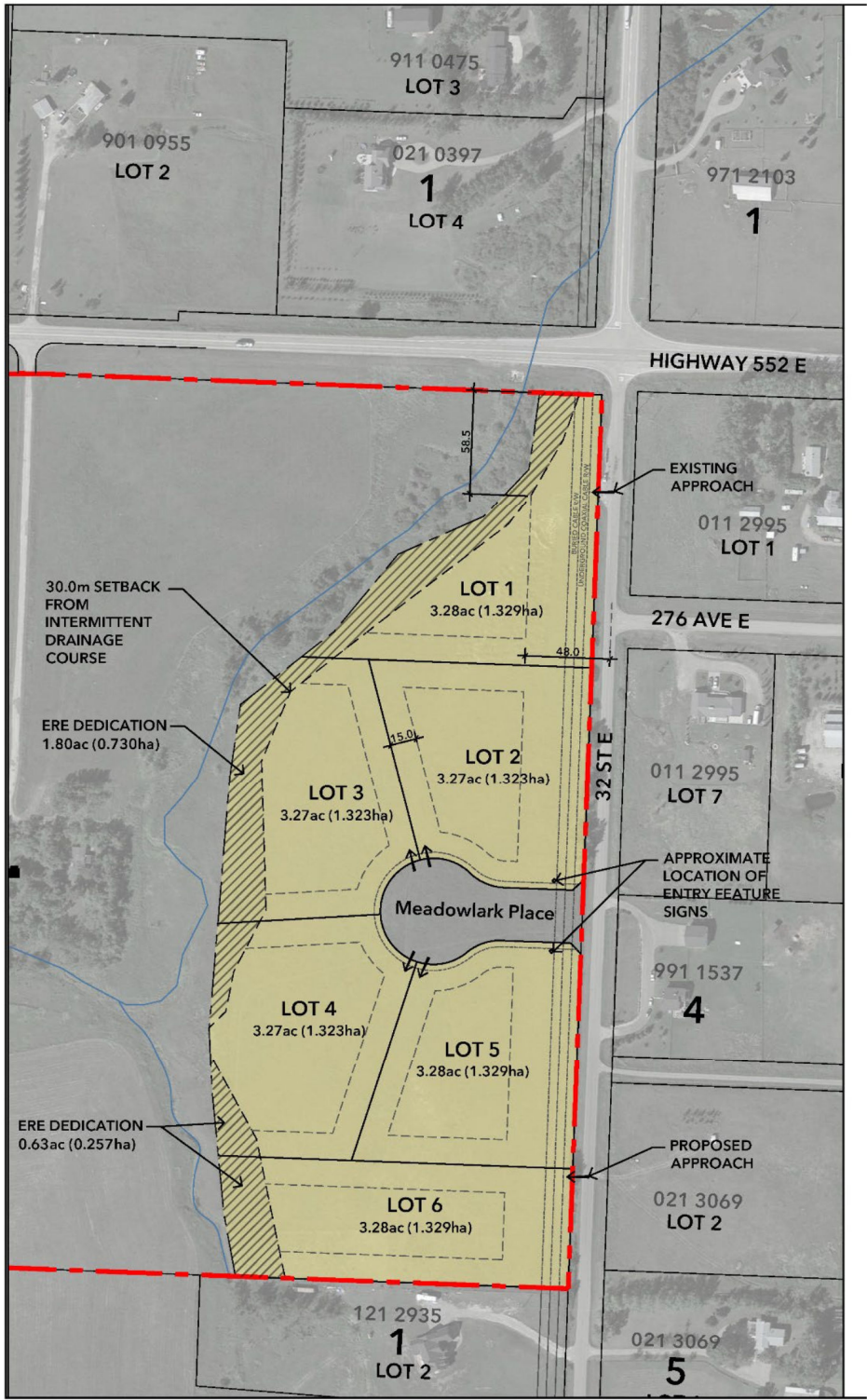
Thank you for your consideration of our request. Should you have any questions or concerns please do not hesitate to contact the undersigned.

Sincerely,
Township Planning + Design Inc.


A handwritten signature in black ink, appearing to read "Kristi Beunder".

Kristi Beunder, B.A., M.E.Des.
RPP MCIP
Senior Planner / Principal

Cc: Scott Lower, 1651993 Alberta Ltd.



**MISCELLANEOUS MUNICIPAL ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
Road Naming Application
October 2, 2024**

COUNCIL DECISION RE: REQUEST TO NAME NEW INTERNAL SUBDIVISION ROADS		
	APPLICANT: Kristi Beunder of Township Planning + Design Inc.	
PROPOSED ROAD NAMES: Serenity Way, Serenity Bend, Serenity Green, Serenity Boulevard and Spilak Drive		
LOCATION: The new internal subdivision roads are within SW 5-22-29 W4; Plan 9912130, Block 5, which is located in the boundaries of the Hamlet of Heritage Pointe, +/- 1 km south of the City of Calgary, +/- 9.5 km southwest of Rocky View County, just east of the Heritage Pointe commercial area and Heritage Pointe fire hall, just north of Dunbow Road East, with access from the end of the cul-de-sac for 4 th Street East.		
PROPOSAL: To name the new internal subdivision road network, which includes the proposed names - Serenity Way, Serenity Bend, Serenity Green, Serenity Boulevard and Spilak Drive.		
FILE MANAGER: Samantha Payne	DIVISION NO: 6	DEPUTY REEVE: Don Waldorf

PURPOSE OF REQUEST

An application was received from Kristi Beunder of Township Planning + Design Inc. on behalf of Serenity Land Corp., to name a new internal subdivision road network and includes the following proposed road names - *Serenity Way, Serenity Bend, Serenity Green, Serenity Boulevard and Spilak Drive*. This road naming proposal was not required to be submitted as a condition of the subdivision approval that will create these new roads.

The letter of request from the applicant, which contains a brief summary of the proposed road names is included under Appendix B of this report.

BACKGROUND

The subject lands are identified in the Heritage Pointe Area Structure Plan Addendum as Cell E and Serenity. Serenity is proposed to be developed in 2 phases.

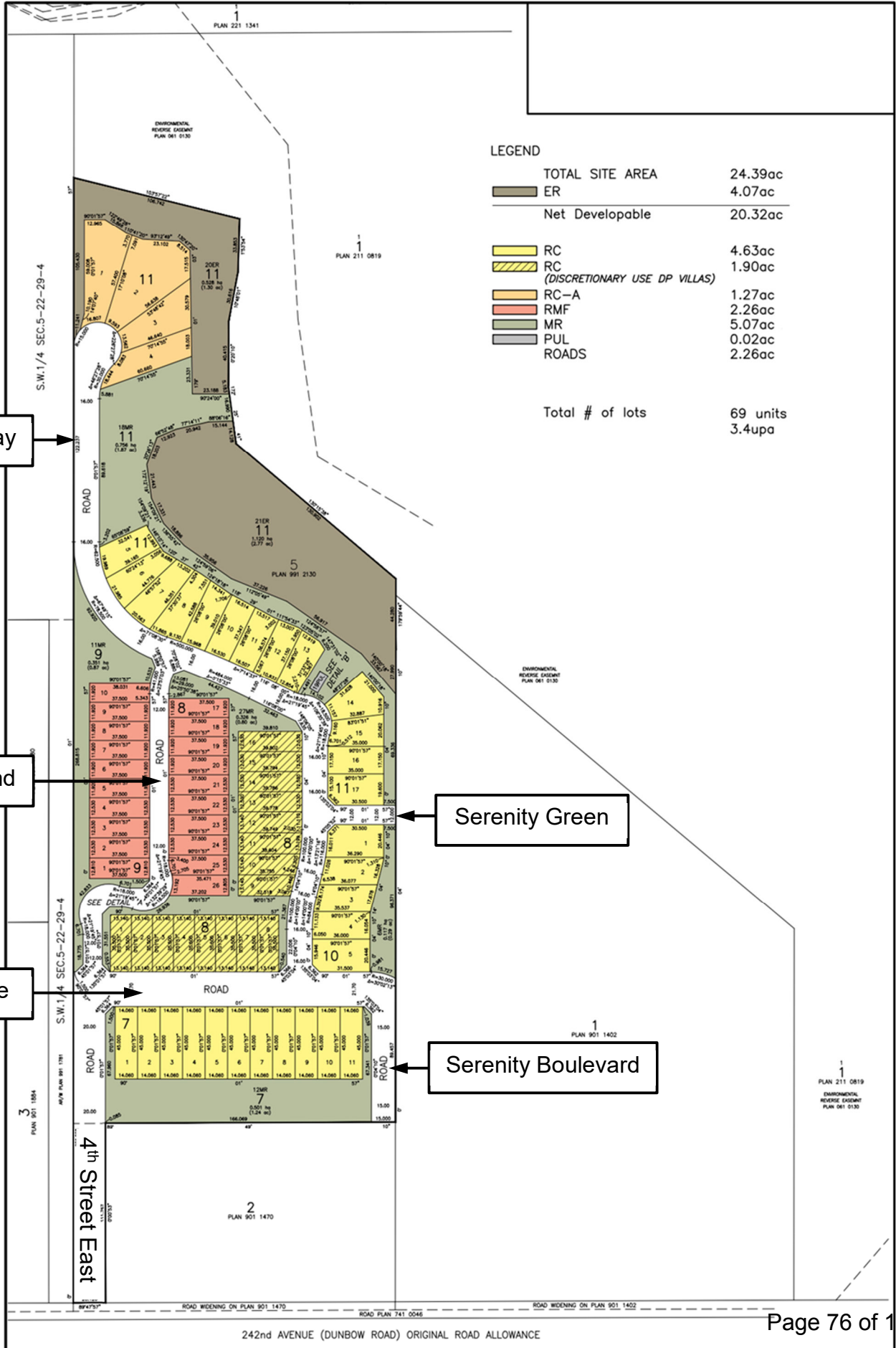
On June 12, 2024, Council approved the phase 1 subdivision, which included:

- 4 Residential Community Sub-district “A” lots - (RC-A)
- 45 Residential Community District lots - (RC)
- 20 Residential Multi-Family District lots - (RMF)
- 1 x +/- 0.02 acre Public Utility Lot - (PUL)
- 2 Environmental Reserve parcels; +/- 4.07 acres total - (ER)
- 5 Municipal Reserve parcels; +/- 5.07 acres total – (MR)
- +/- 2.26 acres for new internal road construction

The phase 1 subdivision site plan, which also illustrates the proposed road names is included on the following page.

The phase 1 subdivision has not been registered with land titles, as the developer is still working towards completing the conditions of the subdivision approval.

Phase 1 Subdivision Site Plan



LEGEND

TOTAL SITE AREA	24.39ac
ER	4.07ac
Net Developable	20.32ac
RC	4.63ac
RC (DISCRETIONARY USE DP VILLAS)	1.90ac
RC-A	1.27ac
RMF	2.26ac
MR	5.07ac
PUL	0.02ac
ROADS	2.26ac

Total # of lots
69 units
3.4upa

Serenity Way

Serenity Bend

Spilak Drive

Serenity Green

Serenity Boulevard

CIRCULATION REFERRALS

The application was circulated to all necessary internal departments and external agencies. The responses received are summarized in the below table.

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
GIS/Mapping	<p>The road names of Serenity conflict with the existing names of Serenity Place and Serenity Lane in Rocky View County.</p> <p>Approving the proposed road names would lead to confusion of delivery of goods and go against our standard naming practices.</p> <p>Names after a person are discouraged, however Council may choose to accept the name Spilak Drive due to special circumstances.</p> <p>Numbering of the new roads would be as follows and would not result in the need to change any existing addresses:</p> <ul style="list-style-type: none"> ▪ <u>Serenity Way</u>: would be a combination of 4 St E and 1004 Dr E ▪ <u>Serenity Bend</u>: would be a combination of 4 St E, 239 Ave E & 5 St E ▪ <u>Serenity Green</u>: would be 238 Ave E ▪ <u>Serenity Boulevard</u>: would be 6 St E ▪ <u>Spilak Drive</u>: would be 240 Ave E <p>GIS recommends Council refuse the proposed road names and suggests that the developer propose alternative names for the roads.</p>
Fire Chief	No concerns
Foothills Patrol	No concerns
EXTERNAL	
Rocky View County	In Rocky View County we have Serenity Lane, and Serenity Place. Since 2004, Rocky View County assigned 21 addresses using these two road names. We have no concerns with Spilak Drive.
Town of High River	No concerns.

REQUEST OF COUNCIL

Council is respectfully requested to review the road naming proposal and may wish to consider one of the following options.

Option 1 – Approval:

Council may choose to approve the road names for the new internal subdivision road network located within SW 5-22-29 W4; Plan 9912130, Block 5 as *Serenity Way, Serenity Bend, Serenity Green, Serenity Boulevard and Spilak Drive*.

