


**MISCELLANEOUS PLANNING ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
SECOND & THIRD READING TO BYLAW 54/2024
February 26, 2025**

APPLICATION INFORMATION		FILE NO. 24R038
	LEGAL DESCRIPTION: PTN. SW 19-18-28 W4M; Plan 8011027, Lot P29	
	LANDOWNER: Foothills County	
	APPLICANT: 187 Foothills Royal Canadian Air Cadet Squadron (RCACS)	
	AGENT: Krista Conrad – 187 Foothills Royal Canadian Air Cadet Squadron Sponsoring Committee (SSC)	
	AREA OF SUBJECT LANDS: 14,208 sq. ft (0.32 acres)	
CURRENT LAND USE: Direct Control District #5 (DC#5)		
PROPOSAL: Site Specific Amendment to the Direct Control District #5 Land Use Rules to add Community Facilities and Buildings as a discretionary use and to allow non-aviation related uses and storage of non-aviation related items in the existing hangar on the subject parcel, being a portion of SW 19-18-28 W4M; Plan 8011027, Lot P29		
LOCATION: The subject property is located within the Plan Area of the Foothills Regional Airport Area Structure Plan, west of Highway 2 and east of 104 Street E. The subject parcel is a private airside lot and is accessed from Lancaster Way.		
DIVISION NO: 1		COUNCILLOR: Rob Siewert
FILE MANAGER: Brittany Smith		

PURPOSE OF REQUEST:

Request for Council to provide second and third reading to Bylaw 54/2024.

BACKGROUND:

October 16, 2024: Council granted 1st reading to Bylaw 54/2024 authorizing a Site-Specific Amendment to the Direct Control District #5 land use rules to allow for Community Buildings and Facilities to be added to the discretionary uses and for an exception to Section 18.5.6.2 and 18.5.6.3 to permit non-aviation related activities and storage of non-aviation related items on Plan 8011027, Lot P29; Ptn. SW 19-18-28 W4M.

Note: an excerpt from the October 16, 2024 council meeting minutes outlining this decision is included under Appendix B of this staff report.

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 54/2024 authorizing the authorizing a Site-Specific Amendment to the Direct Control District #5 land use rules to allow for Community Buildings and Facilities to be added to the discretionary uses and for an exception to Section

18.5.6.2 and 18.5.6.3 to permit non-aviation related activities and storage of non-aviation related items on Plan 8011027, Lot P29; Ptn. SW 19-18-28 W4M.

APPENDICES:

APPENDIX A:

LOCATION MAP & ORTHO IMAGE
SITE PLAN

APPENDIX B:

Excerpt from the October 16, 2024, Council meeting minutes

APPENDIX C:

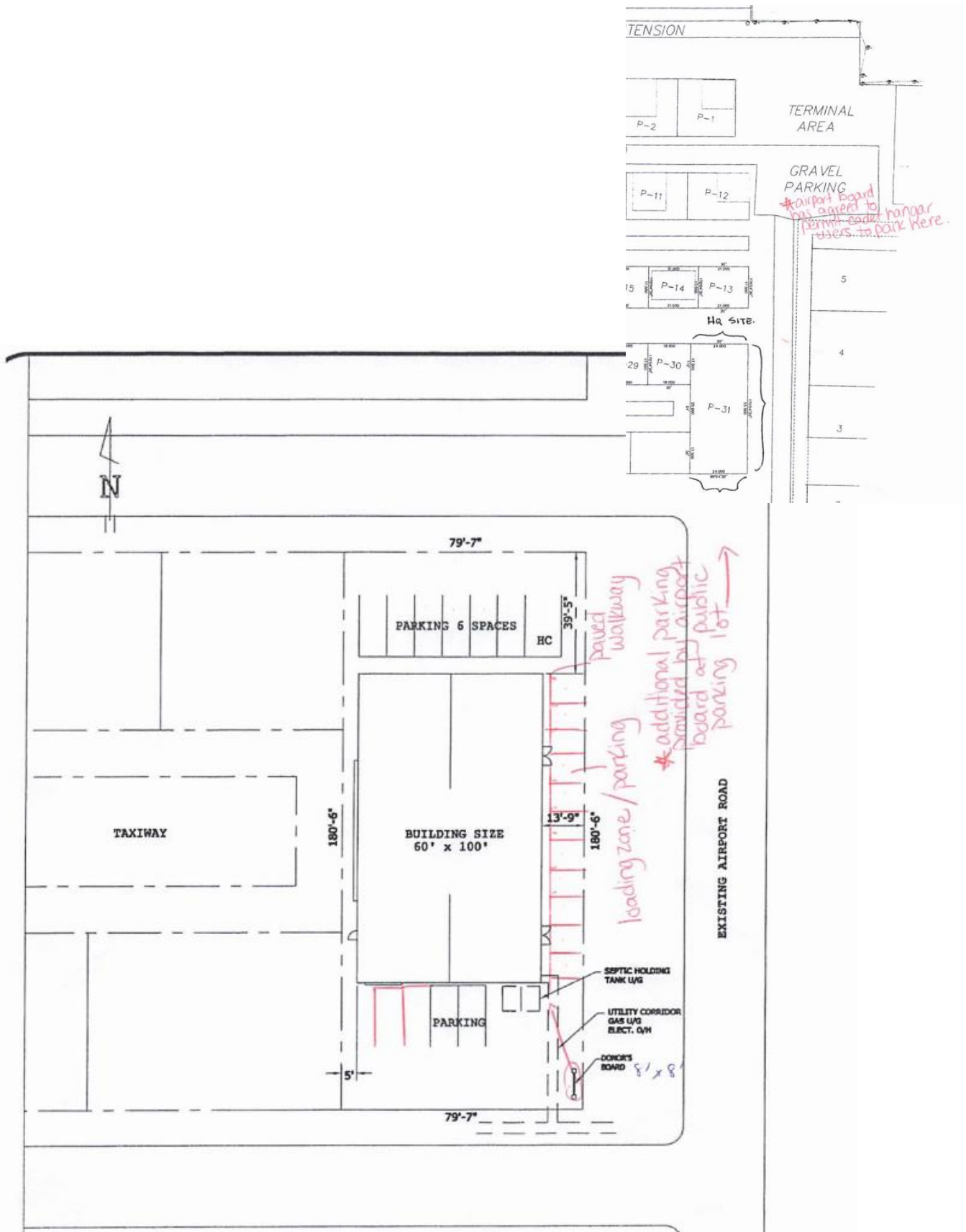
BYLAW 54/2024



Location Map and Ortho Image



APPENDIX A: SITE PLAN



C.2.1 187 Foothills Royal Canadian Air Cadets Squadron - SW 19-18-28 W4M - Decision

Bylaw 54/2024

Bylaw 54/2024 to authorize a Site-Specific Amendment to the Direct Control District #5 land use rules to allow for Community Buildings and Facilities to be added to the discretionary uses and for an exception to Section 18.5.6.2 and 18.5.6.3 to permit non-aviation related activities and storage of non-aviation related items on Plan 8011027, Lot P29; Ptn. SW 19-18-28 W4M for the following reasons:

In consideration of the criteria within the Land Use Bylaw 60/2014 and High River Regional Airport Area Structure Plan 2018, Council is of the opinion that the proposed Site Specific Amendment to allow for Community Buildings and Facilities as a discretionary use on the subject lot only, as proposed, and exceptions to Policy Section 18.5.6 would not be detrimental or unduly interfere with the airport operations or materially interfere with the use of neighbouring airside lots at the airport. In addition, Council is of the opinion that the proposed uses generally align with the purpose and intent of the DC5 District and are complementary to airside uses under this district.

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

1. Final Land Use application fees to be submitted; and
2. Submission of a complete Development Permit application and the necessary fees.

Resolution 823

Moved by: Councillor Siewert

That Bylaw 54/2024 be given first reading.

THE BYLAW WAS PASSED FOR ONE READING

BYLAW 54/2024

**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 Direct Control District #5 land use rules to allow for Community Building and Facilities to be added as a discretionary use and for an exemption to Section 18.5.6.3 to permit non-aviation related activities and storage of non-aviation related items on Plan 8011027, Lot P29; Ptn. SW 19-18-28 W4M.

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

1. Under SECTION 18.5 DIRECT CONTROL DISTRICT #5, the following shall be added under Section 18.5.4 DISCRETIONARY USES:

Ptn. SW 19-18-28 W4M, to allow for Community Building and Facilities on a lot designated as airside.

2. Under SECTION 18.5 DIRECT CONTROL DISTRICT #5, the following exemption shall be made under Section 18.5.6.3:

Ptn. SW 19-18-28 W4M, to permit non-aviation related activities and storage of non-aviation related items.

3. This Bylaw shall have effect on the date of its third reading and upon signing.

FIRST READING: October 16, 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