


**PUBLIC HEARINGS AND MEETINGS
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
REDESIGNATION
October 8, 2025
To be heard at: 1:30 PM**

APPLICATION INFORMATION		
	LEGAL DESCRIPTION:	Plan 0513416, Block 2, Lot 4, PTN: NW 32-22-03-W5M
	LANDOWNER:	Gerhard Silvis
	AGENT:	Township Planning and Design Inc./Kristi Beunder
	AREA OF SUBJECT LANDS:	153.78 acres
	CURRENT LAND USE:	Agricultural District
	PROPOSED LAND USES:	Country Residential District/Agricultural District
PROPOSAL: Redesignation of a portion of Plan 0513416, Block 2, Lot 4, PTN: NW 32-22-03-W5M to allow the future subdivision of six (6) new 6.94 +/- acre to 8.06 +/- acre Country Residential parcels with a 104.71 +/- acre Agricultural District balance remaining.		
DIVISION NO: 4	COUNCILLOR: Suzanne Oel	FILE MANAGER: Theresa Chipchase

EXECUTIVE SUMMARY

Summary of Proposal

Application requesting redesignation of a portion of Plan 0513416, Block 2, Lot 4, PTN: NW 32-22-03-W5M from Agricultural District to Country Residential District, to allow the future subdivision of six (6) new Country Residential parcels with an Agricultural District balance, along with internal road construction.

Location

The subject parcel is located 14 kilometres west of the City of Calgary, 5 kilometres northwest of the hamlet of Priddis, 0.8 kilometres north of Highway 22, and is directly south of 146th Avenue West and the Tsuut'ina First Nations.

Access

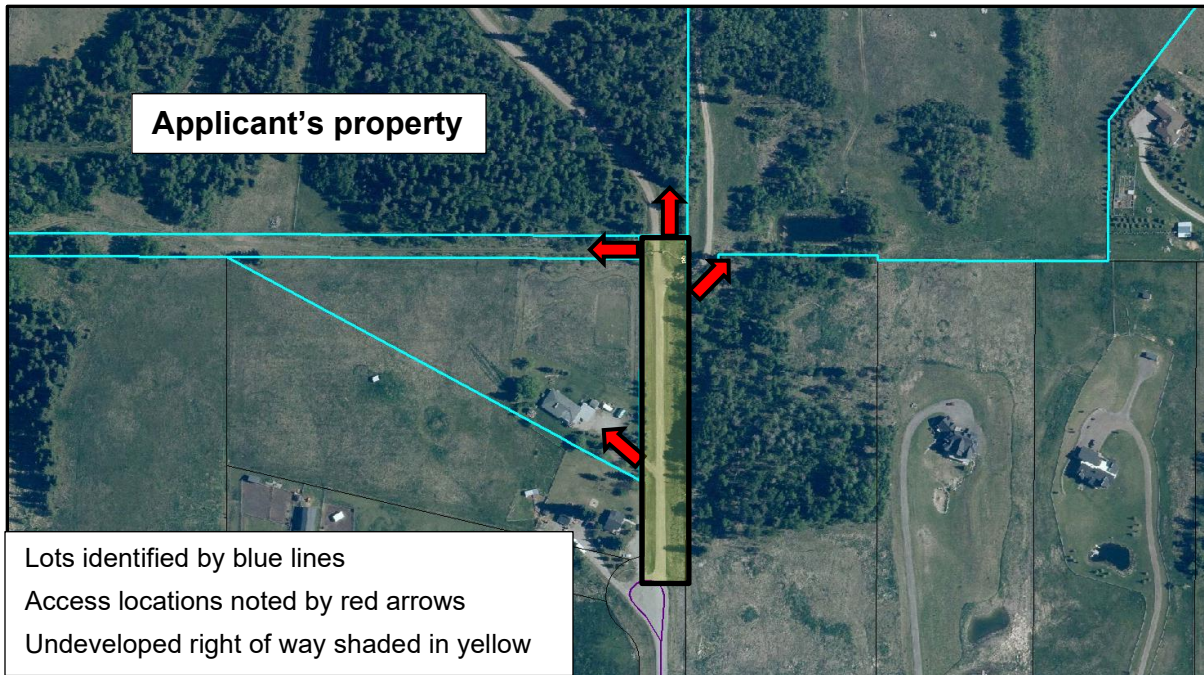
The property currently obtains access in two locations, to the north, from an unmaintained portion of 146th Avenue West and to the south, from the dead end portion of 264th Street West.

Access to proposed lots 1 through 5 is to be obtained from the development of a 30 metre wide internal road. Access to Lot 6 is proposed from the unmaintained portion of 146th Avenue West, on the north side of the property. Access to the Agricultural balance parcel is proposed via a panhandle off the northern end of the internal road construction.

NOTE: Public Works has provided that as per the County's current road construction standards all lots are to obtain access from the internal road. Please see public works comments within the Circulation Referral section of this staff report.

NOTE: Overall access for the applicant, the first parcel out of the applicant's quarter, the lot directly south of the applicant and the lot directly east of the applicant, is obtained from that portion of 264th Street West that is north of the cul de sac. This is a driveway access only and

is not developed to County standards. Council may therefore require the applicant to upgrade this portion of 264th Street West to current County road construction standards, as requested by Public Works. The aerial imagery below illustrates the accesses currently obtained from the undeveloped road right of way:



NOTE: The northern end of the driveway constructed within the undeveloped right of way for 264th Street West contains a gate within the right of way, the site plan submitted by the applicant's provides that this gate is to be removed from the road right of way.

NOTE: The far southeast corner of the quarter includes a sliver of land which Council may request be surveyed out of the landowner's title and into the road plan for 264th Street West, to ensure access to all residents is considered in this location. The landowner's agent has provided that this will be rectified with the subdivision. The sliver of land is illustrated in the imagery below:



Road Acquisition

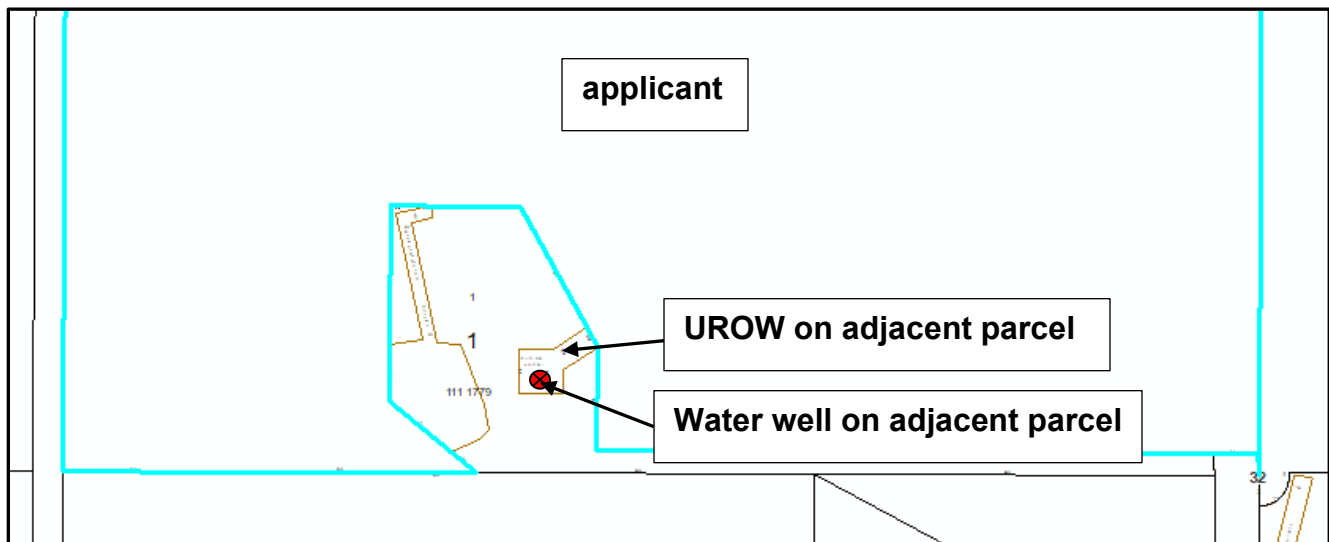
The titled property currently contains an acquisition of land for five metres of road widening adjacent to the north boundary of the quarter section.

NOTE: There is an undeveloped road allowance along the west boundary of the quarter section, however public works has not requested any road widening be obtained adjacent to this undeveloped right of way.

Water and Septic

All lots are proposed on individual water wells and individual wastewater disposal systems. The existing residence on the balance parcel is currently serviced with water from a water well drilled on the west boundary of the site, with two additional wells drilled south of the residence, one of which is no longer in use. The property also contains a septic tank and a septic field.