Option 2 – Refusal:

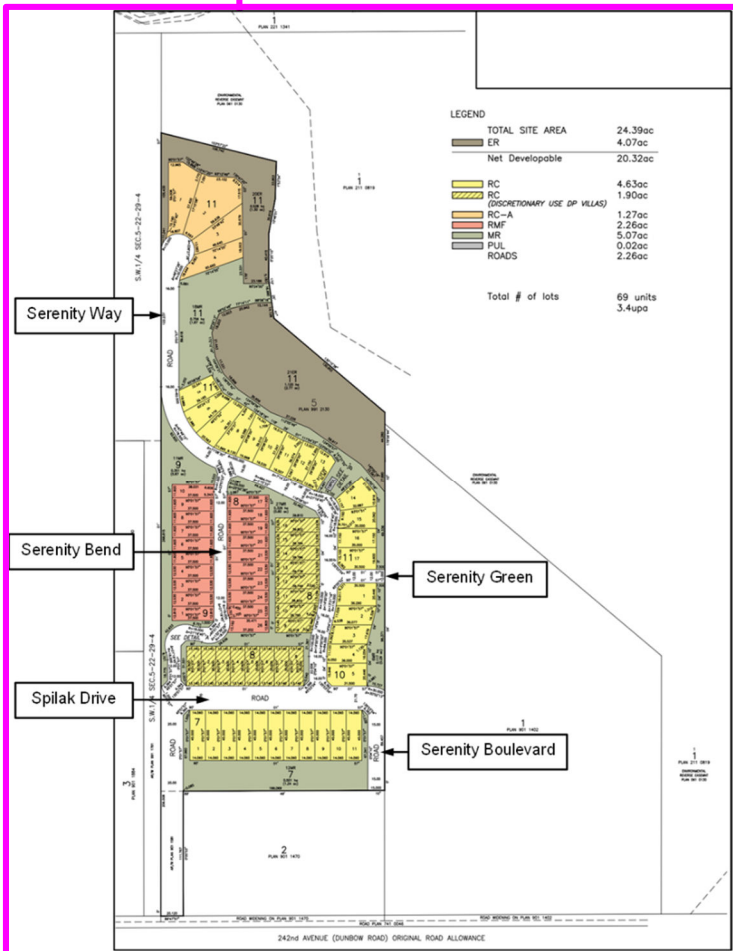
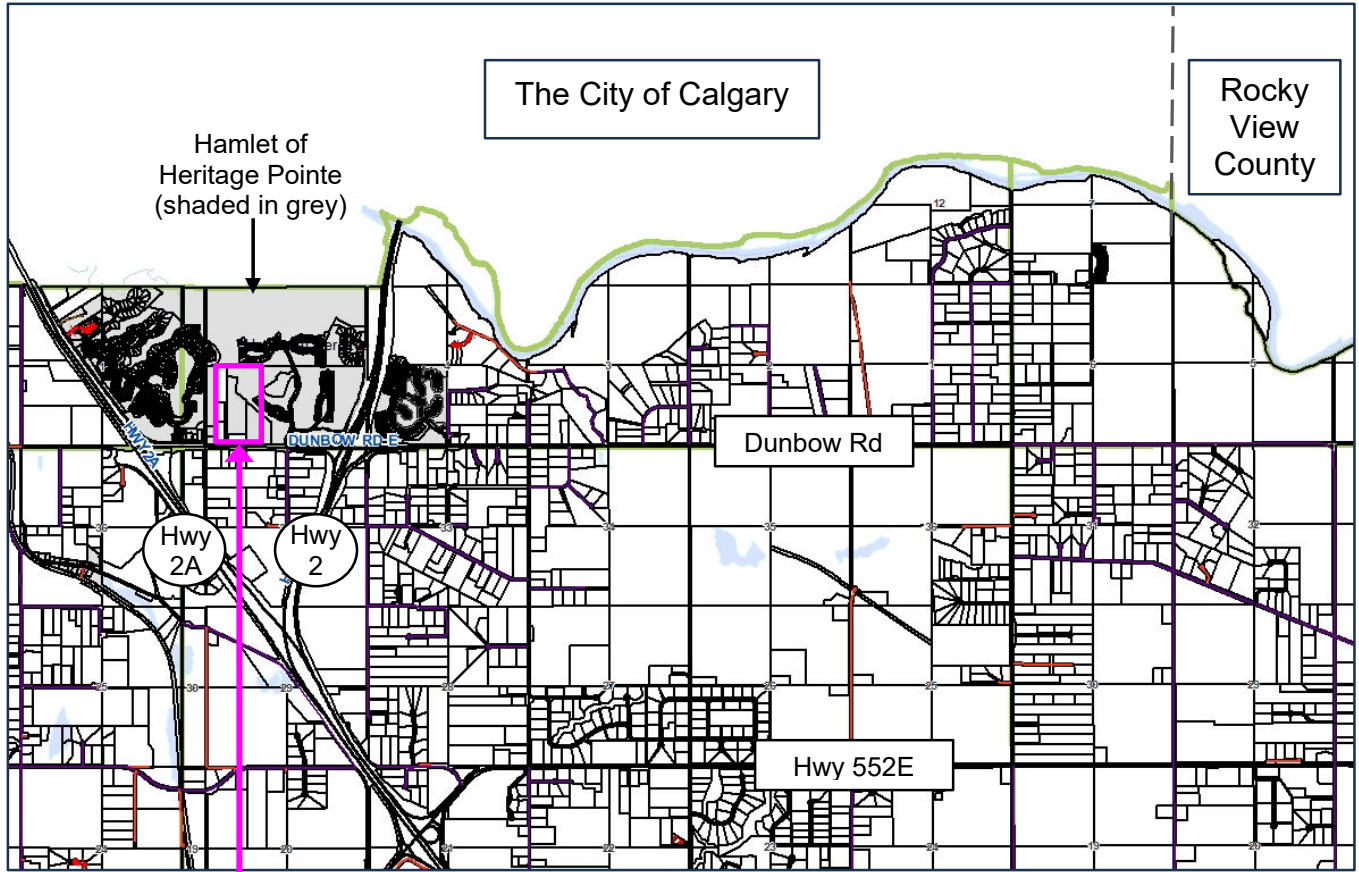
Council may choose to refuse the proposed road names of *Serenity Way, Serenity Bend, Serenity Green, Serenity Boulevard and Spilak Drive*, as the proposed road names will lead to confusion of the delivery of goods and services and go against the County's standard naming practices. The applicant may wish to consider making a new road naming application that proposes alternative names for the new internal subdivision road network that will be located within SW 5-22-29 W4; Plan 9912130, Block 5.

APPENDICES

APPENDIX A: LOCATION MAP

APPENDIX B: APPLICANT'S LETTER OF REQUEST

APPENDIX A: LOCATION MAP



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



Foothills County
Box 5605
High River, AB
T1V 1M7

August 7, 2024

ATTN: Samantha Payne, Planning Coordinator
RE: Application for Road Naming – Serenity Project by Rarebuilt in Foothills County.
Landowners: Serenity Land Corp.

Dear Mrs. Payne,

We have included a site plan that outlines the road names Rarebuilt is suggesting be reviewed and approved for the Serenity project.

The County will note that the road names all include Serenity (Way, Bend, Green, Boulevard) with the exception of the main drive which we have indicated a preference for as "Spilak Drive". Early on in the Serenity project, we spoke with Danielle Spilak and received her approval for use of this name at this location. We wish to recognize the late Councilor Larry Spilak with this road name as this road, in future planning scenarios for this hamlet, would connect right in front of the Heritage Pointe Fire Hall.

We wish to recognize Larry's commitment to undertaking the procurement and construction of the Heritage Pointe Fire Hall and to honour his legacy in this community which had so much care and respect for him. We understand a plaque of recognition has been implemented within the hamlet, however, as this road has potential to connect to the fire hall, we believed it appropriate to request the name and we believe it to be a worthwhile and respectful choice.

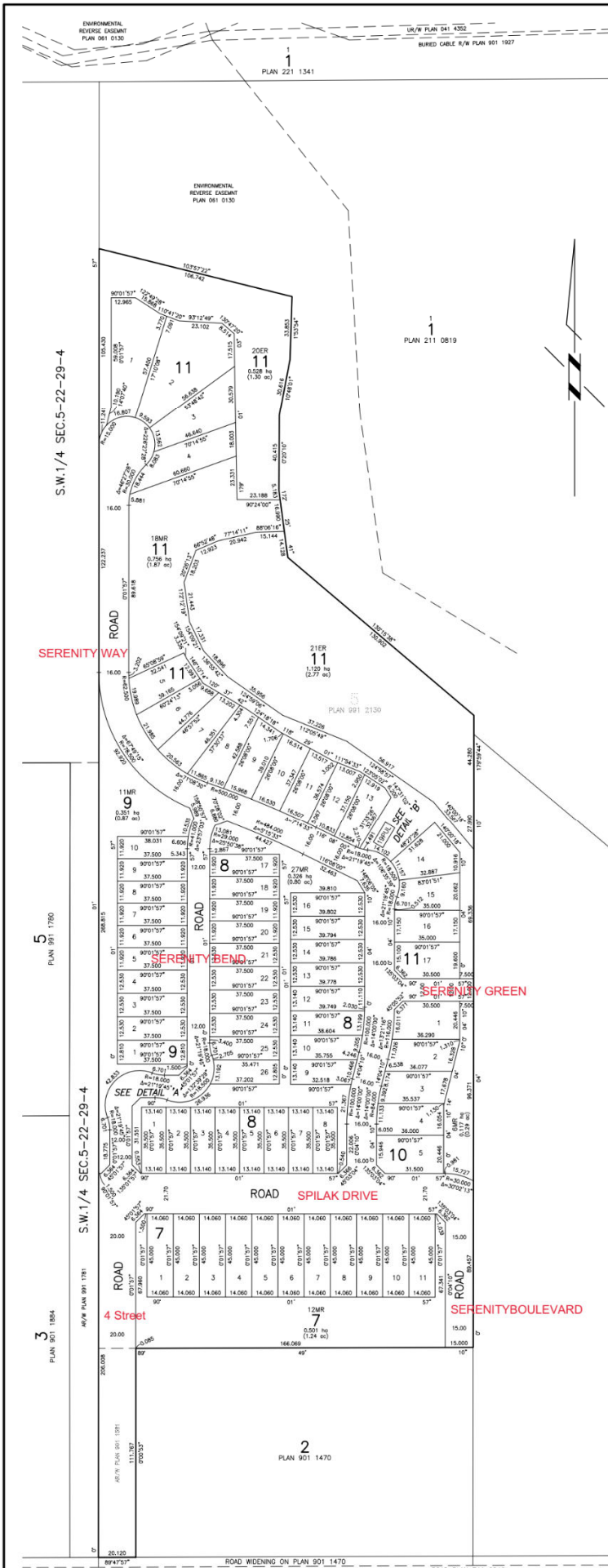
Thank you for your consideration. Should you have any further questions, please do not hesitate to contact the undersigned.

Sincerely,
Township Planning + Design Inc.

A handwritten signature in black ink, appearing to read "Kristi Beunder".

Kristi Beunder, B.A., M.E.Des.
RPP MCIP
Senior Planner / Principal
Urban + Regional Planning

Cc: Mike Lochhead, Serenity Land Corp.



SURVEYOR
 BRENDA WILSON, A.L.S. 2024
 SURVEYED BETWEEN THE DATES OF MAY 3, 2011 AND _____ 2024
 IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT.

REGISTERED OWNER
 SERENITY LAND CORP.

