


**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 |
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|  | 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 |
| | 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. | |
| PROPOSAL – SECOND AND THIRD READING TO: 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. 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. In addition, the Bylaw supports a Site Specific Amendment to allow for Relaxations to the Minimum Yard Setback Requirements as follows: <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

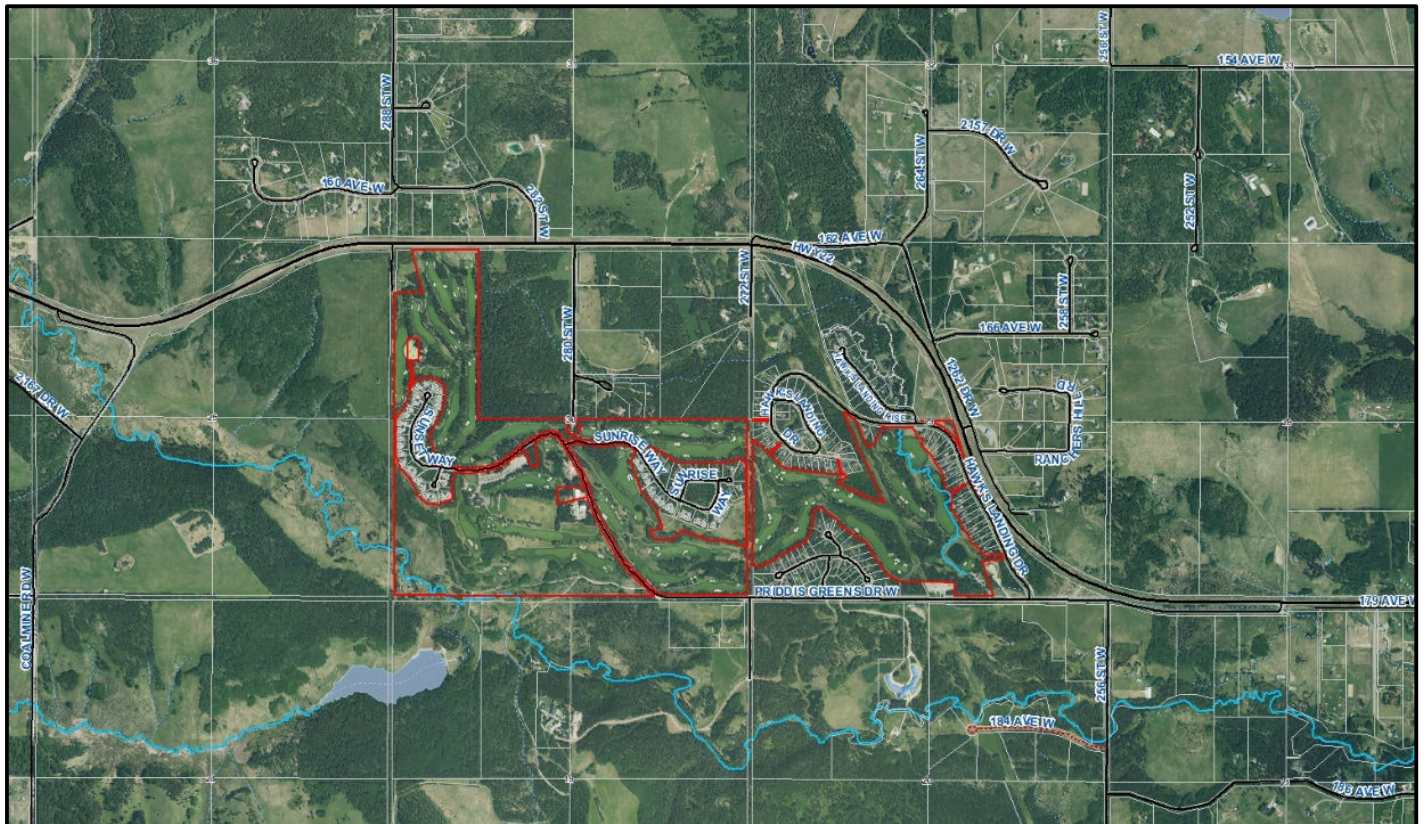
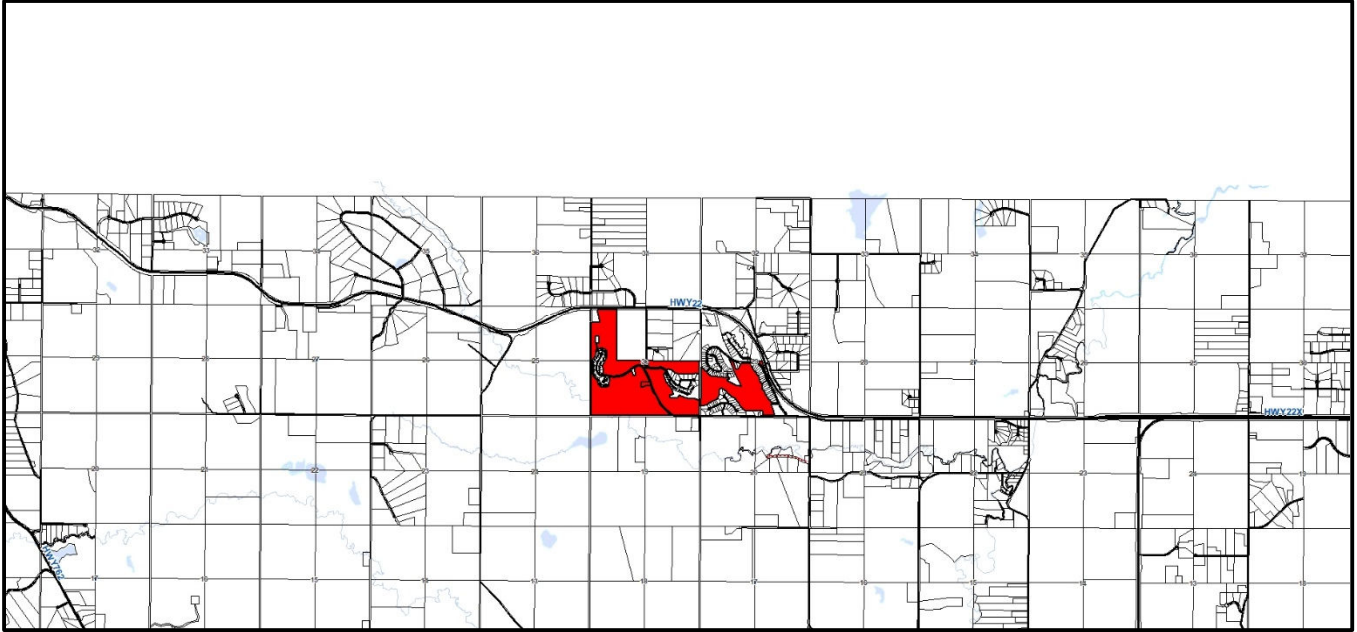
ORTHO PHOTO

SITE PLAN

APPENDIX B:

BYLAW

**APPENDIX A
LOCATION MAP
ORTHO PHOTO**



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;
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 - 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_____.