


**MISCELLANEOUS PLANNING ITEM
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL
 2ND AND 3RD READING TO BYLAW 38/2024
 November 13, 2024**

APPLICATION INFORMATION	FILE NO. 24R022
	LEGAL DESCRIPTION: Ptn. SE 34-20-01 W5M
	LANDOWNERS: Dwight Murray
	AGENT: Township Planning + Design Inc. / Kristi Beunder
	AREA OF SUBJECT LANDS: 37.84 acres
	CURRENT LAND USE: Agricultural District
PROPOSED LAND USE: Country Residential District	
PROPOSAL: Redesignation of the subject parcel from Agricultural District to Country Residential District to allow for the future subdivision of 5 Country Residential District lots, ranging in size from 3.52 +/- acres to 6.47 +/- acres, leaving a 13.88 +/- acre Country Residential District balance.	
DIVISION NO: 5	COUNCILLOR: Alan Alger
FILE MANAGER: Brittany Domenjoz	

PURPOSE OF REQUEST:

Request for Council to provide 2nd and 3rd reading to Bylaw 38/2024.

BACKGROUND:

June 26, 2024: Council granted 1st reading to Bylaw 38/2024 authorizing the redesignation of the 37.84 acre subject parcel being portion of SE 34-20-01 W5M from Agricultural District to Country Residential District to allow for the future subdivision of five Country Residential lots, ranging in size from 3.52 +/- acres to 6.47 +/- acres leaving a 13.88 +/- acre Country Residential balance.

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

CONDITIONS TO BE MET AT REDESIGNATION:

All conditions of 1st reading have been completed.

COUNCIL ACTION REQUESTED:

Council is respectfully requested to consider granting 2nd and 3rd reading to Bylaw 38/2024 authorizing the redesignation of the 37.84 acre subject parcel being portion of SE 34-20-01 W5M from Agricultural District to Country Residential District to allow for the future subdivision of five Country Residential lots, ranging in size from 3.52 +/- acres to 6.47 +/- acres leaving a 13.88 +/- acre Country Residential balance.

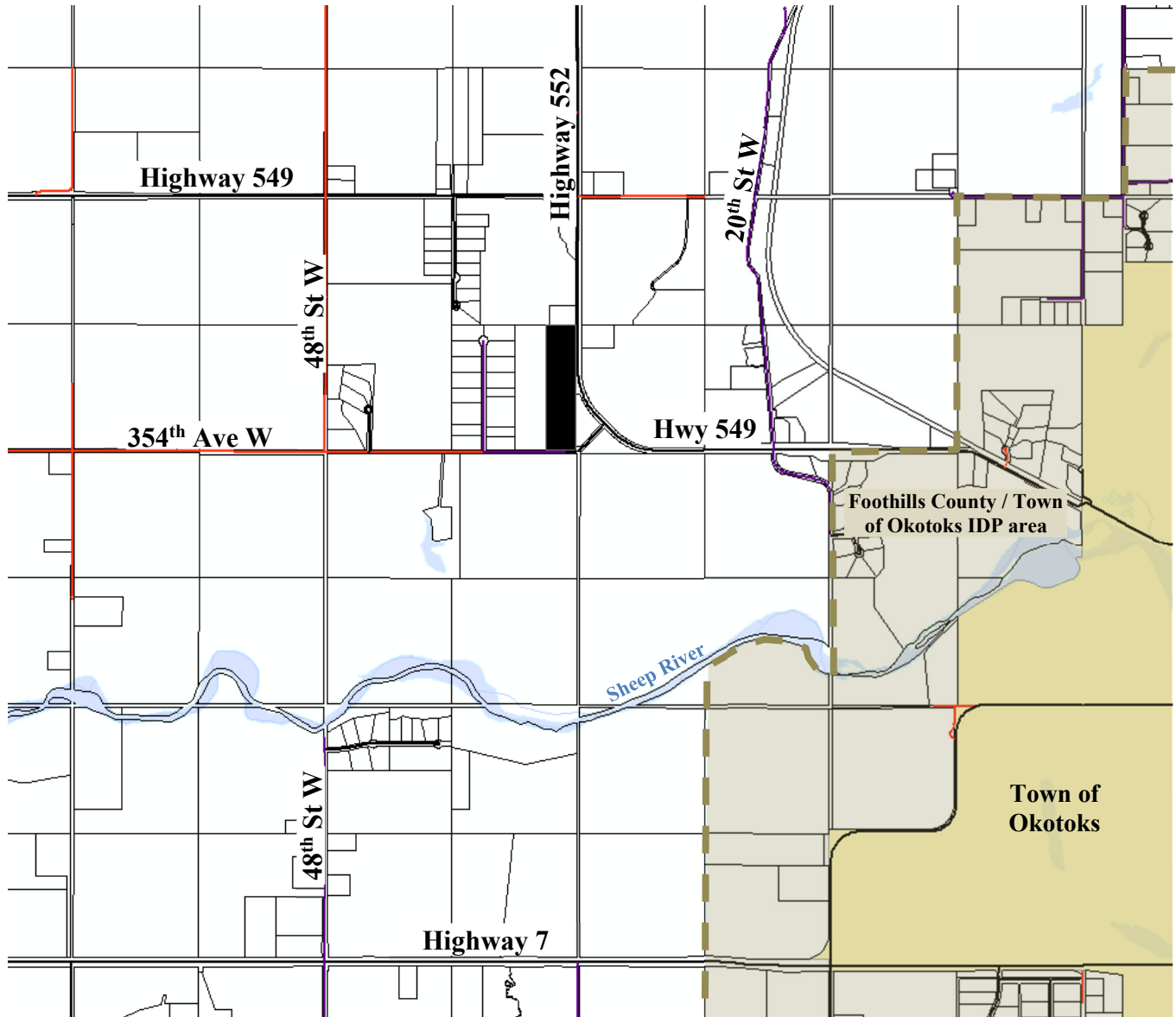
APPENDICES:

APPENDIX A:

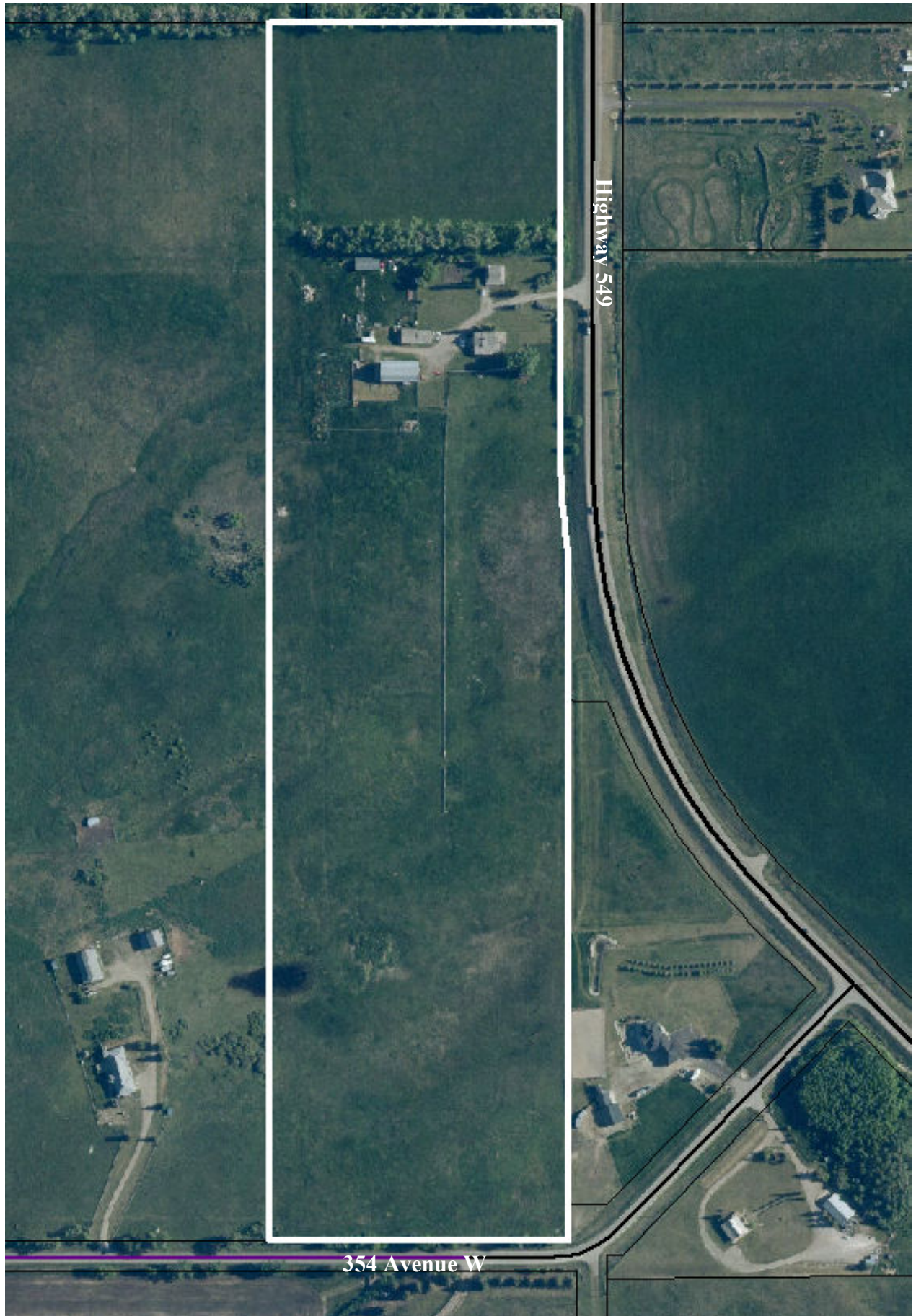
- MAP 1 – LOCATION MAP
- MAP 2 – SITE PLAN
- MAP 3 – ORTHO PHOTO

APPENDIX B:

- PROPOSED BYLAW



MAP 3 – ORTHO PHOTO



354 Avenue W

Highway 549

BYLAW 38/2024

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 the 37.84 acre subject parcel being portion of SE 34-20-01 W5M from Agricultural District to Country Residential District in order to allow for a future subdivision of five (5) Country Residential lots, ranging in size from 3.52 +/- to 6.47 +/- acres, leaving a 13.88 +/- acre Country Residential balance.

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

1. Land Use Map No. 2001 is amended by redesignation of the 37.84 acre parcel being portion of SE 34-20-01 W5M from Agricultural District to Country Residential District.
2. This Bylaw shall have effect on the date of its third reading and upon being signed.

FIRST READING: June 26, 2024

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 .