


**PUBLIC HEARINGS AND MEETINGS
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
REDESIGNATION
December 3, 2025
To be heard at: 10:00 am**

APPLICATION INFORMATION		File No. 25R 037
	LEGAL DESCRIPTION: SE 26-21-2 W5M	
	LANDOWNER(S): STEVEN & GAIL STUMPF	
	AREA OF SUBJECT LANDS: 114.53 ACRES	
	CURRENT LAND USE: AGRICULTURAL DISTRICT	
	PROPOSED LAND USE: COUNTRY RESIDENTIAL DISTRICT	
NUMBER & SIZE OF PROPOSED NEW PARCELS: 1 x +/- 9.9 ACRES		
PROPOSAL: Application for redesignation of a portion of the parcel from Agricultural District to County Residential District, in order to allow for the future subdivision of one new +/- 9.9 acre Country Residential District parcel, leaving +/- 104.63 acre Agricultural District balance.		
DIVISION NO: 5	COUNCILLOR: Alan Alger	FILE MANAGER: Stacey Kotlar

EXECUTIVE SUMMARY:

Location:

The subject parcel is located:

- Adjacent to and west of 112 St W
- Adjacent to and north of 274 Ave W
- Adjacent to and south of 266 Ave W
- 820 m east of 128 St W

Policy Evaluation:

Reviewed within the terms of the:

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

Referral Considerations:

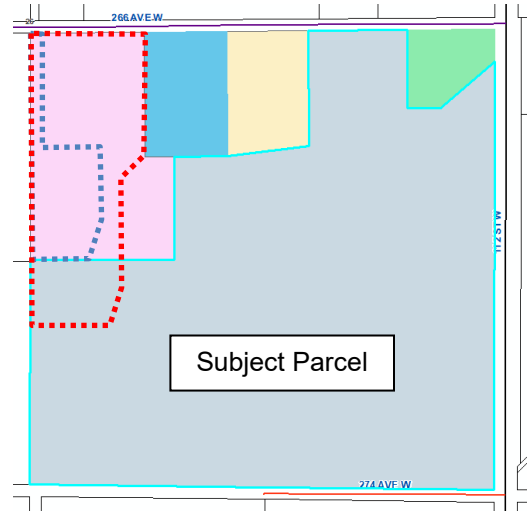
The application submission was referred to required internal departments and external agencies.

PURPOSE OF APPLICATION:

Bylaw XX/2025 – Application to further amend the Land Use Bylaw by authorizing the redesignation of a portion of SE 26-21-2 W5M from Agricultural District to Country Residential District in order to allow the future subdivision of one +/- 9.9 acre Country Residential District parcel, leaving +/- 104.63 acre Agricultural District balance.

HISTORY:

- 1992 Subdivision application was approved allowing the subdivision of one 4.06 acre Country Residential District as the first parcel out, shaded in green.
- 1999 Subdivision application was approved allowing the subdivision of one 7.49 acre Country Residential District parcel, shaded in blue.
- 2000 Subdivision application was approved allowing the subdivision of one 7.00 acre Country Residential District parcel, shaded in yellow.
- 2004 Council refused an application for a 9.15 acre parcel, stating the concern for the condition of Highway 773, history of water shortage in the area, apprehension of fragmentation of agricultural lands, and concern for the overall design. The Appeal Board denied the appeal. The proposal is shown in the NW corner with the blue dotted line.
- 2006 Council refused an application for Land Use Redesignation of a 19.92 acre parcel Country Residential parcel stating preservation of Agricultural lands, not in favour of the overall shape and size of the parcel, and noted the concern that this could be further subdivided in the future. The proposal is shown in the NW corner with the red dotted line.
- 2007 Following the Land Use refusal a Subdivision application was approved by the Municipal Government Board through an appeal process. The application was amended to propose a 20 acre Agricultural parcel rather than Country Residential. The Board approved the subdivision of one 20.93 acre Agricultural District parcel, shaded in pink.



