



Miscellaneous Municipal Item
REPORT TO COUNCIL
Municipal Reserve License – Bid Result
June 4, 2025

Letter of Request information		File: PL2002_26NE PL2002_25NW
LEGAL DESCRIPTION: Municipal Reserve parcels located within: A) NE 26-20-02 W5M, Plan 0012073, Blk 3MR containing 67.84 acres more or less and; B) NW 25-20-02 W5M; Plan 2111095, Blk 1, Lot 1MR containing 79.065 acres more or less		
LANDOWNER: Foothills County		
PROPOSAL: Municipal Reserve License – Bid Results		
DIVISION NO: 2		COUNCILLOR: Delilah Miller
FILE MANAGER: Municipal Lands Administrator, Donna Fowler		

LOCATION

The Municipal Reserve parcels are located approximately 6 km northeast of Diamond Valley and 10km west of the Town of Okotoks, on 112 St W, north of Hwy 7.

BACKGROUND

History

These parcels were purchased through the AEPA FREC program and as such, are not suitable for further development. In addition, WSP completed a riparian enhancement program on the lands comprised of 31 acres on parcel A and 64 acres on parcel B. As part of the FREC grant, Foothills County fenced off the sensitive riparian enhancement areas. This parcel is adjacent to 2 Environmental Reserve parcels also acquired through the FREC program. In 2019, Council directed administration to place these parcels up for license through the public bidding process.

Council accepted a bid submitted by Mike Greschner for the licensing of the subject parcels for the purpose of grazing and stewardship, for the yearly rate of \$2,000 for parcel A and \$2,500 for parcel B (\$4,500 total), for a three-year term. In 2021, Council agreed to reduce the license amount to \$1,000 per year as much of the land is unsuitable for grazing due to the riparian enhancement project. A license was entered into at the reduced amount for a 3-year term.

March 19, 2025:

Mike Greschner submitted a letter, to request Councils consideration to renew the license for an additional five years.

April 9, 2025:

After reviewing the applicants request, Council directed administration to proceed with advertising to accept bids to license the subject parcels, being legally described as Plan

0012073, Block 3MR; Ptn. NE 26-20-02 W5M, containing 32.0 +/- acres of stewardship land and 35.0 +/- acres of grazing land and Plan 2111095, Block 1, Lot 1MR; Ptn. NW 25-26-02 W5M, containing 43.0 +/- acres of stewardship land and 39.345 +/- acres of grazing land.

The Notice of Intent was sent to adjacent landowners, published in two editions of the Western Wheel (April 23 & 30, 2025), and was advertised on the Foothills County website.

Correction: *The original staff report incorrectly calculated the acreage split. The corrected acreage amounts are identified in the motions for this staff report and the Notice of Intention only stated the total acreage amounts, which were correct.*

PARCEL A:

One submission was received and is attached as Appendix B.1 for your reference:

Kory & Lucy Hart

- \$1,200.00 per year (\$17.68/acre)
- Adjacent landowners to the south.
- Stewardship and grazing.
- Public access to be restricted due to safety concerns.

Considerations: Applicants are the adjacent landowners, currently residing on their parcel

PARCEL B:

Two submissions were received, and are attached as Appendix B.2 & B.3 for your reference:

Robin & Tara Zabek

- \$2,628.91 per year (\$33.25/acre)
- Adjacent landowners to the balance of the quarter section to the south.
- Stewardship, grazing and personal recreation.
- Periodic grazing, cutting deadfall to provide space for new growth and maintain existing fencing.

Considerations: Applicants are adjacent landowners, who do not currently reside on their parcel

Michael Leonn

- \$3,000 per year (\$37.94/acre)
- Environmental stewardship.
- Maintain fencing on parcel.
- Willing to work with ASB with weed management, maintaining vegetation & elimination of noxious weeds.

Considerations: Applicant currently lives 13km SE of the parcel but is familiar with the property and its unique characteristics.

PARCEL A & B:

One submission was received for both parcels and is included as Appendix B.4 for your reference:

Curtis Johnson:

- \$4,410 per year (\$30.00/acre)
- Adjacent landowner to a portion of the section to the south

- Stewardship, grazing and conservation.
- Interim management plan until returning to Canada.

Considerations: Applicant owns an adjacent parcel but does not currently reside in Canada, although has plans to return. Plans to install surveillance cameras to assist with security concerns and enlist outside help including their current renter. Applicant has also been made aware that hunting is not permitted on municipal reserve parcels.

