


**MISCELLANEOUS PLANNING ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
2nd AND 3rd READING TO BYLAW 49/2024
November 13, 2024**

REQUEST FOR 2nd AND 3rd READING TO BYLAW 49/2024		
APPLICATION INFORMATION		
	LEGAL DESCRIPTION: NE 3-20-3 W5M	
	LANDOWNER(S): Kathryn and Arnon Levy	
	AGENT(S): Jason Dyck and Lee Snowden	
	AREA OF SUBJECT LANDS: 96.2 acres	
	CURRENT LAND USE: Agricultural District	
	PROPOSED LAND USE: Agricultural District	
PROPOSAL: Site Specific Amendment to the Agricultural District land use rules to allow for the construction of an Oversized Private Arena, having a total cumulative size of +/- 44,380 sq. ft., as a permitted use on the subject parcel, being NE 3-20-3 W5M.		
DIVISION NO: 3	COUNCILLOR: Barb Castell	FILE MANAGER: Stacey Kotlar

PURPOSE OF REQUEST

Request for Council to provide 2nd and 3rd reading to Bylaw 49/2024.

BACKGROUND

September 18, 2024 – Council granted 1st reading to Bylaw 49/2024 authorizing the Site Specific Amendment to the Agricultural District land use rules for the construction of an oversized private arena, having a total cumulative size of 44,380 sq. ft. +/-, as a discretionary use on the subject parcel, being portion of NE 3-20-3 W5M.

Note: an excerpt from the September 18, 2024 Council meeting minutes outlining this approval is included under Appendix B.

CONDITIONS TO BE MET AT AMENDMENT

All conditions of 1st reading of the Amendment have been completed.

COUNCIL ACTIONS REQUESTED

Council is respectfully requested to consider granting 2nd and 3rd reading to Bylaw 49/2024 authorizing the Site Specific Amendment to the Agricultural District land use rules for the construction of an oversized private arena, having a total cumulative size of 44,380 sq. ft. +/-, as a discretionary use on the subject parcel, being portion of NE 3-20-3 W5M.

APPENDICES

APPENDIX A - MAP SET:

Location Map
Accepted Site Plan
Ortho Photo

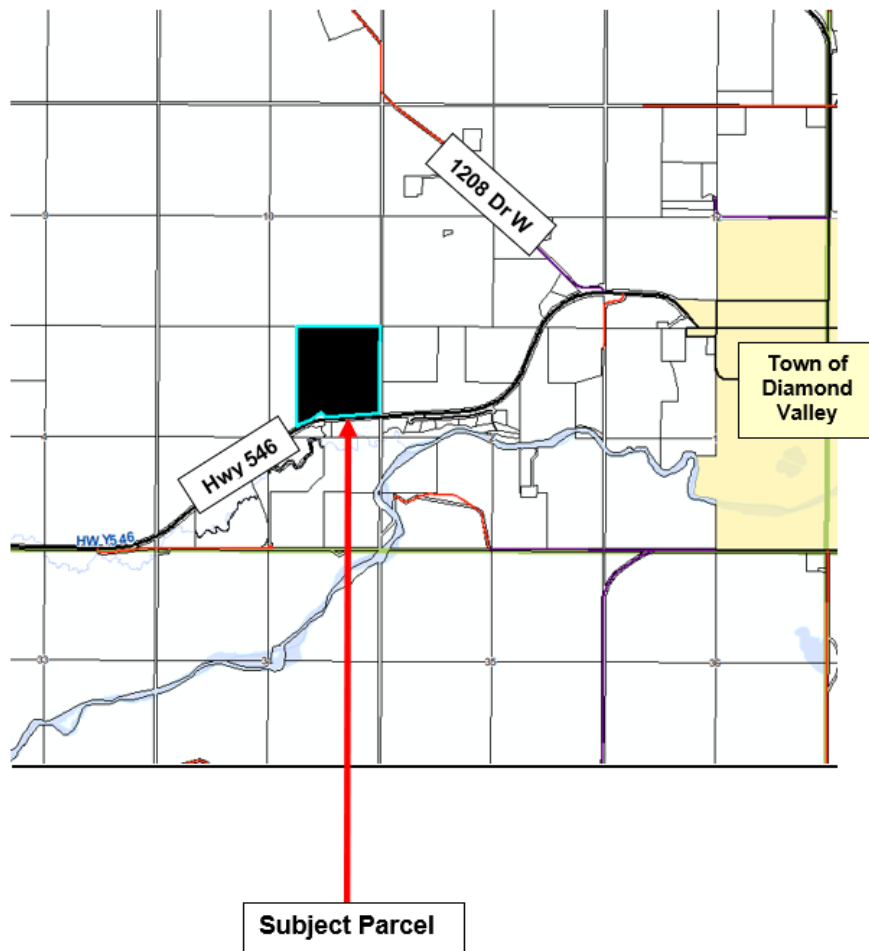
APPENDIX B:

Excerpt from September 18, 2024 Council Meeting minutes

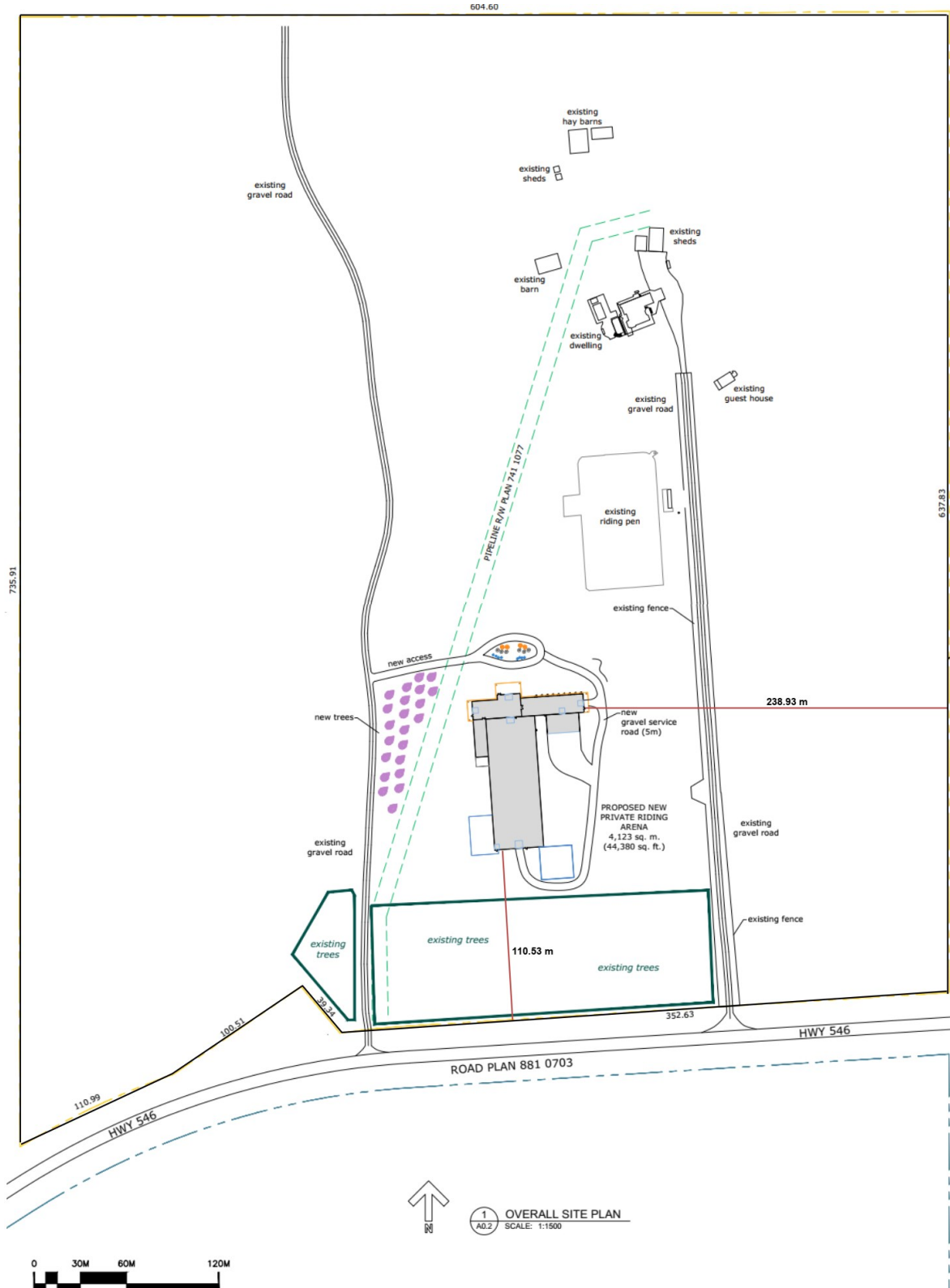
APPENDIX C:

Bylaw 49/2024

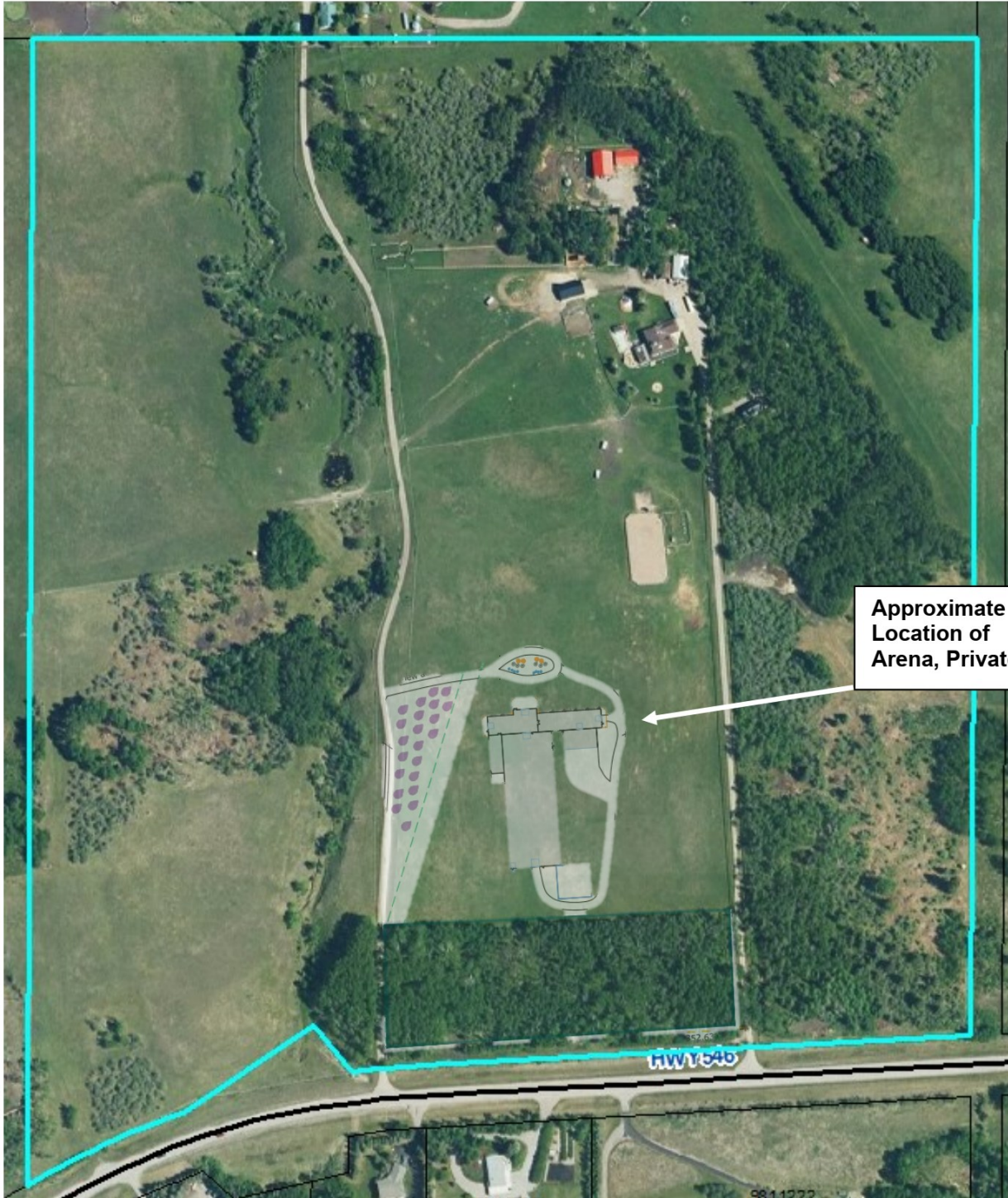
APPENDIX A: LOCATION MAP



APPENDIX A: ACCEPTED SITE PLAN



APPENDIX A: ORTHO PHOTO



C. PUBLIC HEARINGS & MEETINGS

C.1 10:00 a.m. - Levy - NE 03-20-03 W5M - Site-Specific Amendments to Agriculture District

K. and A. Levy and Agents J. Dyck and R. Schmidt were in attendance for the public hearing in connection to the proposed Site-Specific Amendments to the Agricultural District land use rules to allow for the construction of an Oversized Private Arena having a total cumulative size of 44,380 +/- sq. ft., as a permitted use on the subject parcel on NE 03-20-03 W5M.

W. and K. Ritchie were also in attendance.

The public hearing was closed.

C.1.1 Levy - NE 03-20-03 W5M - Site-Specific Amendments to A - Decision

Bylaw 49/2024

Bylaw 49/2024 was introduced into the meeting to authorize a Site Specific Amendment to the Agricultural District land rules in order to allow for the construction of an Oversized Private Arena having a total cumulative size of 44,380 +/- sq. ft., as a discretionary use on the subject parcel on NE 03-20-03 W5M.

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

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

1. Final Site Specific Amendment application fees to be submitted;
2. Submission of a complete Development Permit application and the necessary fees.

Resolution 707

Moved by: Councillor Castell

That Bylaw 49/2024 be given first reading

THE BYLAW WAS PASSED FOR ONE READING

BYLAW 49/2024

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 a Site-Specific Amendment to the Agricultural District land use rules to allow for a 44,380 +/- sq. ft. oversized private arena as a permitted use on Ptn. NE 03-20-03 W5M.

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

1. Under SECTION 12.1 AGRICULTURAL DISTRICT, the following shall be added under Section 12.1.4 PERMITTED USES:

Ptn. NE 03-20-03 W5M, to allow for a 44,380 +/- sq. ft. oversized private arena.
2. This Bylaw shall have effect on the date of its third reading and upon signing.

FIRST READING: September 18, 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 .