SUBDIVISION AUTHORITY
 FOOTHILLS COUNTY
 FILE NO: F2229-55W



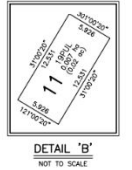
REGISTRAR
 ALBERTA LAND TITLES OFFICE

PLAN NO. _____
 ENTERED AND REGISTERED _____
 ON _____
 INSTRUMENT NO _____
 A.D. REGISTRAR _____

FOOTHILLS COUNTY
SERENITY – PHASE 1
 TENTATIVE PLAN SHOWING SURVEY OF
 PROPOSED SUBDIVISION
 AFFECTING PORTION OF
 BLOCK 5, PLAN 991 2130
 WITHIN THE
 S.W.1/4 SEC.5, TWP.22, RGE.29, W.4M.
 SCALE: 1: 1000
 B.M. WILSON, ALS 2024


- LEGEND**
- AREA AFFECTED BY THIS PLAN OUTLINED THUS _____ AND CONTAINS 9,871 ha, 77 LOTS AND ROADS.
 - STATUARY IRON POSTS SHOWN THUS: ● FOUND ○ PLACED
 - TEMPORARY POINT ESTABLISHED, LEFT NO MARK, SHOWN THUS: ✕
 - ALBERTA SURVEY CONTROL MARKER SHOWN THUS: ⊙
 - FOUND STATUARY IRON POST, USED AS REFERENCE POINT SHOWN THUS: ⊙ RP
 - DISTANCES ARE IN METRES.
 - DISTANCES ALONG CURVED BOUNDARIES ARE ARC DISTANCES.
 - THE REGISTRATION IS AFTER A BEARING INDICATES THAT THE LINE IS RADIAL TO THE ADJACENT CURVE.
 - BEARINGS ARE DERIVED FROM REGISTERED PLAN 211 0819.
 - THE PROJECTION IS 3° TRANSVERSE MERIDIAN, THE DATUM IS NAD(83)ORIGINAL, THE REFERENCE MERIDIAN IS 114° WEST LONGITUDE, AND THE COMBINED SCALE FACTOR IS 0.999738.
 - GRID COORDINATES ARE DERIVED FROM PLAN 211 0819 WITH THE FOLLOWING COORDINATES FOR THE REFERENCE POINT:
 NORTHING = _____ EASTING = _____

ALS	ALBERTA LAND SURVEYOR	ASCM	ALBERTA SURVEY CONTROL MARKER
SEC	SECTION	DAKES	NORTH AMERICAN DATUM OF 1983
TWP	TOWNSHIP	RP	REFERENCE POINT
RGE	RANGE	R	RADIUS/RADIAL
M	MERIDIAN	Δ	CENTRAL ANGLE OF CURVE
RI	RIGHT OF WAY	R/W	RIGHT OF WAY
RE	RECTANGLE	AR/W	ACCESS RIGHT OF WAY
U	UTILITY	UR/W	UTILITY RIGHT OF WAY
N	NORTH	M/R	MUNICIPAL RESERVE
S	SOUTH	ER	ENVIRONMENTAL RESERVE
E	EAST	AGL	ABOVE GROUND LEVEL
W	WEST	BGL	BELOW GROUND LEVEL
Re-est.	RE-ESTABLISHED	FCP	FENCE CORNER POST
MR	MARK	FL	FENCE LINE
MP	MARKER POST		



ENVIRONMENTAL RESERVE EASEMENT PLAN 061 0130

**SUBDIVISION APPROVING AUTHORITY ITEM
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL
 SUBDIVISION APPLICATION
 October 2, 2024**

REQUEST FOR SUBDIVISION APPROVAL	
APPLICATION INFORMATION	FILE NO. F2103-06NE
	LEGAL DESCRIPTION: NE 06-21-03 W5M
	LANDOWNER: Delaine Fisher
	AGENT: Jeff Badke of Badke Consulting Ltd.
	AREA OF SUBJECT LANDS: 155.11 acres
	CURRENT LAND USE: Agricultural District
<p>PROPOSAL: Subdivision to create one 29.76 +/- acre Agricultural District first parcel out from the 155.11-acre quarter section, leaving +/- 120.21 acre Agricultural District balance.</p> <p>PLEASE NOTE: A land use application to support this proposal was refused on May 10, 2023, the details of that motion are listed below within the "Background" section of this staff report. The applicant is now requesting the Subdivision Approving Authority to provide a decision on the enclosed subdivision application, in order to appeal a potential refusal decision to the Land and Property Rights Tribunal.</p> <p>LOCATION: The subject parcel is located directly south of Highway 549, approximately 800 meters east of 288th Street West and approximately 4 kilometers west of the Hamlet of Millarville.</p>	
DIVISION NO: 3	COUNCILLOR: Barb Castell
FILE MANAGER: Brittany Smith	

PURPOSE OF REQUEST:

Request of the Subdivision Approving Authority to consider the subdivision application which proposes the creation of one 29.76 +/- acre Agricultural District parcel from NE 06-21-03 W5M, leaving a 120.21 +/- acre Agricultural District balance parcel.

BACKGROUND:

June 22nd, 2022, a Public Hearing took place regarding a land use amendment application to create one 31.26 +/- acre Agricultural District from the 155.11-acre Agricultural District parcel, leaving +/- 123.85-acre Agricultural District balance. At this time Council postponed their decision to allow administration time to obtain additional information regarding easement access, road allowance, and road access.

July 13th, 2022, administration provided Council with the additional information regarding easement access, road allowance, and road access. Upon review of this information, Council postponed their decision a second time and requested the applicant provide a revised site plan illustrating access to the highway from the balance parcel via a panhandle on either the east or west side of the parcel. In addition, Council requested information regarding the developability

of the panhandle and suitability of the proposed approach location to meet Alberta Transportation requirements.

May 10th, 2023, the agent submitted a revised site plan and accompanying letter addressed to Council as well as a supporting technical memorandum to address the requirements noted in Council's July 13th, 2022 postponement motion. The submission was reviewed by both the Public Works department and Alberta Transportation and Economic Corridors and they had no concerns.

Council refused the application for an amendment to the Agricultural District land use rules to allow for the future subdivision of one new 29.76 +/- acre Agricultural District parcel, leaving a 120.21 +/- acre Agricultural District balance for the following reasons:

In consideration of Policy 2 of the Agriculture section of the MDP2010, Council did not find sufficient merit in the proposal to consider removing the subject lands from the Agricultural Land Use District. In addition, Council is not supportive of the proposed access and feels that the application is contrary to MDP agriculture policy regarding access and the County's Land Use Bylaw Sec 9.1 regarding access to the proposed balance parcel.

SITE CONSIDERATIONS:

Physiography:

The proposed +/- 29.76-acre parcel is relatively flat with some rolling topography around the proposed south property line adjacent to the creek and has flat to rolling terrain throughout consisting mostly of grassland.

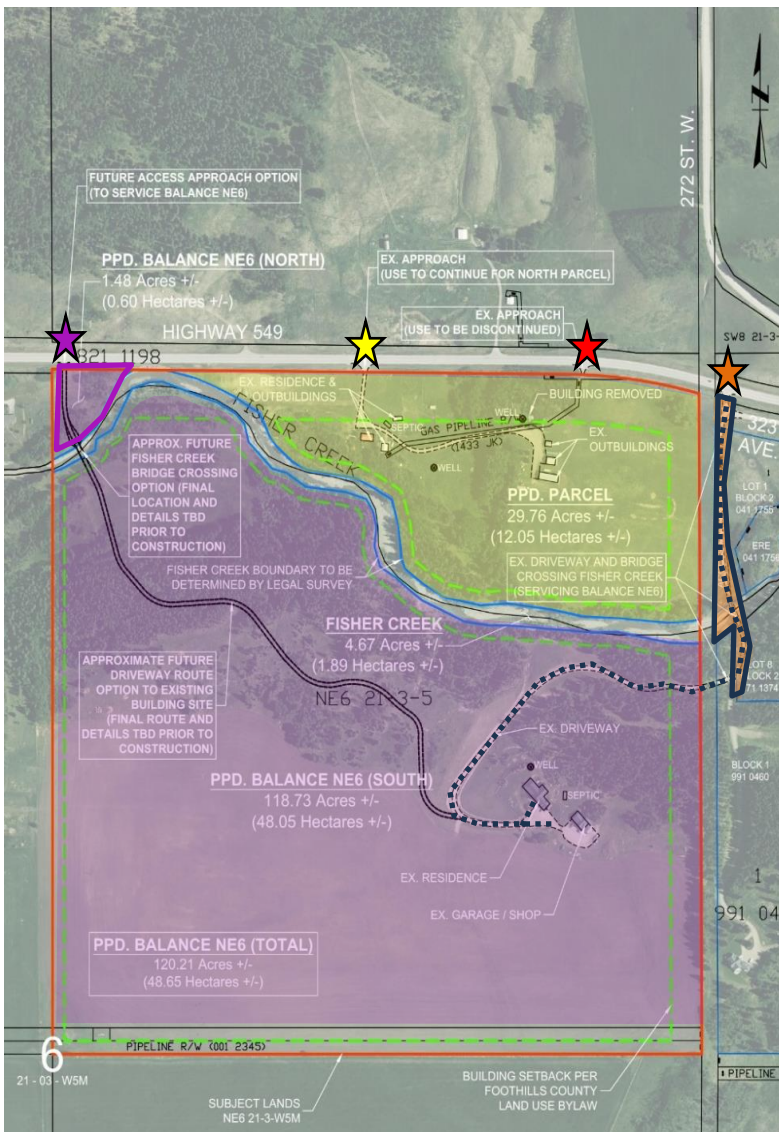
The balance 120.21-acre parcel has substantial elevation change moving from north to south. The proposed north property line adjacent to the creek is the lowest point and the highest point of the parcel is located along the south property line. South of the creek there is a distinct incline of approximately 30 metres or 98 feet in elevation change. This elevation change occurs over approximately 100 metres moving south from the creek through an existing driveway leading to an existing dwelling and oversized garage/shop.

Existing Development:

The proposed +/- 29.76-acre has an existing dwelling, four sheds, garage, a Quonset, an open agricultural building, along with a water well and septic system. One of the existing sheds does not appear to meet the required front yard setback. However, this structure is considered a non-conforming structure. The structure is approximately 65 metres from the centerline of Highway 549W when it should be located 70 metres from the centerline.

The balance 120.21-acre parcel has an existing dwelling, a garage/shop, along with a water well and septic system.

ACCESS:



CURRENT ACCESS:

Proposed Parcel (shown shaded in yellow):

Most westerly existing approach off of Highway 549 will provide access to the proposed +/- 29.76 acre parcel. The location of this approach is shown by the yellow star.

Most easterly existing approach off of Highway 549 is to be fenced off. The location of this approach is shown by the red star.

Balance Parcel (shown shaded in purple):

Existing approach from Highway 549 via a shared private driveway with a bridge crossing over Fisher Creek will provide access to the proposed balance parcel. Approach location shown by the orange star and existing driveway shown by the dotted black lines.

The approach and shared private driveway also provides access to 2 other properties via 3 access easement agreements. The access easement area is identified under access right-of-way plan 9910461 and is shown shaded in orange.

A comprehensive review of the easement agreements was completed by the landowner’s legal counsel and because of their comments, the landowner would be willing to obtain a new access easement agreement that ensures adequate protection of the current access for the balance lands.

FUTURE ACCESS:

Proposed Parcel: No changes proposed from what is outlined above for current access.

Balance Parcel: Should future issues arise regarding the current access by way of easement, the site plan also illustrates the following potential future access to the balance lands that would not require any easements:

- The northwest portion of the subject quarter section that lies north of Fisher Creek and adjacent to Highway 549 is proposed to be maintained within the proposed boundaries for the balance parcel. This area is approximately 1.48 acres and is shown shaded and outlined in purple.
- A future approach location from Highway 549 to the lands described in point 1 has been identified on the site plan. Possible future approach location is shown by the purple star.

- An analysis was conducted by the agent and confirmed that the existing topography is suitable for the construction of the future approach and a new private driveway with a new bridge crossing at the westerly side of the proposed balance. *The approximate future driveway location is shown by the solid black lines.*
- No concerns were noted by the County's Public Works department.

ALBERTA TRANSPORTATION COMMENTS REGARDING ACCESS:

Alberta Transportation has advised that dedication of a service road running from the northwest corner of the existing quarter section, south to the proposed new property line dividing the proposed north and south parcels shall be required. The width of this service road shall be to an acceptable municipal standard.

Public Works has advised the width of the service road requirement to be 30m.

Please note: Full circulation response from Alberta Transportation and Economic Corridors has been provided in Appendix B of this staff report.

MUNICIPAL RESERVE:

Section 663(a) of the Municipal Government Act and the County's Municipal Reserve Policy, set out that reserves are not required to be provided when one lot is to be created from a quarter section.

REFERRAL CIRCUALTION:

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works	Public Works expressed no comments or concerns
Rural Addressing	If alternate approach is created in future, this could lead to address changes for the balance parcel.
EXTERNAL	
Alberta Transportation & Economic Corridors	<ul style="list-style-type: none"> • Requirements of Section 18 are met, no variance is required. • Requirements of Section 19 are not met. To ensure future access management requirements are met a service road is required. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors does not grant approval from the subdivision authority to vary the requirements of Section 19 of the Regulation, and will accept service road dedication as described below: <ul style="list-style-type: none"> - The proponent is advised that the ATEC shall require the dedication of a service road running from the northwest corner of the existing quarter section, south to the proposed new property line dividing the proposed north and south parcels. The width of this service road shall be to an acceptable municipal standard (30m as per Public Works).

CIRCULATION REFERRALS	
	<ul style="list-style-type: none"> • ATEC provides the following additional comments: <ul style="list-style-type: none"> - The easternmost access to Highway 549 from northernmost proposed parcel shall be removed at time of subdivision.
Telus	No concerns with proposed activities
Atco Gas	No Objection – existing Utility Right of Way
Atco Pipelines	No Objections
PUBLIC	
Landowners (adjacent)	No Submissions

POLICY EVALUATION

The application has been reviewed within the terms of the South Saskatchewan Regional Plan (SSRP), the Municipal Development Plan (MDP2010), and Land Use Bylaw 60/2014.