NOTE: There is a utility right of way registered over the water well within the lot subdivided from the south boundary of the quarter which appears to provide an additional water source for the applicant's property, as shown below:



Policy Evaluation

Reviewed within the terms of the County's Municipal Development Plan 2010, Growth Management Strategy, and Land Use Bylaw 60/2014.

Reserve Dedication

Municipal Reserve

The area of the applicant's lands that are to be subdivided contain 49.07 +/- acres including the internal road development, 10% percent of the developable area, at 4.91 acres, would require a separate Municipal Reserve lot to be provided on the site plan according to the Municipal Reserve Policy provided within Appendix E of the Foothills County Municipal Development Plan 2010 whereby it states the following:

"When reserves to be provided are more than 1.98 acres, a separate lot must be shown on the site plan. It will be at the discretion of Council at the time of the decision as to whether land will be taken or cash-in-lieu."

Should the application be approved, **Council** may require revision to the site plan to include the required municipal reserve lot, or the **Subdivision Approving Authority** may choose to require reserves be provided as cash in lieu of land under the following possible condition:

Reserves to be provided by cash in lieu of land for the six (6) proposed 6.94 +/- acre to 8.06 +/- acre Country Residential District lots in accordance with Subsections 666(1) and 666(2) of the Municipal and School Reserves section of the Municipal Government Act and the County's Public Reserve Policy Adopted April 18th, 1996.

Reserves for the 104.25 +/- acre Agricultural District balance parcel may not be required as the lands would equal 39.5 acres or more and would be used only for agricultural purposes.

NOTE: The applicant's lands are outside of the Intermunicipal Development Plan between the City of Calgary and Foothills County.

Referral Considerations

Referred to required Provincial and Municipal bodies.

SITE CONSIDERATIONS

Physiography



A majority of the site is slightly rolling to flat terrain with a small steep hill in the extreme southwest corner, outside of the yard site, the lands are a mix of thick aspen and spruce groves along the east and west boundaries with a large area of open grassland within the centre of the property. Part of the grassland was once landscaped for a small private golf course, and a private outdoor riding arena, these spaces were later turned back to grass pasture. Overland drainage is directed through the property from the south to the north boundary along the western tree line, which south of the applicant, within Plan 1111779, Block 1, Lot 1, there is an Overland Drainage Easement and Right of Way registered over the west portion of the lot protecting the pond and attached drainage that are located in this area.

The yard site consists of a residence with attached garage, along with a second detached garage and a shop, near the residence and shop there is also a chicken coop, tack building, woodshed and a greenhouse. There is also a small cabin within the grassland portion of the property in the northwest corner.

POLICY EVALUATION

Municipal Development Plan

Policy 2 and 4 of the Agricultural section of the MDP2010 discourages the subdivision of agricultural lands without thoughtful consideration of the impact the proposed use will have on the existing agricultural users and the uses surrounding the application.

Policies 3 and 9 of the Residential section of the MDP2010 provide that to consider the proposal to be developable by the Subdivision Authority, residential parcels should be compatible with the surrounding area and existing uses. Further providing that the design and infrastructure of residential development should consider the agricultural industry, the efficient use of land, the environmental impact, and the cumulative effects of development along with the suitability of the lands for residential use and the conservation of water.

Reserve Policy

The County's Municipal Reserve Policy (adopted April 18/96) requires the applicant to provide a separate lot for the dedication of reserve, where the reserves to be provided are more than 1.98 acres, the lot to be provided is to be 10% of the titled parcel minus lands to be provided as Environmental Reserve or Environmental Reserve Easement.

NOTE: The applicant understands that the County's Reserve Policy requires them to provide a Municipal Reserve parcel, however, they would prefer the Subdivision Approving Authority allow the landowner to provide Municipal Reserve by way of cash in lieu of land.

NOTE: Staff have provided condition #6 within the Recommended Conditions Option #1, should Council require a Municipal Reserve parcel to be provided in accordance with Policy.

Land Use Bylaw

The application, if approved, would meet the lot size restrictions and density requirements as set out in Section 13.1.6.2 of the Country Residential District within the County's Land Use Bylaw.

Sea Cans

Site Inspection of the property has noted there to be five sea-cans on the property. On a parcel of 21 acres or more the applicants are allowed one (1) sea can no larger than 48 feet in length and 10 feet in width without a development permit, provided the sea can meets the minimum setback requirements for the Land Use District and does not exceed the maximum requirements for that District. In all other instances a development permit is required for sea cans.

The applicants will require a development permit approval be obtained in order to retain the sea cans over the allowances of the Land Use Bylaw or will be required to remove those sea cans in excess of the allowance under the County's Land Use Bylaw.

NOTE: See condition #5 for Council options regarding the sea cans on the property.

Growth Management Strategy

The subject parcel is located within the North West District. The vision for the North West District identifies lands which fall within this District could likely accommodate minimal to moderate growth but that this growth must be undertaken with careful consideration of the potential impacts on wildlife habitat and watershed areas.

PURPOSE OF APPLICATION

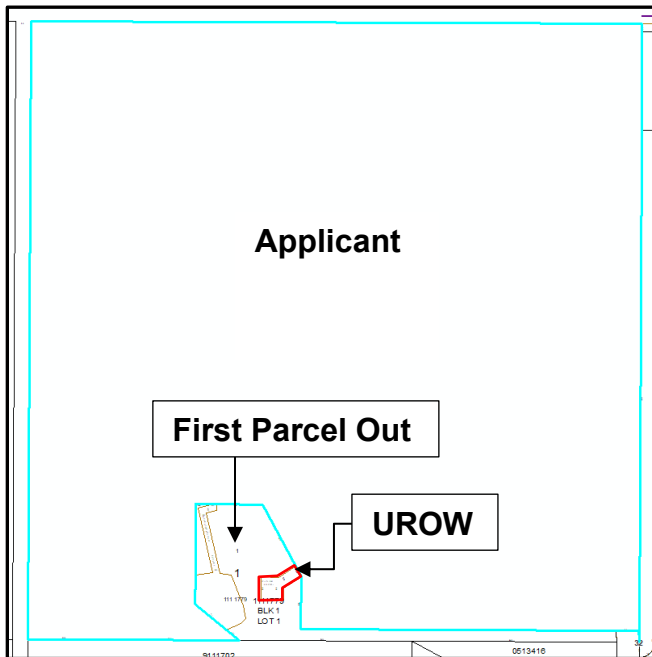
Bylaw XX/2025 – application to further amend the Land Use Bylaw by authorizing the redesignation of a 49.07 +/- acre portion on Plan 0513416, Block 2, Lot 4; Ptn. NW 32-22-03 W5M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 7.20 +/- acre Country Residential lot, one new 7.43 +/- acre Country Residential lot; one new 6.94 +/- acre Country Residential lot; one new 8.06 +/- acre Country Residential lot; and two new 8.05 +/- acre Country Residential lots, with an approximate 104.25 +/- acre Agricultural District balance parcel.

QUARTER SECTION BACKGROUND

2005 – boundary adjustment between applicant's quarter and the lot directly to the south, whereby the panhandle to the lot was adjusted into the applicant's quarter section

2011 – subdivision of one 6.72 acre lot registered as the first parcel out of the quarter with a panhandle providing access from the lot to an undeveloped portion of road plan north of 264th

Street West, which was surveyed out of the lot to the south (Plan 0513416, Block 2, Lot 5). This parcel has an overland Drainage Easement registered over a pond and subsequent drainage along its western boundary.

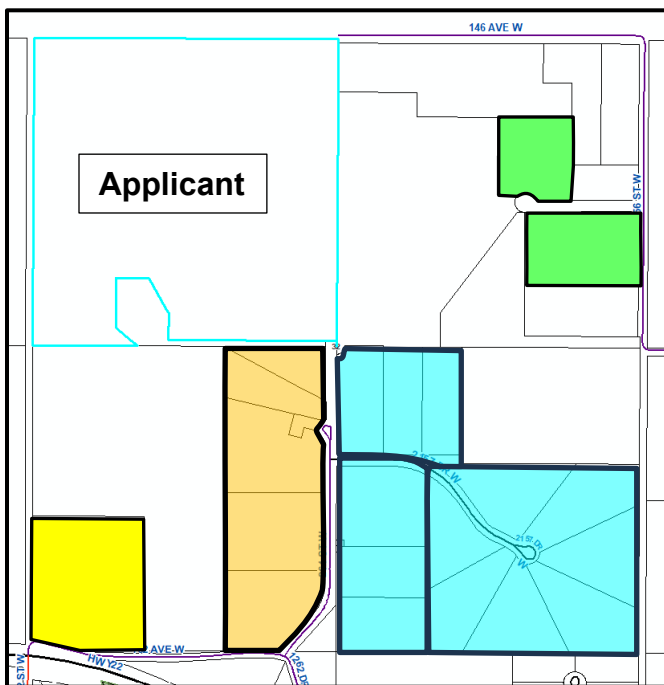


The lot also includes a utility right of way along its east boundary (shown to the right, outlined in red) surrounding a water well in this location, the utility right of way was placed on the title by the landowners privately after registration of the 2011 subdivision. A restrictive covenant registered on this title provides that the utility right of way was put in place requiring the well on the first parcel out to serve as a communal well to further subdivision that may be proposed on the balance of the quarter, at the cost of the Developer, and further that the first parcel out will connect to the communal water system and would be subject to monthly utility cost charges.

