


**MISCELLANEOUS PLANNING ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
SECOND AND THIRD READING TO BYLAW 41/2023
February 26th, 2025**

SECOND AND THIRD READING TO BYLAW 41/2023 – ASP AMENDMENT		
APPLICATION INFORMATION		FILE NO. 23R012
	LEGAL DESCRIPTIONS: 1. Plan 9912114, Lot 1, PTN: SE 27-20-29-W4M 2. Plan 2310060, Block 8, Lot 22, PTN: SE 27-20-29-W4M	
	LANDOWNERS: Timber Star Inc.	
	AGENTS: Township Planning and Design (Kristi Beunder) / Blair Hann	
	AREA OF SUBJECT LANDS: 1. 10.36 acres 2. 22.16 acres	
	CURRENT LAND USES: 1. Country Residential District 2. Agricultural District	
PROPOSAL: Consideration of second and third reading for an amendment to the Green Haven Estates Area Structure Plan, to include two new phases of development, referred to as Phases 4 and 5.		
DIVISION NO: 7	COUNCILLOR: R.D. McHugh	FILE MANAGER: Theresa Chipchase

PURPOSE OF REQUEST

Request to Council to provide second and third reading to Bylaw 41/2023, amending Bylaw 36/2006 for the adoption of the Green Haven Estates Area Structure Plan to order to include two new phases of development (Phases 4 and 5). All conditions put forth with first reading of this Bylaw have been complied with.

EXECUTIVE SUMMARY

Summary of Proposal

The ASP amendment has been provided in the form of an addendum, to the current Green Haven Estates ASP. The policies of the current Green Haven Estates ASP will apply to the subject parcels unless otherwise noted in or updated within the addendum.

First reading to the ASP amendment was granted by council on June 28th, 2023, and approved the addition of two new phases of development, referred to as Phases 4 and 5, which are outside, but adjacent to, the current boundaries of the current Green Haven Estates ASP area.

The subject parcels are 10.36 acres, which is currently zoned Country Residential District and 22.16 acres which is currently zoned Agricultural District. The new development phases are proposed to facilitate the future subdivision of 23 Country Estate Residential Sub-District “A” lots.

All lots are to be serviced with piped water from the County’s existing water system and wastewater is to be provided by individual high efficiency tertiary treatment systems, with each lot to provide a primary and secondary location for wastewater systems to be installed.

Within the accompanying staff report, second and third reading to Bylaw 42/2023 is also to be considered by Council for the land use redesignation application for these lands.

Further, within the accompanying staff report, second and third reading consideration is also requested for a Site Specific Amendment to the County's Country Estate Residential District to allow relaxations to front yard setbacks for both phases.

Pertinent Site Considerations

The subject parcel is located within a portion of the County that falls within the Intermunicipal Development Plan between the County and the Town of Okotoks.

PREVIOUS COUNCIL DIRECTION

June 28th, 2023, Bylaw 41/2023 – application approved by Council granting first reading to Bylaw 41/2023, under the following motion:

“Council gave first reading to Bylaw 41/2023 was granted first reading to authorize an amendment to Bylaw 36/2006 being a Bylaw to adopt the Green Haven Estates Area Structure Plan, to include Plan 2310060, Block 8, Lot 22 and Plan 9912114, Lot 1, both within SE 27-20-29 W4M, as part of Phase 4 and Phase 5 development according to Schedule A.

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

- 1. The existing water system, the water license and the current water use in the community is to be reviewed by a third-party engineer of the County's choosing at the developer's expense to provide the County with a report that determines if the system is capable of servicing the additional 23 lots proposed in the ASP amendment with potable water.*

In consideration of the above noted condition, the County employed MPE to conduct the third party review of the existing water system at the developer's expense. Council acknowledged the Greenhaven Water Review Actions Report on January 31st, 2024.

COUNCIL ACTION REQUESTED – SECOND AND THIRD READING TO BYLAW 41/2023

Request to Council to provide second and third reading to Bylaw 41/2023 to authorize an amendment to Bylaw 36/2006, being a Bylaw to adopt the Green Haven Estates Area Structure Plan, that is to include Plan 2310060, Block 8, Lot 22 and Plan 9912114, Lot 1, both within SE 27-20-29 W4M, as Phase 4 and Phase 5 of the Green Haven development, according to Schedule A of Bylaw 36/2006.