This proposal is not aligned with the policy direction within the South Saskatchewan Regional Plan (SSRP). The most relevant policy sections of the SSRP are related to the Efficient Use of Land and Economy sections with respect to reducing the fragmentation of agricultural lands and the efficient use of land section with respect to utilizing the minimum amount of land necessary for new development and reducing the conversion of land for other uses.

Policy 2 of the Agricultural Section of the MDP2010 states the MD supports maintaining the integrity of the agricultural land base and discourages the fragmentation of agricultural land, including the subdivision of land into smaller agricultural parcels.

Policy 5.3 of the Agricultural Section of the MDP2010 states the parcel should have year-round physical and legal access to a developed MD roadway.

Section 9.1.1 of the County’s Land Use Bylaw 60/2014 states that all newly created parcels must have a direct legal, physical access. Further, Section 9.1.5 states an easement agreement or easement does not constitute legal access unless a future road dedication or utility right of way has been registered over the easement area and the County has become a party to the easement to ensure that it cannot be removed without Council resolution.

REQUEST OF THE SUBDIVISION APPROVING AUTHORITY:

The Subdivision Approving Authority is respectfully requested to provide a decision with regards to the application for subdivision of one new 29.76 +/- acre Agricultural District parcel from NE 06-21-28 W4M, leaving a 120.21 +/- acre Agricultural District balance parcel.

Please note: there is no Land Use approval in place for this application.

Staff has provided the following option for the Subdivision Approving Authority to consider:

SUBDIVISION REFUSAL

The Subdivision Approving Authority may choose to refuse the subdivision of one 29.76 +/- acre Agricultural District parcel from Ptn. NE 06-21-28 W4M, leaving a 120.21 +/- acre Agricultural District balance parcel for the following reasons:

In consideration of Policy 2 of the Agriculture section of the MDP2010, Council did not find sufficient merit in the proposal to consider removing the subject lands from the Agricultural Land

Use District. In addition, Council is not supportive of the proposed access and feels that the application is contrary to MDP2010 Agriculture Policy 5.3 and Section 9.1 of the County's Land Use Bylaw 60/2014 regarding access to the proposed parcel.

Further, the application for amendment to the Agricultural Land Use District for NE 06-21-03 W5M to allow for the future subdivision of one 29.76 +/- acre Agricultural District parcel was refused by Council on May 10, 2023, and therefore the proposed subdivision does not comply with Land Use Bylaw 60/2014.

APPENDICES:

APPENDIX A: MAP SET

LOCATION MAP

SITE PLAN

ORTHO PHOTO

APPENDIX B:

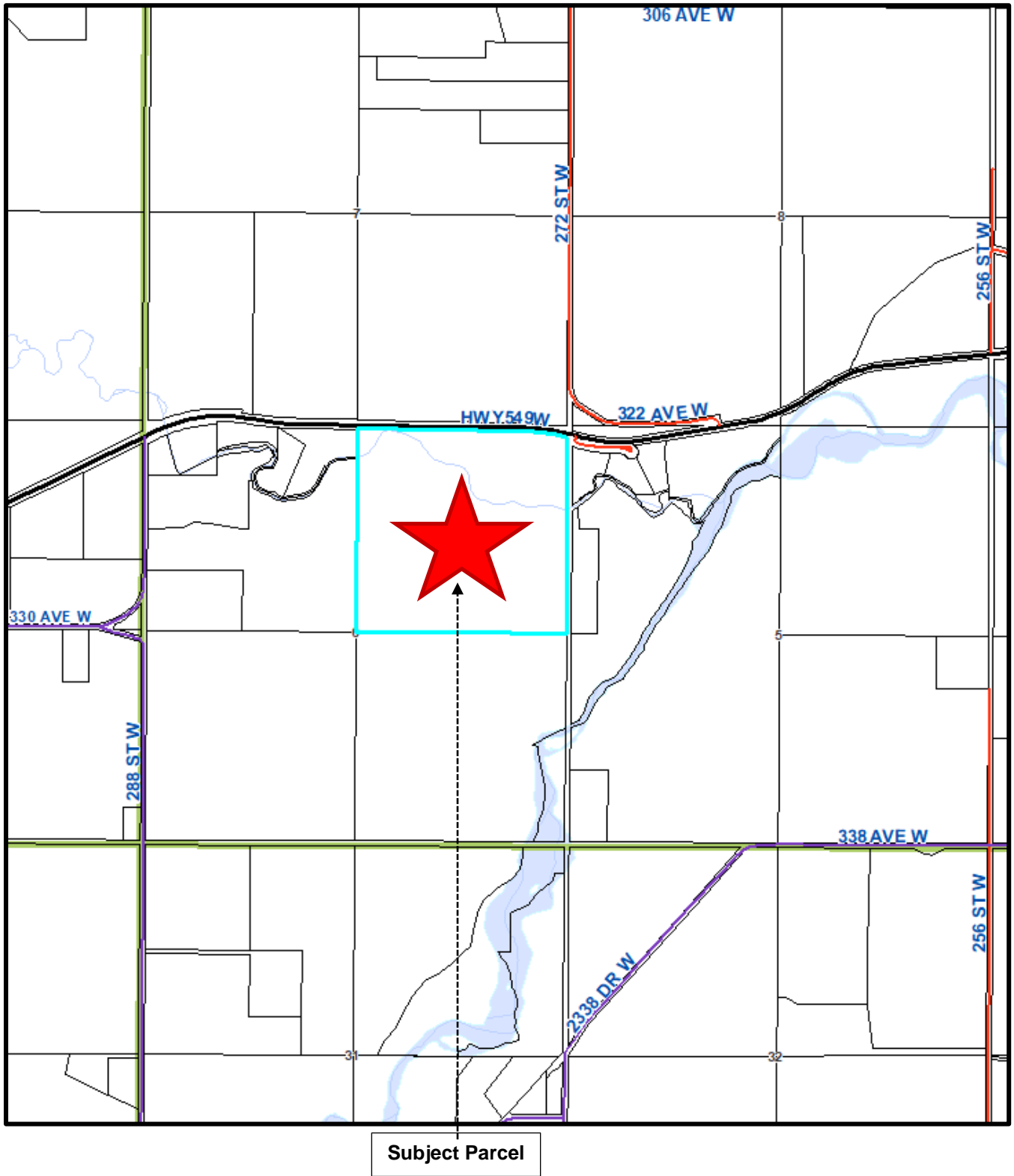
ALBERTA TRANSPORTATION CIRCULATION RESPONSE

ALBERTA TRANSPORTATION MAP RE: SERVICE ROAD LOCATION

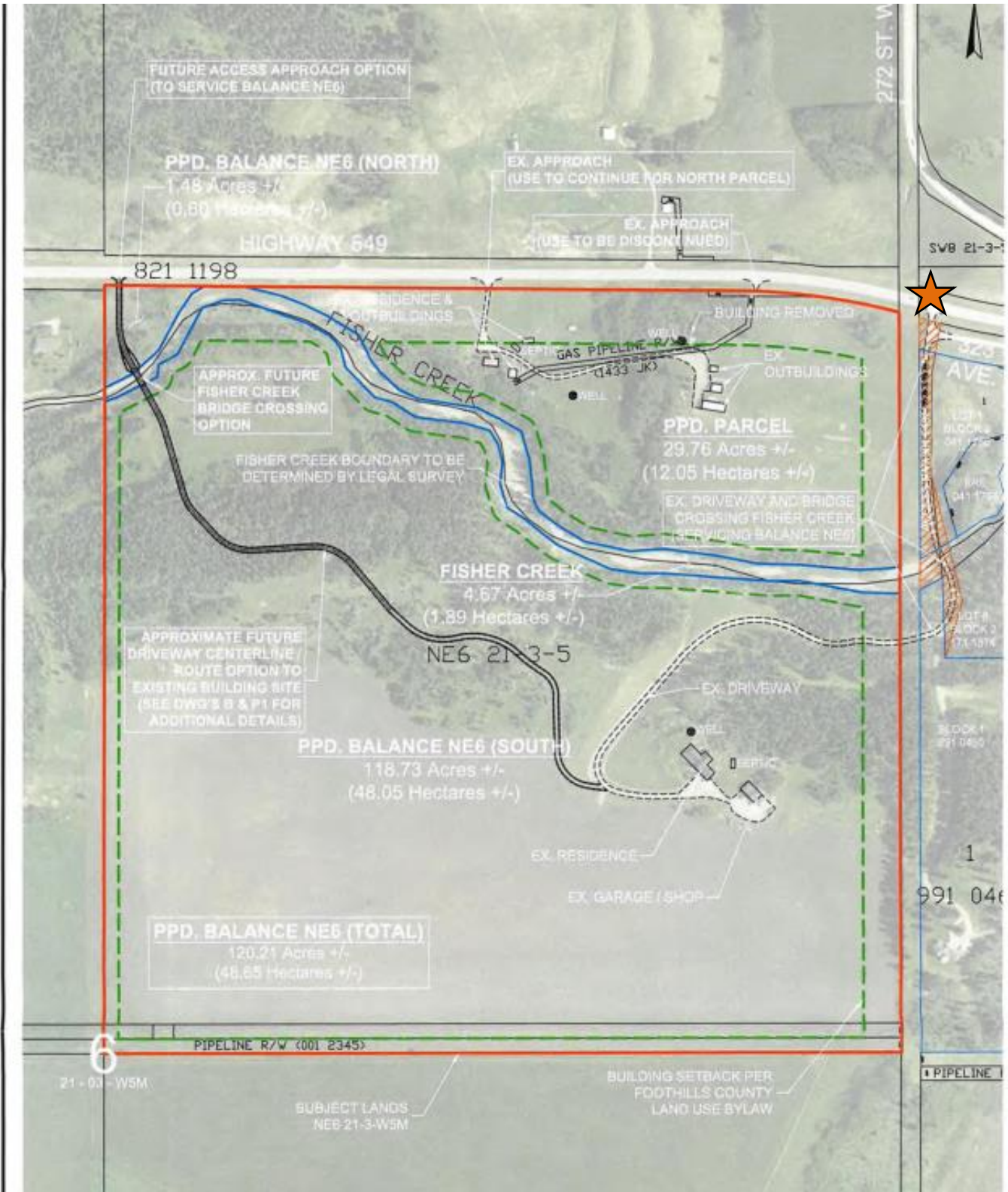
APPENDIX C:

COVER LETTER AND TECHNICAL MEMO PROVIDED BY AGENT

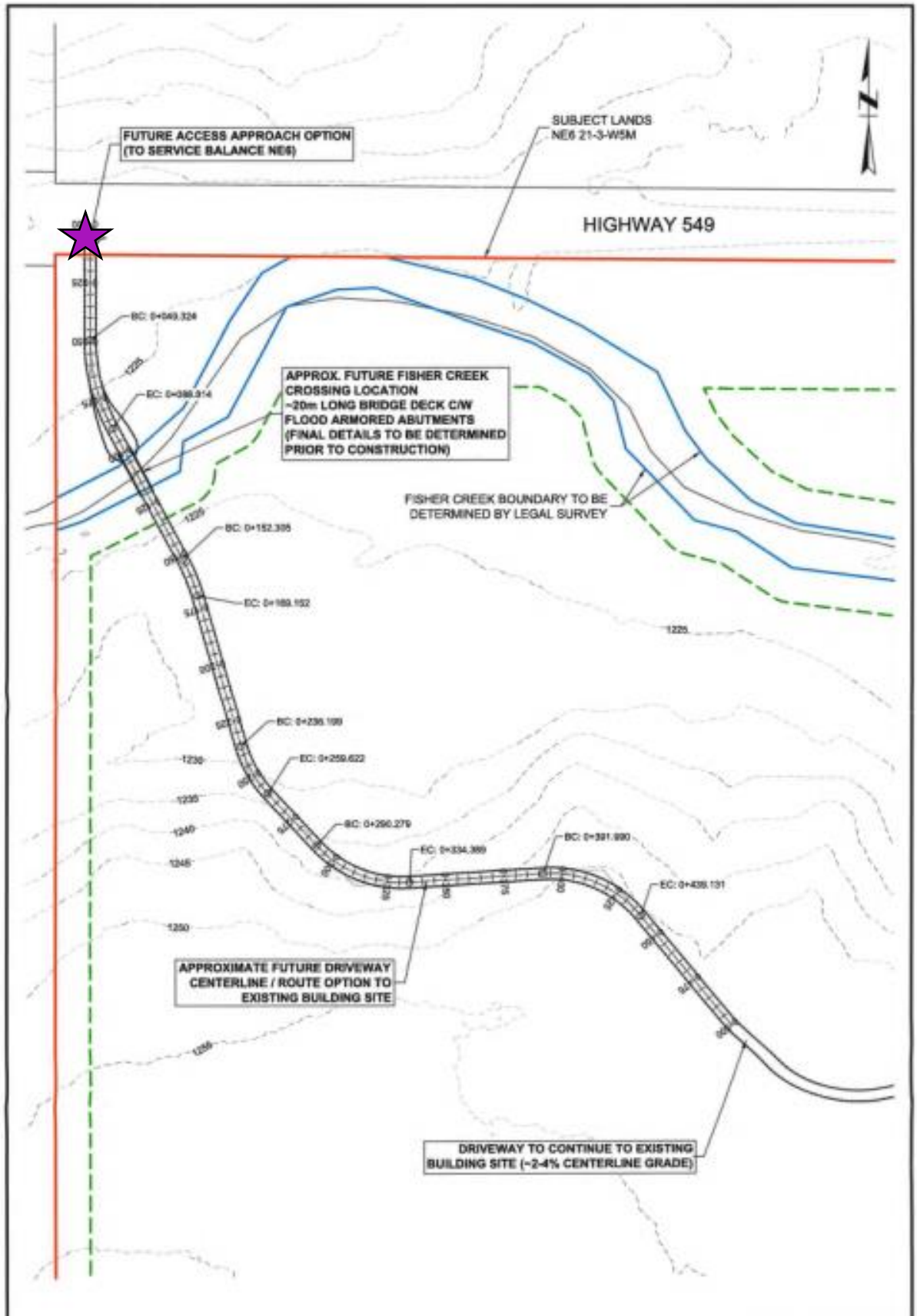
APPENDIX A: LOCATION MAP



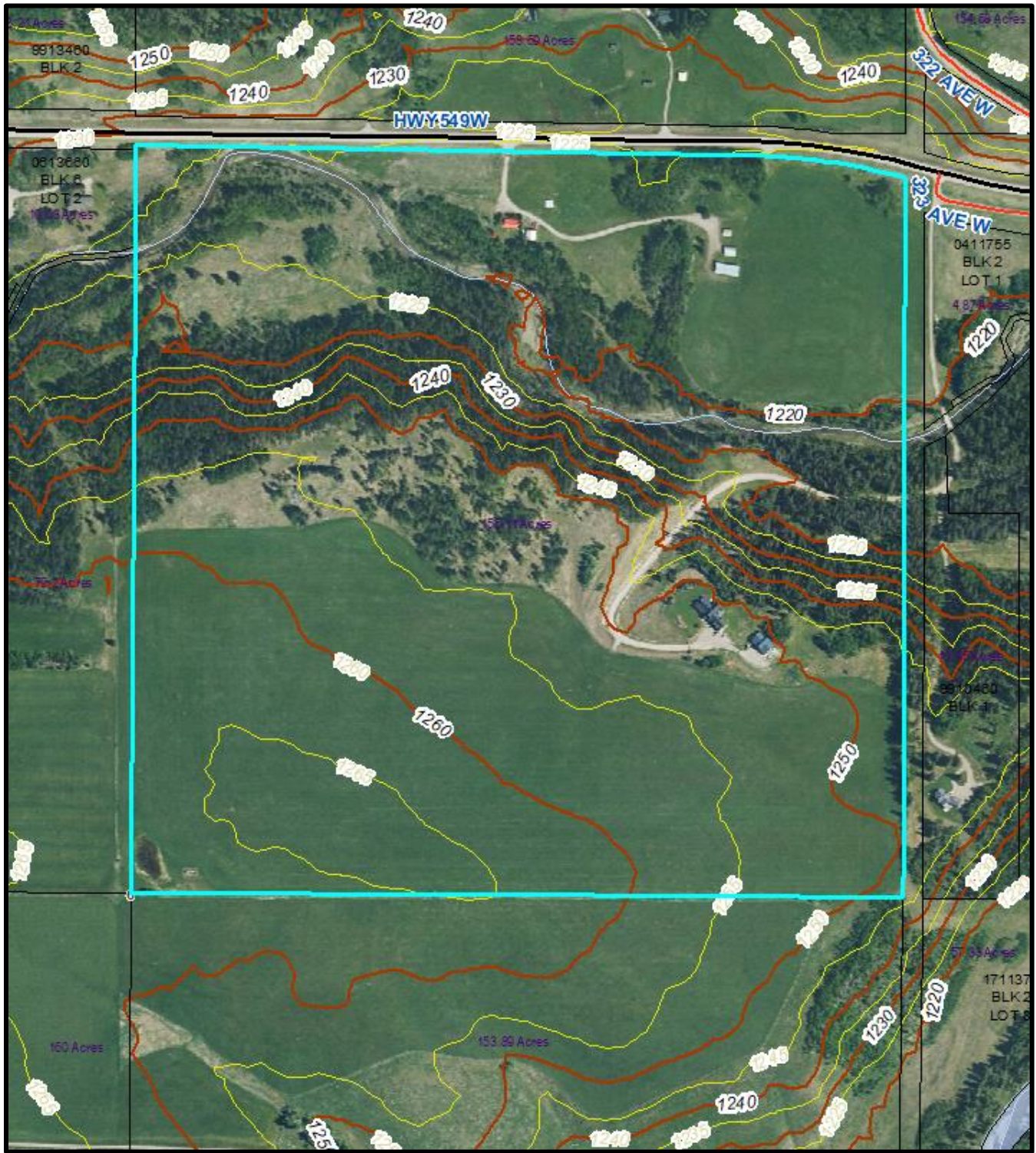
APPENDIX A: SITE PLAN – (preferred access - orange star)



APPENDIX A: SITE PLAN (optional access, if issues with existing easement arise - purple star)



APPENDIX A: ORTHO PHOTO

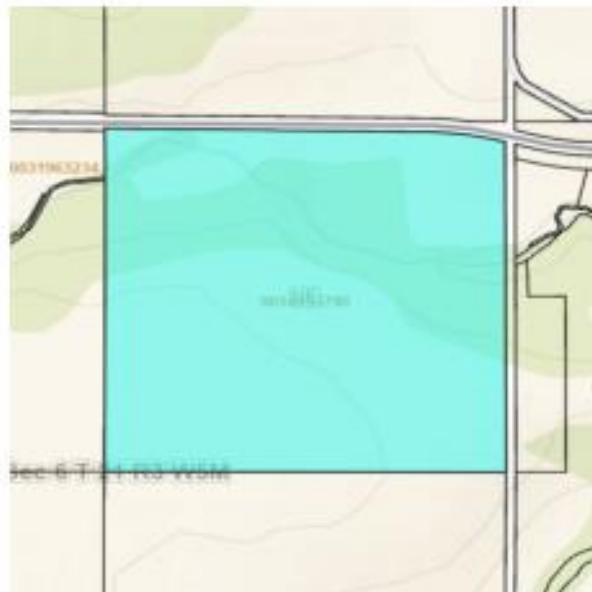


APPENDIX B: ALBERTA TRANSPORTATION & ECONOMIC CORRIDORS CIRCULATION RESPONSE

Transportation and Economic Corridors Notification of Referral Decision

Subdivision in Proximity of a Provincial Highway

Municipality File Number:	F2103-06NE	Highway(s):	549
Legal Land Location:	05-NE SEC-06 TWP-021 RGE-03 MER-5	Municipality:	Foothills County
Decision By:	Evan Nelsen	Issuing Office:	Southern Region / Calgary
Issued Date:	2024-06-27 09:06:56	Appeal Authority:	Land and Property Rights Tribunal
RPATH Number:	RPATH0043456		
Description of Development:	Subdivision proposing one new +/- 29.76 acre Agricultural District 1st parcel out		



This will acknowledge receipt of your circulation regarding the above noted proposal. The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to

Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 549

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

The requirements of Section 18 are met, therefore no variance is required. While no variance is required, the department expects the municipality will mitigate the impacts from this proposal to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the Municipal Government Act.

The requirements of Section 19 of the Regulation are not met. To ensure future access management requirements are met a service road is required. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors does not grant approval for the subdivision authority to vary the requirements of Section 19 of the Regulation, Transportation and Economic Corridors will accept service road dedication as described below:

The proponent is advised that the Alberta Transportation and Economic Corridors (TEC) shall require the dedication of a service road running from the northwest corner of the existing quarter section, south to the proposed new property line dividing the proposed north and south parcels. The width of this service road shall be to an acceptable municipal standard.

Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

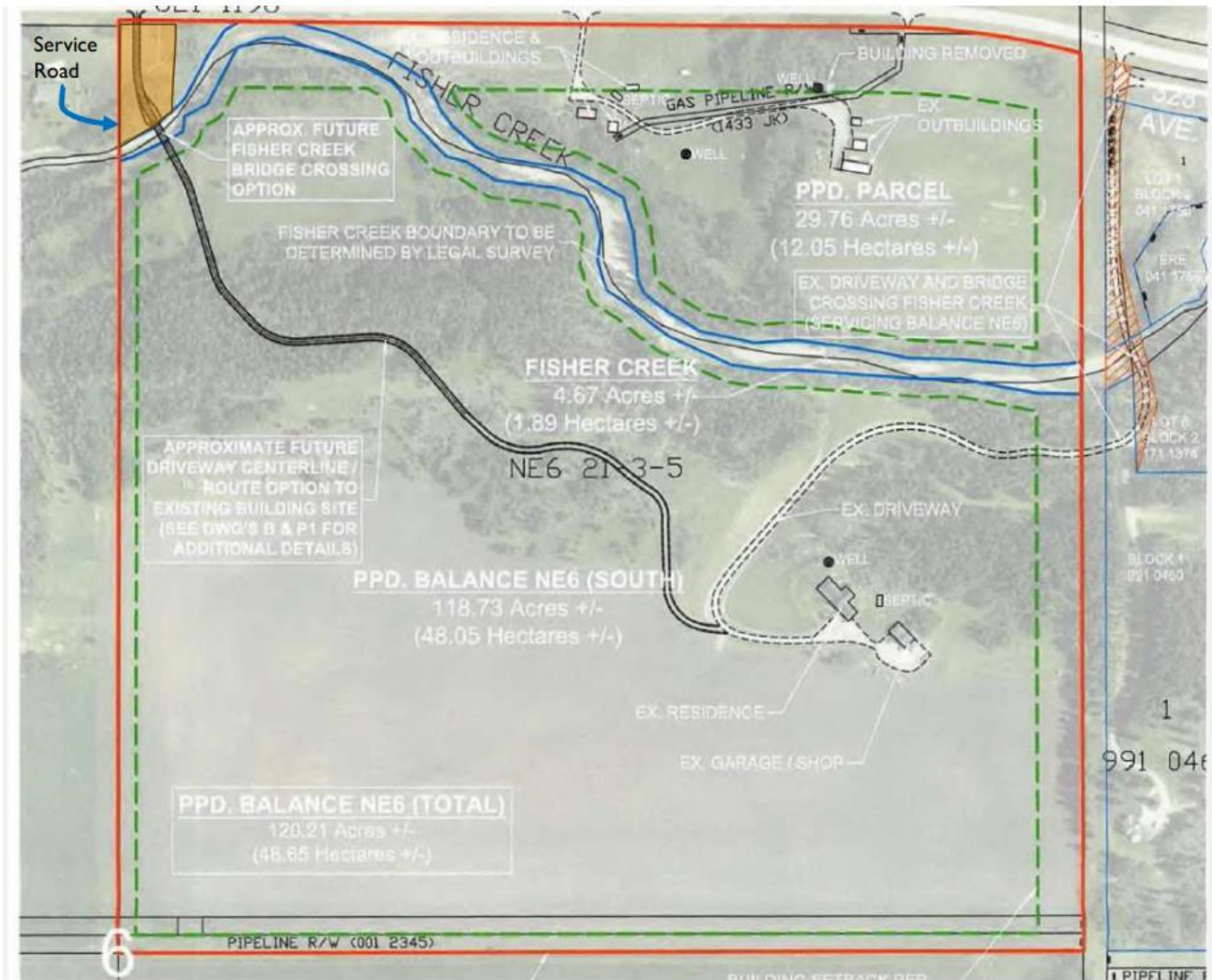
1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act
2. TEC shall require that the easternmost access to Highway 549 from northernmost proposed parcel shall be removed at time of subdivision.
3. The proponent is advised that the Alberta Transportation and Economic Corridors (TEC) shall require the dedication of a service road running from the northwest corner of the existing quarter section, south to the proposed new property line. The approximate location of this service road has been illustrated in an uploaded map for your reference.