The restrictive covenant also provides that the First Parcel Out (Plan 1111779, Block 1, Lot 1) cannot object to further subdivision and development of the balance lands, and that the

First Parcel Out (Plan 1111779, Lot 1, Block 1) shall consent to the consolidation of the lands within the panhandle back into the title for the Balance Lands (Plan 0513416, Block 2, Lot 4) (currently Silvas) should alternative access be provided for the First Parcel Out (Plan 1111779, Block 1, Lot 1).

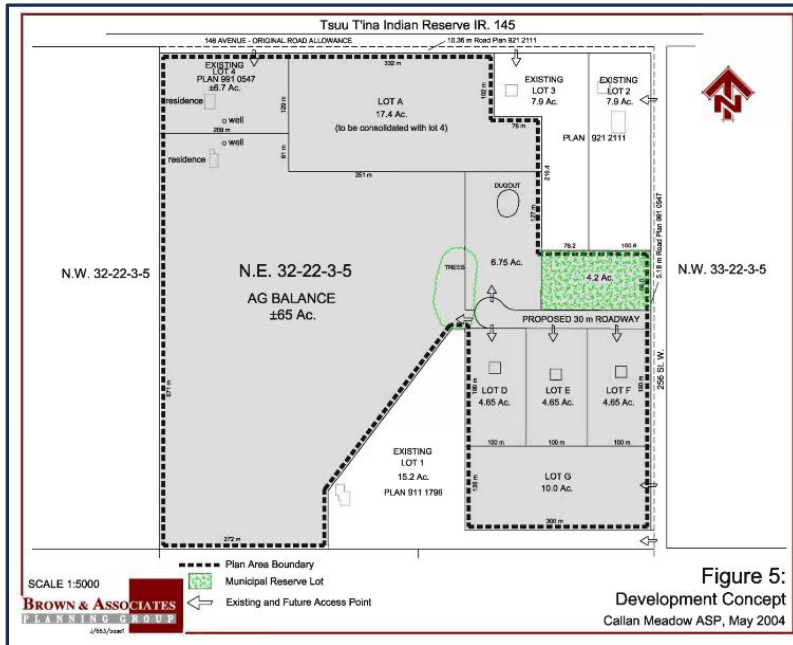
ADJACENT BACKGROUND



1999 – Two lot subdivision directly south of applicant approved within SW 32-22-03-W5M. A water well registered under a Right of Way Plan, services Plan 0513416, Block 2, Lot 5, Plan 9912691, Lot 2 and Plan 0310428, Block 1, Lot 5. A 0.756 acre Public Utility lot was registered,

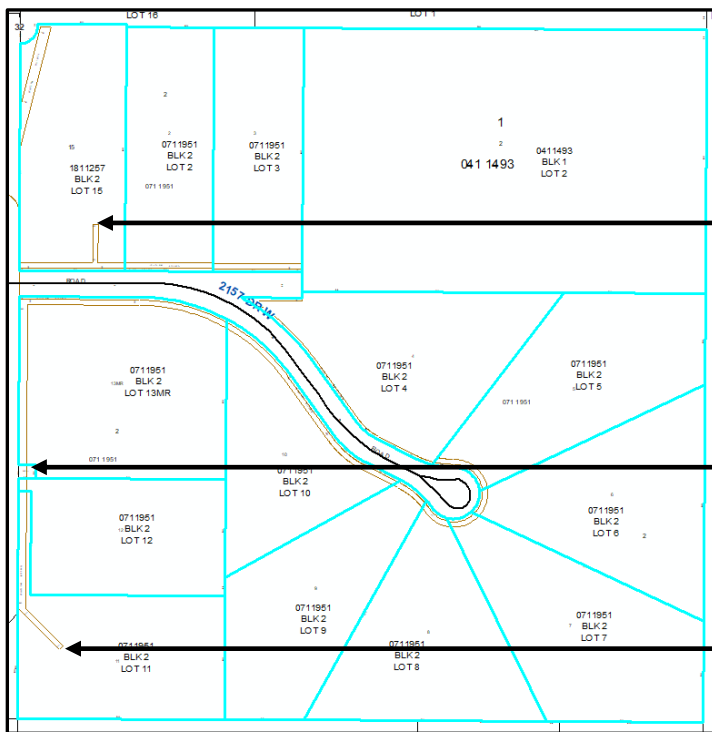
over the lands containing the water well in 2000. In 2003 two additional lots were subdivided from this parcel. As shown on the map above shaded in orange.

2004 - Callan Meadows Area Structure Plan (site plan above) within the E 32-22-03-W5M was approved to provide for the following:



Phase 1 – Boundary adjustment of 17.4 acres into an existing 6.7 acre parcel creating a 24.35 acre parcel along the north boundary of the quarter section. Phase One was completed in 2004.

Phase 2 – Subdivision of three 4.65 acre parcels, one 6.75 acre parcel, one 4.2 acre Municipal Reserve parcel and the development of a 30 metre wide internal road to service all lots and the balance.



Production Well

PUL – Water Treatment

Production Well

2007 – Subdivision approval of 12 lots, known as the Marquis Ranches development. The approval also provided a Municipal Reserve parcel and a Public Utility lot along with utility right of ways. The Public Utility lot contains a water treatment plant with registered utility lines providing water to eleven lots from two production wells, one located within Plan 0711951, Block 2, Lot 11 and one located within Plan 1811257, Block 2, Lot 15, as shown on the plan above and as shown on the map on the preceding page shaded in blue.

2010 – Amendment to the Callan Meadows Area Structure Plan to allow one 24.34 acre lot on either side of the undeveloped internal road with an extension of the undeveloped road right of way. As shown on the map on the preceding page shaded in green.

2025 – The most recent subdivision within a half mile of the applicant was registered within the southwest corner of the SW 32-22-03-W5M, whereby a 24.39 acre lot was subdivided from the 99.09 acre parent parcel, leaving a 74.78 acre balance. As shown on the map on the preceding page shaded in yellow.

CURRENT SUBJECT AND ADJACENT LAND USES

Subject Parcel

Agricultural District

Adjacent Lands

Lands adjacent to the application to the south are zoned Agricultural District and Country Residential District with lands to the west zoned Agricultural District, the lands to the North are owned by the TsuuT’ina First Nation, and the lands to the east are zoned Agricultural District which are under an Area Structure Plan known as Callan Meadows.

Area Character

The lands are characteristically a mix of grasslands with pockets of intense development which includes the communities of Priddis Greens, Hawks Landing and Rancher’s Hill. Highway 22 also affords relatively quick access for these communities to the conveniences within the City of Calgary.

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works	<p>Recommends the following be provided as conditions of subdivision:</p> <ul style="list-style-type: none"> • Lot Grading/Overland Drainage Plan • Stormwater Management Plan. • Building Envelopes. • Septic Disposal Evaluations (PSTS) • Engineered Road Designs - external and internal roads. • Cost Estimates • Letter of Credit – equal to 125% of cost of construction • Five (5) Million - Liability Insurance • Contribution to upgrades to 264th St. W from the intersection of 264th Street W. and 162nd Ave. W from chip seal to pavement. Cost estimate for overall upgrades \$576,800.00. Applicant’s contribution to upgrades – \$138,432.00. • If hauling more than 10 loads/day or more than 7 continuous days, road use agreement will be required. <p>The public works department provides the following additional comments and requirements:</p> <p>The County’s Road Construction Standards, within Section 3.2, requires “all properties fronting an internal subdivision road to provide access from the internal subdivision road, not the municipal road”. Therefore, Public Works</p>