REQUEST OF COUNCIL

Council may wish to consider one of the following motions:

1. APPROVE AND AWARD LICENSE

PARCEL A

If Council is amenable to the landowner's request, direct administration to accept _____ request to license the 67.84 acres of the Municipal Reserve, being legally described as Plan 0012073, Blk 3MR within NE 26-20-02 W5M containing ~31 acres of stewardship land and ~37 acres of grazing land with the following conditions:

Proposed Term: _____ years
 Yearly Licensing Fee: \$1,200.00
 Purpose: Stewardship and Grazing.
 Proposed Management Plan: Weed Management
 Access will be denied.

and/or

PARCEL B

If Council is amenable to the landowner's request, direct administration to accept _____ request to license the 79.065 acres of the Municipal Reserve, being legally described as Plan 211095, Blk 1, Lot 1 MR containing ~64 acres of stewardship and ~15 acres of grazing land with the following conditions:

Proposed Term: _____ years
 Yearly Licensing Fee: \$_____
 Purpose: Stewardship and Grazing
 Proposed Management Plan: Weed Management Plan
 Access will be denied.

2. POSTPONE

Council may wish to postpone their decision and request more information from administration.

3. REFUSAL

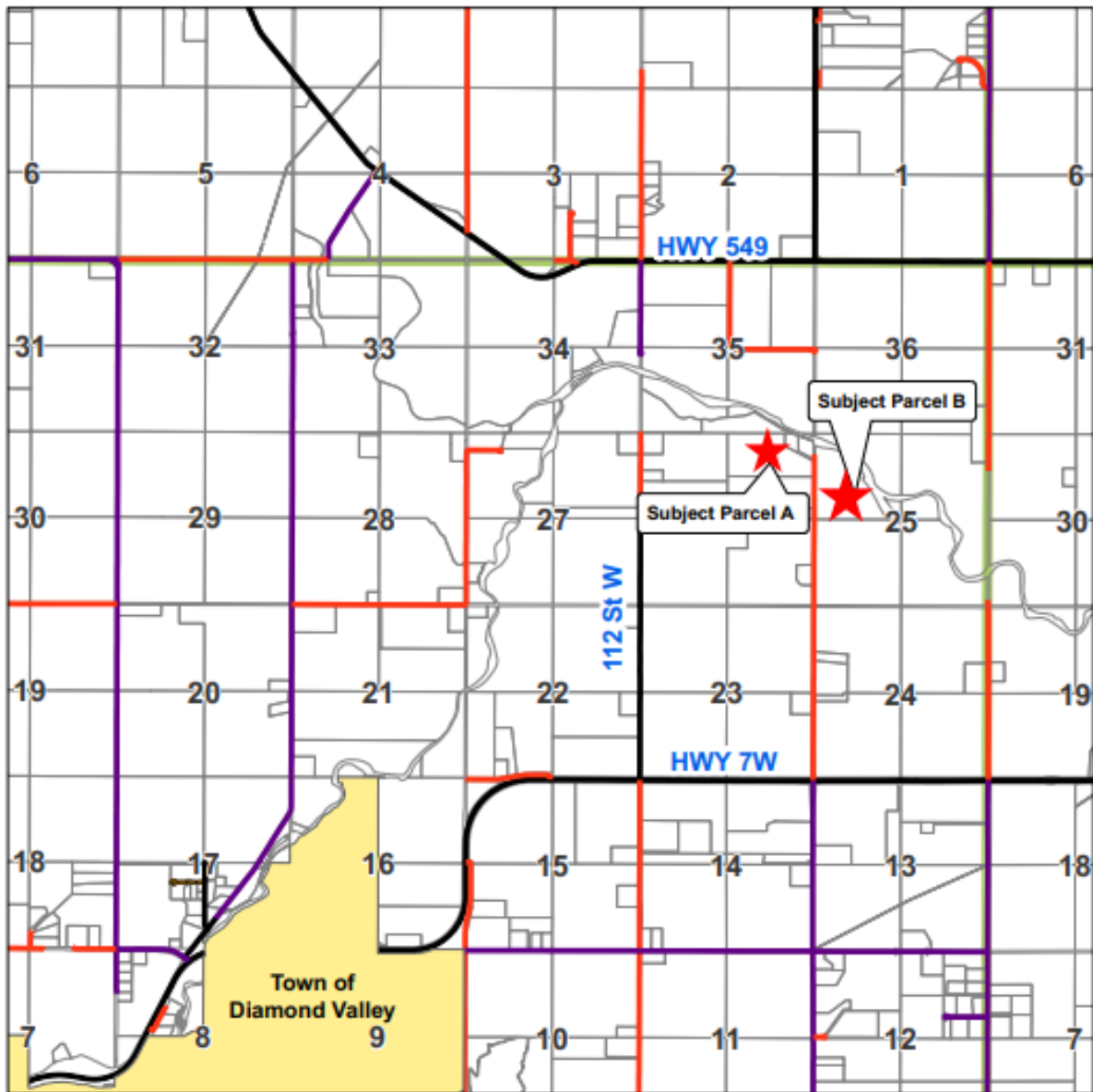
Council may wish to refuse the submissions from all applicants, at this time.