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



Issued by **Evan Neilsen, Development and Planning Tech**, on **2024-06-27 09:06:56** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation and Economic Corridors Delegation of Authority*

APPENDIX B: ALBERTA TRANSPORTATION MAP RE: SERVICE ROAD LOCATION



APPENDIX C: COVER LETTER & TECHNICAL MEMORANDUM PROVIDED BY AGENT

BADKE
CONSULTING Ltd.

Suite 2, Bay 2, 87 Elizabeth Street, Box 238, Okotoks, Alberta T1S 1A5
p. (403) 982-7773 - f. (403) 278-3734
info@badkeconsulting.com

Civil Engineering - Planning - Surveying

May 6, 2024

Foothills County
P.O. BOX 5695,
High River, Alberta
T1V 1M7

Attention: Samantha Payne, Application Coordinator

Re: **Fisher Lands – Subdivision Application**
NE 6-21-3-W5M

The attached application is being made on behalf of **Delaine Fisher**, owner of the subject lands which are 155.1 acres (more or less) in area.

The purpose of this application is to allow for the subdivision of a new Agricultural District parcel comprised of the portion of the subject lands that lie north of Fisher Creek.

- The new parcel is proposed at approximately 29.76-acres +/- and is the first parcel out of the parent quarter section;
- The 120.21-acre +/- balance of the quarter is to remain Agricultural District;
- The proposed parcel and balance lands are naturally separated by Fisher Creek. The attached plans show the location and size of the existing and proposed parcels, as well as Fisher Creek;
- We note that the proposed and balance parcel sizes are subject to verification of the current north and south banks of Fisher Creek to be conducted by future legal survey.

As supportive information, we are enclosing the following:

1. Application form for subdivision,
2. Credit Card Authorization form for \$3100, that is, \$1000 application fee times one new lot, plus \$100 filing fee, plus \$2000 subdivision appeal deposit,
3. An area context plan, aerial photograph plan, and lot plan, all showing the proposed and balance parcels,
4. Current Land Title,
5. Letter of agency,
6. Abandoned well site form and map.

Additional background information regarding this application is included in the attached discussion. We trust the foregoing to be in order; please feel free to contact the undersigned should you have additional questions with respect to this application.

Yours truly,

Badke Consulting Ltd.



Jeff Badke, Principal
cc. Delaine Fisher, Landowner

FISHER LANDS NE6 21-3-W5M

1-LOT SUBDIVISION

The proposed first parcel out subdivision is described as follows:

Location of Subject Lands

The Subject Lands, on which the Agricultural District subdivision is proposed, is located within Division 3 in the westerly region of Foothills County. These lands are located approximately 5km west of the Hamlet of Millarville.

Legal Description

The subject lands are legally described as

THE NORTH EAST QUARTER OF SECTION SIX (6)
TOWNSHIP TWENTY ONE (21)
RANGE THREE (3)
WEST OF THE FIFTH MERIDIAN
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING:
PLAN NUMBER HECTARES ACRES
ROAD 8211198 1.930 (4.77)
CUT-OFF 8211198 0.049 (0.12)
EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK SAME.

These lands are identified on the attached plans and are owned by Delaine Fisher.

Zoning

The subject lands are currently zoned Agriculture District (A) and the new parcel and balance lands are proposed to remain zoned as Agricultural District.

Area Description

The region of Foothills County in which the subject lands are located primarily contain agricultural parcels, with some farmstead isolations and Country Residential development. Topography in the area is of high relief, consisting of v-shaped valleys, with moderate to steep sloped terrain. Vegetation in the region consists of mixed coniferous and deciduous forest with interspersed hay/grazing lands. Primary access to the lands is by way of Highway 549, which bounds the lands at the north.

Description of the Subject Lands

The subject lands are an unsubdivided quarter section located west of 272 Street West and south of Highway 549. Topography is comprised of gently rolling hayfield within the southerly portion of the quarter, with a pronounced slope dropping approximately 25m to Fisher Creek. Fisher Creek, runs from

west to east through the northerly portion of the subject lands. North of Fisher Creek, the lands are gently rolling, with areas of moderate relief. Vegetation in the lands consist of mixed coniferous and deciduous forest with interspersed hay/grazing lands.

An existing building site is in north of Fisher Creek approximately at the mid-point east to west. This building site is comprised of several outbuildings, as well as a log-house, which is one of the original Fisher homestead buildings. On the south side of Fisher Creek, at the top of the slope, a newer single-family residence and shop are found near the easterly side of the quarter.

Proposed Subdivision

The proposed 29.76-acre parcel is comprised of the portion of the subject quarter that lay north of Fisher Creek, excepting the 1.48-acre +/- triangular shaped portion of land in the north-west corner of the quarter section. Fisher Creek serves as a natural division between the proposed 29.76-acre parcel and the 120.21-acre +/- balance of the quarter section.

As part of the estate process of the applicant's late husband, it is the applicant's intention to sell the balance lands, while retaining the 29.76-acre portion. These lands were the original Fisher family homestead, and it is the applicants desire to keep this portion within the family.

Access

Proposed Parcel Access

Access to the existing building site within the 29.76-acre parcel is by way of an existing paved approach from Highway 549, as shown on the attached drawings. Access for the proposed 29.76-acre parcel is proposed to remain as-is. Use of a second existing approach, to the east, is proposed to be discontinued.

Balance Lands Access

The building site on the balance lands is serviced by way of an existing approach off a portion of existing municipal roadway, 272 Street West. A gravelled driveway, shared with a portion of Lot 8 Block 2 Plan 171 1374 and Block 1 Plan 991 0460, crosses Fisher Creek via an existing bridge. This shared access is subject to existing Easement and Access Right of Way Agreements. These agreements are registered with Alberta Land Titles as instruments 991040922, 041192936 and 201161826 and reference registered Access Right of Way Plan 991 0461. On the south side of Fisher Creek, the driveway heads to the west, traversing the slope to the existing building site.

This existing shared access arrangement benefits having multiple landowners utilizing a single bridge crossing over Fisher Creek:

- Lowered potential environmental and hydrologic impacts due to reduced crossing locations,
- Multiple landowners sharing the responsibility for maintenance and long-term care of the bridge crossing makes sense as costs are not solely borne by a single landowner.
 - This has been the case to date, with the current landowners using the driveway and bridge working together on historical maintenance and repair.

As the proposed subdivision does not introduce any additional users of the existing bridge crossing, there is no reason to expect that these mutual benefits would not continue in the future. Currently, only

2 lands utilize the driveway for access. That is, the applicant's land (NE6-21-3-W5M) and the Block 1, Plan 991 0460. Lot 8, Block 2, Plan 171 1374, is currently undeveloped. Access to the 120.21-acre +/- balance of the quarter is proposed to remain as-is.

An alternate to the current existing access is available by way of a possible future approach from Highway 549 at the north-west corner of the Subject Lands. The 1.48-acre +/- triangular shaped portion of land in the north-west corner of the quarter section provides direct access for the balance of the quarter to Highway 549.

Additional discussion and detail regarding existing and future access to both the proposed and balance parcels is contained in a technical memo previously prepared for the applicant. This technical memo is included in Appendix A.

Water and Sewage

Both existing building sites are fully serviced, with existing water wells and private sewage disposal systems. No changes to these systems are proposed at this time.

Closure

We trust we have provided sufficient information for Council approval of this application. Please feel free to contact us if you require any additional information.

Sincerely,

Badke Consulting Ltd.

A handwritten signature in blue ink, appearing to be 'Jeff Badke', written over a horizontal line.

Jeff Badke, Principal

cc. Delaine Fisher, Landowner

Technical Memorandum

Date: 2023-02-11 (rev.1 2023-03-29)
To: Delaine Fisher
From: Jeff Badke
Project: First Parcel Out Subdivision, NE6 21-3-W5M, Foothills County, Alberta
Re: Potential Future Access Analysis

Purpose and Background

Delaine Fisher has engaged Badke Consulting Ltd. to conduct a review of potential future access to the portion of the NE6 21-3-W5M (Subject Lands) that lie south of Fisher Creek. This requirement arose in relation to a Foothills County Land Use Amendment application to allow for the subdivision of a first parcel out of the parent quarter section.

The Subject Lands are an unsubdivided quarter section located west of 272 Street West and south of Highway 549. Topography is comprised of gently rolling hayfield within the southerly portion of the quarter, with a pronounced slope dropping approximately 25m to Fisher Creek. Fisher Creek, runs generally from west to east through the northerly portion of the Subject Lands. As the creek enters the Subject Lands from the west, it bends to the north-east, intersecting with the Highway 549 road allowance. This effectively isolates a small triangular portion of the Subject Lands, approximately 1.5-acres in size, from the rest of the lands to the north of the creek. The creek continues to the south-east and the easterly out of the Subject Lands. North of Fisher Creek, the lands are gently rolling, with areas of moderate relief. Vegetation in the lands consist of mixed coniferous and deciduous forest with interspersed hay/grazing lands.

An existing building site is located in north of Fisher Creek approximately at the mid-point east to west. This building site is comprised of several outbuildings, as well as a log-house, which we understand to be one of the original Fisher family homestead buildings. On the south side of Fisher Creek, at the top of the slope, a newer single-family residence and shop are found near the easterly side of the quarter.

The proposed subdivision aims to split the quarter section into 2 titles, generally along Fisher Creek, which provides a natural division.

Our analysis includes a geometric review of existing access to both building sites. In addition, we have reviewed a potential access point located at the north-west corner of the quarter section, should alternate access be required in the future. This includes a geometric review of a potential new approach off Highway 549, plus driveway and bridge crossing Fisher Creek to provide access to the lands to the south of Fisher Creek. The potential new access location has been analysed for the purpose of confirming that future construction is feasible. Detailed analysis and design is required prior to construction.

Existing Access

North Building Site

Access to the existing building site north of Fisher Creek is by way of a paved approach, generally perpendicular to the south shoulder of Highway 549. Based on a height-of-eye at 1.05m and an object height of 1.30m, sightlines along Highway 549 from the existing approach are approximately 330m to the east and 710m to the west, both of which are adequate for residential use. A cattle-guard is located at the property line, with a graveled 4-metre average width driveway providing access to the building site. Driveway grades to the existing building site range between 0.5% and 7.5%. No geometrical concerns were noted with the existing north building site approach and driveway. The location of the existing north building site approach and driveway is identified on the attached site plan, Dwg. A.

It is noted that a second approach off Highway 549 to the lands north of Fisher Creek is located approximately 270m east. Use of this approach is understood to be discontinued.

South Building Site

The building site on the lands to the south of Fisher Creek is serviced by way of an existing approach south, off a portion of existing municipal roadway, 272 Street West. The existing intersection at 272 Street West and Highway 549 is controlled by stop sign for road users entering onto the highway.

From the approach, a gravelled driveway, shared with Lot 8 Block 2 Plan 171 1374 and Block 1 Plan 991 0460, heads south over a portion of Lot 1 Block 2 Plan 041 1755 before crossing Fisher Creek via an existing bridge. On the south side of Fisher Creek, the driveway heads generally southerly to a 'y'-intersection, with Block 1 Plan 991 0460's driveway continuing south. From the approach to just north of the 'y'-intersection, the driveway falls entirely within the area shown on registered Access Right of Way Plan 991 0461. This area is shown with orange hatching on attached Dwg. A. Currently, there is no approach or driveway providing further service to Lot 8 Block 2 Plan 171 1374. Driveway access for the Subject Lands continues west from the 'y'-intersection, crossing a portion of Block 1 Plan 991 0460 and undeveloped road allowance, before traversing the slope to the existing building site located at the top. For reference, the location of the existing access route is identified on the attached site plan, Dwg. A.

The existing bridge crossing Fisher Creek is approximately 5.5m wide by 20m in length and comprised of steel structural elements and timber decking. At the time of our site inspection, the bridge crossing appeared to be in good working order; detailed structural inspection and analysis is outside of the scope of this review. It is noted that maintenance responsibilities for the bridge crossing are shared between the landowners of NE6 21-3-W5M, Lot 8 Block 2 Plan 171 1374 and Block 1 Plan 991 0460 by way of an existing easement agreement registered on the affected titles.

Existing driveway grades range between 0.3% and 5.5% for the flatter portions to the north of the slope. The portion of the driveway that traverses the slope within the Subject Lands reaches a maximum grade of 13.5%. This section is a long straight run up the slope, shallowing out at the top of the slope as the driveway curves east towards the south building site.

No geometrical concerns were noted with respect to the existing south building site approach, driveway and bridge crossing. The driveway and bridge crossing should be regularly maintained and kept in good repair, including consistent snow removal in the winter months.

Potential Future Access to South Building Site

While the existing access driveway and bridge crossing appear adequate in their existing condition, a review of a potential alternate access at the west side of the quarter has been undertaken.