CIRCULATION REFERRALS

	<p>recommends the proposed internal road be extended northwest of Lots 3 and 6.</p> <p>The proposed internal road is to be constructed to current municipal paved road construction standards.</p> <p>Plan 1111779, Block 1, Lot 1 currently accesses through the applicant's quarter, but also has a panhandle, which a driveway could be constructed within as access to the newly constructed internal road.</p> <p>Recommend that 264th St. W (north of the current cul de sac bulb) be constructed to current municipal paved standard along with the new internal subdivision road.</p> <p>Sliver of land between the NW 32-22-03-W5M and Plan 1811257, Block 2, Lot 16, is this to be consolidated into proposed Lot 4?</p>
GIS/Mapping	<p>Post approval condition that the landowner agrees to update their mailing address and post appropriate signage. Please note that approval of the project would also impact the mailing address on Plan 1111779, Block 1, Lot 1.</p> <p>GIS/Mapping would echo the public works comments on Lot 6 not being permitted access from 146 Ave. W.</p>
EXTERNAL	
MEOTA Gas	<p>Meota Gas Co-op has no issue with this application. Current natural gas service will have to be relocated at the developer's expense should the application be approved and the development moves forward. The current service line cannot cross existing or future property lines for each individual service for each lot.</p>
Alberta Transportation and Economic Corridors (ATEC)	<p>This will acknowledge receipt of your circulation regarding the 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 amendments(s).</p> <p>Transportation and Economic Corridors offers the following comments and observations with respect to this application:</p> <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 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. In reviewing the application, the proposed development falls within the permit area of a provincial highway as outlined in the Highways Development and Protection Act / Regulation. The proposed development, however, will not cause any

CIRCULATION REFERRALS

	<p>concern for ongoing highway operation or future highway expansion. The Ministry of Transportation and Economic Corridors, therefore, issues an exemption from the permit requirements for the development listed above pursuant to Section 25 of the Highways Development and Protection Regulation.</p> <p>4. This approval does not excuse violation of any other legislation, regulation, bylaw, or act, which may affect the proposed operation. This permit is issued subject to any other municipal, provincial, or federal approvals that may be required. Issuance of a permit by Transportation and Economic Corridors does not guarantee the permittee will be able to obtain other required approvals. The permit holder is responsible for obtaining any other permits or approvals from other agencies and jurisdictions as required.</p> <p>This will acknowledge receipt of your circulation regarding the above noted proposal. The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 22.</p> <p>Transportation and Economic Corridors offers the following comments with respect to this application:</p> <p>The requirements of Section 18 are met, therefore no variance is required. While no variance is required, the department expects the municipality will mitigate the impacts from this proposal to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the Municipal Government Act.</p> <p>The requirements of Section 19 are met, therefore no variance is required. If there are any changes to the proposed subdivision that was submitted with this land use referral, a separate referral pursuant to Section 7(6)(d) of the Matters Related to Subdivision and Development Regulation is required and the comments in respect of Sections 18 and 19 of the Regulation contained in this decision are no longer valid.</p>
Alberta Arts, Culture and Status of Women	Has no objection to the proposed redesignation, but the applicant should be informed that Historical Resources Act approval must be obtained prior to proceeding with any land surface disturbance associated with subdivision development by submitting a Historic Resources Application through Alberta Culture's Online Permitting and Clearance (OPaC) system.
PUBLIC	
Western Wheel	September 24 th and October 1 st , 2025
Landowners (One Half Mile)	No letters received prior to submission of this staff report.

SUMMARY

Bylaw XX/2025 – application to further amend the Land Use Bylaw by authorizing the redesignation of a 49.07 +/- acre portion on Plan 0513416, Block 2, Lot 4; Ptn. NW 32-22-03 W5M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 7.20 +/- acre Country Residential lot, one new 7.43 +/- acre Country Residential lot; one new 6.94 +/- acre Country Residential lot; one new 8.06 +/- acre Country Residential lot; and two new 8.05 +/- acre Country Residential lots, with an approximate 104.25 +/- acre Agricultural District balance parcel.

OPTIONS FOR COUNCIL CONSIDERATION

OPTION #1 – APPROVAL

Council may choose to grant 1st reading to the application for redesignation of a portion of Plan 0513416, Block 2, Lot 4, PTN: NW 32-22-03-W5M from Agricultural District to Country Residential District, in order to allow the future subdivision of six (6) new Country Residential parcels with an Agricultural District balance, along with internal road construction, to be approved for the following reasons:

In their consideration of the criteria noted in Agriculture Policy 4 of the MDP2010, Council is of the opinion that fragmentation of the subject lands would not be detrimental to the agricultural nature of the area. Further the application falls within the density provisions and lot size restrictions set out within the Country Residential and Agricultural Districts within the County's Land Use Bylaw.

Staff suggests the six (6) new parcels to be subdivided out of Plan 0513416, Block 2, Lot 4, PTN: NW 32-22-03-W5M be designated as Country Residential Sub-District 'A' to ensure that the recommendations and restrictions as outlined in the septic disposal evaluations, stormwater management plan, grading/overland drainage plan and building envelopes are 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 \$5,000 deposit as a pre-release condition to ensure compliance with all conditions of the development permit will be required.

Recommended Conditions for Option #1:

1. Landowners are to fully execute and comply with all requirements as outlined within the Municipal Development Agreement for the purposes of construction of all internal and external road infrastructure (256th Ave. W, north of cul de sac), storm water management, grading and drainage, road upgrade contribution (256th Ave. W, cul de sac and south), payment of the community sustainability fee and any other necessary municipal and on-site improvements as required by Council and the Public Works department;
2. Proof of adequate water supply provided for all lots proposed, as per the Provincial Water Act, to the satisfaction of the County;
3. Septic Disposal Evaluations to be provided for all lots proposed, in accordance with Part 2 Section 6(4)(b) of the Matters Related to Subdivision and Development Regulation, to the satisfaction of the Public Works department, **as a condition of subdivision;**
4. 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, to the satisfaction of the Public Works department, **as a condition of subdivision;**

5. Options for Council's consideration regarding the existing sea cans on the property:

- Landowners are to provide a complete application for development permit, for the sea cans currently on the property that are in excess of those allowed under the County's Land Use Bylaw, **as a condition of land use or subdivision;**

OR

- The landowners are to remove the sea cans currently on the property that are in excess of the County's Land Use Bylaw, **as a condition of the subdivision;**
6. Applicant is to provide a revised site plan which illustrates a Municipal Reserve parcel, in accordance with the County's Municipal Reserve Policy, to the satisfaction of Council;
 7. Storm Water Management Plan to be provided for the subject lands, to the satisfaction of the Public Works department, **as a condition of subdivision;**
 8. Lot Grading / Drainage Plans to be provided for the subject lands, to the satisfaction of the Public Works department, **as a condition of subdivision;**
 9. Final redesignation application fees to be submitted;
 10. Submission of an executed subdivision application and the necessary fees.

OPTION #2 - REFUSAL

Council may choose to refuse the application for redesignation of a portion of Plan 0513416, Block 2, Lot 4, PTN: NW 32-22-03-W5M from Agricultural District to Country Residential District, in order to allow the future subdivision of six (6) new Country Residential parcels with an Agricultural District balance, along with the internal road construction, to be approved for the following reasons:

In consideration of Policy 2 and 4 of the Agricultural section of the MDP2010, Council did not find sufficient merit in the proposal to consider removing the subject lands from the Agricultural District. Additionally, in consideration of the criteria noted within Residential Policies 3 and 9 section of the MDP2010, Council is of the opinion that the application does not adequately address the cumulative effects of the development, the suitability of the lands for residential construction and the efficient use of the land.

APPENDICES

APPENDIX A: MAP SET:

LOCATION MAP

HALF MILE MAP – LAND USE

HALF MILE MAP – PARCEL SIZES

SITE PLAN

ORTHO PHOTO

APPENDIX B:

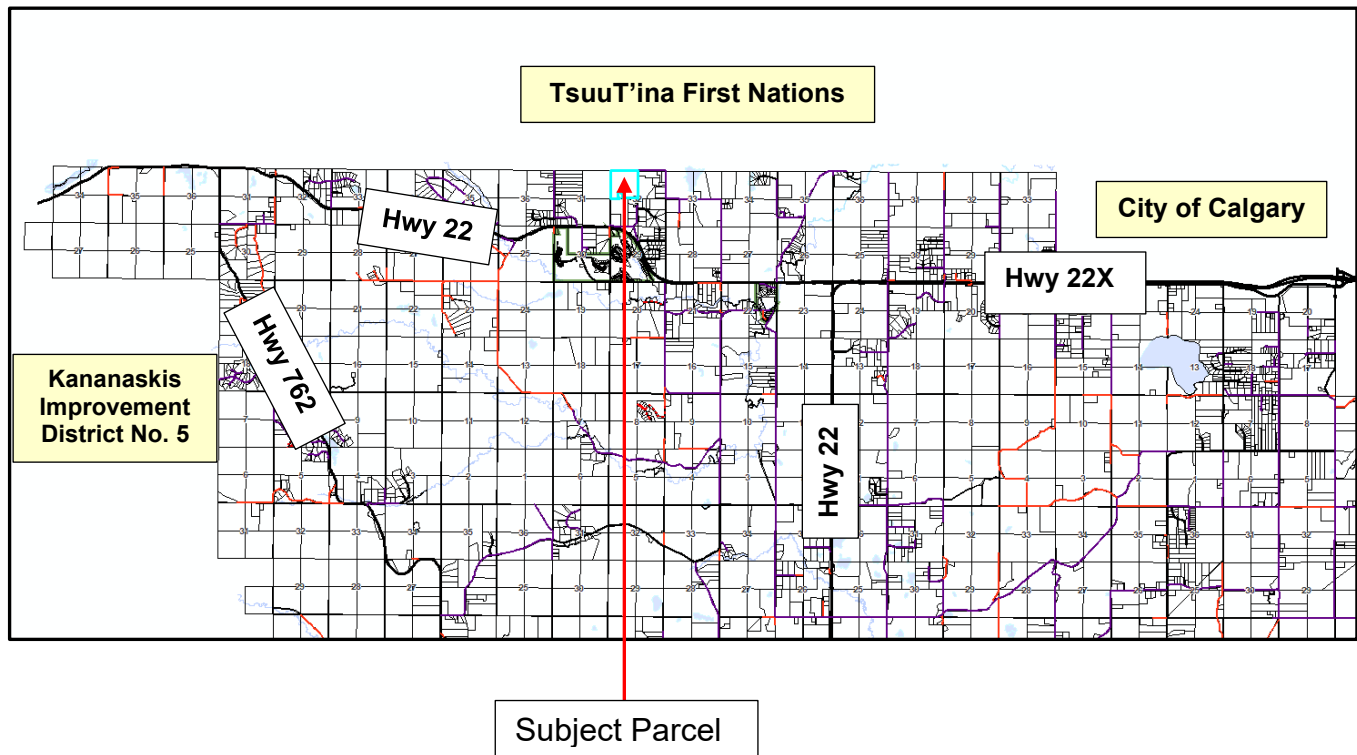
PROPOSED BYLAW

APPENDIX C:

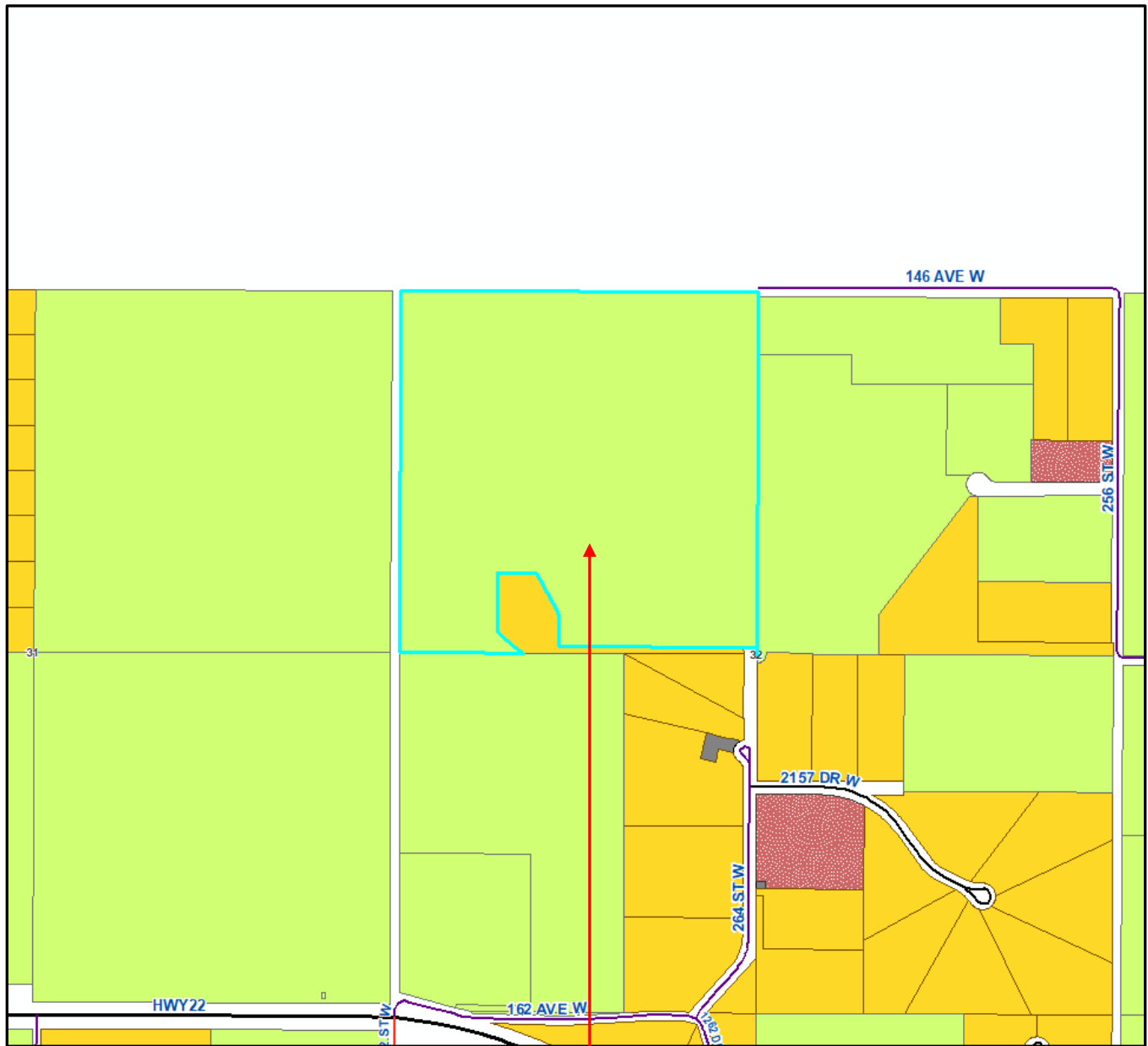
TOWNSHIP PLANNING AND DESIGN INC. – LANDOWNER PROPOSAL