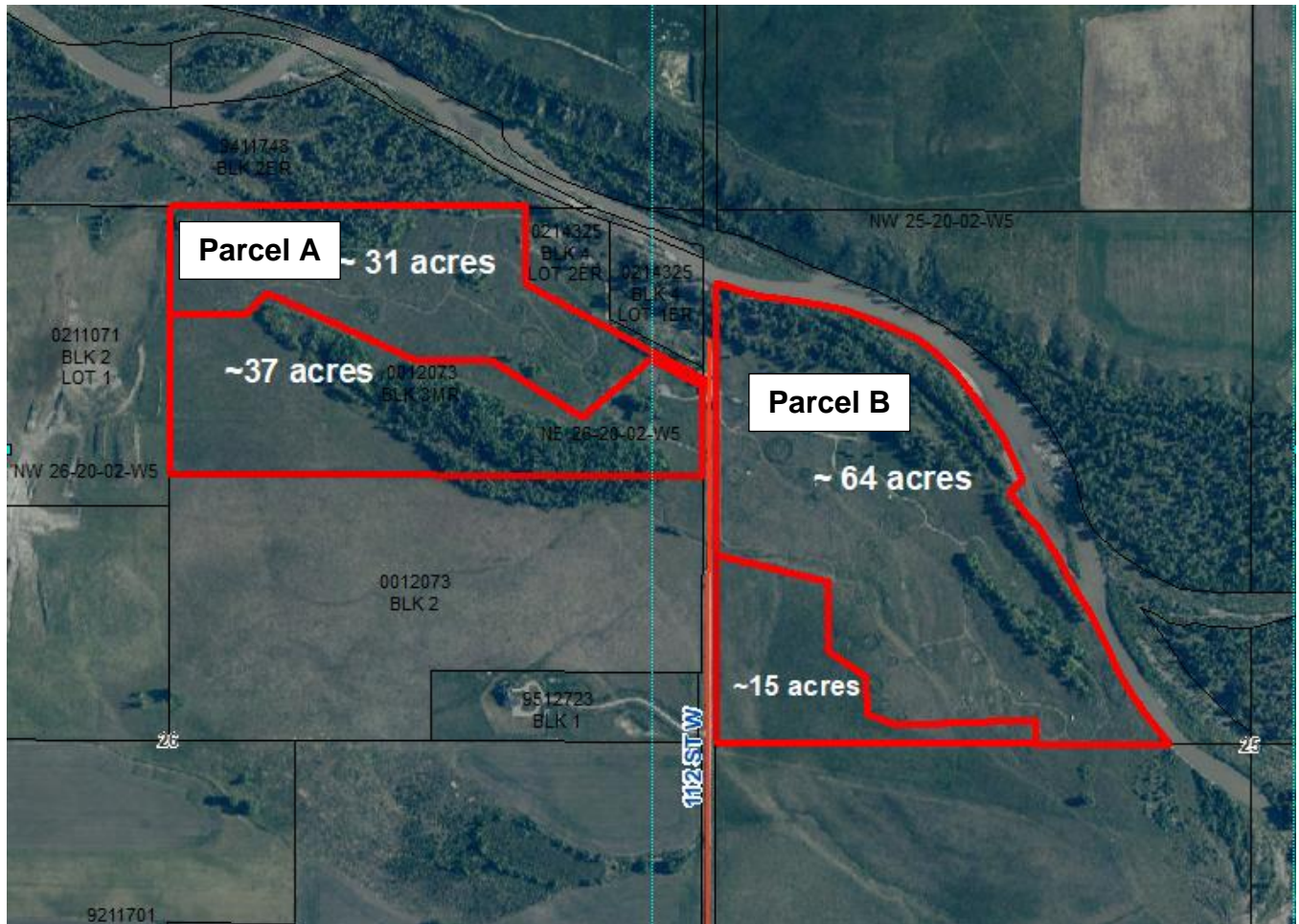
APPENDICES

APPENDIX A - Location Maps

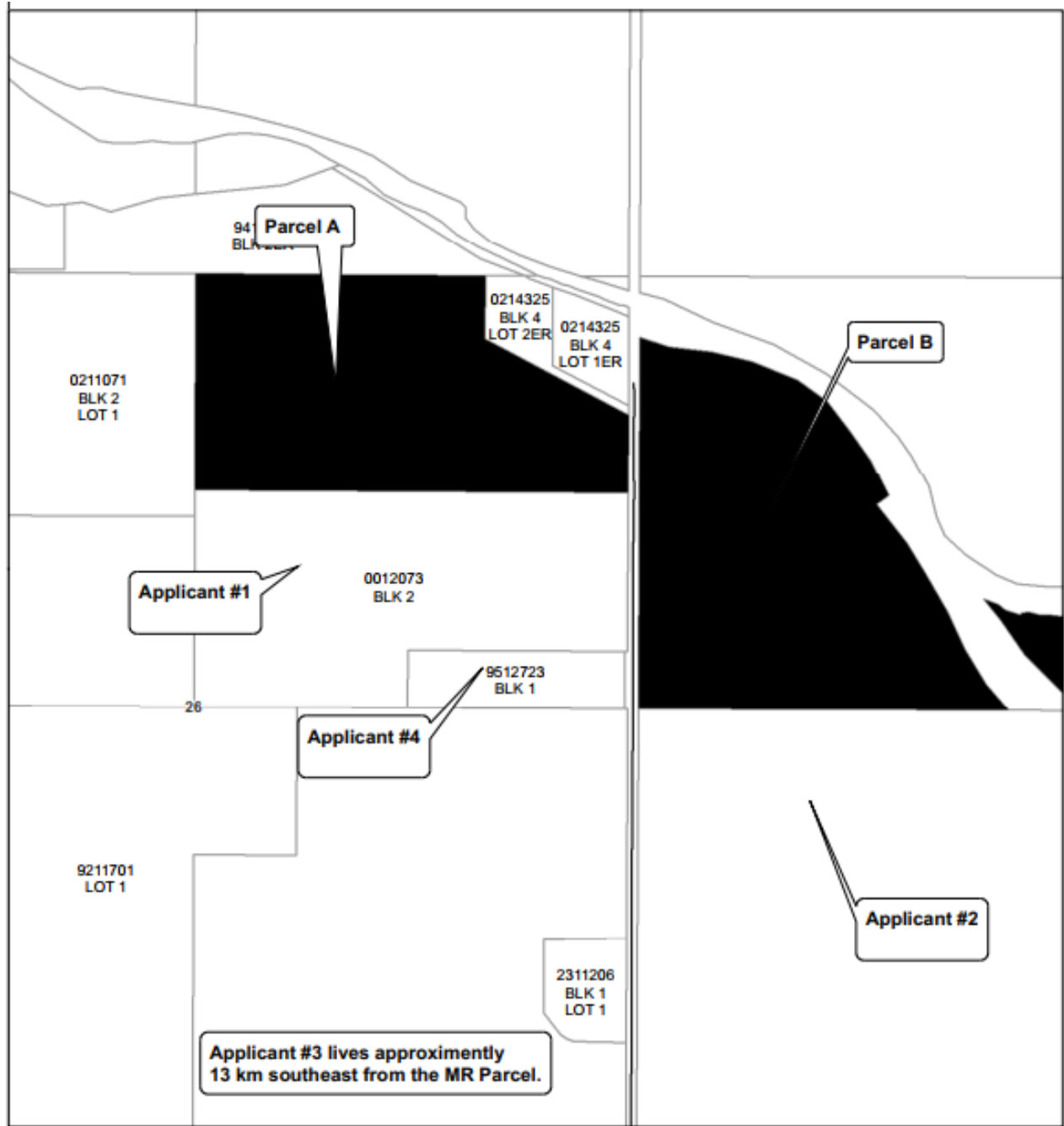
- APPENDIX B-**
- 1) Bid Letter – K. & L. Hart (NE 26-20-02 W5M)
 - 2) Bid Letter – R. & T. Zabek (NW 25-20-02 W5M)
 - 3) Bid Letter – M. Leonn (NW 25-20-02 W5M)
 - 4) Bid Letter – C. Johnson (NW 25-20-02 W5M)

APPENDIX A: LOCATION MAP





The parcels are separated into two areas. The northern areas (31 ac & 64 ac) are the riparian enhancement areas and are not eligible for grazing or haying, only for stewardship. The two separate areas are fenced internally.



