


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

**June 4, 2025
To be heard at: 10:00 am**

APPLICATION INFORMATION		File No. 25R 018
	LEGAL DESCRIPTION: N 23-17-28 W4M; Plan 9811515, Block 1	
	LANDOWNER(S): HYATT AUTO SALES LTD.	
	AGENT: KRISTI BEUNDER, TOWNSHIP PLANNING + DESIGN	
	AREA OF SUBJECT LANDS: 158.57 ACRES	
	CURRENT LAND USE: AGRICULTURAL DISTRICT	
PROPOSED LAND USE: AGRICULTURAL DISTRICT		
PROPOSAL: Site specific amendment to the Agricultural District to add a permitted use for the subject lands, being: Vehicle Testing: strictly involves performance testing and handling tests that are conducted on tracks or specialized courses to assess steering response, braking, cornering, and overall vehicle dynamics (ie. Performance, handling, braking). This includes high performance vehicles available to the general public. This does not include drag racing, funny cars, or any modified or enhanced race cars which may produce noise that exceeds standards which are not permitted.		
DIVISION NO: 1	COUNCILLOR: Rob Siewert	FILE MANAGER: Stacey Kotlar

EXECUTIVE SUMMARY:

Location:

The subject parcel is located:

- Directly east and adjacent to 168 St E;
- Directly south and adjacent to 658 Ave E; and
- 5 km east of Highway 2.

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 vehicle testing that strictly involves performance testing and handling tests that are conducted on tracks or specialized courses to assess steering response, braking, cornering, and overall vehicle dynamics (i.e. performance, handling, braking). This includes high-performance vehicles available to the general

public. This does not include drag racing, funny cars, or any modified or enhanced race cars or cars which may produce noise that exceeds standards which are not permitted as a Permitted Use on Plan 9811515, Block 1; Ptn. N 23-17-28 W4M.

The application identifies:

- Vehicle Testing
 - o will use the +/- 1.5 km asphalt strip on the lands for conducting vehicle testing and video recording of vehicle tests. Only the first ¼ mile of the track is utilized for side by side comparisons;
 - o Vehicle testing a maximum of twelve (12) days per year;
 - o Testing will occur Monday through Friday between 9:00 am and 6:00 pm;
 - o All vehicles will be associated with Hyatt Auto Sales Ltd., will be considered luxury vehicles from the luxury vehicle market, and will not include any funny cars, race cars or otherwise modified vehicles that may exceed noise restrictions;
 - o All vehicles will use the paved airstrip on the Subject Parcel and will access it from 658th Ave E to the north and Highway 2 to the east;
- One (1) Customer VIP event
 - o Once per year;
 - o Maximum of 30 persons in attendance;
 - o Held on Saturday or Sunday between May 1st and September 30th;
- One (1) Hyatt Auto Sales Ltd. Staff event
 - o Once per year
 - o Maximum of 60 persons in attendance;
 - o Held on Saturday or Sunday between May 1st and September 30th;

HISTORY:

1997 – Council granted the Boundary Adjustment to realign the quarter section lines between NW and NE creating a North 160 acre parcel and a South 160 acre parcel.

October 9, 2024 – Council gave first reading to authorize the redesignation of a portion of the subject parcel from Agricultural District to Country Residential District to allow for the future subdivision of one +/- 6.0 acre leaving a +/- 152.57 Agricultural District balance parcel.

SITE CONSIDERATIONS:



Physiography:

The subject parcel is largely flat to mildly rolling terrain in the south west corner.

Access:

There are two existing approaches to the subject parcel. Access to the 6.0 +/- acre proposed lot is to be provided from 168 St E, by way of the existing approach, shown with the green arrow. Access to the balance parcel is to be provided from 658 Ave E, by way of the existing approach, shown with the orange arrow.

Existing Development:

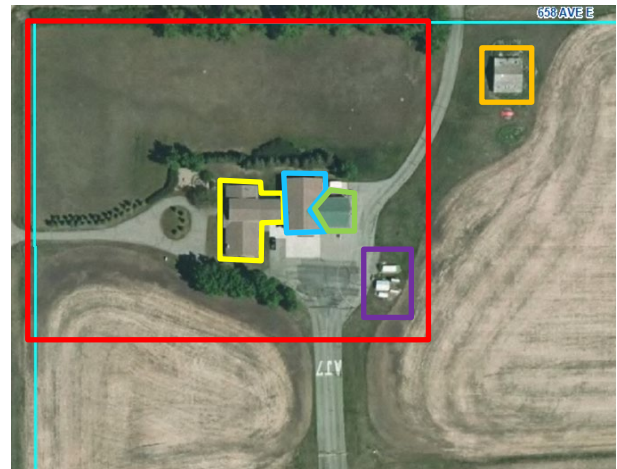
Balance parcel:

The subject parcel contains a 1.35 km long registered private air strip. This airstrip's construction predates the 1998 boundary adjustment, and historically, there have been no permits issued for uses beyond personal activity. Notably, a Special Event license was granted for the "Jets over Cayley" radio controlled aircraft modeling event in 2010. Presently, the airstrip is utilized by the owner, Hyatt Auto Sales Ltd., for filming car commercials twice a year.