APPENDICES

APPENDIX A - MAP SET

LOCATION MAP

LAND USE MAP

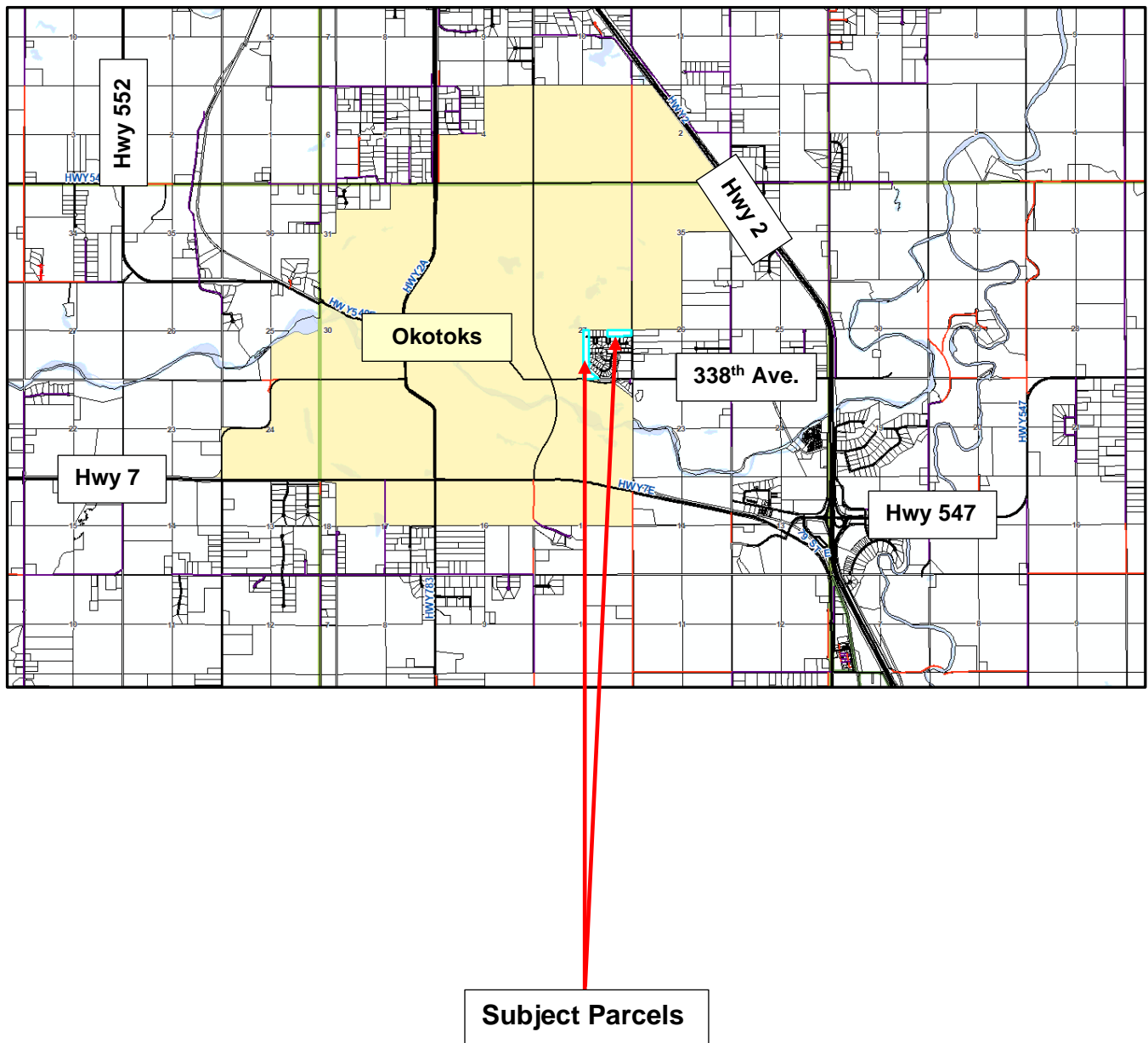
SITE PLAN

ORTHO PHOTO

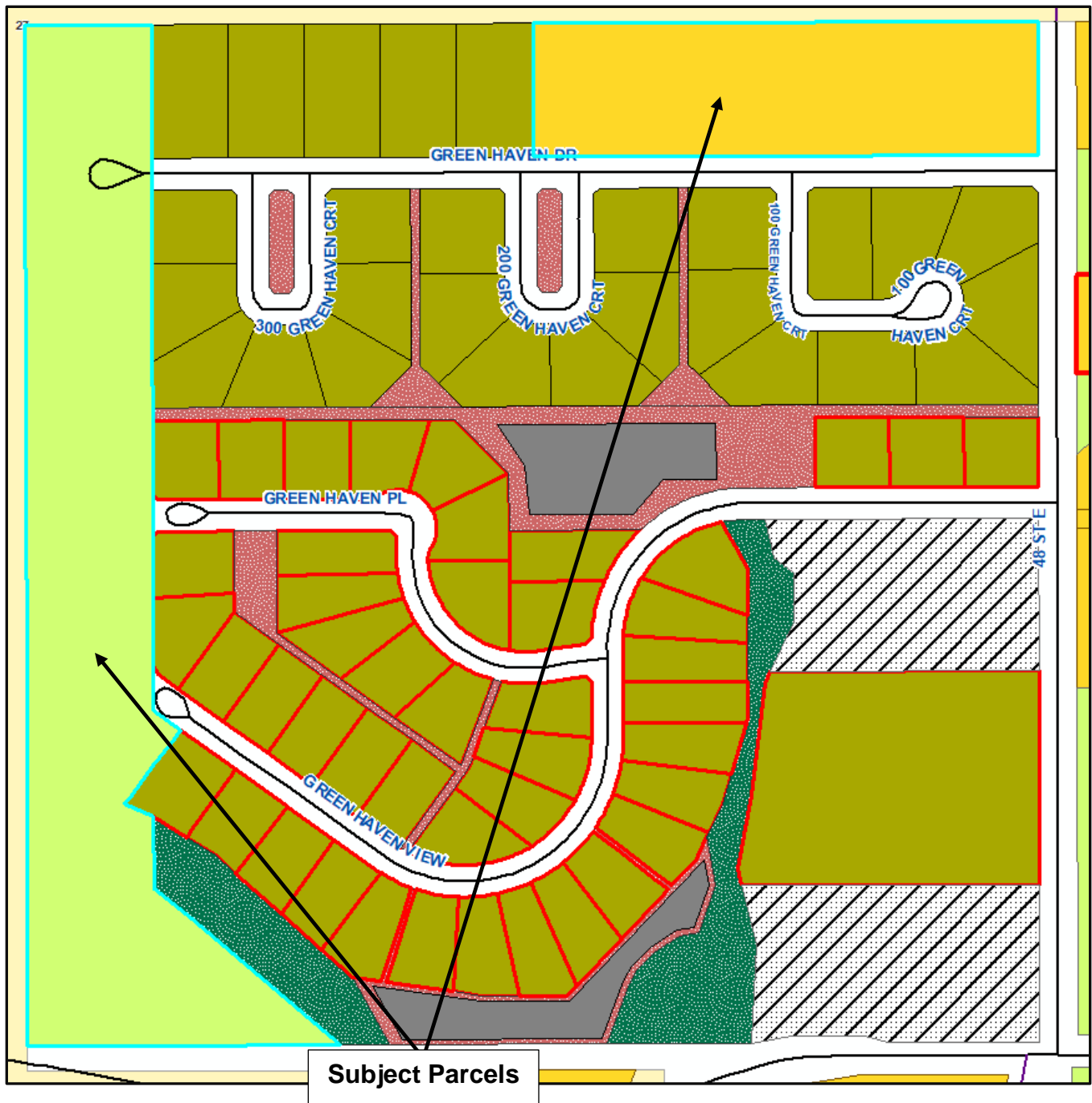
APPENDIX B

BYLAW 41/2023 - FIRST READING

APPENDIX A: LOCATION MAP



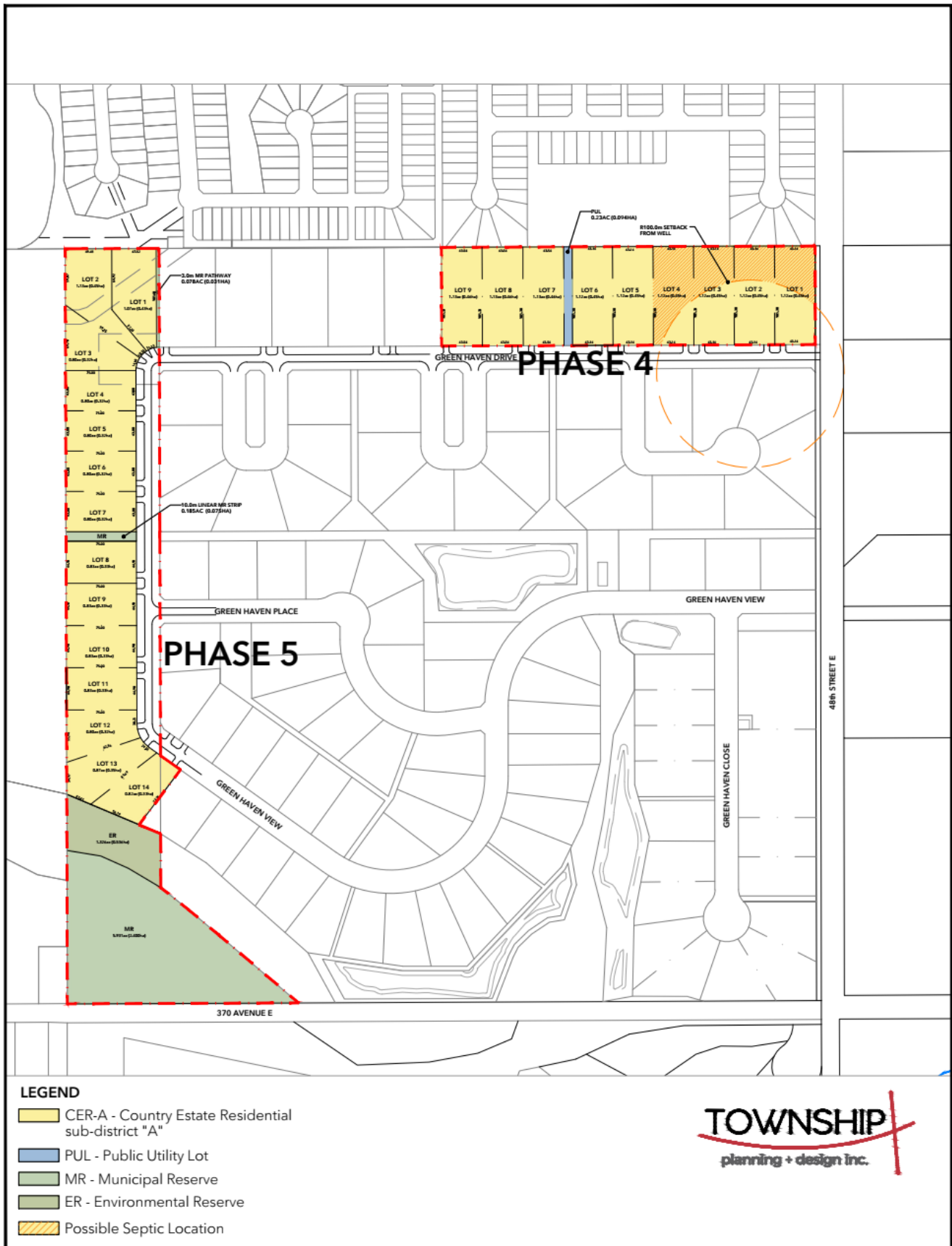
APPENDIX A: EXISTING LAND USE



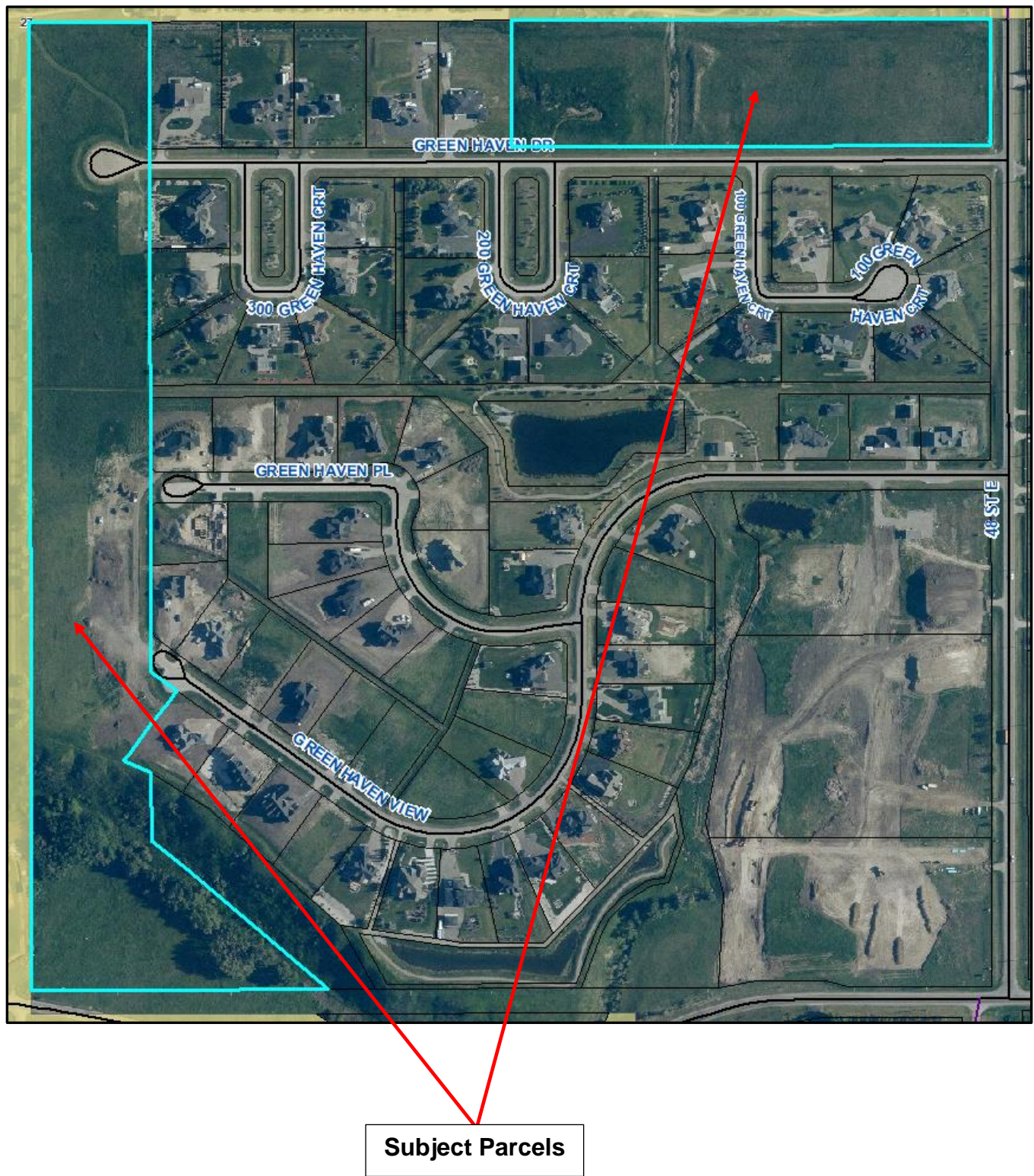
Legend

- | | | |
|----------------------------------|----------------------------------|--------------------------------------|
| Hard Surface (Chip/oil) | CR- Country Residential | MR- Municipal Reserve |
| Gravel | CRA- Country Residential Sub A | MLR- Municipal Land/Reserve District |