This map outlines all the applicant's property locations in relation to the municipal parcels.

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April 28, 2025

Foothills County
309 Macleod Trail Box 5605
High River, Alberta
T1V 1M7

Attention: Donna Fowler

Bid - Municipal Reserve Parcel A - NE 26-20-02 W5M
Plan 0012073, Block 3

We are adjacent landowners to the above Municipal Reserve parcel. Over the past few years we have observed the riparian enhancement program, being conducted to restore the riparian ecosystem of the Sheep River following the 2013 flood. Municipal Reserve Parcel A is a sensitive habitat that deserves ongoing stewardship to support this continued regeneration.

As neighbours, we have seen the heartbreaking public disregard for the land adjacent to the Sheep River at the north end of 112th Street. Vehicles driven off road into the river through "sensitive riparian zones". Ongoing evidence of large fires, seemingly without regard for high grass and forest fire risks. Constant garbage left behind; from pizza boxes, beer and pop cans, plastic and glass bottles, half burnt magazines, synthetic stuffing, clothing and bio hazardous materials to name a few.

The previous license holder put a great deal of effort into discouraging vehicle access into the river with large logs and rocks but somehow these were continually moved. In collaboration with other 112th street neighbours, we have tried to do our part by cleaning up and maintaining the land to safeguard the abundance of local wildlife and provide a beautiful space for members of the public, who wish to enjoy this land in a responsible manner.

We value this Municipal Reserve and would like to make the following proposal on Parcel A:

Our intended use:

- **Stewardship** - maintain the land as it continues to regenerate post flood
- **Grazing** - for a small amount of livestock

With livestock grazing, public access needs to be restricted due to safety concerns. A bull or cattle pose a risk to people. It would also be imperative to decrease the possibility of gates being opened or fences cut, which would allow the livestock to wander onto the adjacent road or the nearby airport runway.

We don't have a lot of money to offer but we feel we would be responsible stewards of this land.

Bid amount:

- **\$1,200.00 per year**

Desired term of the license:

- **5 years**

Regards,

[REDACTED]

Kory & Lucy Hart

[REDACTED]

NE 1/4 26 - 20 - 2 W5M

2

Nicole Poffenroth

From: Robin Zabek [REDACTED]
Sent: May 5, 2025 8:26 PM
To: FCLands; Nicole Poffenroth
Subject: Municipal Reserve NW 25-20-02 W5M, Plan 211095, Block 1, Lot 1MR Bid

Follow Up Flag: Follow up
Flag Status: Flagged

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I would like to enter a bid for the above noted Municipal Reserve lands. My wife and I are the owners of the adjoining quarter section on the south boundary of the MR lands.

Proposed bid: \$33.25/acre per year X 79.065 acres = \$2,628.91 per year

Intended use: land stewardship, quiet enjoyment, and limited grazing for the purpose of range management

Legal address of the Parcel: NW 25-20-02 W5M, Plan 211095, Block 1, Lot 1MR

Legal address of Applicant: owners of SW 25-20-02 W5M (we are planning to build a home here starting in 2025). Current home address is [REDACTED]

Proposed management plan: Management of the land will include periodic grazing to promote healthy range maintenance, cutting of deadfall to provide space for new growth, and maintenance of existing fencing.

Desired term of the license: we would be open to a 5 or 10 year term

Regards,

Robin and Tara Zabek

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Michael Leonn




I would formally like to make a bid for the license on Municipal Reserve Parcel located at: NW 25-20-02 W5M, Plan 2111095, Blk 1, Lot 1MR for a term of 4 years at a rate of \$3000 per year (or \$37.94 an acre per year) for the purpose of environmental stewardship.

I spent much of my childhood in an area of Ontario that contained many wetlands and marsh areas, my father and godfather were quite involved in conservation and management on these municipal and provincial lands by volunteering through Ducks Unlimited Canada. I spent a lot of time in these areas helping to maintain healthy ecosystems and habitat for the resident as well as migratory birds and waterfowl. Being a veterinarian and licensed meat inspector, my father was also involved in assisting the ministry of natural resources with managing the resident deer populations in Point Pelee National Park, which results in us spending quite a bit of time in the park. My father passed away in 2023, my brother and I are excited at the potential opportunity to be able to continue his legacy of conservation and be able to pass these values on to our families.