APPENDIX A: MAP SET

LOCATION MAP



APPENDIX A: HALF MILE MAP - LAND USE



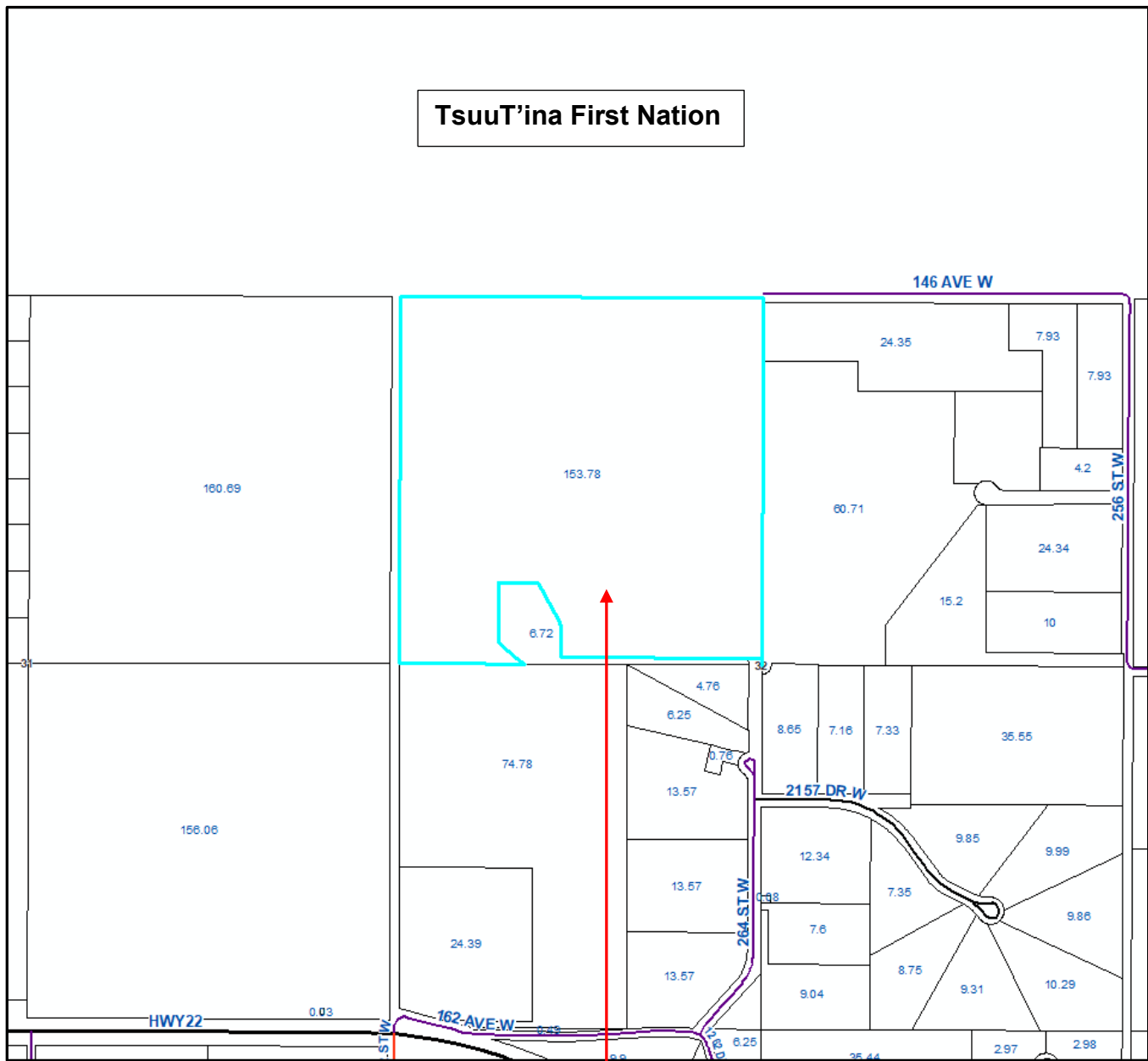
Subject Parcel

Legend

- | | |
|----------------------------------|---|
| — County Roads | ER- Environmental Reserve |
| — Highways | FPJ- Federal/ Provincial District |
| ▨ In Transition | MR- Municipal Reserve |
| ■ A- Agricultural | PUL- Public Utility |
| ■ AA- Agricultural Sub A | RC- Residential Community District |
| ■ CMC- Community Commercial | RCA- Residential Community Sub-district "A" |
| ■ CR- Country Residential | SD- Service District |
| ■ CRA- Country Residential Sub A | |
| ■ DC - Direct Control | |

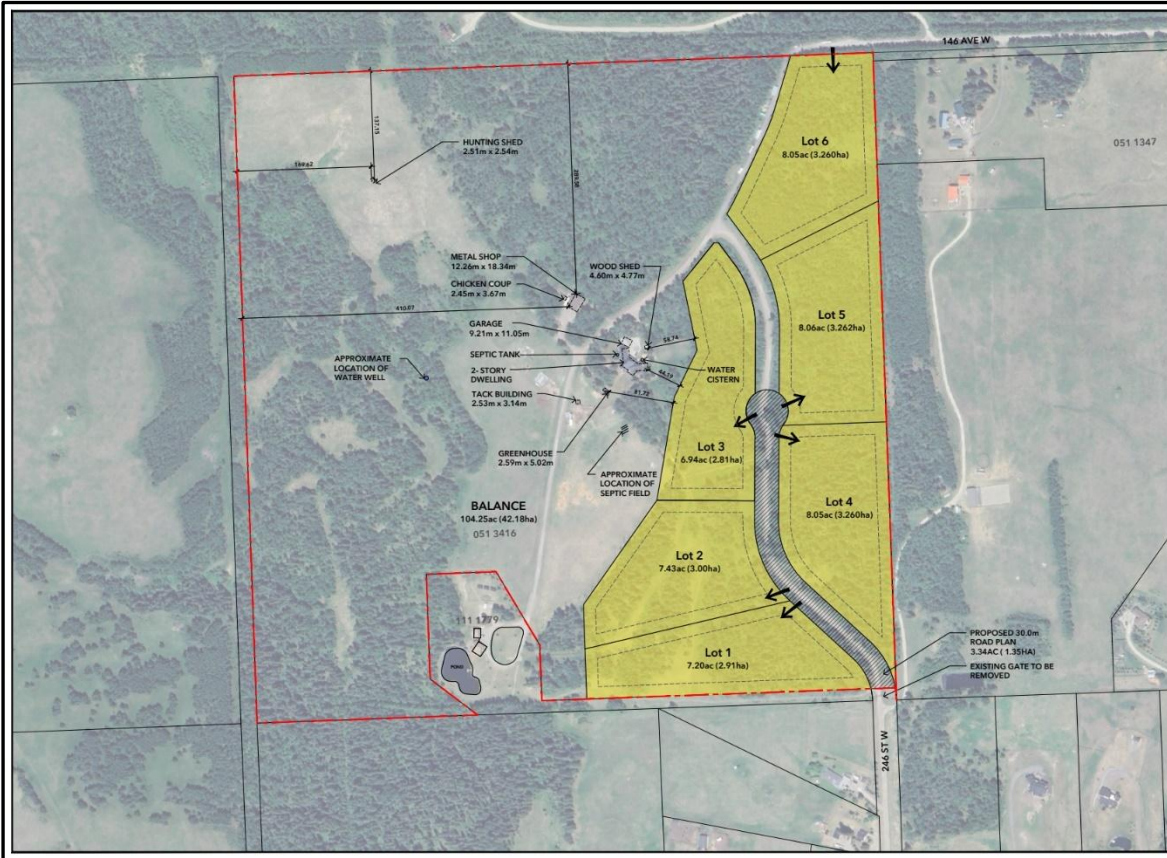
APPENDIX A: HALF MILE MAP – PARCEL SIZES

TsuuT'ina First Nation



Subject Parcel

APPENDIX A: SITE PLAN



TOWNSHIP
planning + design inc.

CLIENT
Benjamin Plumber & Gerhard Silvis

PROJECT NUMBER
24-031

152.42ac (61.68ha)

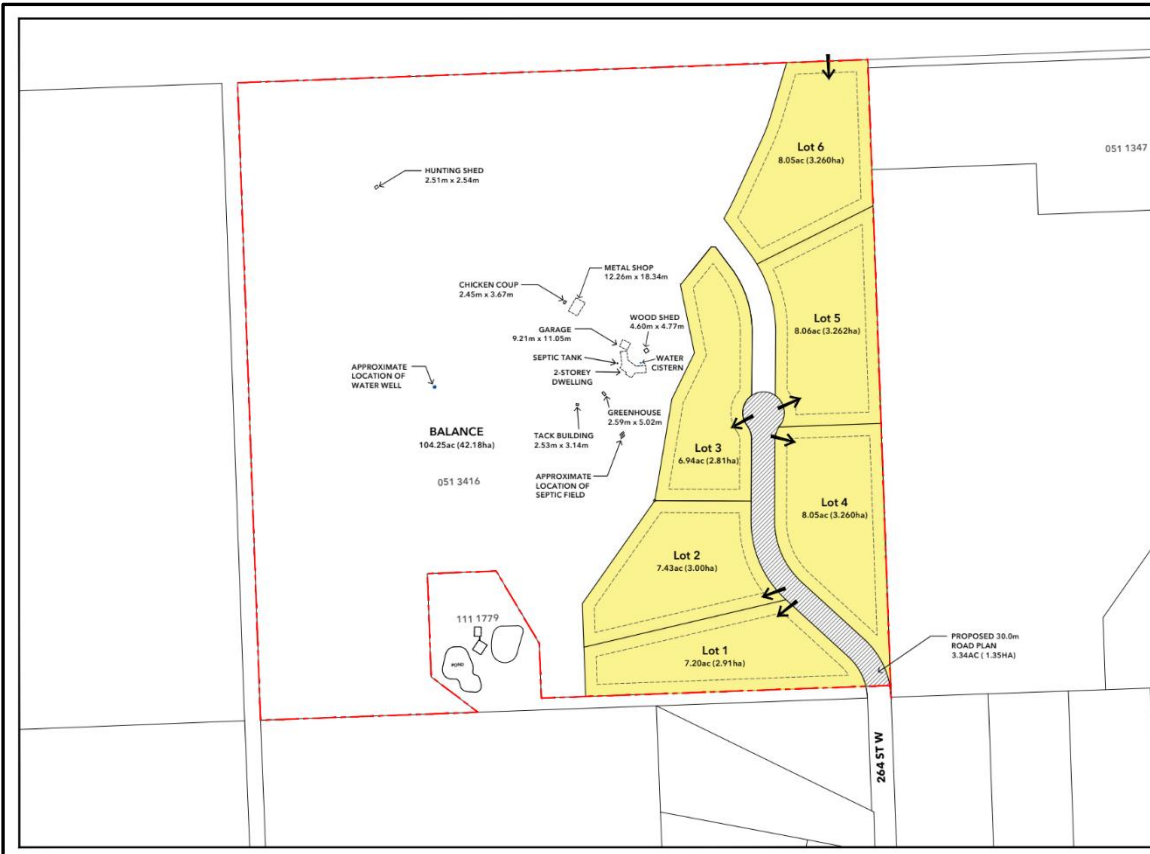
LEGAL ADDRESS
NW 32-22-3 W5M
Lot 4, Block 2, Plan 051 3416

DATE
July 9, 2025

LAND USE REDESIGNATION & SUBDIVISION
6 Lots Concept

SCALE
N.T.S.