The existing barn, outlined in orange, is proposed to remain in the balance parcel. It does not meet Municipal Setbacks, located 17.22 m from the north property line when it is supposed to be 48m from the centreline of the Municipal Road. This barn was acknowledged as non-conforming during the First Reading of the Bylaw.

Proposed parcel:

The proposed parcel will contain the remaining development, which includes the Dwelling (yellow), Attached Garage (blue), and Attached Hanger (green), as well as a Fuel Container, Shed and Fuel Tank (outlined in purple). The applicant has identified that the Fuel Container, Shed, and Fuel Tank are to be removed. The balance parcel, containing the airstrip, will establish a lease agreement with the proposed parcel, containing the hanger, to permit access to the airstrip for personal use.



CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works	No comments or concerns.
EXTERNAL	
Sunshine Gas Co-op	No comments or concerns.
PUBLIC	
Western Wheel	May 21 st and 28 th
Landowners (half mile)	No submissions received prior to submission of this staff report.

POLICY EVALUATION:

The subject property is not involved under any existing Area Structure Plan or Outline Plan documents, nor are they influenced by an Intermunicipal Development Plan.

Municipal Development Plan 2010 (MDP 2010):

Agricultural Policy

The Agricultural Section of the MDP2010 support maintaining the integrity of the agricultural land base and note that agricultural uses and industries that support agriculture should be encouraged. Non-agricultural uses should only be permitted on lands where the County judges the proposal to have minimal negative impacts on the agricultural resource, and potential agricultural use of the property and properties that may be affected.

Economy Policy

2. Proposals for commercial or industrial developments, in addition to Natural Resource Extraction, should be developed to be compatible with the surrounding area and existing land uses. Consideration shall be given to size, design, noise, odor, traffic, dust, and the visual impact of the proposal on the adjacent lands.

Land Use Bylaw 60/2014:

The subject parcel is Agricultural District which does not identify vehicle testing, racing or filming within its permitted or discretionary uses, which is why this Site Specific Amendment is being put forward.

Note: The applicant is requesting the use be added as Permitted Use on the subject parcel.

Growth Management Strategy:

The subject parcel is located within the East District. The vision for the East District is that very little growth is anticipated here and further that agriculture will continue to be the dominant land use with careful consideration given to the impact on agriculture when applications for land use changes are considered in this District.

SUMMARY

Bylaw XX/2025 – Site Specific Amendment to the Agricultural District land use rules to allow for vehicle testing that strictly involves performance testing and handling tests that are conducted on tracks or specialized courses to assess steering response, braking, cornering, and overall vehicle dynamics (i.e. performance, handling, braking). This includes high-performance vehicles available to the general public. This does not include drag racing, funny cars, or any modified or enhanced race cars or cars which may produce noise that exceeds standards which are not permitted as a Permitted Use on Plan 9811515, Block 1; Ptn. N 23-17-28 W4M.

OPTIONS FOR COUNCIL CONSIDERATION:

OPTION #1 – FIRST READING APPROVAL FOR PERMITTED USE

Council may choose to grant 1st reading to site specific amendment of the Agricultural Land Use District to allow for vehicle testing on tracks or specialized courses within a portion of N 23-17-28 W4M; Plan 9811515, Block 1 as a Permitted Use. This includes Vehicle Testing on the +/- 1.5 km asphalt strip for

conducting vehicle testing and video recording of the vehicle test, to a maximum of twelve (12) days per year, occurring on Mon-Fri 9am-6pm, testing luxury vehicles; one (1) Customer VIP event, once per year with max 30 person held on a weekend between May 1st and Sept. 30th; one (1) Hyatt Auto Sales Ltd. staff event, once per year with max 60 person held on a weekend between May 1st and Sept 30th.

