

**PUBLIC HEARINGS AND MEETINGS
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
SITE SPECIFIC AMENDMENT**

**April 23, 2025
To be heard at: 10am**

APPLICATION INFORMATION		File No. 25R 011
	LEGAL DESCRIPTION: SW 4-20-2 W5M; PLAN 0411840, BLOCK 3, LOT 1	
	LANDOWNER(S): D BAR RANCHLANDS LTD.	
	AGENT: ARDITH BRULE	
	AREA OF SUBJECT LANDS: 80.01 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 a +/- 10,000 sq. ft. indoor storage building as an expansion to the existing RV & Self Storage Business on the subject parcel, being a portion of SW 4-20-2 W5M; Plan 0411840, Block 3, Lot 1.		
DIVISION NO: 2	COUNCILLOR: Delilah Miller	FILE MANAGER: Stacey Kotlar

EXECUTIVE SUMMARY:

Summary of Proposal:

The application is for the Site Specific Amendment in order to allow for indoor self-storage bays as an expansion to existing Cowboy Trail RV Storage. The storage facility currently operates on 6 acres of the subject 80 acre parcel, providing 20 indoor storage spaces and 200 outdoor parking spaces. The proposed building would add an additional +/- 10,000 sq. ft indoor storage, 36-10x20 units, 16-10x10 units and 16-5x10 units.

Location:

The subject parcel is located:

- adjacent to and east of Highway 22
- directly south east of the Town of Diamond Valley
- 400 m north of 434 Ave W

Policy Evaluation:

Reviewed within the terms of the:

- Municipal Development Plan 2010 (MDP2010);
- Growth Management Strategy; and
- Land Use Bylaw 60/2014.

Referral Considerations:

The application submission was referred to required internal departments and external agencies.

PURPOSE OF APPLICATION:

Bylaw XX/2025 – Site specific amendment to the Agricultural District land use rules to allow for the construction of a +/- 10,000 sq. ft. indoor storage building as an expansion to the existing RV & Self Storage Business on the subject parcel, being a portion of SW 4-20-2 W5M; Plan 0411840, Block 3, Lot 1.

HISTORY:

2004 – 75 acre parcel subdivided from quarter section;

2007 – Council approved a Site Specific Amendment to allow for RV storage and self-storage, this approval allowed for the storage of 100 recreational vehicles, conversion of the hay shed on the property for self-storage and the construction of two additional self-storage buildings, hours of operation from 7AM to 10PM Monday through Saturday, closed on Sundays and holidays;

2009 – Council granted first reading to Bylaw 18/2009, a Site Specific Amendment that would allow for an expansion to the existing facility. The expansion would have provided for an additional 200 units to be stored on site with signage applied for and a possible expansion to the existing footprint of the facility;

Conditions of that approval required the applicant to rectify outstanding conditions of their initial development permit which included installation of screening and submission of storm water management plan;

The applicant applied for second and third reading without the benefit of installation of the required screening and as such Council denied second and third reading and Bylaw 18/2009 expired;

2013 – Council approved a Site Specific Amendment to permit the expansion of the RV storage facility to allow for 100 additional units. The applicants provided that the previously proposed two additional self-storage buildings were no longer desired. This approval granted permission for a total of 20 indoor storage spaces (existing) and a total of 200 outdoor parking spaces.

SITE CONSIDERATIONS:

Access:

There is one existing approach located at the northwest corner of the property, it is a shared approach with the northern neighbour. This approach provides access for the home, farm and storage facility. There is no concern from Public Works.

Physiography:

The subject property is generally flat with a shallow drainage depression that runs north south through the center of the parcel. The 6 acre storage facility area is completely fenced with a berm and a double row of pine trees on the north, west and south sides.

Existing Development:

The subject parcel currently contains a Dwelling, Shop, Quonset, 2 Pole Sheds, Granaries and multiple sheds and animal shelters for the farming operation, as well as two ground mounted personal use solar panels along the north property line.

