


**MISCELLANEOUS PLANNING ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
REVISIONS TO APPROVED SUBDIVISION
June 4, 2025**

REQUEST FOR REVISIONS TO APPROVED SITE PLAN		
	LEGAL DESCRIPTIONS: 1. Plan 9511189, Lot 5, Block 1, PTN: SW 15-20-29-W4M 2. Plan 9410921, Lot 4, Block 1, PTN: SW 15-20-29-W4M	
	LANDOWNERS: 1. Kathy Csuhan and Mike Andersen 2. Cindy and Kenneth Pederson	
	AGENT: Badke Consulting Ltd. / Jeff Badke	
	AREA OF SUBJECT LANDS: 1. 10.53 acres 2. 68.51 acres	
	CURRENT LAND USES: 1. Country Residential Sub-District "A" 2. Country Residential Sub-District "A", Municipal Reserve	
PROPOSAL: Request to the Subdivision Approving Authority to consider revisions to the applicant's approved site plan, whereby the landowners are requesting a reduction to the lot size for proposed Lot 2 in order to provide a Public Utility lot for construction of a storm water management pond adjacent to the south boundary of proposed Lot 2 and to include an Overland Drainage Easement on the east side of proposed Lot 2.		
DIVISION NO: 2	REEVE: Delilah Miller	FILE MANAGER: Theresa Chipchase

LOCATION

The parcel is located 1.3 kilometres south of Highway 7 (as the crow flies), approximately 1.5 kilometres east of Highway 783, and is directly north of 402nd Avenue and directly east of 32nd Street East. It is also 400 metres south of the Town of Okotoks within the southern limits of the Intermunicipal Development Plan between the Town of Okotoks and Foothills County.

PURPOSE OF REQUEST

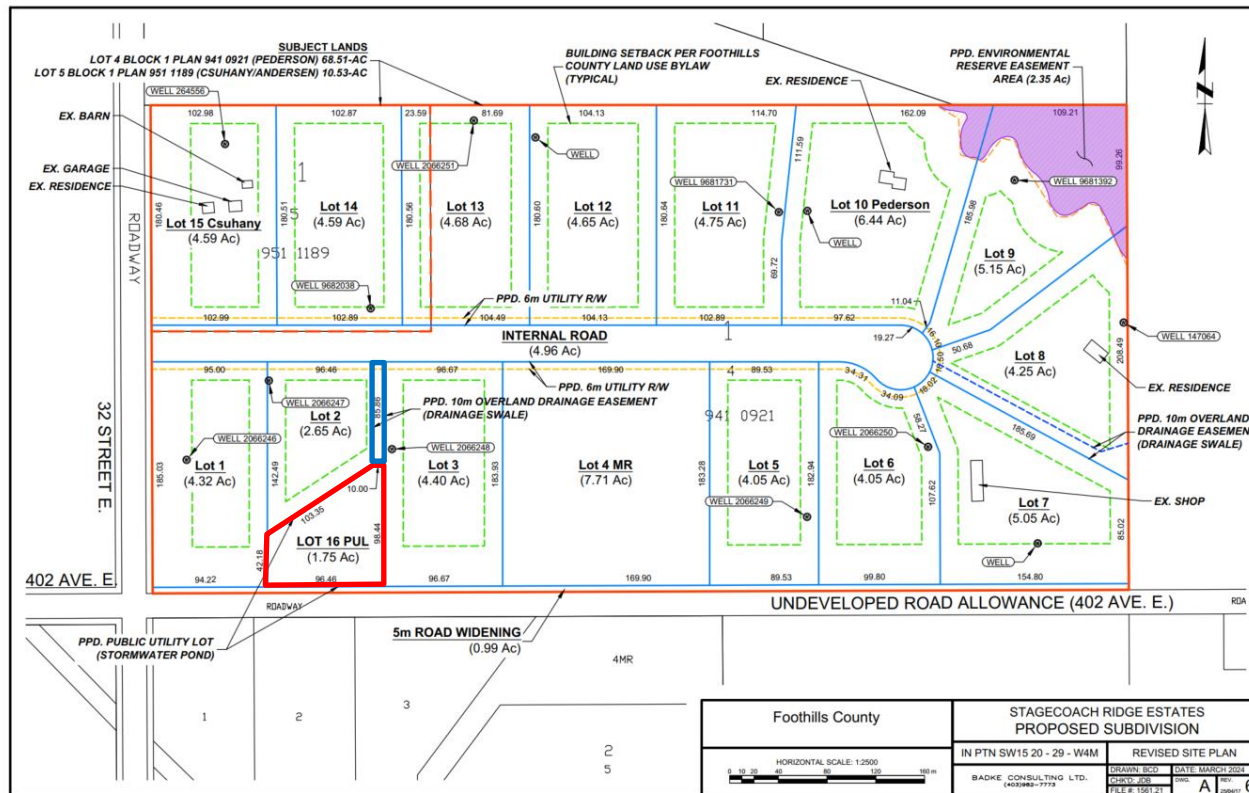
Request to the Subdivision Approving Authority to consider revisions to the applicant's approved site plan reducing proposed Lot 2 from 4.40 +/- acres to 2.65 +/- acres in order to include a 1.75 +/- acre Public Utility Lot, necessary for the construction of a stormwater management pond adjacent to the south boundary of proposed Lot 2.

The applicants are also requesting that a 0.21 +/- acre drainage swale that is to be constructed connecting the PUL to the internal road be allowed to be located within Lot 2, protected under a an Overland Drainage Easement and Agreement (ODE) registered by a Right of Way Plan.