As a resident of the county and living on an acreage with our horses I have the equipment and know how to properly maintain the fencing and perform the other duties required to keep this parcel in good standing. I have also been in contact with our insurance provider and confirmed that we can add this parcel to our farm liability policy that is already in place. I also reached out to someone with the Agricultural Service Board to discuss weed management and the person I spoke with was familiar with this property and the work that the county has done since the flooding. If awarded this license I would be happy to work with ASB and their representatives to maintain the vegetation and eliminate any noxious weeds found on this land.

In closing I would like to say that I take great pride in being both a resident and employee of Foothills County, working within the county I have some preexisting relationships with some representatives from ABS, Enforcement and Foothills Fire which I think could be very helpful in managing this parcel and help make me a good steward for the county.

Thank you for your consideration,
Mike Leonn



Nicole Poffenroth

From: FCLands
Sent: May 21, 2025 1:03 PM
To: Nicole Poffenroth
Subject: FW: Land Lease Proposal

From: Curtis Johnson [REDACTED]
Sent: May 6, 2025 3:34 PM
To: FCLands <FCLands@foothillscountyab.ca>; Donna Fowler <Donna.Fowler@FoothillsCountyAB.ca>
Subject: Land Lease Proposal

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Curtis Johnson
 [REDACTED]

May 6, 2025

Donna Fowler
Municipal Lands Administrator
Foothills County

Dear Donna

I am writing to propose a grazing and conservation lease for the property located at 112st W, Okotoks, Alberta. I am the owner of the adjacent property [REDACTED] and am currently on assignment in the United States with my employer with intent to return to Canada in 2-3 years to my primary residence. We were approached at the time of my assignment start to participate in the land lease however due to my assignment we declined to participate with uncertainty on our return. I am a father of 5 young children who are avid outdoor enthusiasts and keenly interested in the opportunity to teach my children the principles of sustainable agriculture and conservation local to our home when we return.

Proposal Overview:

1. **Lease Terms:** Propose a lease term of \$30/acre for 10 years.
2. **Municipal Parcel:** NE 26-20-02 W5M, Plan 0012073 Blk 3 MR containing ~68 acres; NW 25-20-02 W5M, Plan 2111095, Blk 1, Lot 1MR containing ~79 acres
3. **Proposed Use:**
 - **Grazing:** The lease will allow for the grazing on the property and managed on a rotational schedule to prevent overgrazing and ensure health of the pasture. Stocking rate will be determined based on the carry capacity to maintain balance.

- **Conservation:** Preservation of natural habitats to support local wildlife populations. Maintenance of existing fencing to manage livestock and protect sensitive areas. Installation of surveillance cameras at strategic locations to monitor and deter unauthorized access and vandalism. Regular patrols to identify signs of vandalism and illegal activities.
 - **Family Involvement:** As a father of a young family, I am committed to involving my children in sustainable farming and conservation practices. This lease will provide them with hands-on experience in land stewardship and environmental responsibility. In addition provides opportunities to support educational programs on ethical hunting and conservation practices.
4. **Interim Management:** For the remaining duration of my assignment in the United States we intend to contract services to complete initial security camera installation and gate access controls and provide routine surveillance of the property in concert with local residents. Our current tenant is a great steward of the neighborhood and has contributed to the identification and resolution of vandalism and unauthorized access.

Benefits to Foothills County:

- **Sustainable Land Use:** Promoting sustainable agricultural practices that enhance soil health and biodiversity.
- **Environmental Stewardship:** Demonstrating a commitment to environmental conservation and responsible land management.
- **Enhanced Security:** Ensuring the protection of the property from vandalism and unauthorized activities with local surveillance.
- **Educational Opportunities:** Providing educational opportunities for the community on hunting, conservation, and sustainable farming practices.

As a local landowner this grazing and conservation lease will be mutually beneficial and contribute to the long-term health and productivity of the land. As a father I'm excited about the opportunity to teach the next generation about ethical hunting and land conservation practices. I am available to discuss this proposal in further detail and address any questions or concerns you may have.

Thank you for considering this proposal. I look forward to the opportunity to contribute to the conservation of this land.

Sincerely,
Curtis Johnson

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