Future Approach Location

In order to provide direct access to the balance of the Subject Lands to the south of Fisher Creek, inclusion of the small isolated 1.5-acre triangular portion of land located in the north-west corner with the balance title is required. This effectively provides direct access to Highway 549, should it be required.

A potential future approach location off Highway 549 was identified as suitable. Its location is shown on the attached site plans, Dwg. A & B. Preliminary discussions with Alberta Transportation and Economic Corridors indicated that the department had no concerns with the access proposal. Based on a height-of-eye at 1.05m and an object height of 1.30m, sightlines along Highway 549 from the existing approach are approximately 700m to the east and 340m to the west. Determination of final sightlines along Highway 549 is subject to future detailed design and analysis.

Future Driveway and Fisher Creek Crossing

From the potential future approach location, a driveway route, first crossing Fisher Creek and subsequently traversing to the top of the slope, was selected for analysis. Final selection of driveway route, creek crossing location and type is subject to detailed design and analysis at the time of construction and may reasonably differ from the location analysed.

Utilizing the selected route, existing topography was analysed in order to provide a preliminary determination of required driveway grades and creek crossing bridge geometry. Plan view of the driveway route is identified on Dwg. A & B. Profile view of the potential driveway grade is shown on Dwg. P1. Along the analysis route, grades ranging between 3% and 12% were utilized, suitable for all-season access for residential and agricultural use, subject to suitable surfacing and maintenance.

For the Fisher Creek crossing location, a bridge deck approximately 20m in length, similar to that in current use on the existing driveway route, is expected to be suitable. The analysed crossing location, including preliminary bridge deck and abutment locations, is shown on the attached drawings. Final construction materials are to be determined at the time of construction, and could include steel, timber, concrete, or suitable combination. The bridge abutments will require adequate armouring to prevent erosion damage from typical creek flows, as well as high flow flood events. Detailed analysis and design for a future bridge crossing is required at the time of construction.

Conclusions and Recommendations

Based on our analysis, the existing access to both the north and south building sites are adequate for typical residential and agricultural use. Existing driveways and bridge crossing should be regularly maintained and kept in good repair, including consistent snow removal in the winter months.

In the event that alternate access to the lands south of Fisher Creek be required for any reason, a suitable approach location off Highway 549 is available. A revision to the proposed subdivision plan is required to include the small triangular portion of land in the north-west corner of the Subject Lands, providing direct access to Highway 549.

The purpose of our analysis is to confirm if construction of alternate access is feasible. A driveway route and creek crossing location similar to what we have analysed can provide suitable alternate access to the lands south of Fisher Creek. At the time of construction, detailed design should incorporate suitable optimizations including construction material cut / fill balance and minimization of construction footprint.

Closure

This technical memorandum was prepared by Badke Consulting Ltd. ("Badke") for the sole use of Delaine Fisher and the approving Development Authority. Its content represents Badke's best judgement based on the information available at the time of its writing.

Please contact the undersigned should you have any questions.

Yours truly,

Badke Consulting Ltd.

Reviewed by,



Jeff Badke, Principal Consultant




2023-03-30
ID# 15855

D.A. McDougall, P.Eng.



**SUBDIVISION APPROVING AUTHORITY ITEM
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL
 1ST TIME EXTENSION REQUEST
 October 2, 2024**

APPLICATION INFORMATION		FILE NO. F1903-14NE
	LEGAL DESCRIPTION: NE 14-19-03 W5M	
	LANDOWNERS: Roy & Marie Anderson	
	AREA OF SUBJECT LANDS: 159 acres	
	CURRENT LAND USES: Agricultural District and Agricultural Sub-district "A"	
PROPOSAL: Subdivision to create one 30 +/- acre Agricultural Sub-district "A" parcel from NE 14-19-03 W5M, with a 129 +/- acre Agricultural District balance parcel.		
DIVISION NO: 2	REEVE: Delilah Miller	
FILE MANAGER: Brittany Domenjoz		

PURPOSE OF REQUEST:

Request of the Subdivision Approving Authority to consider granting a one year time extension with regards to the subdivision giving the landowner until October 2, 2025 to complete the remaining conditions of subdivision approval.

BACKGROUND:

February 23, 2022: Council granted third and final reading to Bylaw 20/2020 authorizing an amendment to the Agricultural District land use district to allow for the future subdivision of one 30.0 +/- acre Agricultural District parcel with a 129.0 +/- acre Agricultural Sub-district 'A' balance parcel.

The 129.0 +/- acre balance parcel is to be designated as Agricultural Sub-district "A" to ensure that prior to development of the parcel, all recommendations and restrictions as outlined within the referral comments from TC Energy are complied with and to further ensure that any future development does not interfere with the seasonal drainage course located within the parcel. Council requires a \$5000 deposit as a pre-release condition to ensure compliance of all conditions of the development permit.

May 4, 2022: Council as Subdivision Approving Authority granted conditional approval to allow for the creation of one 30 +/- acre Agricultural Sub-district "A" parcel from NE 14-19-03 W5M, with a 129 +/- acre Agricultural District balance parcel.

The subdivision expired on May 4, 2023

The written time extension request is attached to this report as Appendix B.

SUBDIVISION CONDITIONS:

The following conditions were set by the Subdivision Approving Authority on May 4, 2022. To date, no conditions have been completed.

1. Subdivision to be effected by Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such other means satisfactory to the Register of the South Alberta Land Titles District;

2. It is the applicant's responsibility to provide a Real Property Report or an 'as built' drawing signed and sealed by an Alberta Land Surveyor, certifying the locations of the adjacent municipal road(s), water well(s) within the boundaries of the appropriate parcels and that the site plan is surveyed according to municipal setback requirements;
3. Completion of all pre-release conditions as noted in the executed Municipal Development Agreement to the satisfaction of the Municipality and where applicable the appropriate external agencies. These conditions include:
 - a. Payment of the \$11,300.00 per new lot Community Sustainability Fee;
4. All accesses to be located and culverts and approaches to be installed to current Municipal subdivision road construction standards, to the satisfaction of the Public Works department;
5. Landowners are to pay all arrears of taxes on the existing parcel prior to finalization of the subdivision;
6. Landowners are to provide all utility easements and agreements, to the satisfaction of the County and the utility companies;
7. Submission of all required engineering review fees to the satisfaction of the Public Works department; and
8. Submission of subdivision endorsement fees.

REQUEST TO SUBDIVISION APPROVING AUTHORITY:

Should Council as the Subdivision Approving Authority have no concerns regarding the first one year time extension as requested, staff respectfully requests consideration of the following motion:

Subdivision Approving Authority has no objection to the time extension as requested and the landowners will therefore have until October 2, 2025 to comply with all conditions of subdivision approval as originally set forth on May 4, 2022.

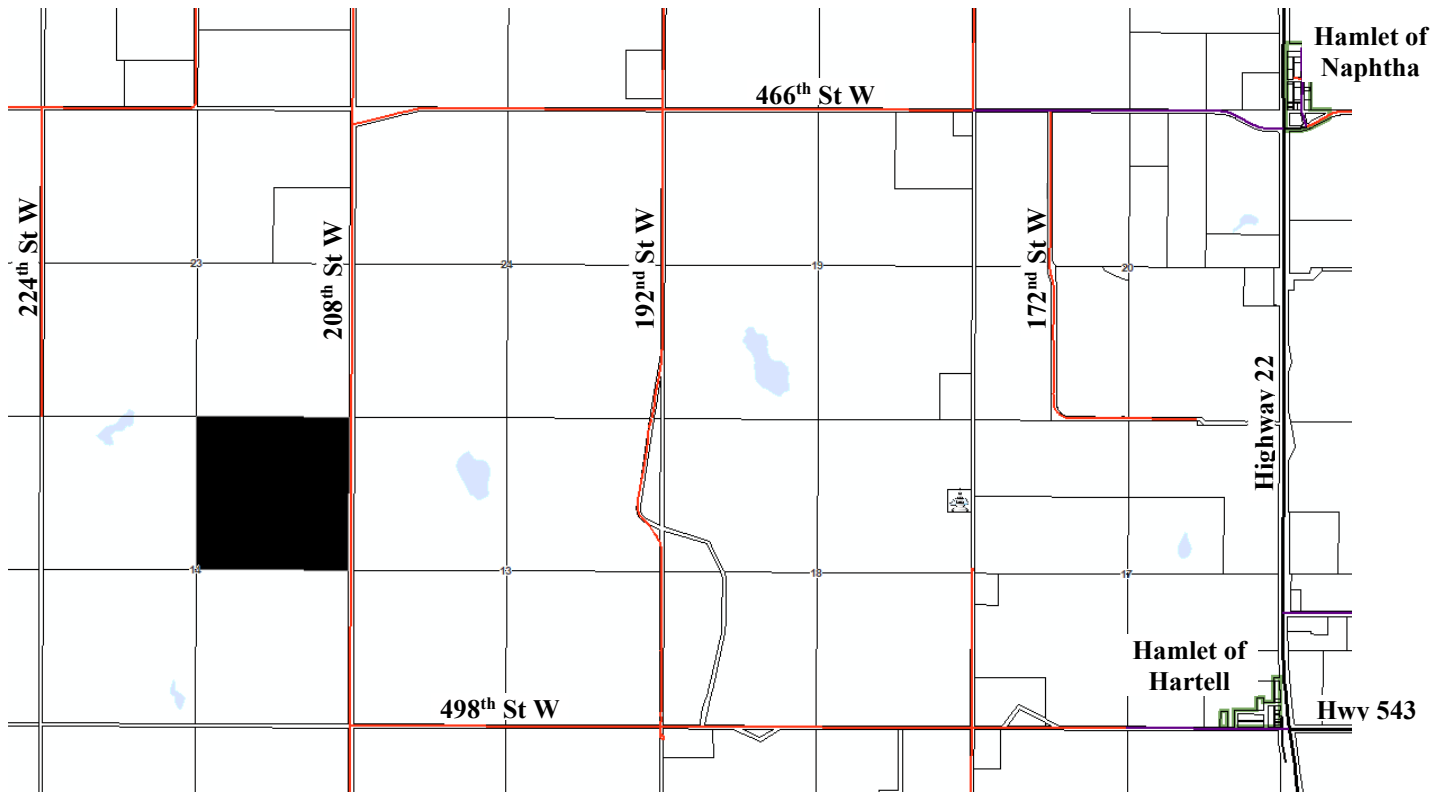
APPENDICES:

APPENDIX A: MAP SET

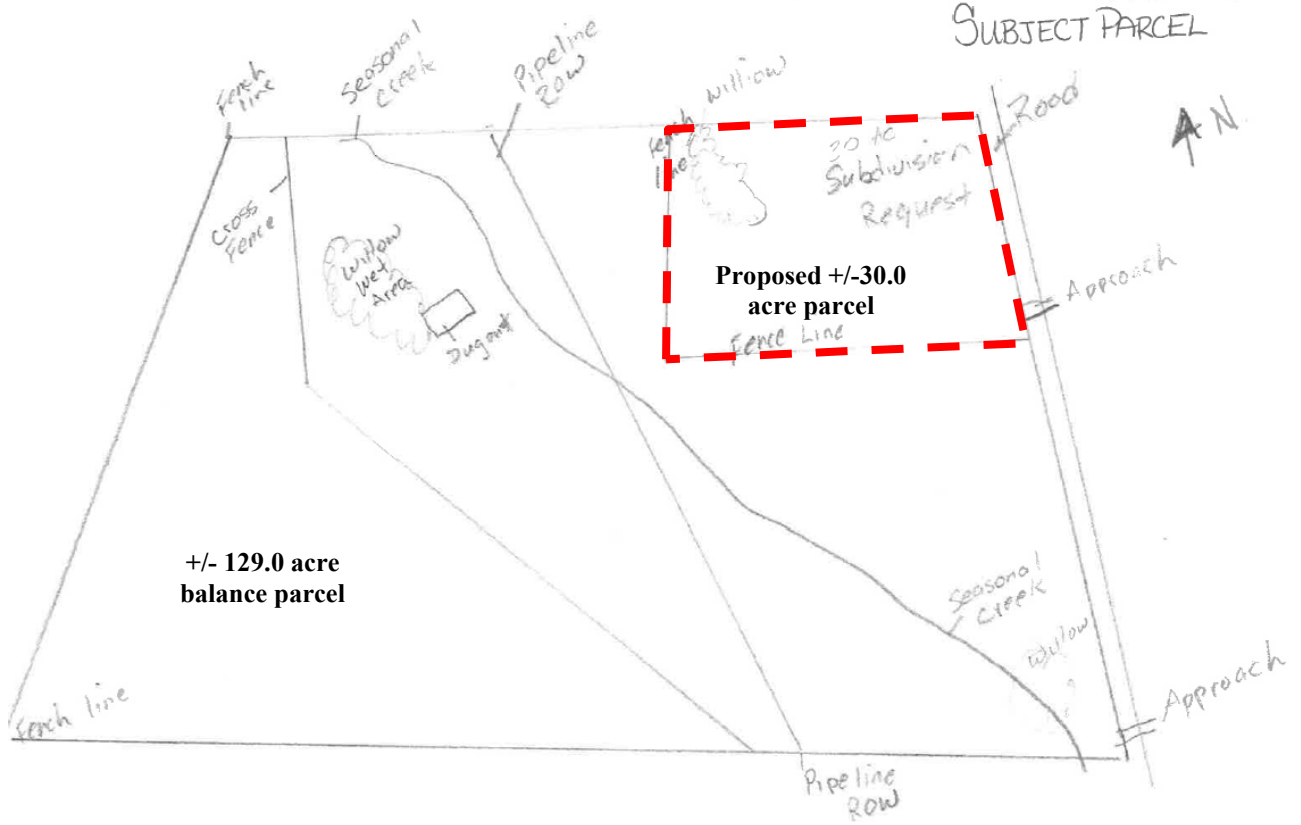
- MAP 1 - LOCATION MAP
- MAP 2 - SITE PLAN
- MAP 3 - ORTHO PHOTO