NOTE: The area councilor has provided consent to allow the applicant to bring the proposed site plan changes to the Subdivision Approving Authority for their further consideration.

STORMWATER MANAGEMENT

The Subdivision Approving Authority is requested to consider allowing a revision to the approved site plan which would reduce proposed Lot 2 from 4.40 +/- acres to 2.65 +/- acres in order to include a 1.75 acre Public Utility Lot (PUL) for the construction of a stormwater management pond and further to allow the registration of a 0.21 acre Overland Drainage Easement, directly north of the PUL within Lot 2, for construction of a drainage swale connecting the pond to the internal road network and the remainder of the stormwater management plan. The overland drainage easement is to be registered by Agreement and Right of Way Plan, as shown in the applicant's revised site plan below, provided by Badke Consulting Ltd. The proposed PUL is outlined in red with the proposed Overland Drainage Easement on the east boundary of Lot 2 outlined in blue.



NOTE: Full size drawings are attached as part of Schedule A.

PARCEL BACKGROUND

June 19th, 2023 - Council provided first reading to Bylaw 44/2023 to authorize an amendment to the Country Residential District land use rules to allow for the future subdivision of one 4.73 +/- acre Country Residential District lot, with a 4.73 +/- acre Country Residential District balance parcel on Plan 9511189, Lot 5, Block 1; Ptn. SW 15-20-29 W4M and concurrent redesignation of Plan 9410921, Lot 4, Block 1, Ptn. SW 15-20-29 W4M from Agricultural District to Country Residential District and Municipal Reserve District to allow for the future subdivision of thirteen (13) 4.13 +/- acre to 5.15 +/- acre Country Residential District lots, with a 6.33 +/- acre Country Residential District balance parcel, a 4.13 +/- acre Municipal Reserve District parcel, 2.35 +/- acres of Environmental Reserve Easement within a portion of two of the lots as illustrated in the submitted site plan Option "A".

In their consideration of the criteria noted in the Residential Policy of the MDP2010, Council is of the opinion the lands are suitable for residential uses and are compatible with the surrounding area and the existing land uses.

All lots proposed shall be designated as Country Residential Sub-District "A" to ensure that the recommendations and restrictions as outlined in the building envelopes, PSTS testing as well as a storm water management plan, provided as a condition of subdivision, are all complied with to the satisfaction of the Public Works department. A completion certificate by a Professional Engineer verifying that all aspects of the noted reports have been met and a \$5000.00 deposit as a pre-release condition to ensure compliance of all conditions of the development permit will be required.

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

- 1. Applicant is to fully execute and comply with all of the requirements as outlined within the Municipal Development Agreement(s) for the purposes of construction of all internal and external road infrastructure, stormwater management (including grading and drainage) payment of the community sustainability fee, and the provision of a contribution towards an MRO surfacing from 32nd Street East from the corner of 402nd Avenue North to the Csuhan driveway with an approximate cost of \$65,000.00 and any other necessary municipal and on-site improvements as required by Council and the Public Works Department;*
- 2. Proof of adequate water supply to be provided for all lots proposed and the balance parcels in accordance with the Provincial Water Act, to the satisfaction of the County;*
- 3. Site plan to be provided which identifies building envelopes, for all lots proposed, which meets the requirements as outlined in Policy 9 under the Residential section of the MDP2010, building envelopes. Council notes that the current driveway to the proposed lot 16 from 32nd Street West may remain;*
- 4. Septic Disposal Evaluations to be provided for the suitability and location of a septic system for all lots proposed, in accordance with Part 2 Section 6(4)(b)(c) of the Matters Related to Subdivision and Development Regulation, to the satisfaction of the Public Works department, as a condition of subdivision;*
- 5. Storm Water Management Plan (to include site drainage and lot grading) to be provided for the subject lands, to the satisfaction of the Public Works department, as a condition of the subdivision approval;*
- 6. Applicant is to provide a road naming proposal and addressing requirements, to the satisfaction of the County's GIS department. The County's GIS department is to further provide the proposal, to the Subdivision Approving Authority for their approval;*
- 7. The existing 765 sq. ft. residence with a 953 sq. ft. attached garage, located within proposed Lot 9 on the applicants approved site plan, which does not meet the minimum square footage required for a County Residential District lot, is to be considered as a non-conforming residence;*
- 8. The 3000 sq. ft. accessory building that is to be contained within proposed Lot 8 on the applicants approved site plan is allowed to remain in its current location, prior to the construction of a residence;*
- 9. Final redesignation and amendment application fees to be submitted;*

10. *Submission of an executed subdivision application and the necessary fees.*

June 19th, 2024 – Council approved revisions to Bylaw 44/2023 allowing a reduction in the number of lots proposed within the overall development from thirteen to twelve and to provide full dedication of public reserve for the two properties, in land, increasing the Municipal Reserve parcel from 4.13 +/- acres to 7.72 +/- acres. The revision is also to include future boundary adjustments, to be considered by the Subdivision Approving Authority, all between Plan 9511189, Block 1, Lot 5 and Plan 9410921, Block 1, Lot 4.

October 9th, 2024 – Council granted second and third reading to Bylaw 44/2023 under the following motion:

“Bylaw 44/2023 was reintroduced into the meeting to authorize an amendment to the County Residential District land use rules to allow for the future subdivision of one 4.61 +/- acre County Residential District balance parcel on Plan 9511189, Lot 5, Block 1; Ptn. SW 15-20-29 W4M and concurrent redesignation of Plan 9410921, Lot 4, Block 1, Ptn. SW 15-20-29 W4M from Agricultural District to County Residential District and Municipal Reserve District to allow for the future subdivision of twelve (12) 4.04 +/- acre to 5.15 +/- acre County Residential District balance parcel, a 7.72 +/- acre Municipal Reserve District parcel, 2.35 +/- acres if Environmental Reserve Easement with a portion of three of the lots as illustrated in the revised site plan approved by Council.