SHEET
S1
SITE PLAN



TOWNSHIP
planning + design inc.

CLIENT
Benjamin Plumber & Gerhard Silvis

PROJECT NUMBER
24-031

152.42ac (61.68ha)

LEGAL ADDRESS
NW 32-22-3 W5M
Lot 4, Block 2, Plan 051 3416

DATE
March 19, 2025

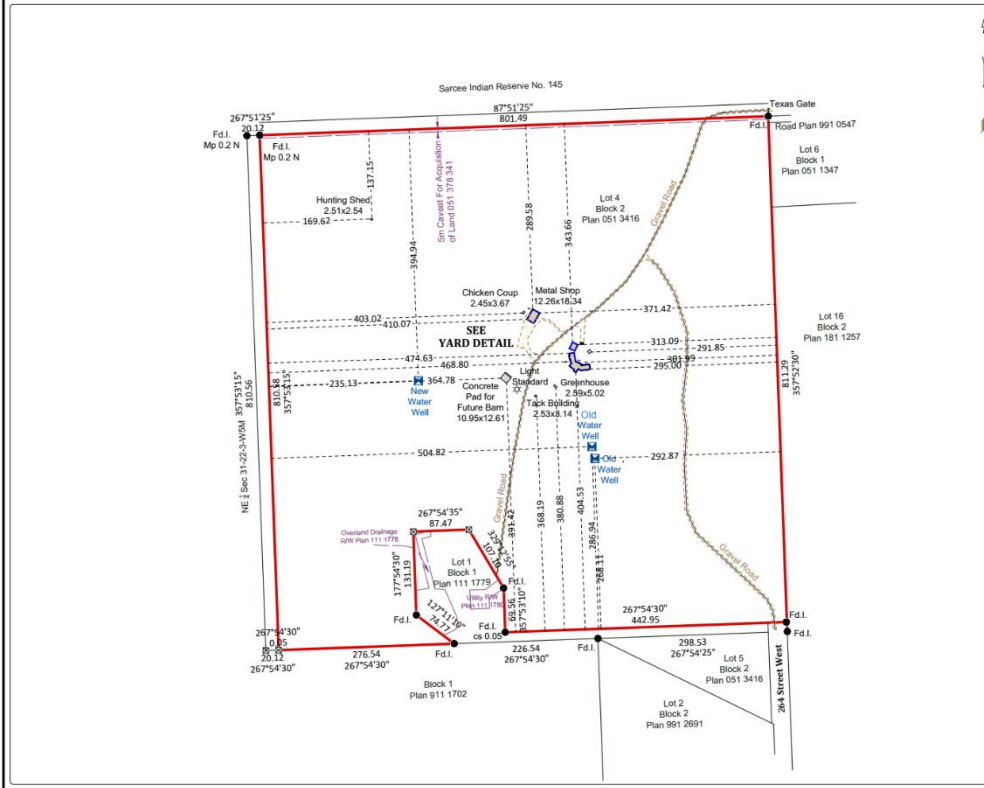
LAND USE REDESIGNATION & SUBDIVISION
Option 3 - 6 Lots Concept

SCALE
1:4000

SHEET
S1
SITE PLAN

APPENDIX A: REAL PROPERTY REPORT

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT




Western Plains Geomatics
 PROFESSIONAL LAND SURVEYORS
 Calgary, Alberta Phone 403.831.7030
 westernplains.ca

This QR code will direct you to the site location on Google Maps.
 Use a QR code reader app on your mobile device to scan it.



SCAN THIS!

NOTES

This plan is page 2 of a Real Property Report and is invalid if it is detached from page 1, 3 or 4.

- > The dimensions shown relate to distances from property boundaries to foundation walls unless otherwise noted.
- > Fences shown are within 0.20m of the property lines unless otherwise noted.
- > All measurements are in metres and decimals thereof.
- > Bearings are based on the NAD 83 (CSRS, Epoch 2002) datum, UTM Grid projection referred to the Central Meridian 117°W. (Zone 11) and were derived by G.N.S.S.

LEGEND

Statutory Iron Post found: ●

Re-established by Plan 111 1779: ○

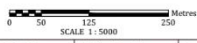
Established Position: ○

Property Boundary of Parcel Affected: —

Foundation: —

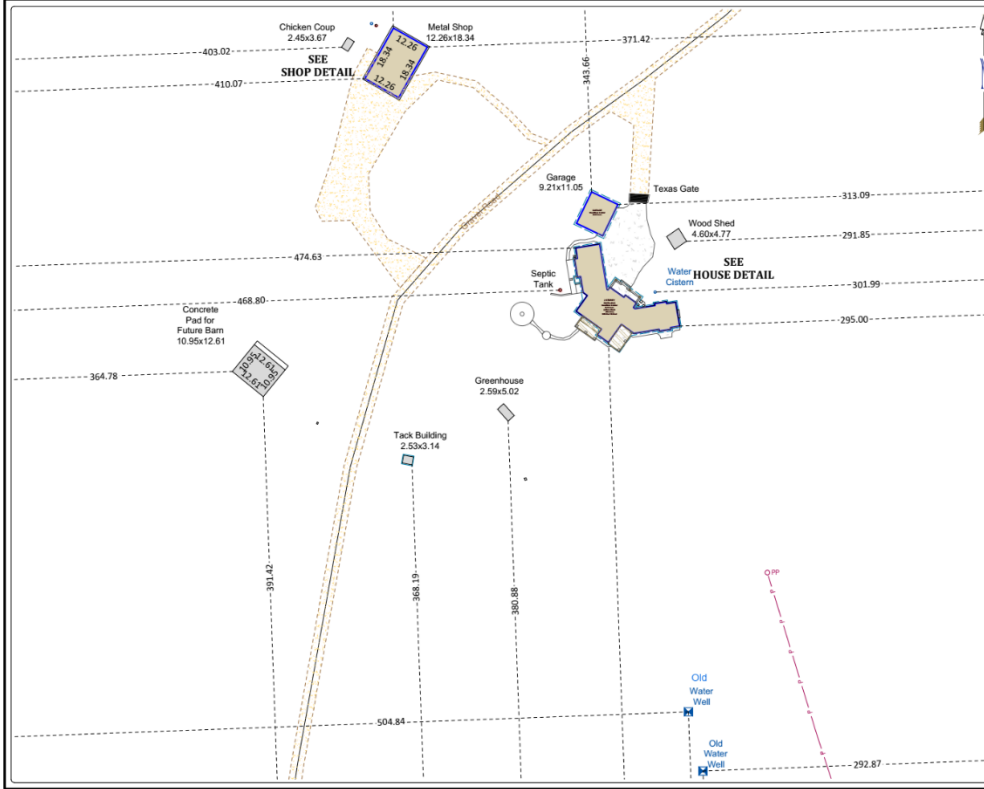
Eave: —

Fences exist on the property and are not shown.


 0 50 100 150 200 Metres
 SCALE 1: 5000

WPG File: 001223_RPR Initials: DR - DR Page 2 of 4

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT




Western Plains Geomatics
 PROFESSIONAL LAND SURVEYORS
 Calgary, Alberta Phone 403.831.7030
 westernplains.ca

This QR code will direct you to the site location on Google Maps.
 Use a QR code reader app on your mobile device to scan it.



SCAN THIS!

NOTES

This plan is page 3 of a Real Property Report and is invalid if it is detached from page 1, 2 or 4.

- > The dimensions shown relate to distances from property boundaries to foundation walls unless otherwise noted.
- > Fences shown are within 0.20m of the property lines unless otherwise noted.
- > All measurements are in metres and decimals thereof.
- > Bearings are based on the NAD 83 (CSRS, Epoch 2002) datum, UTM Grid projection referred to the Central Meridian 117°W. (Zone 11) and were derived by G.N.S.S.

LEGEND

Statutory Iron Post found: ●

Re-established by Plan 111 1779: ○


Established Position: ○

Property Boundary of Parcel Affected: —

Foundation: —

Eave: —

Fences exist on the property and are not shown.