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works	The proposed building is located in an area that won't require lot grading and within an existing graveled parking area with large amounts of surrounding absorbent landscaping. No concerns from PW.
EXTERNAL	
Alberta Transportation and Economic Corridors (ATEC)	<ol style="list-style-type: none"> 1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable 2. Pursuant to 618.4(1) of the MGA., the department expects that the Municipality will mitigate the impact of traffic generated by development approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies. 3. The applicant is advised that any development within the highway right-of-way or within 300 metres beyond the limit of a controlled highway or within 800 metres from the center point of an intersection of the highway and another highway would require a permit from Transportation and Economic Corridors. This requirement is outlined in the Highway Development and Protection Regulation. The subject property is within the noted permit area and, as such, any development would required the said permit. To ensure that any future highway expansion plans are not unduly compromised, minimum setbacks would be identified and stipulated as a condition of approval such that an adequate buffer would be maintained alongside the highway and any other highway related issues could be appropriately addressed.
ATCO Gas	No objections
PUBLIC	
Western Wheel	April 9 th and 16 th , 2025
Landowners (half mile)	No submissions received prior to submission of this staff report.

POLICY EVALUATION:

Municipal Development Plan (MDP2010):

The Economic Section speaks to encouraging home bases businesses with careful consideration to minimize land use conflicts, particularly when located in vicinity to existing residential development and ensuring the intensity of the business is compatible with the surrounding area.

Land Use Bylaw 60/2014:

The proposed expansion of the Home Based Business use generally aligns with areas concerning 10.5.0 Parking and Loading, 10.7.0 Landscaping and Fencing, and Screening Standards for outdoor storage specifically referring to Levels of Screening as well as setbacks.

Growth Management Strategy:

This parcel is located within the South Central District. The vision for the South Central District is supportive of moderate growth on the east side of the district close to the towns of High River and Okotoks with careful consideration to avoid land use conflicts with long established agricultural operations.

SUMMARY

Bylaw XX/2025 – Site specific amendment to the Agricultural District land use rules to allow for the construction of a +/- 10,000 sq. ft. indoor storage building as an expansion to the existing RV & Self Storage Business on the subject parcel, being a portion of SW 4-20-2 W5M; Plan 0411840, Block 3, Lot 1.

OPTIONS FOR COUNCIL CONSIDERATION:

OPTION #1 – FIRST READING APPROVAL

Council may choose to grant 1st reading to site specific amendment of the Agricultural Land Use District to allow the expansion to the recreational vehicle and self storage in order to construct one new +/- 10,000 sq. ft. indoor storage as identified on the applicant's site plan within a portion of SW 4-20-2 W5M; Plan 0411840, Block 3, Lot 1 as a discretionary use.

In their 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.

Recommended Conditions for Option #1:

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

OPTION # REFUSE APPLICATION

Council may choose to refuse the application for site specific amendment of the Agricultural Land Use rules to allow for the construction of a +/-10,000 indoor storage building as an expansion to the existing RV & Self Storage Business on the subject parcel, being a portion of SW 4-20-2 W5M; Plan 0411840, Block 3, Lot 1.

In consideration of the application and the criteria noted within the Land Use Bylaw 60/2014, Council is of the opinion that the amendment to the land use district, and subsequent intended use of the subject lands does not conform with the requirements outlined within the Land Use Bylaw 60/2014. Further, Council is of the opinion that the application would interfere with the neighbouring parcels and nature of the area.

APPENDICES

APPENDIX A: MAP SET:

LOCATION MAP

LAND USE - HALF MILE MAP

PARCEL SIZES - HALF MILE MAP

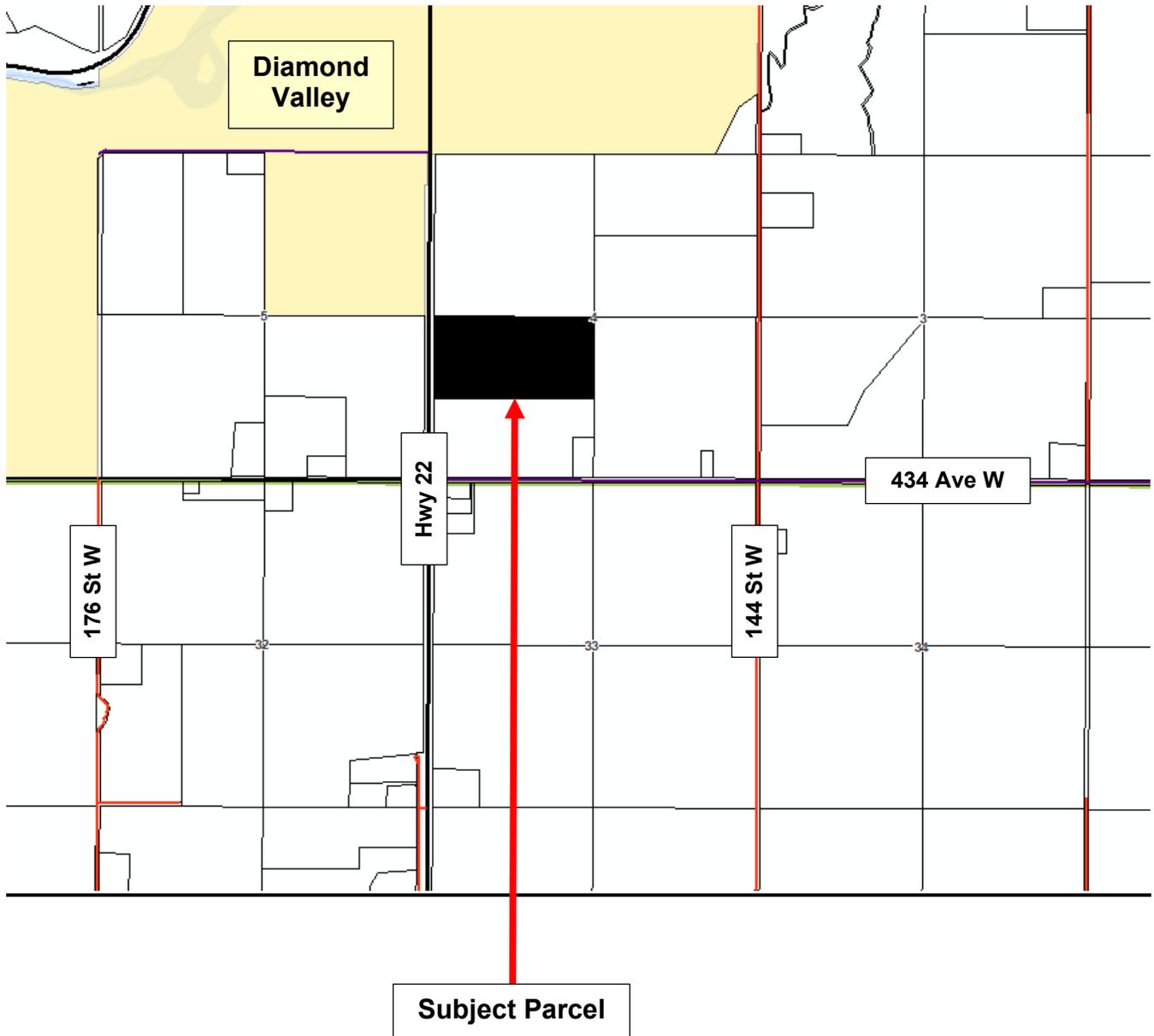
SITE PLAN

