


**PUBLIC HEARINGS AND MEETINGS  
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
 LAND USE AMENDMENT  
 October 8, 2025  
 To be heard at: 10:00 AM**

<b>APPLICATION INFORMATION</b>		<b>File No. 25R039</b>
	<b>LEGAL DESCRIPTION:</b> Ptn. NW 27-21-02 W5M; Plan 0111533, Block 1, Lot 2	
	<b>LANDOWNER:</b> Tyler Wiebe	
	<b>AREA OF SUBJECT LANDS:</b> 10.0 Acres	
	<b>CURRENT LAND USE:</b> Country Residential (CR)	
	<b>PROPOSED LAND USE:</b> Country Residential District (CR)	
<b>NUMBER &amp; SIZE OF PROPOSED NEW PARCELS:</b> 1 x 4.0 +/- acre CR District parcel		
<b>PROPOSAL:</b> Amendment to the Country Residential District land use rules to allow for the future subdivision of one +/- 4.0 acre Country Residential District parcel, leaving a +/- 6.0 acre Country Residential District balance.		
<b>DIVISION NO:</b> 5		<b>COUNCILLOR:</b> Alan Alger
<b>FILE MANAGER:</b> Brittany Smith		

**EXECUTIVE SUMMARY:**

**Location:**

The subject parcel is located directly south of 1119 Dr W, approximately 540m east of 144 St W.

**Policy Evaluation:**

Reviewed within the terms of the:

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

**Referral Considerations:**

- Referred to required Provincial and Municipal bodies, as well as Utilities.

**SITE CONSIDERATIONS:**

**Access:**

The subject parcel has one existing approach on 1119 Dr W which is to remain for the balance lot. The application proposes one new approach to the +/- 4.0 acre parcel, approximately 50m east of the existing approach to the balance along 1119 Dr W.

**Physiography:**

The subject parcel contains rolling terrain with sloping from northwest down towards the southeast. There is a seasonal drainage course running through the south portion of the subject parcel with slopes in excess of 15%. Public Works has expressed no recommendations required for this area.

**Existing Development:**

The proposed 4.0 +/- acre parcel has one existing shed, while the 6.0 +/- acre balance parcel contains a residence with attached garage, barn, shed, and water well, septic tank and septic field.

**Area Characteristics:**

The lands surrounding the subject parcel are a mix of Agricultural and Country Residential District parcels ranging in size from 0.88 – 15.42 acres.

**AREA HISTORY:**

**4.4 acres** – County Records search did not provide clear indication of when this 4.4 acre CR lot was created.

**10.07 acres** – Land file search did not provide clear indication of when this 10.07 acre CR lot was created.

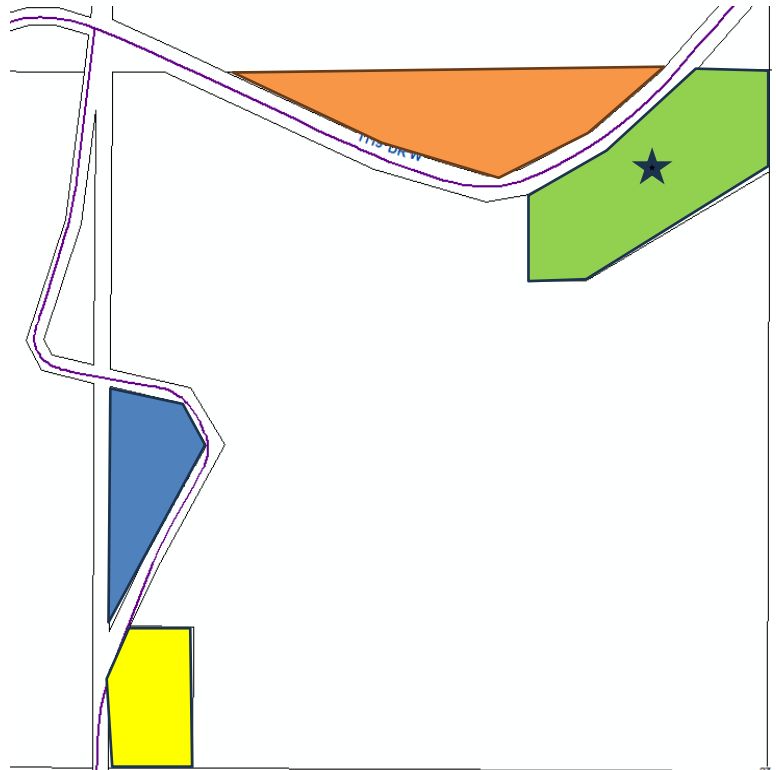
In 1992 an application to split this lot into two 5.0 acre parcels was refused due to the site not having adequate building sites due to slopes in excess of 15%. This redesignation decision was appealed to the Alberta Planning Board which overturned the decision with condition that the applicant provide proof of geotechnical stability and percolation testing to provide onsite sewage disposal. The application had not been processed further.