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 #2 – FIRST READING APPROVAL FOR DISCRETIONARY USE

Council may choose to grant 1st reading to site specific amendment of the Agricultural Land Use District to allow for vehicle testing on tracks or specialized courses within a portion of N 23-17-28 W4M; Plan 9811515, Block 1 as a Discretionary Use. This includes Vehicle Testing on the +/- 1.5 km asphalt strip for conducting vehicle testing and video recording of the vehicle test, to a maximum of twelve (12) days per year, occurring on Mon-Fri 9am-6pm, testing luxury vehicles; one (1) Customer VIP event, once per year with max 30 person held on a weekend between May 1st and Sept. 30th; one (1) Hyatt Auto Sales Ltd. staff event, once per year with max 60 person held on a weekend between May 1st and Sept 30th.

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 #3 REFUSE APPLICATION

Council may choose to refuse the application for site specific amendment of the Agricultural Land Use rules to allow for vehicle testing on the subject parcel, being a portion of 23-17-28 W4M; Plan 9811515, Block 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

HALF MILE MAP – LAND USE

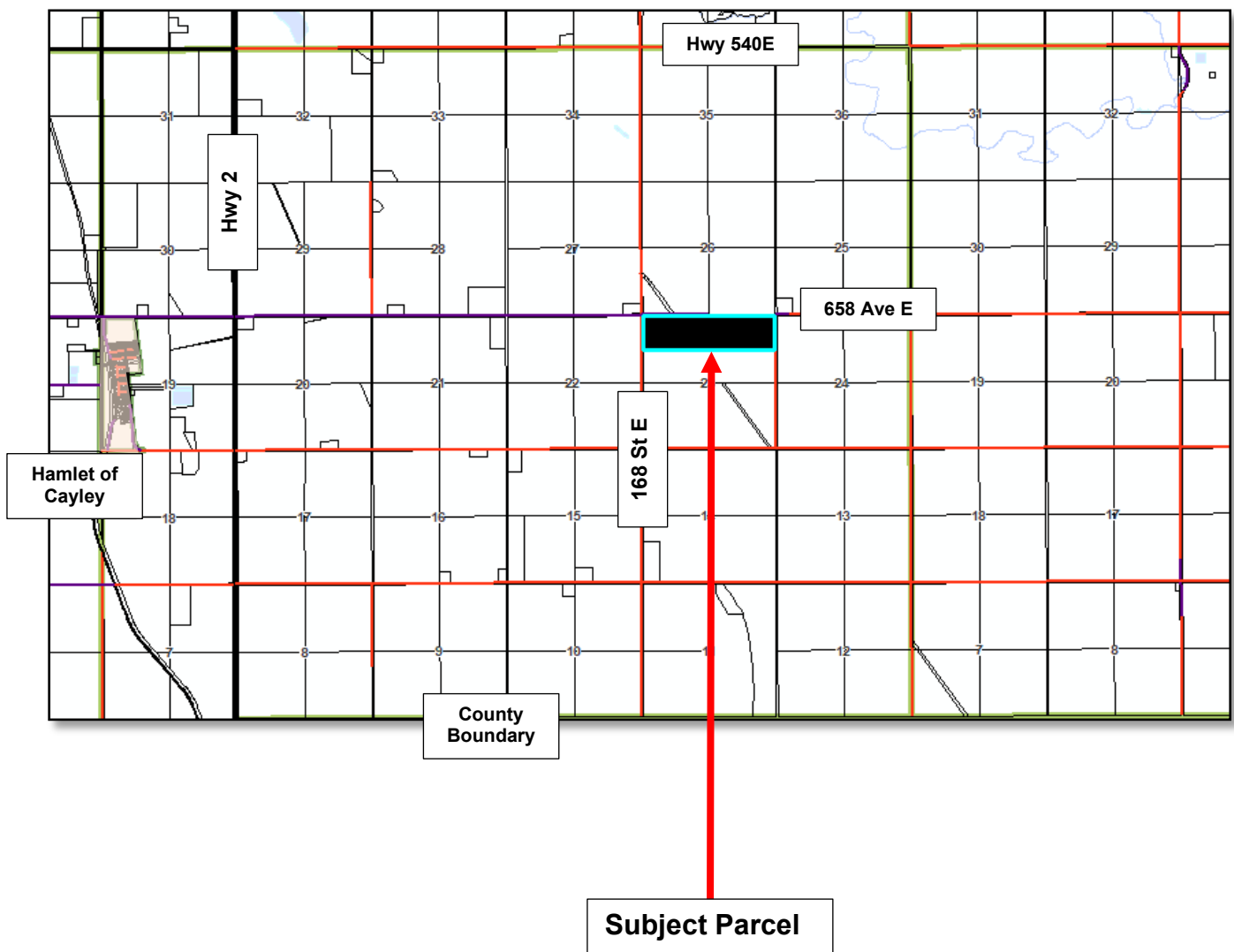
HALF MILE MAP – PARCEL SIZES

SITE PLAN

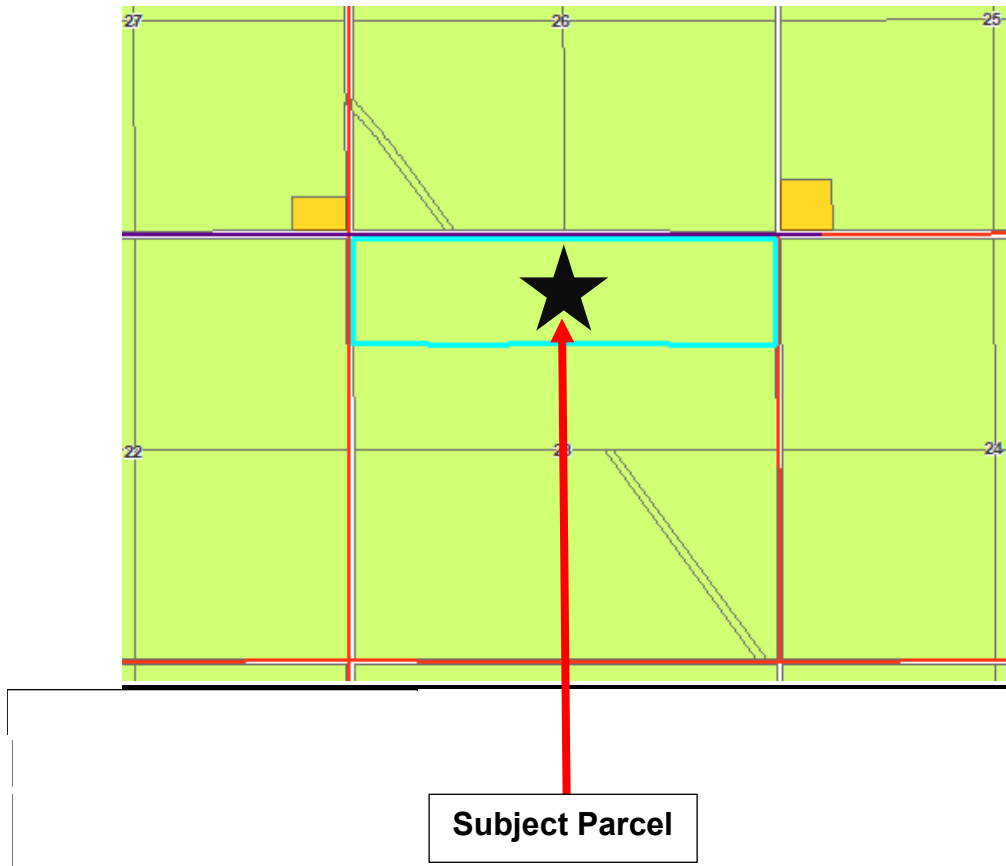
ORTHO PHOTO

APPENDIX B: PROPOSED BYLAW:

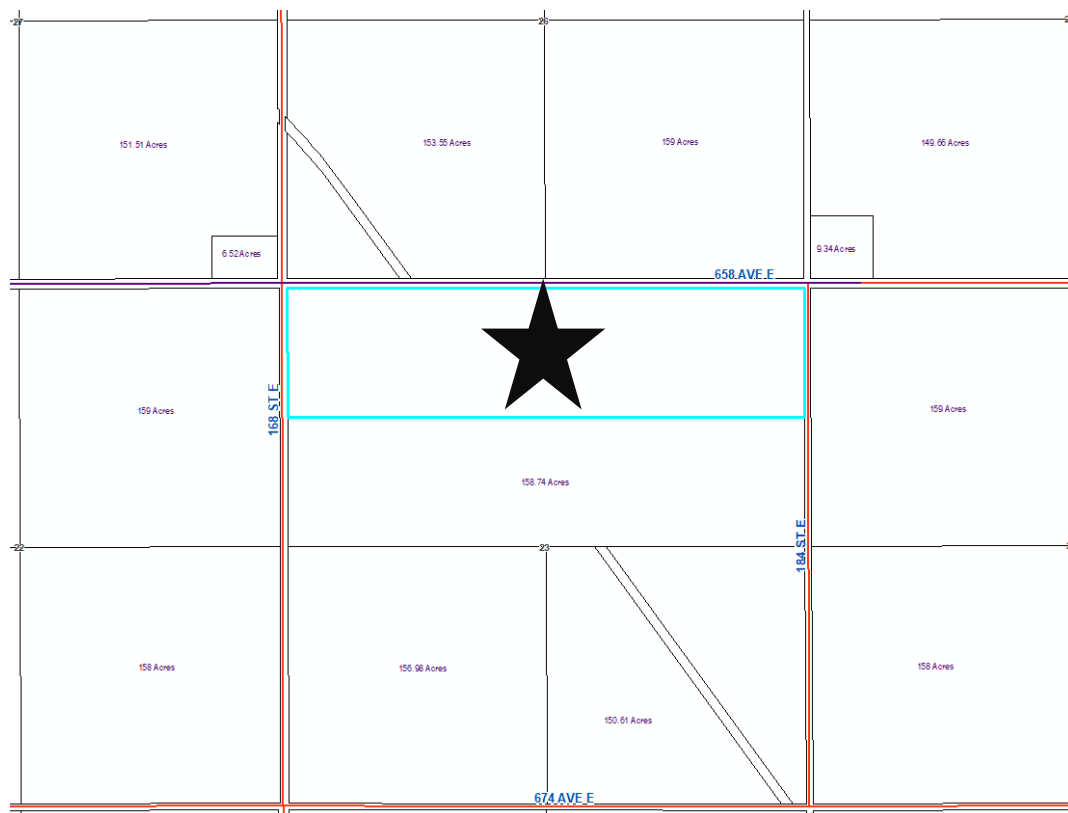
APPENDIX A: LOCATION MAP



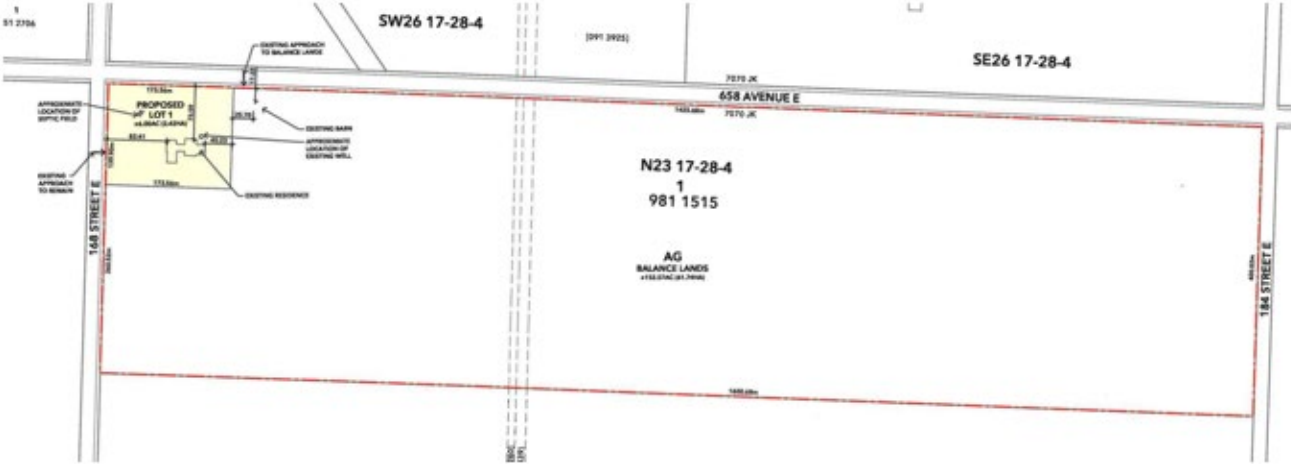
APPENDIX A: LAND USE



APPENDIX A: LOT SIZES (IN ACRES)



APPENDIX A: SITE PLAN



APPENDIX A: ORTHO PHOTO



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 vehicle testing that strictly involves performance testing and handling tests that are conducted on tracks or specialized courses to assess steering response, braking, cornering, and overall vehicle dynamics (i.e. performance, handling, braking). This includes high-performance vehicles available to the general public. This does not include drag racing, funny cars, or any modified or enhanced race cars or cars which may produce noise that exceeds standards which are not permitted as a Permitted Use on Plan 9811515, Block 1; Ptn. N 23-17-28 W4M.

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 only on *Plan 9811515, Block 1; Ptn. N 23-17-28 W4M*:

Vehicle testing that strictly involves performance testing and handling tests that are conducted on tracks or specialized courses to assess steering response, braking, cornering, and overall vehicle dynamics (i.e. performance, handling, braking). This includes high-performance vehicles available to the general public. This does not include drag racing, funny cars, or any modified or enhanced race cars or cars which may produce noise that exceeds standards which are not permitted.