ORTHO PHOTO

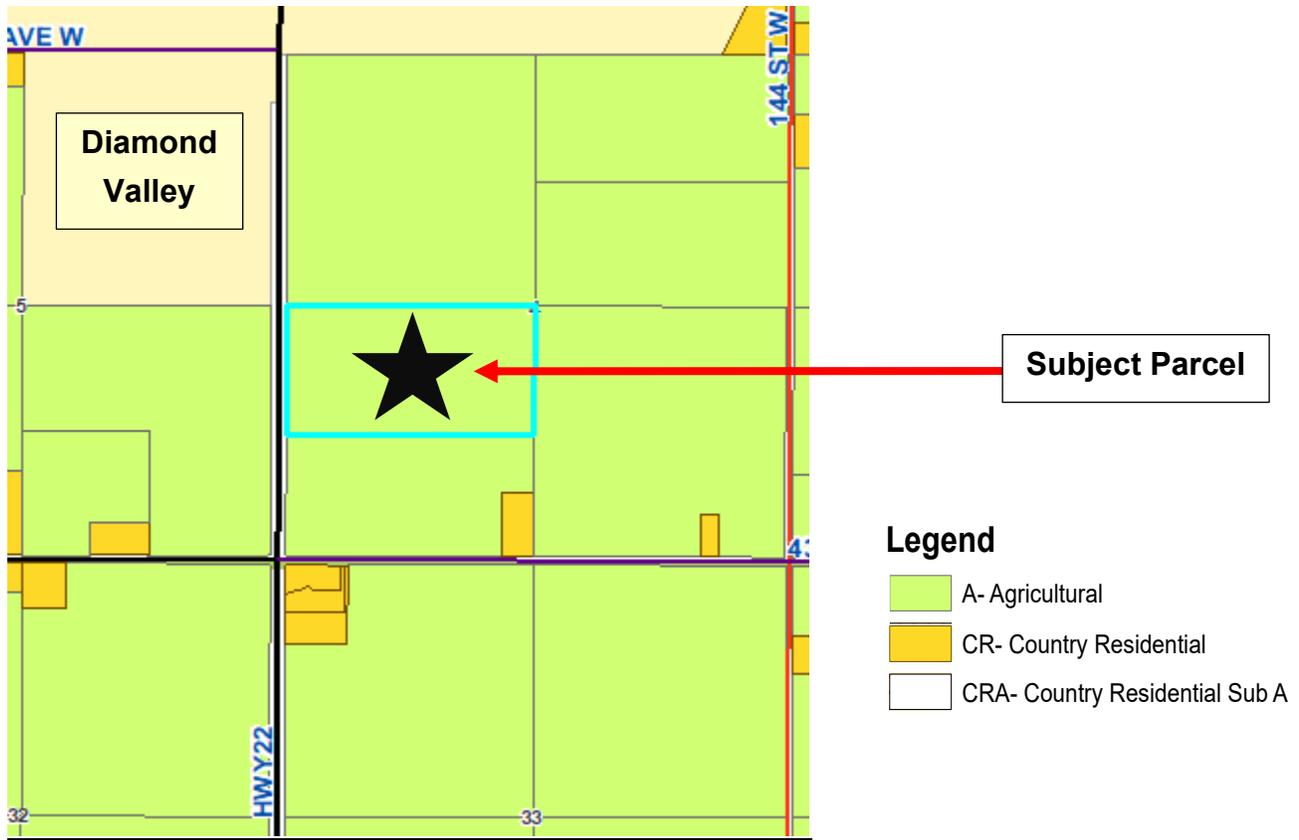
APPENDIX B: PROPOSED BYLAW:

APPENDIX C: REFERRAL RESPONSE SUBMISSIONS:

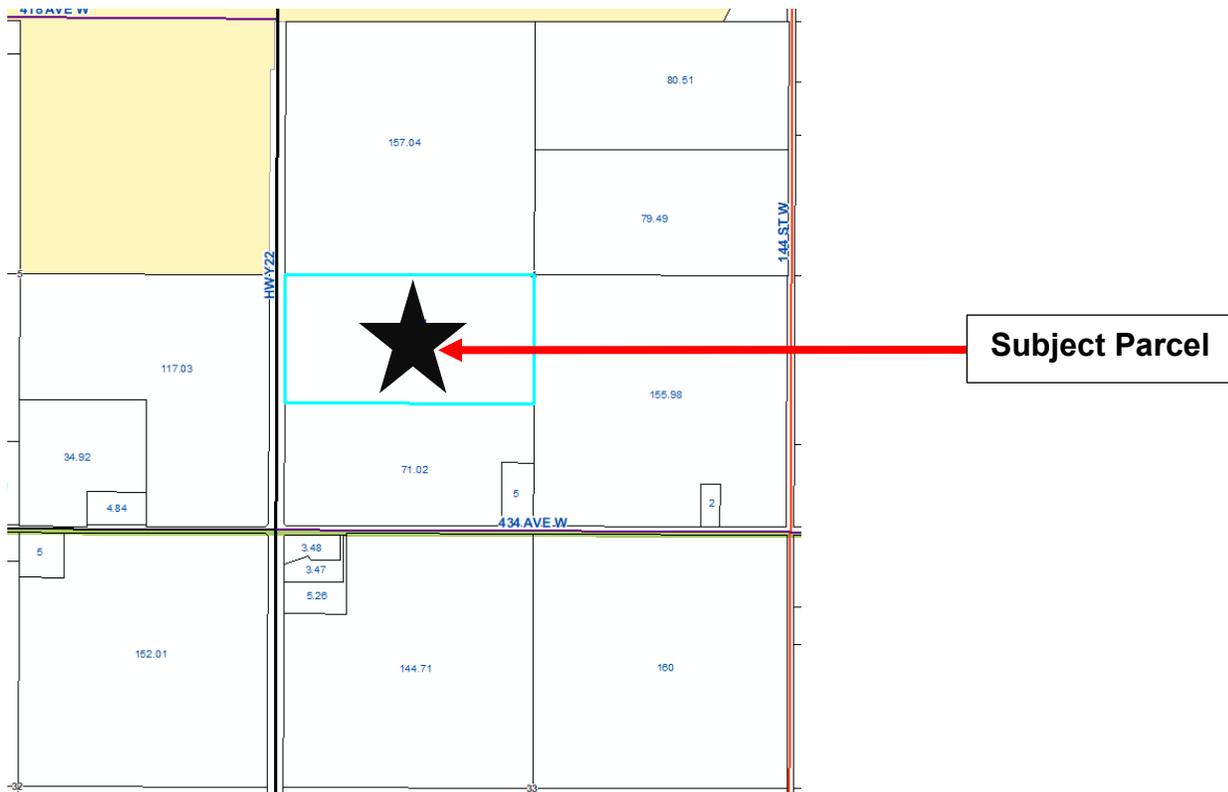
APPENDIX A: LOCATION MAP



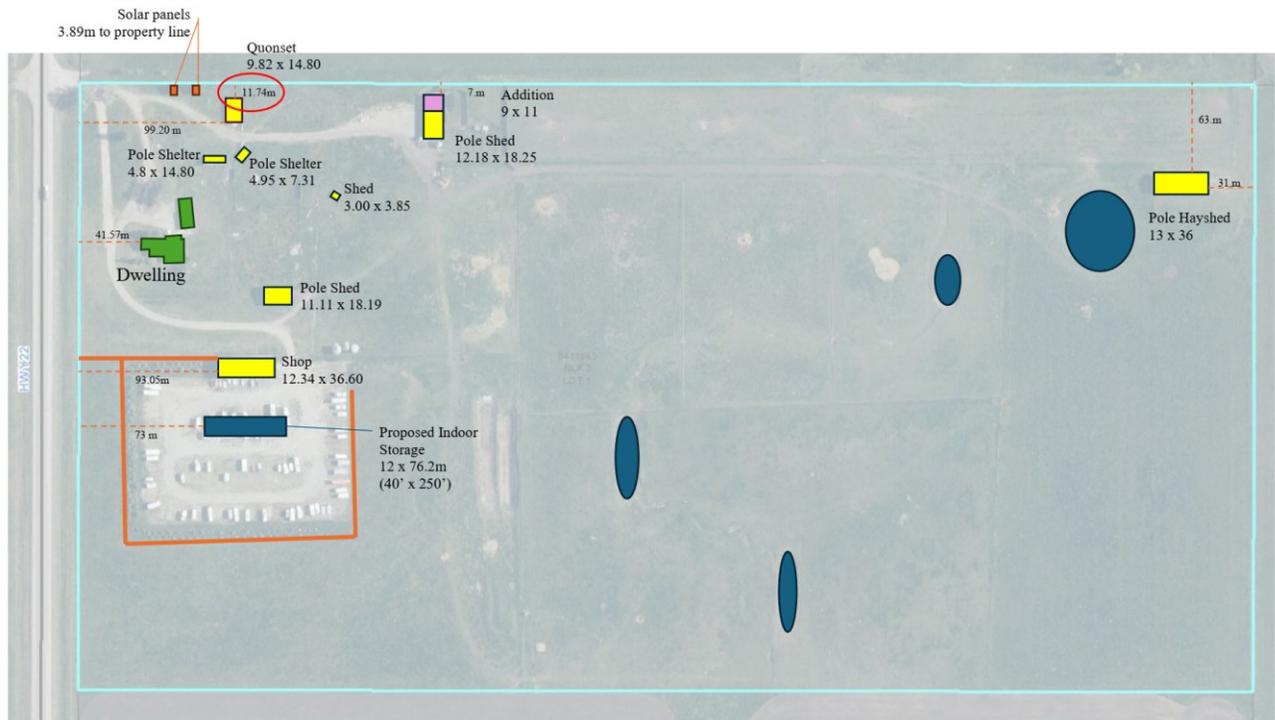
APPENDIX A: LAND USE



APPENDIX A: LOT SIZES (IN ACRES)



APPENDIX A: SITE PLAN



APPENDIX A: ORTHO



APPENDIX B: PROPOSED BYLAW

BYLAW XX/2025

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 the addition of one new 10,000 sq.ft building to be used for mini storage in support of the existing recreational vehicle storage and mini storage operation on Plan 0411840, Block 3, Lot 1; Ptn. SW 04-20-02 W5M.