**1989** – application was made to subdivide a 10.0 acre parcel from southwest corner of the section. Alberta Environment opposed the site design as the proposed parcel contained fairly steep slopes and a significant portion of the Creek Valley and requested a new site plan.

Subdivision for one 4.0 acre parcel was approved based on the redraw.

**2001** – Subdivision approval granted for one 10.0 acre parcel (subject parcel ★).

2025 – Subdivision approval was granted for 5.0 acre Country Residential Sub District “A” first parcel out and concurrent boundary adjustment to provide legal physical access in the adjacent quarter to the east being NE 27-21-02 W5.



**REFERRAL CIRCULATION:**

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works	Recommendation for the proposed 4.0 +/- acre parcel, <b>as conditions of subdivision:</b> <ul style="list-style-type: none"> <li>• Septic Disposal Evaluation (PSTS)</li> <li>• Building Envelope</li> </ul>

<b>CIRCULATION REFERRALS</b>	
	Public Works provided the following additional comments, <b>as conditions of subdivision</b> : <ul style="list-style-type: none"> <li>• Building Envelopes to be provided for the 6.0 acre balance;</li> <li>• Seasonal Drainage runs along the South property line, with slopes in excess of 15%. No requirements necessary for this area.</li> <li>• Approach to the proposed 4.0-acre parcel to be built to current County Standards</li> </ul>
<b>EXTERNAL</b>	
Utilities	No responses received
<b>PUBLIC</b>	
Western Wheel	Advertised on September 24 <sup>th</sup> and October 1, 2025.
Landowners (half mile)	Notification Sent September 17 <sup>th</sup> , 2025. No submissions received to date.

**POLICY EVALUATION:**

**Municipal Development Plan 2010 (MDP2010):**

The application generally meets the intent of Policies 3 and 9 of the Residential section of the MDP2010, which provides that residential parcels should consider their compatibility with the surrounding area and their impact on the agricultural industry. The development must also consider the suitability of the lands for residential uses and the efficient use of land.

**Land Use Bylaw 60/2014:**

The application meets the density requirements and lot size restrictions as set out in Section 13.1.6.2 of the Country Residential District within the County’s Land Use Bylaw.

**Growth Management Strategy:**

The subject parcel is located within the Northwest District of the Growth Management Strategy. The vision for the Northwest District identifies that lands could likely accommodate minimal to moderate growth in the form of both country residential and cluster residential development.

**SUMMARY:**

Bylaw XX/2025 – Application to amend the Land Use Bylaw by authorizing an amendment to the Country Residential District land use rules to allow for the future subdivision of one new 4.0+/- acre Country Residential lot, with a 6.0 +/- acre Country Residential balance parcel on Plan 0111533, Block 1, Lot 2; Ptn. NW 27-21-02 W5M.

**OPTIONS FOR COUNCIL CONSIDERATION:**

**OPTION #1 – FIRST READING APPROVAL**

Council may choose to grant 1<sup>st</sup> reading to the application for an amendment to the Country Residential District land use rules to allow for the future subdivision of one +/- 4.0 acre Country Residential District Parcel, leaving a +/- 6.0 acre Country Residential District balance from Ptn. NW 27-21-02 W5M; Plan 0111533, Block 1, Lot 2:

*In their consideration of the criteria noted within the Residential section of the MDP2010, Council is of the opinion that the lands are suitable for the intended use. Further, the application falls within the*

*density provisions and lot size restrictions of the Country Residential District within the County's Land Use Bylaw.*

*Staff suggests that the proposed 4.0 +/- acre parcel be designated as Country Residential Sub-district 'A' to ensure that the recommendations and restrictions as outlined in the Building Envelope & Septic Disposal Evaluation (PSTS), (conditions of subdivision) 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, may be required. Council may also wish to require a \$5000 deposit as a pre-release condition to ensure compliance with all conditions of the development permit.*

**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 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 to be provided for the proposed 4.0 +/- acre parcel in accordance with the Provincial Water Act, to the satisfaction of the County;
3. Submission of a Septic Disposal Evaluation for the proposed 4.0 +/- acre parcel, to the satisfaction of the Public Works department **as a condition of subdivision;**
4. Building Envelopes to be provided for the proposed 4.0 +/- acre parcel and 6.0 +/- balance parcel, **as a condition of subdivision;**
5. Final redesignation application fees to be submitted;
6. Submission of an executed subdivision application and the necessary fees.