In their consideration of the criteria noted in the Residential Policy of the MDP2010, Council is of the opinion the lands are suitable for residential uses and are compatible with the surrounding area and the existing land uses.

All lots proposed shall be designated as Country Residential Sub-District “A” to ensure that the recommendations and restrictions as outlined in the building envelopes, PSTS testing, as well as a storm water management plan, provided as a condition of subdivision, are all complied with to the satisfaction of the Public Works department. A completion certificate by a Professional Engineer verifying that all aspects of the noted reports have been met and a \$5000.00 deposit as a pre-release condition to ensure compliance of all conditions of the development permit will be required.”

October 9th, 2024 – The Subdivision Approving Authority provided subdivision approval under the following motion:

“The subdivision of one 4.62 +/- acre County Residential Sub-District “A” lot, with a 4.61 +/- acre Country Residential District balance parcel on Plan 9511189, Lot 5, Block 12; Ptn. SW 15-20-29 W4M; the subdivision of twelve, 4.04 +/- acre to 5.15 +/- acre Country Residential Sub-District “A” lots, with a 6.44 +/- acre Country Residential District balance parcel, a 7.72 +/- acre Municipal Reserve District parcel, 2.35 +/- acres Environmental Reserve Easement and that the boundary adjustment whereby 0.284 +/- acres from the south boundary of SW 15-20-29 W4M is consolidated into the west boundary of Plan 9410921, Block 1, Lot 4; Ptn. SW 15-20-29 W4M and 1.053 +/- acre from the east boundary of SW 15-20-29 W4M is consolidated into the north boundary of Plan 9410921, Block 1, Lot 4; Ptn. SW 15-20-29 W4M have been evaluated in terms of Section 654 of the Municipal Government Act and Section 9 of the Matters Related to Subdivision and Development Regulation and therefore has been approved as per the tentative plan for the following reasons:

- *The application is consistent with Section 9 of the Matters Related to Subdivision and Development Regulation;*

- Pursuant to Section 20 of the Regulation, written approval was received from the Minister of Transportation allowing the Subdivision Authority to grant a variance to Section 18 of the Regulation; and
- The subject lands have the appropriate land use designations.

Further, in accordance with Sections 645 and 655 of the Municipal Government Act, the application is approved subject to the following conditions:

1. Subdivision to be effected by Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such other means satisfactory to the Registrar of the South Alberta Land Titles District;
2. It is the applicant's responsibility to provide a Real Property Report or an 'as built' drawing signed and sealed by an Alberta Land Surveyor, certifying the location of water wells within the boundaries of the appropriate properties and the adjacent municipal road(s) and that the site plan is surveyed according to municipal setback requirements;
3. Executed Municipal Development Agreement to be complied with and registered on the title to the lands subject to the Development Agreement concurrent with the Plan of Survey;
4. Completion of all pre-release conditions as noted in the executed Municipal Development Agreement to the satisfaction of the County and where applicable the appropriate external agencies. These conditions include:
 - a. Payment of the \$11,300 per new lot Community Sustainability Fee;
 - b. Payment of the \$65,000 contribution for required upgrades to 32nd Street East;
 - c. Submission of all necessary engineering drawings, cost estimates and engineering review fees for all required internal transportation infrastructure, utility infrastructure, storm water management and any other necessary municipal and on-site improvements;
 - d. The road standard is to be to the satisfaction of the Public Works Department.
 - e. Submission of all necessary Letters of Credit in accordance with the Municipal Development Agreement, for all required internal improvements, stormwater, grading and drainage;
 - f. Submission of all Liability Insurance requirements as noted in the Municipal Development Agreement;
 - g. All utility right of way agreements, easements, licenses and installation requirements to be provided to the satisfaction of the County and utility companies.
5. All accesses to be located and culverts and approaches to be installed to current Municipal subdivision road construction standards, to the satisfaction of the Public Works department;
6. Stormwater Management Plan (to include grading and drainage) to be provided for the subject lands, to the satisfaction of the Public Works department;
7. Septic Disposal Evaluations to be provided for the suitability and location of a septic system for all lots proposed, in accordance with Part 2 Section 6(4)(b)(c) of the Matters Related to Subdivision and Development Regulation, to the satisfaction of the Public Works department;

8. *Public Reserve: To be provided for both existing lots (Plan 9410921, Block 1, Lot 4 and Plan 9511189, Block 1, Lot 5), by the provision of a 7.72 +/- acre Municipal Reserve parcel as outlined in the applicant's approved revised site plan;*
9. *Landowners are to pay all arrears of taxes on the existing parcels prior to finalization of the subdivision;*
10. *Submission of subdivision endorsement fees."*

REFERRAL CONSIDERATIONS

Public Works

The County's Public Works department has reviewed the proposed changes to the site plan and agrees with the request to include the stormwater pond within a Public Utility Lot (PUL) and has no concerns with protecting the drainage swale under an Overland Drainage Easement (ODE).

SUMMARY

Request to the Subdivision Approving Authority to consider revisions to the approved site plan which would reduce proposed Lot 2 from 4.40 +/- acres to 2.65 +/- acres in order to include a 1.75 acre Public Utility Lot (PUL) for the construction of a stormwater management pond and further to allow the registration of a 0.21 acre Overland Drainage Easement, directly north of the PUL, along the east boundary of proposed Lot 2, for construction of a drainage swale connecting the stormwater pond to the internal road network and the remainder of the stormwater management plan. The overland drainage easement is to be registered by Agreement and provided as a Right of Way Plan.