| Developer Pavement | DC - Direct Control | |
| Pavement | BP- Bussiness Park | |
| Flood Hazard Protection District | RB- Rural Business | |
| In Transition | INR- Natural Resource Extraction | |
| A- Agricultural | EP- Environmental Protection | |
| AA- Agricultural Sub A | ER- Environmental Reserve | |

APPENDIX A: SITE PLAN



APPENDIX A: ORTHO PHOTO



BYLAW 41/2023

**BEING A BYLAW OF FOOTHILLS COUNTY TO AMEND AN AREA
STRUCTURE PLAN**

WHEREAS the Council of Foothills County (hereinafter called the "Council") is empowered by Section 633(1) of the Municipal Government Act, being Chapter M-26.1, to adopt an Area Structure Plan which provides a framework for subsequent subdivision and development of an area of land within the Municipality's boundaries; and

WHEREAS the Green Haven Estates Area Structure Plan for the properties legally described as Plan 04128975, Plan 041003905, and Plan 021098304 within Ptn. SE 27-20-29 W4M (consisting of 127.87 acres) was adopted on January 18, 2007, under Bylaw 36/2006;

NOW THEREFORE the Council of Foothills County in the Province of Alberta; hereby amends Bylaw 36/2006, being a Bylaw to adopt the Green Haven Estates Area Structure Plan as follows:

1. In accordance with Section 3 of the Green Haven Estates Area Structure Plan passed under Bylaw 36/2006, the Plan may be amended from time to time in accordance with the Municipal Government Act;
2. The Green Haven Estates Area Structure Plan as adopted under Bylaw 36/2006 is hereby amended to include Plan 2310060, Block 8, Lot 22 and Plan 9912114, Lot 1 both within SE 27-20-29 W4M as part of Phase 4 and Phase 5 development according to the attached Schedule A;
3. This Bylaw shall have effect on the date of its third reading.

FIRST READING: June 28, 2023

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 .