**OPTION #2 REFUSAL**

Council may choose to refuse the application for an amendment to the Country Residential District land use rules to allow for the future subdivision of one +/-4.0 acre Country Residential District Parcel, leaving a +/-6.0 acre Country Residential District balance from Ptn. NW 27-21-02 W5M; Plan 0111533, Block 1, Lot 2 for the following reasons:

*In consideration of the criteria noted within the Residential section of the MDP2010, Council is of the opinion that the application does not adequately address the intent of the policy with respect to cumulative effects of the development and the suitability of the lands for further development.*

**APPENDICES:**

**APPENDIX A: MAP SET**

**LOCATION MAP**

**LAND USE MAP**

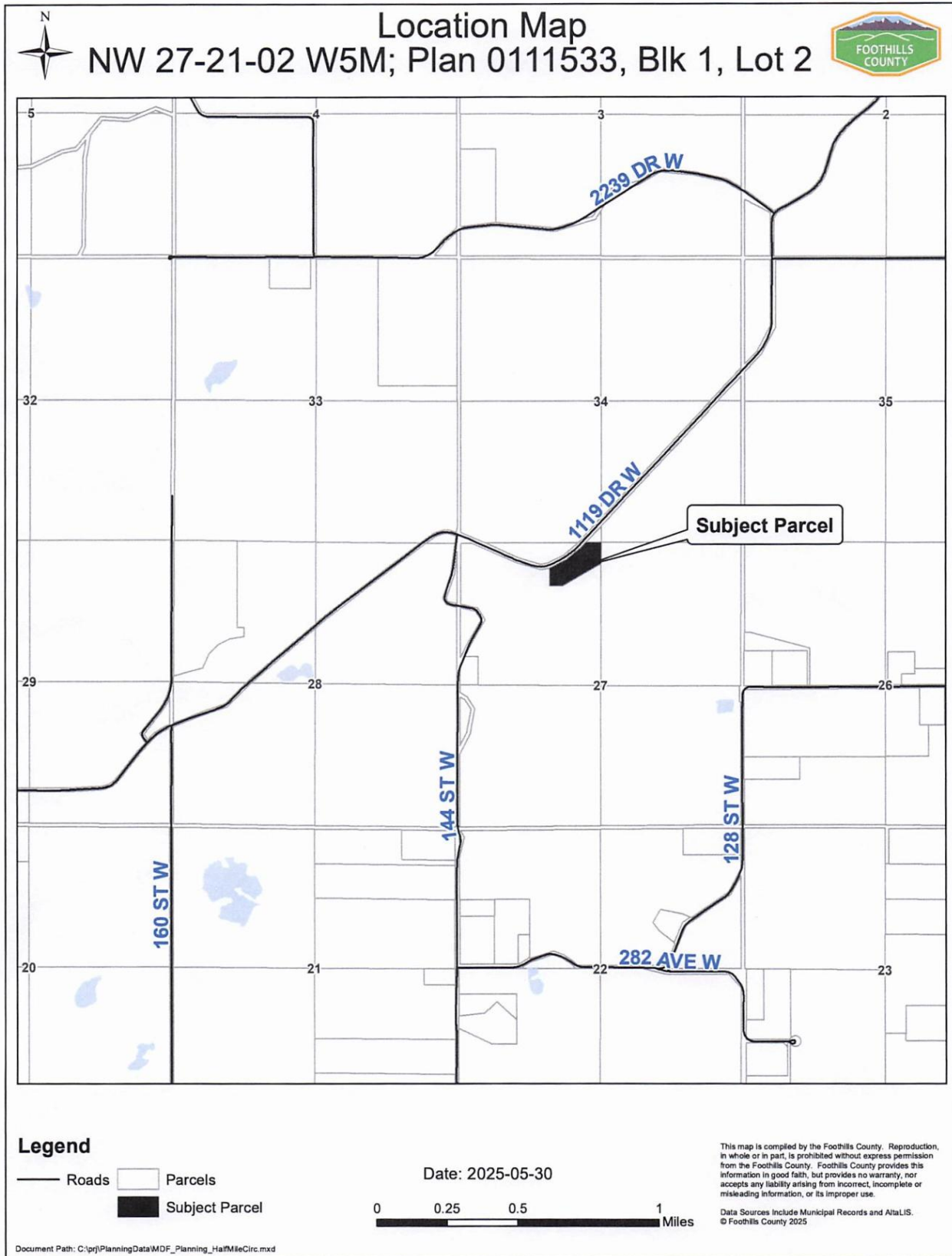
**HALF MILE MAP – PARCEL SIZES**

**SITE PLAN**

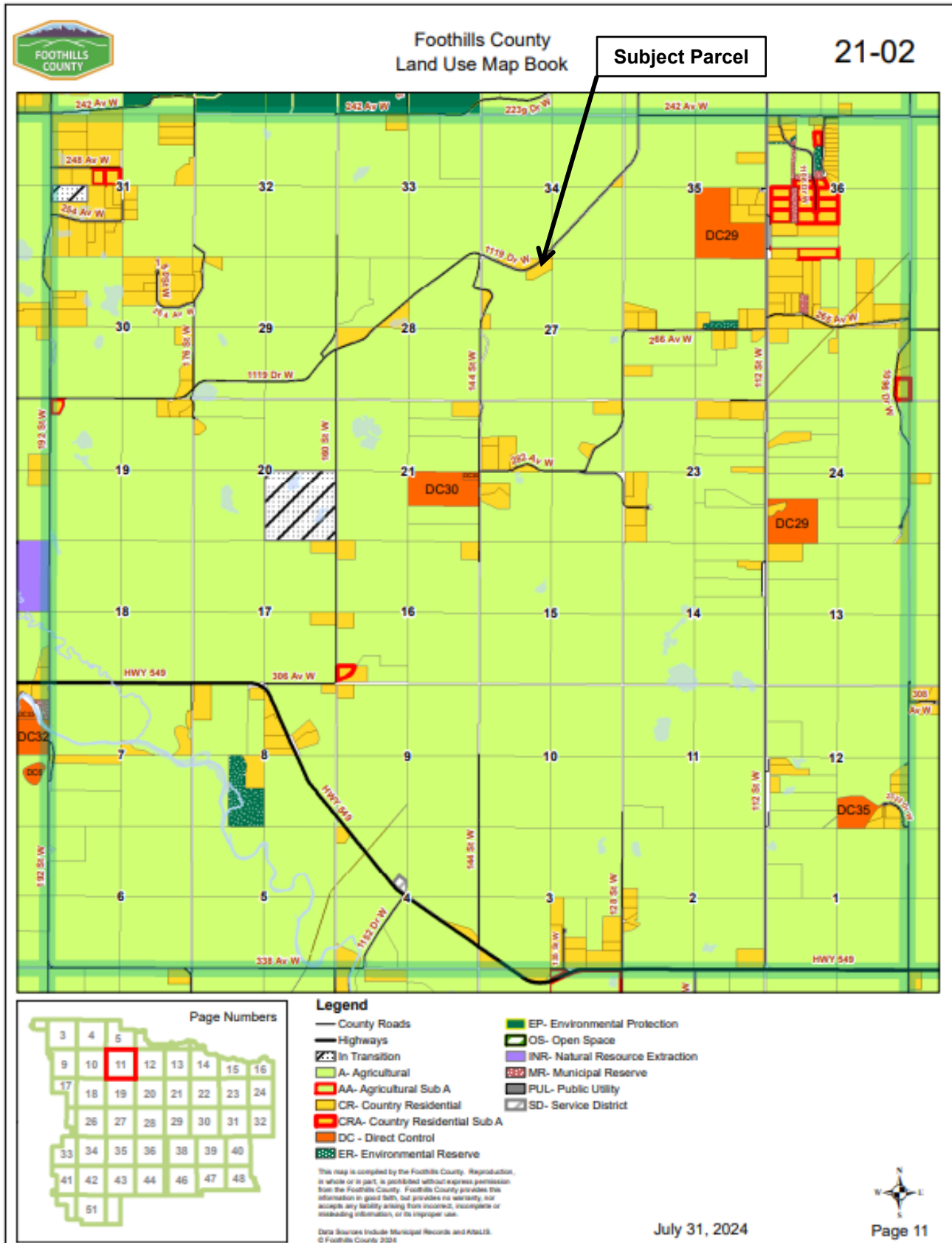
**ORTHO PHOTO**

**APPENDIX C: PROPOSED BYLAW**

APPENDIX A: LOCATION MAP

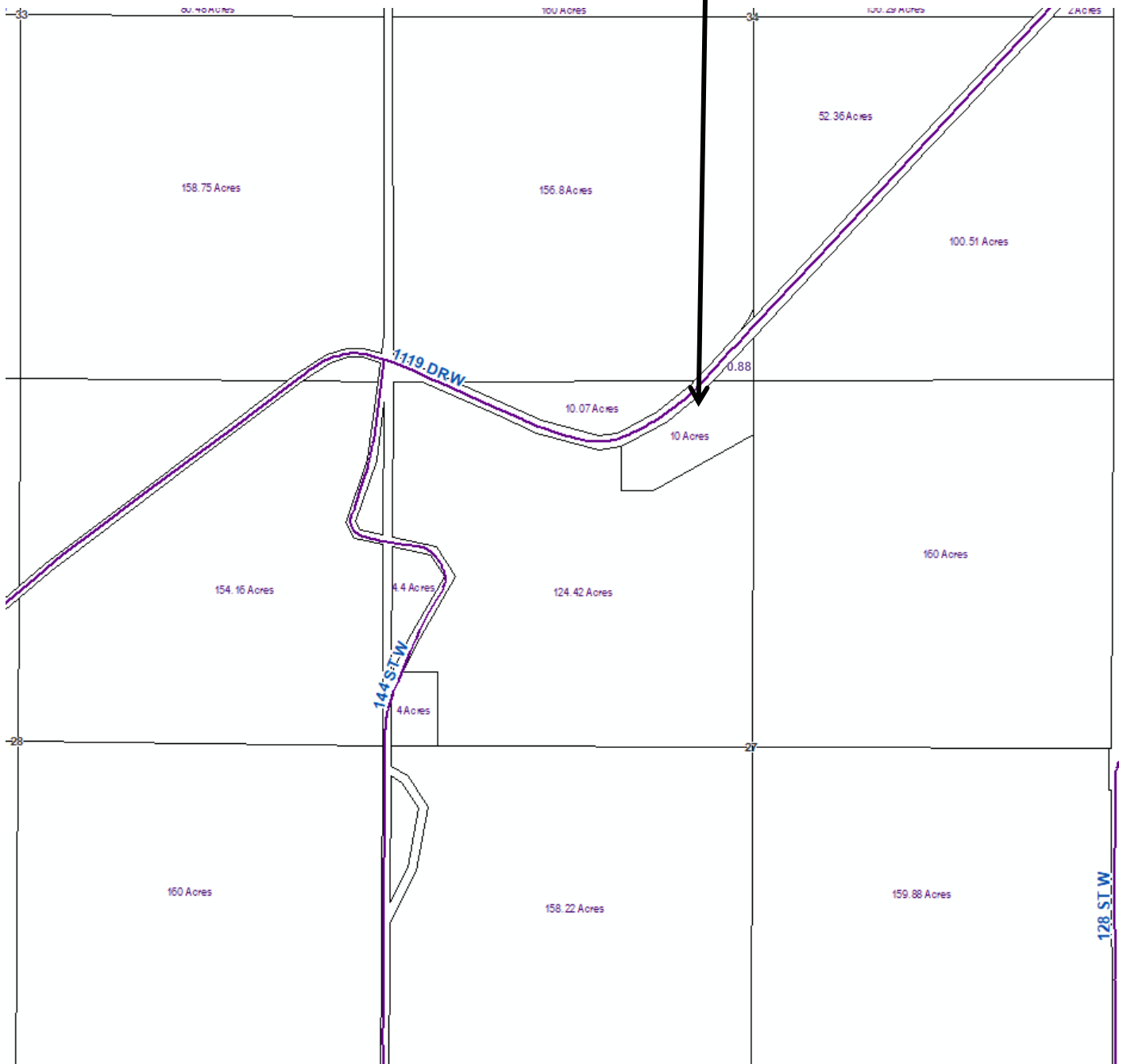