 0 2 5 10 Metres
 SCALE 1: 200
 0 10 25 50 Metres
 SCALE 1: 1000

WPG File: 001223_RPR Initials: DR - DR Page 3 of 4

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



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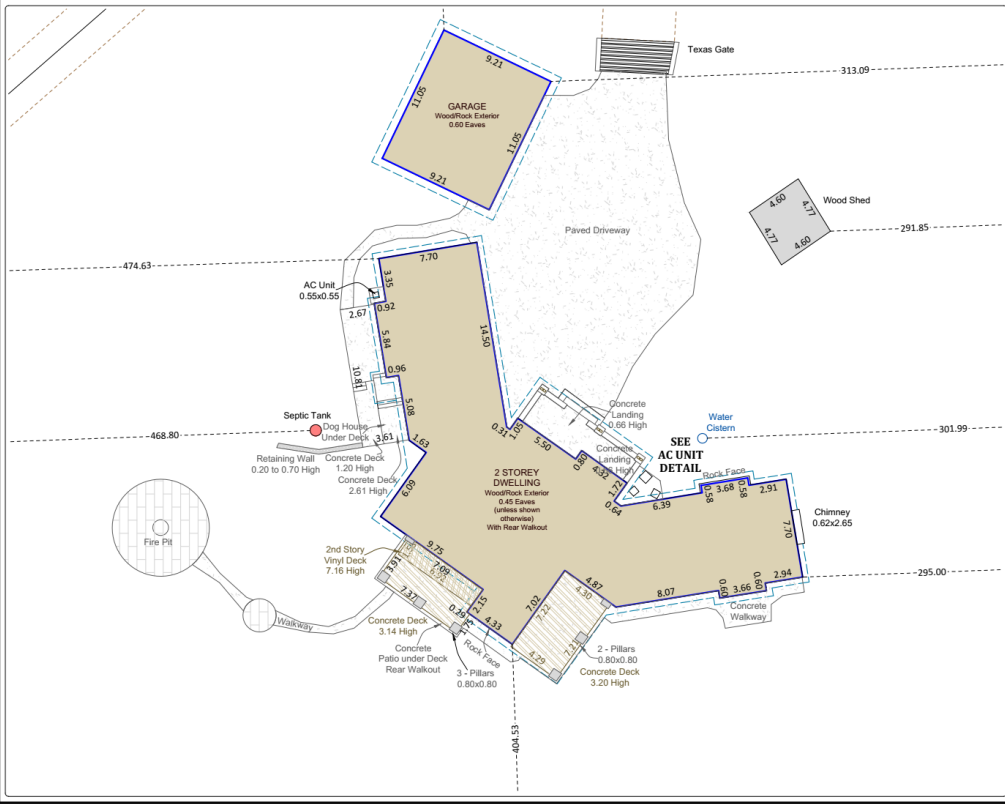
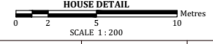
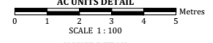
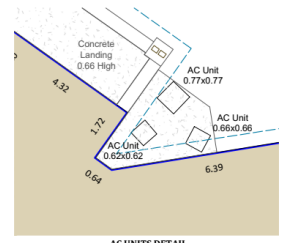
NOTES

- This plan is page 4 of a Real Property Report and is invalid if it is detached from page 1, 2 or 3.
- The dimensions shown relate to distances from property boundaries to foundation walls unless otherwise noted.
- Fences shown are within 0.20m of the property lines unless otherwise noted.
- All measurements are in metres and decimals thereof.
- Bearings are based on the NAD 83 (CSRS, Epoch 2002) datum, UTM Grid projection referred to the Central Meridian 117°W, (Zone 11) and were derived by G.N.S.S.

LEGEND

Statutory Iron Post found :	●
Re-established by Plan 111 1779 :	⊗
Established Position :	⊙
Property Boundary of Parcel Affected :	—
Foundation :	—
Eave :	—

Fences exist on the property and are not shown.



APPENDIX A: COUNTY'S AERIAL IMAGERY



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 the redesignation of a 49.07 +/- acre portion on Plan 0513416, Block 2, Lot 4; Ptn. NW 32-22-03 W5M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 7.20 +/- acre Country Residential lot, one new 7.43 +/- acre Country Residential lot; one new 6.94 +/- acre Country Residential lot; one new 8.06 +/- acre Country Residential lot; and two new 8.05 +/- acre Country Residential lots, with an approximate 104.25 +/- acre Agricultural District balance parcel.

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

1. Land Use Map No. 2203 is amended by redesignating a 49.07 +/- acre portion on Plan 0513416, Block 2, Lot 4; Ptn. NW 32-22-03 W5M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 7.20 +/- acre Country Residential lot, one new 7.43 +/- acre Country Residential lot; one new 6.94 +/- acre Country Residential lot; one new 8.06 +/- acre Country Residential lot; and two new 8.05 +/- acre Country Residential lots, with an approximate 104.25 +/- acre Agricultural District balance parcel.
2. This Bylaw shall have effect on the date of its third reading and upon being signed.

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__ .

110-259 Midpark Way SE | Phone: 403.880.8921
Calgary, AB T2X 1M2 | TWPplanning.com



Foothills County
Box 5605
High River, AB
T1V 1M7

June 12, 2025

ATTN: Samantha Payne, Manager of Planning Applications

RE: Application for a Land Use Bylaw Amendment to facilitate a land use redesignation from the Agricultural District to Country Residential District to allow for the future subdivision of six (6) new Country Residential – CR parcels (± 6.94 ac to ± 8.06 ac in size) for the land legally described as Lot 4, Block 2, Plan 0513416, NW-32-22-3 W5M (± 152.42 ac) within Foothills County.

Landowner: Gerhard Silvis

Dear Mrs. Payne,

Please find enclosed the following in support of the above-mentioned Land Use Bylaw Amendment Application:

- The formal Application for Land Use Redesignation from Agricultural District to Country Residential District to allow for the creation of six (6) new Country Residential - CR parcels (± 6.94 ac to ± 8.06 ac in size) with a balance Agricultural parcel (± 104.25 ac);
- The Letter of Authorization allowing Township Planning + Design Inc. to act as agent for the landowner(s);
- A Credit Card Authorization for the applicable fee of \$9,100.00 (\$100 filing fee + \$1500 x 6 lots initial application fee);
- A copy of the Abandoned Well Map and Statement;
- A copy of the Real Property Report;
- A copy of the current Certificate of Title (*please note that the title has been transferred to a single owner - Mr. Gerhard Silvis. The transfer is currently being processed at Land Titles, and we will provide the updated COT when it becomes available*); and
- A copy of the site plan with and without air photo.

To assist Planning and Development with the evaluation of this application we offer the following additional information:

Location and Access: The subject site is located approximately 4km northwest of the Hamlet of Priddis boundary. The site is currently accessed from 146 Ave W to the north and 264 St W to the south, which offers direct access to Highway 22w. A 30.0m road plan is proposed on the approach from the south off 264 St W, to provide access to Lots 1 – 5 after the proposed subdivision. Lot 6 and the balance parcel are proposed to have access from the north off 146 Ave W.

Rationale: The subject site is currently designated as Agricultural District (A) under the Foothills County Land Use Bylaw. The landowners are seeking to subdivide the western portion of the parcel to create six (6) new Country Residential District (CR) lots. As such, a land use redesignation from A to CR is required to allow for the future subdivision of the parcel into six CR lots between ± 6.94 acres to ± 8.06 acres, with a balance Agricultural parcel of ± 104.25 acres. The subject site is surrounded by Agricultural parcels as well as several Country Residential parcels in the neighbouring quarter sections. The subject site is bordered by Tsuu T'ina Nation 145 to the north. The parcels are intentionally large to allow for the inconsistency of the aquifers in this area. The larger parcels allow for greater opportunity to find and drill successful water wells.

Policy Considerations: This application aligns with the goals and objectives of the Foothills County Municipal Development Plan, specifically with maintaining the rural character and the preservation of agricultural lands where possible. The application aims to minimize the loss of unfragmented land by proposing the new lots immediately north of existing CR lots within the Callan Meadows ASP. The proposed location of the new CR lots extends the pattern of country residential development that has occurred along 264 ST W while maintaining the integrity of the adjacent agricultural lands. The proposed number of lots and their configuration reflects a sensitivity to the parcel's surroundings and existing density. The subject site falls in the Northwest District of the Growth Management Strategy, which allows for minimal to moderate growth in the form of both country residential and cluster residential development. We consider this application to be of moderate density and similar to adjacent area developments.

Structures: The Agricultural balance parcel of ± 104.25 acres will retain all existing structures, including a residence and garage, and six (6) accessory buildings (hunting shed, metal shop, chicken coup, wood shed, greenhouse, tack building). The existing residence is serviced by an existing water well and septic tank and field. The existing accessory buildings align with the allowable number of accessory buildings (6) and cumulative size buildings (478.5 sqm) as per Table 4.2.1.7A of the Land Use Bylaw.

Should you have any questions or require more information, please do not hesitate to contact the undersigned.

Sincerely,
Township Planning + Design Inc.



Kristi Beunder, B.A., M.E.Des.
RPP MCIP
Senior Planner / Principal
Urban + Regional Planning

Cc: *Gerhard Silvis - Landowner*