OPTIONS FOR COUNCIL CONSIDERATION

SITE PLAN REVISIONS - APPROVAL

(Lot 2 – Reduced Lot Size, Public Utility Lot and ODE)

The Subdivision Approving Authority may choose to approve the applicant's site plan revisions allowing Lot 2 to be reduced from 4.40 +/- acres to 2.65 +/- acres, in order to include a 1.75 +/- acre Public Utility Lot for the purpose of a stormwater management pond and to include a 0.21 +/- acre Overland Drainage Easement on the east boundary of proposed Lot 2, with the following condition to be added to the Subdivision approval with regards to the Overland Drainage Easement:

1. Overland Drainage Easement agreement to be executed by Plan of Survey for the 0.21 +/- acre drainage swale that is to be located along the east boundary of proposed Lot 2, north of the proposed 1.75 +/- acre Public Utility lot, to be provided to the satisfaction of the Public Works department.

SITE PLAN REVISIONS - REFUSAL

(Lot 2 – Reduced Lot Size, Public Utility Lot and ODE)

The Subdivision Approving Authority may choose to refuse the applicant's site plan revisions to allow Lot 2 to be reduced from 4.40 +/- acres to 2.65 +/- acres, in order to include a 1.75 +/- acre Public Utility Lot for the purpose of a stormwater management pond and to include a 0.21 +/- acre Overland Drainage Easement, on the east boundary of proposed Lot 2.

APPENDICES

APPENDIX A: MAP SET:

LOCATION MAP

HALF MILE MAP – LAND USE

HALF MILE MAP – PARCEL SIZES

ORIGINAL SITE PLAN

REVISED SITE PLAN

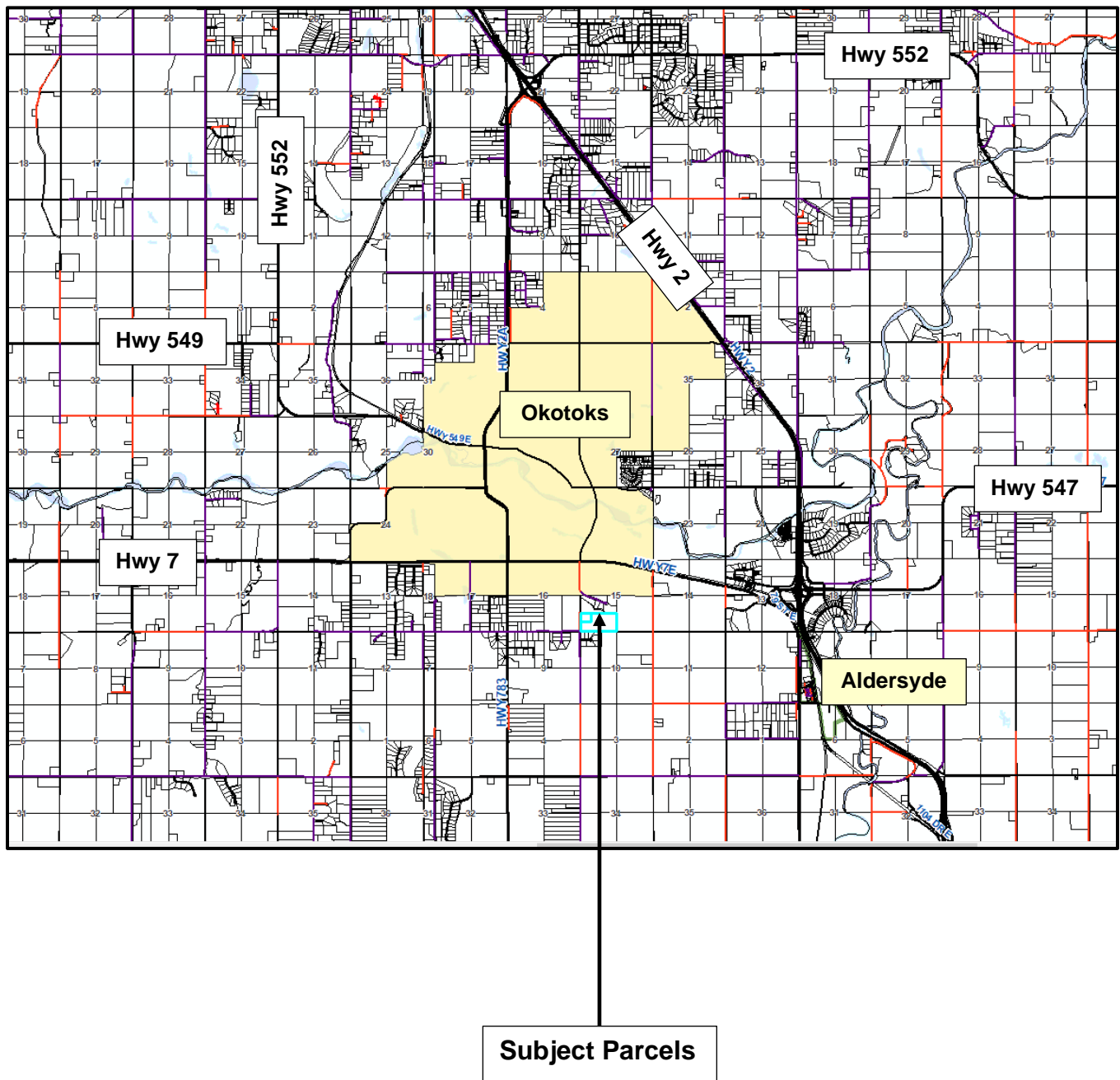
CLOSEUP – REVISED SITE PLAN

ORTHO PHOTO

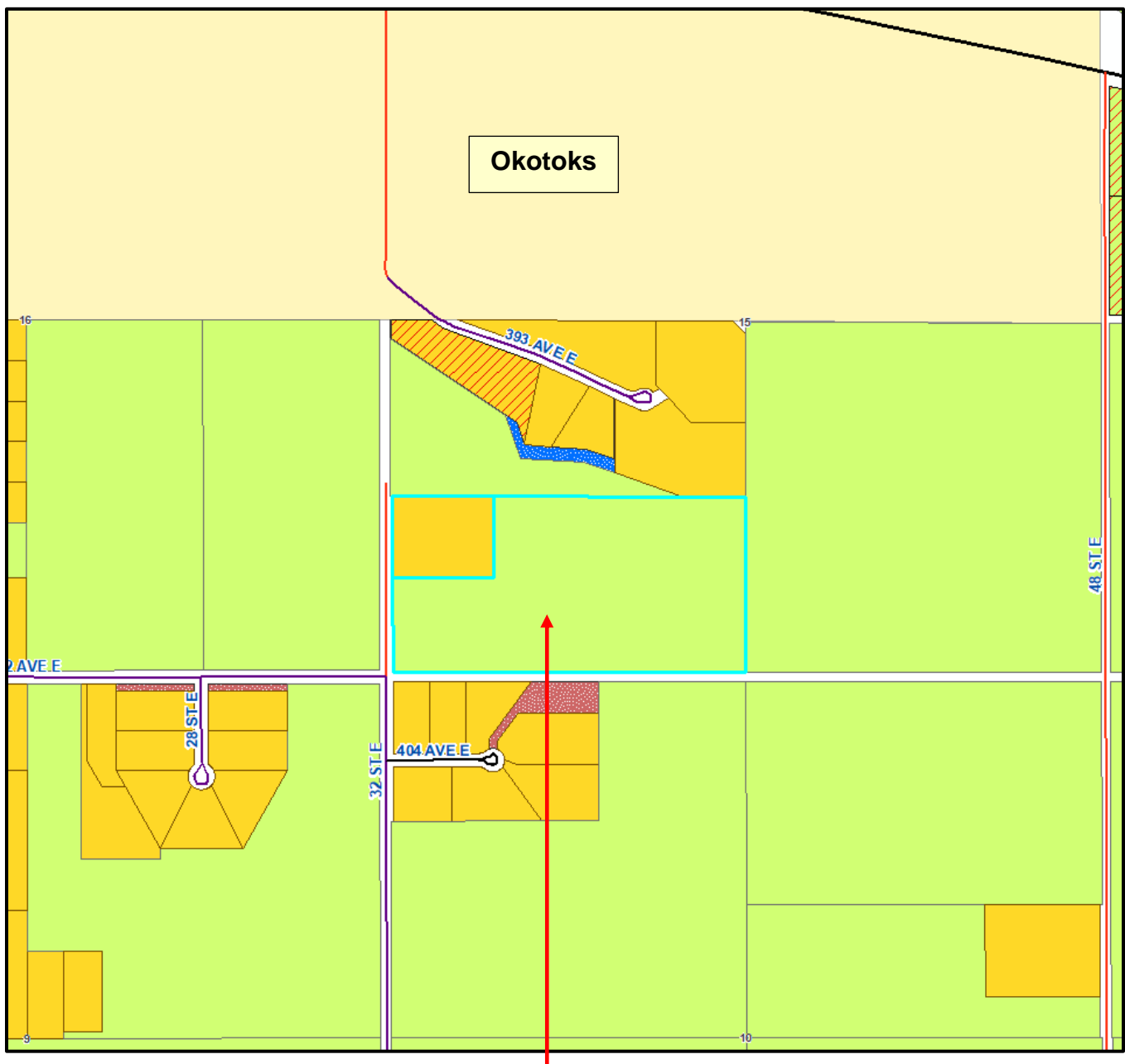
APPENDIX B:

APPLICANT'S LETTER IN SUPPORT OF PROPOSED SITE PLAN REVISIONS

APPENDIX A: LOCATION MAP



APPENDIX A: HALF MILE MAP – LAND USE

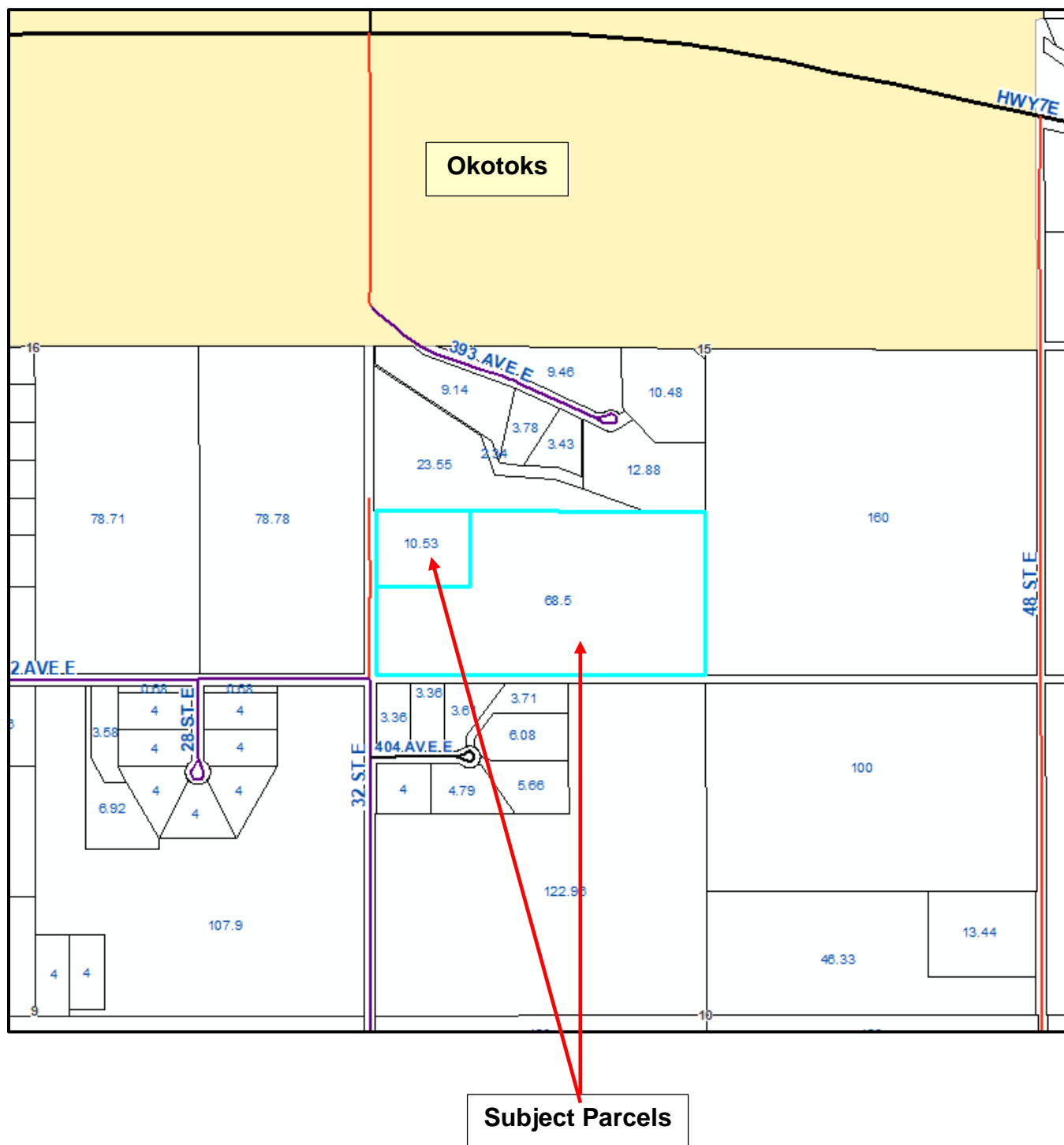


Legend

- | | | |
|-------------------------|----------------------------------|---------------------------|
| Pre Developer | CR- Country Residential | PUL- Public Utility |
| Hard Surface (Chip/oil) | CRA- Country Residential Sub A | SD- Service District |
| Gravel | DC - Direct Control | ER- Environmental Reserve |
| Developer Pavement | BP- Bussiness Park | MR- Municipal Reserve |
| Pavement | CMC- Community Commercial | |
| In Transition | HC- Highway Commercial | |
| A- Agricultural | INR- Natural Resource Extraction | |
| AA- Agricultural Sub A | OS- Open Space | |