**APPENDIX A: LAND USE MAP**



# APPENDIX A: HALF MILE MAP – PARCEL SIZES

Subject Parcel

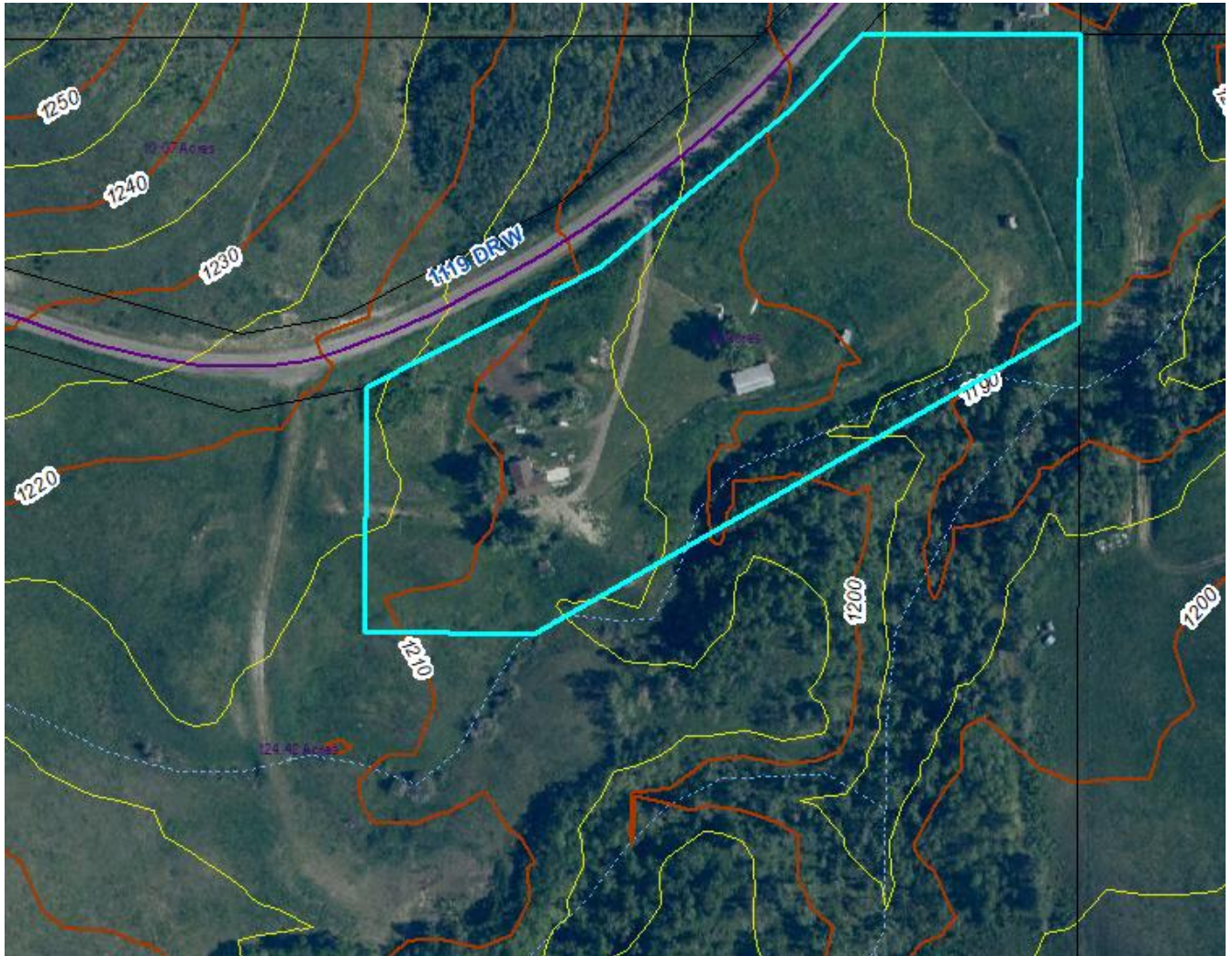


# SITE PLAN: LLD 5; 2; 21; 27; NW



**Existing Parcel:** 4.05 hectares (country residential)  
**Proposed Parcel:** 1.62 hectares (country residential)

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 an amendment to the Country Residential District land use rules to allow for the future subdivision of one new 4.0+/- acre Country Residential lot, with a 6.0 +/- acre Country Residential balance parcel on Plan 0111533, Block 1, Lot 2; Ptn. NW 27-21-02 W5M.

**NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:**

1. Under SECTION 13.0.0 COUNTRY RESIDENTIAL DISTRICT, the following shall be added under Part 8 Bylaw Amendments:

*Plan 0111533, Block 1, Lot 2; Ptn. NW 27-21-02 W5M within which shall allow for the future subdivision of one new 4.0+/- acre Country Residential lot, with a 6.0 +/- acre Country Residential 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 =