APPENDIX B: TIME EXTENSION REQUEST

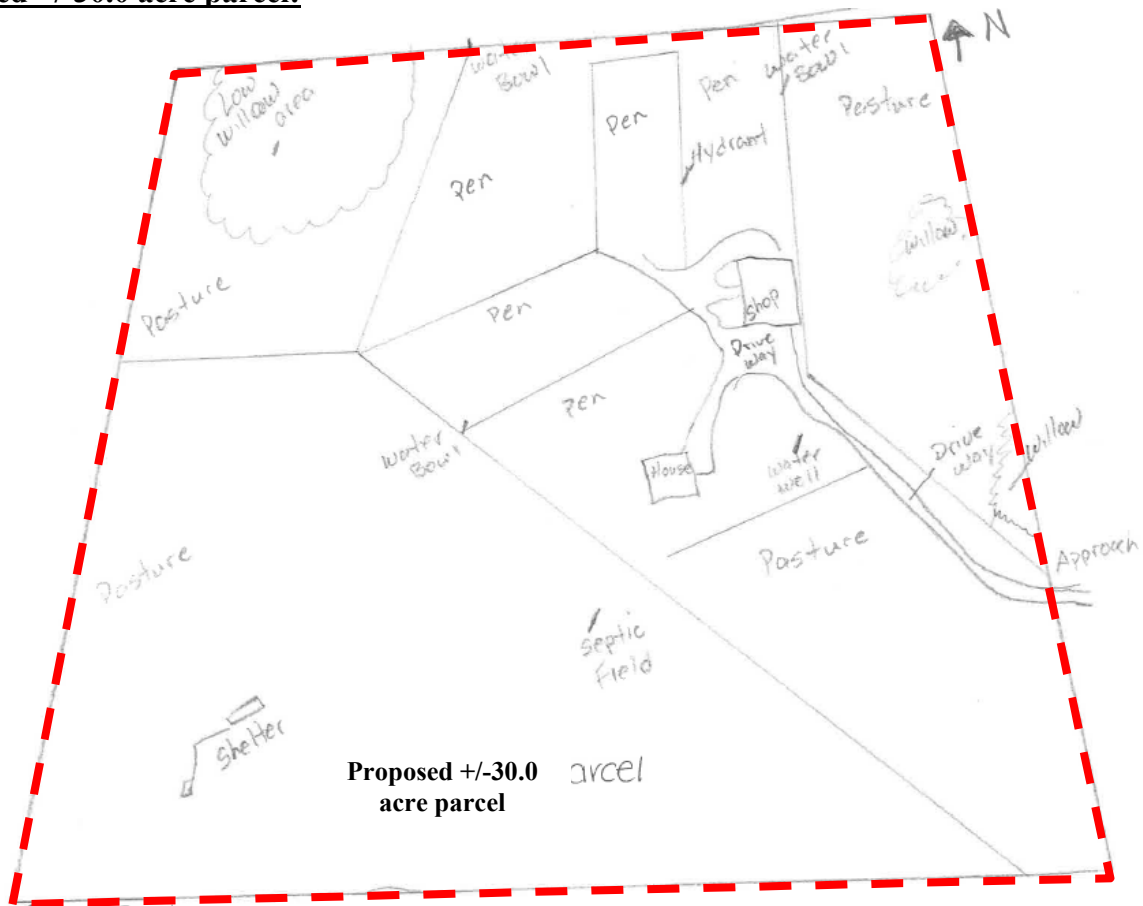
MAP 1 – LOCATION MAP



Subject Quarter: NE 14-19-03 W5M



Proposed +/- 30.0 acre parcel:





WRITTEN REQUEST FOR TIME EXTENSION

Time Extension

I am looking for a time extension for the subdivision of NE-14-19-03-w5. Do health and financial reasons I was not able to meet the required conditions at the time of the original approval. I can complete the subdivision conditions and finalize the subdivision within the time extension if granted. I appreciate the council taking the time to review my request.

Your Truly,

Roy Anderson



MISCELLANEOUS MUNICIPAL ITEM
 REPORT TO COUNCIL
 CAYLEY – OFFER TO PURCHASE
 October 2, 2024

Application information		File: 117 Coote St
LEGAL DESCRIPTION: Plan 0813068, Block 8, Lot 17		
LANDOWNER: Foothills County		
APPLICANT: Gabriel and Mykaela Brown		
PROPOSAL: Offer to Purchase a lot in the Hamlet of Cayley		
DIVISION NO: 1	COUNCILLOR: Rob Siewert	
FILE MANAGER: Donna Fowler, Municipal Lands Administrator		

LOCATION

The lot is located on Coote Street on the northern side of the Hamlet of Cayley

BACKGROUND

Foothills County owns several lots that are ready for development and listed for sale through ReMax Southern Realty in the Hamlet of Cayley. We have received an offer from Gabriel and Mykaela Brown to purchase one lot:

1. Plan 0813068 Blk 8, Lot 17
 List Price: \$72,250.00
Offer: \$65,000.00 (+ \$3250.00 GST)

They have offered a deposit of \$5,000 with the balance to be paid at closing, **January 3, 2025.**

We have sold 2 lots on the south side of Coote St. in 2024, both for \$65,000.00

REQUEST OF COUNCIL

Option A - Acceptance

That Council considers agreeing to the sale to Gabriel and Mykaela Brown, of Plan 0813068, Block 8, Lot 17, for a Purchase Price of \$65,000.00 plus GST, accepting a deposit of \$5,000.00 upon offer acceptance with the balance payable at closing on January 3, 2025

Option B - Counter

That Council responds with a counteroffer of \$_____

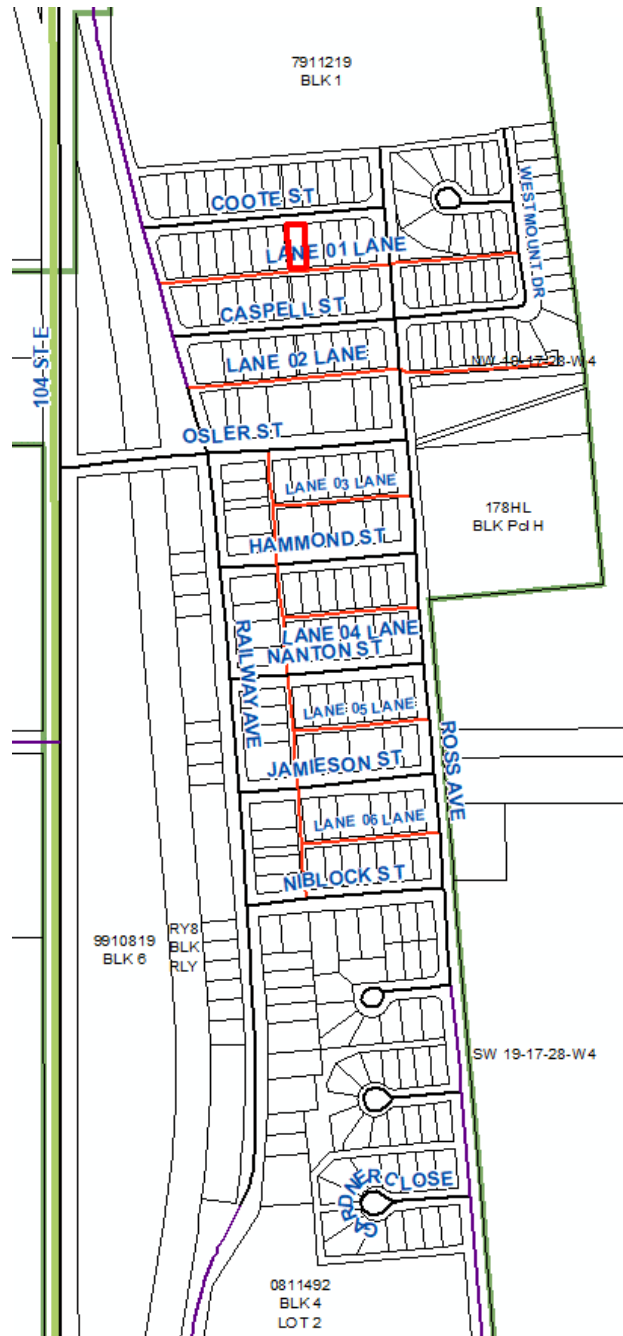
Option C - Rejection

That Council rejects the offer to purchase, at this time.

APPENDICES

**APPENDIX A :
LOCATION MAP
ORTHO PHOTO
OFFER SUMMARY FROM REALTOR**

**APPENDIX A:
LOCATION MAP**





OFFER SUMMARY FROM REALTOR

Offer 117 Coote Street		Notes
Plan 0813068	Block 8, Lot 17	
Offer Date	September 20, 2024	
Buyer	Gabriel Brown Mykaela Brown	
List Price	\$75,863.00	\$72,250 + \$3613 (GST)
Offer Price	\$68,250.00	\$65,000 + \$3250 (GST)
Deposit	\$5,000.00	Deposit date - 3 days after acceptance of offer.
Closing Date	January 3, 2025	
Seller's Condition	Approval by Foothills County Council	
Terms	Buyer acknowledges: Restrictive Covenant and Architectural Controls	



MISCELLANEOUS MUNICIPAL ITEM
 REPORT TO COUNCIL
 CAYLEY – OFFER TO PURCHASE
 October 2, 2024

Application information		File: 107 Coote St
LEGAL DESCRIPTION: Plan 0813068, Block 8, Lot 22		
LANDOWNER: Foothills County		
APPLICANT: 1612178 Alberta Ltd. (Cougar Creek Homes – Quentin Brown)		
PROPOSAL: Offer to Purchase a lot in the Hamlet of Cayley		
DIVISION NO: 1	COUNCILLOR: Rob Siewert	
FILE MANAGER: Donna Fowler, Municipal Lands Administrator		

LOCATION

The lot is located on Coote Street on the northern side of the Hamlet of Cayley

BACKGROUND

Foothills County owns several lots that are ready for development and listed for sale through ReMax Southern Realty in the Hamlet of Cayley. We have received an offer from 1612178 Alberta Ltd. to purchase one lot:

- 1. Plan 0813068 Blk 8, Lot 22
 List Price: \$72,250.00
Offer: \$65,000.00 (+ \$3250.00 GST)

They have offered a deposit of \$10,000 with the balance to be paid at closing, October 15, **2024**.

We have sold 2 lots on the south side of Coote St. in 2024, both for \$65,000.00

REQUEST OF COUNCIL

Option A - Acceptance

That Council considers agreeing to the sale to 1612178 Alberta Ltd., of Plan 0813068, Block 8, Lot 22, for a Purchase Price of \$65,000.00 plus GST, accepting a deposit of \$10,000.00 upon offer acceptance with the balance payable at closing on October 15, 2024

Option B - Counter

That Council responds with a counteroffer of \$_____

Option C - Rejection

That Council rejects the offer to purchase, at this time.

APPENDICES

**APPENDIX A :
LOCATION MAP
ORTHO PHOTO
OFFER SUMMARY FROM REALTOR**

**APPENDIX A:
LOCATION MAP**





OFFER SUMMARY FROM REALTOR

Offer 107 Coote Street		Notes
Plan 0813068	Block 8, Lot 22	
Offer Date	September 20, 2024	
Buyer	1612178 Alberta Ltd.	
List Price	\$75,863.00	\$72,250 + \$3613 (GST)
Offer Price	\$68,250.00	\$65,000 + \$3250 (GST)
Deposit	\$10,000.00	Deposit date - 3 days after acceptance of offer.
Closing Date	October 15, 2024	
Seller's Condition	Approval by Foothills County Council	
Terms	Buyer acknowledges: Restrictive Covenant and Architectural Controls	