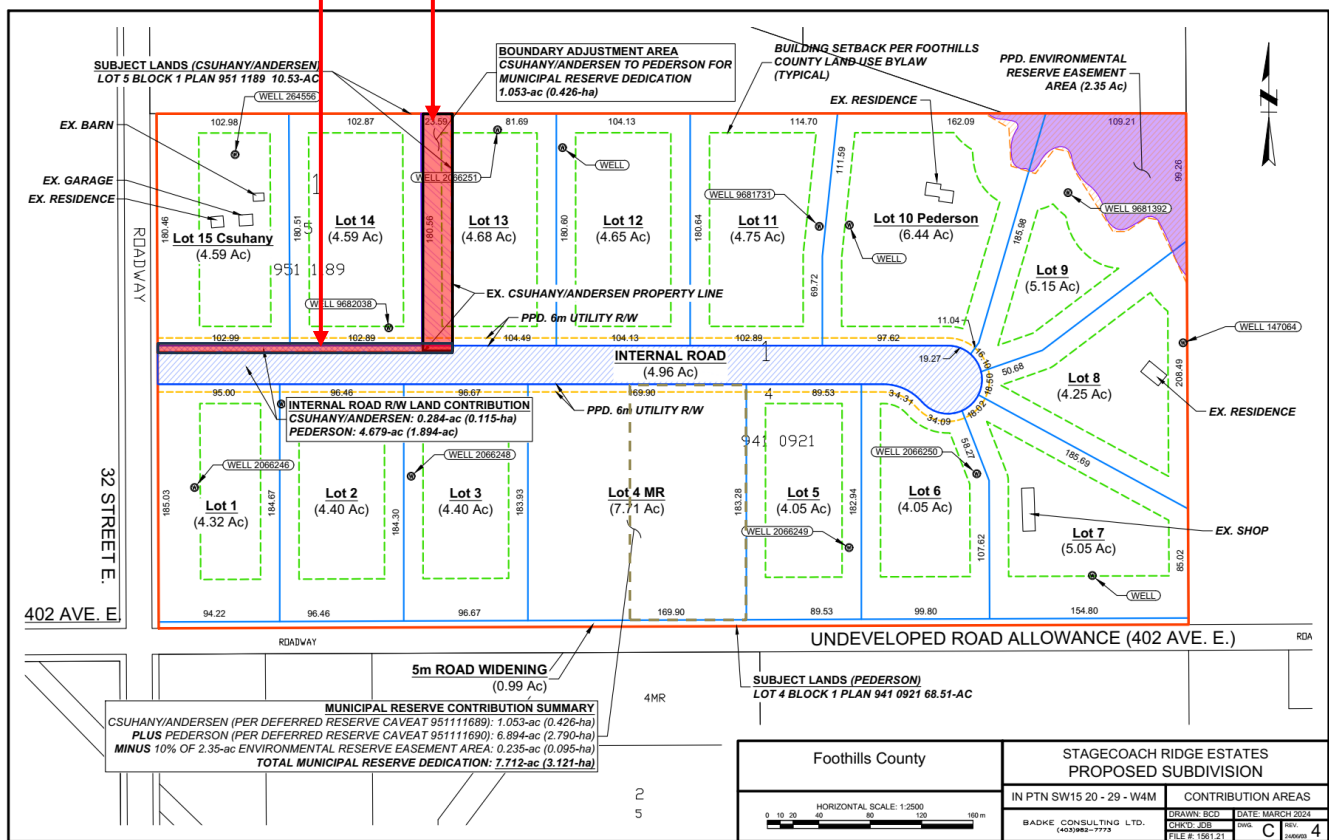
Subject Parcels

APPENDIX A: HALF MILE MAP – LOT SIZES

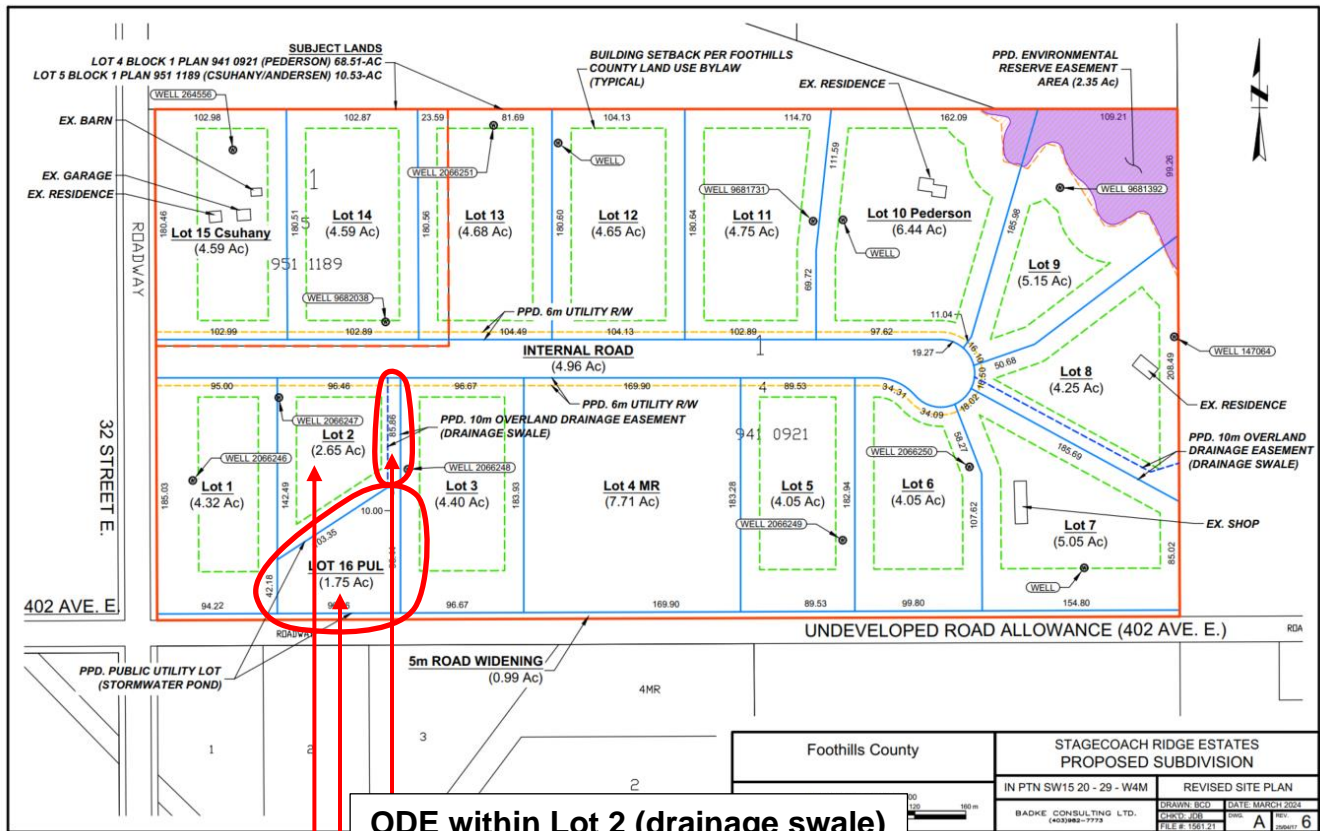


APPENDIX A: ORIGINAL SITE PLAN

Future boundary adjustments between applicant's lands.