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

1. Under SECTION 12.1 AGRICULTURAL DISTRICT, the following shall be added under Section 12.1.7.1 MAXIMUM LOT COVERAGE:

To allow for the addition of one new 10,000 sq. ft. building to be used for mini storage in support of the existing recreational vehicle storage and mini storage operation on Plan 0411840, Block 3, Lot 1; Ptn. SW 04-20-02 W5M.
2. 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

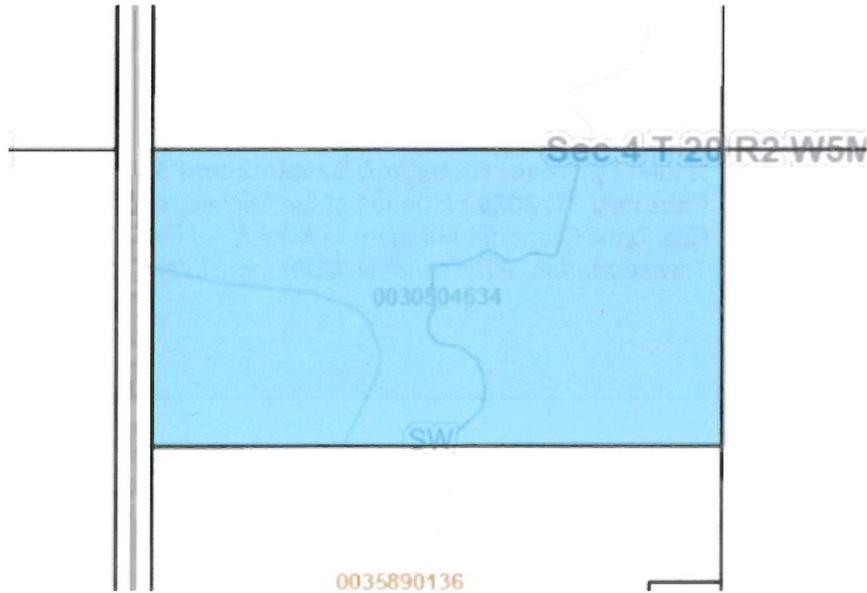
CAO

PASSED IN OPEN COUNCIL assembled at the Town of High River in the Province of Alberta this day of 20 .



Transportation and Economic Corridors Notice of Referral Decision
Land Use Bylaw Amendment in Proximity of a Provincial Highway

Municipality File Number:	25R011	Highway(s):	22
Legal Land Location:	QS-SW SEC-04 TWP-020 RGE-02 MER-5	Municipality:	Foothills County
Decision By:	Trevor Richelhof	Issuing Office:	Southern Region / Calgary
Issued Date:	February 21, 2025	AT Reference #:	RPATH0048466
Description of Development:	Site Specific Amendment to the Agricultural District Land Use rules to allow for the addition of a new structure in support of the existing RV storage operation.		



This will acknowledge receipt of your circulation regarding the above noted proposal. Transportation and

Economic Corridors primary concern is protecting the safe and effective operation of provincial highway infrastructure, and planning for the future needs of the highway network in proximity to the proposed land use amendment(s).

Transportation and Economic Corridors offers the following comments and observations with respect to the proposed land use amendment (s):

1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable

2. Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.

3. The applicant is advised that any development within the highway right-of-way or within 300 metres beyond the limit of a controlled highway or within 800 metres from the center point of an intersection of the highway and another highway would require a permit from Transportation and Economic Corridors. This requirement is outlined in the Highways Development and Protection Regulation. The subject property is within the noted permit area and, as such, any development would require the said permit. To ensure that any future highway expansion plans are not unduly compromised, minimum setbacks would be identified and stipulated as a condition of approval such that an adequate buffer would be maintained alongside the highway and any other highway related issues could be appropriately addressed.

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information



Issued by **Trevor Richelhof, Development & Planning Tech**, on **February 21, 2025** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation and Economic Corridors Delegation of Authority*