APPENDIX A: REVISED SITE PLAN – LOT 2 LOT SIZE REDUCED, PUL AND ODE

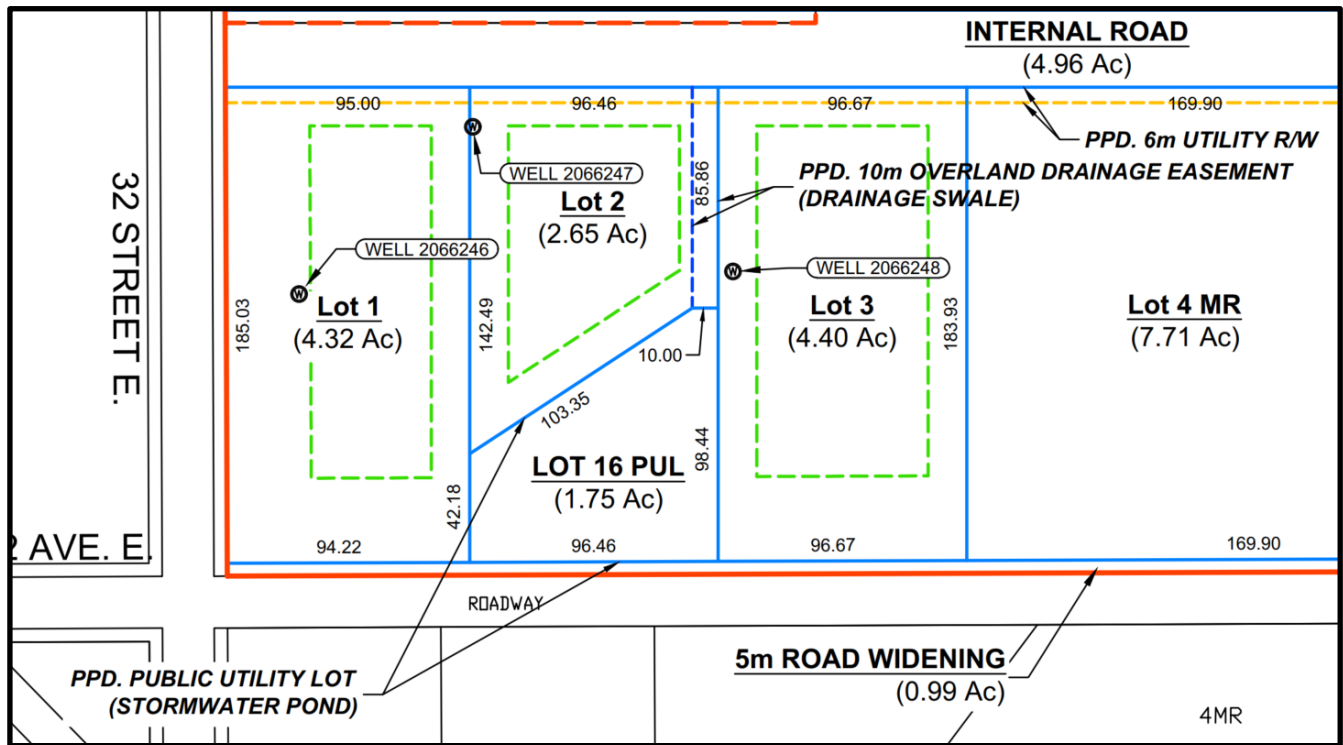


ODE within Lot 2 (drainage swale)

1.75 acre storm pond to be located south of Lot 2 UROW

Lot 2 reduced from 4.40 +/- ac to 2.65 +/- ac

APPENDIX A: CLOSEUP OF REDUCED LOT 2 WITH PROPOSED PUL AND ODE



APPENDIX A: ORTHO PHOTO



APPENDIX B:

APPLICANT'S AGENTS LETTER SUPPORT OF PROPOSED SITE PLAN REVISIONS



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Civil Engineering · Planning · Surveying

April 17, 2025

Foothills County
P.O. BOX 5695,
High River, Alberta
T1V 1M7

Attention: Foothills County Council

Re: Request for Site Plan Change - Stagecoach Ridge Estates – F2029-15SW
Pederson and Csuhan / Andersen
Descriptive Plan 941 0921, Block 1, Lot 4 within SW¼ Sec 15-20-29-W4M,
Plan 951 1189, Block 1, Lot 5 of SW¼ Sec 15-20-29-W4M

Dear Reeve Miller and Foothills County Council,

On behalf of **Cindy Pederson and Kenneth Pederson**, registered owners of Descriptive Plan 941 0921, Block 1, Lot 4, and **Kathy Csuhan and Mike K Andersen**, registered owners of Plan 951 1189, Block 1, Lot 5, we are writing to request approval by Foothills County Council for a revised site plan prior completing final conditions of subdivision.

Revised Site Plan Rationale

As conditions of subdivision approval, Foothills County file F2029-15SW, the landowners are required to provide a stormwater management report and engineered internal road design. Through the process of addressing these conditions, it has been determined that an onsite infiltration stormwater management pond is required due to topography on and immediately surrounding the subject lands. This stormwater management pond is proposed to be located within the southerly extents of the originally proposed Lot 2.

Upon initial review of the stormwater management report and engineered internal road drawings, Foothills County Public Works has informed us that the stormwater management pond is required to be located within a Public Utility Lot (PUL), as opposed to being protected by Overland Drainage Easement.

To comply with Public Works' requirement, we have revised the subdivision site plan to include a 1.75-acre PUL to contain the stormwater management pond, immediately south of the subsequently revised Lot 2. These revisions are identified on the attached Revised Site Plan drawing for Council's review.

Thank you kindly for the continued consideration of our application. We trust that this site plan revision is acceptable to Council.

Yours sincerely,

Badke Consulting Ltd.

A handwritten signature in blue ink, appearing to read "JB", with a long horizontal line extending to the right.

Jeff Badke, Principal Consultant