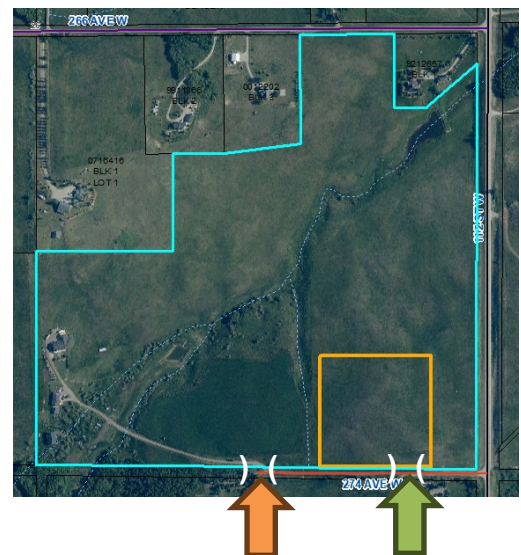
SITE CONSIDERATIONS:

Access:

One existing approach, shown with an orange arrow, currently provides access onto the subject parcel off of the north side of 274 Ave W. This approach is proposed to provide access to the +/- 104.63 acre balance parcel.

Access to the +/- 9.9 acre proposed parcel is to be provided from 274 Ave W, shown with the green arrow by way of a new approach.

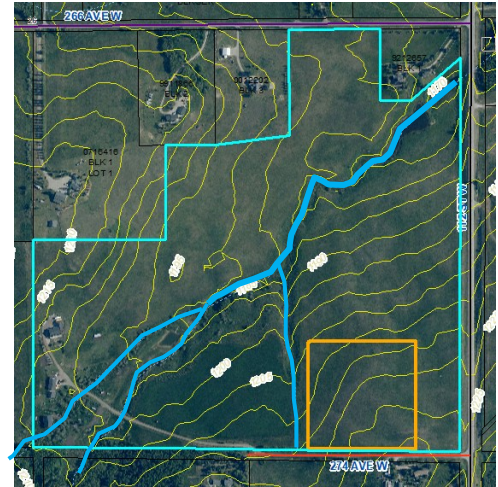
Public Works recommendation for the proposed approach are for sight distance of 90m required to the east. Culvert will be required and 6m setback from any power pole. Approach to be built to meet current standards.



Physiography:

The subject parcel contains gently rolling terrain, gradually descending from the northwest and southeast toward a central lowland, where a minor recurring stream cuts through the parcel which is shown by the blue line.

Public Works has commented that the developable area of the proposed parcel may contain slopes of greater than 15%. A slope stability report and building envelope for the proposed parcel to ensure appropriate setback distances and to maintain slope stability may be requested at the Development Permit stage.



Existing Development:

The Balance parcel contains all of the existing development:

- Dwelling with Attached Garage (red)
- Shop (teal)
- Barn (blue)
- Hay Shed (purple)
- Sea-Can (green)
- Animal Shelters (orange)
- Shed (yellow)



CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works	<p>The following are recommended for the proposed parcel:</p> <ul style="list-style-type: none"> • Geotechnical Report for Slope Stability as a condition of subdivision • Septic Disposal Evaluation (PSTS) as a condition of subdivision • Building Envelope as a condition of subdivision • Lot Grading/Overland Drainage Plan as a condition of Development Permit <p>Additional comments:</p> <ul style="list-style-type: none"> • Proposed approach requires a sight distance of 90m to the east. Culvert will be required and 6m setback from any power pole. Approach to be built to meet current standards. • The developable area may include areas with slopes greater than 15% if there is an accompanying Slope Stability Assessment or Slope

CIRCULATION REFERRALS	
	<p>Stability Analysis Report that certifies slope stability prior to, during, and after development to meet the required Factors of Safety of 1.5.</p> <ul style="list-style-type: none"> • The Slope Stability Analysis Report must provide any geotechnical covenants or setback distances to maintain slope stability for such areas. Actual drill test holes required. • Please note that if a suitable building envelope is found that doesn't contain 15% slopes and is 30 m or more away from slopes equal to or exceeding 15%, then a geotechnical/slope stability report won't be required. • Road Widening is required by caveat along 274 Ave W
GIS Mapping	No concerns
EXTERNAL	
Fortis	No issues
Telus	No concerns
PUBLIC	
Western Wheel	Wednesday, November 19 and 26, 2025
Landowners (half mile)	No submissions received prior to submission of this staff report.

POLICY EVALUATION:

Municipal Development Plan (MDP2010):

The application generally meets with 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. Further, the development must 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 North West District. The vision for the North West District is supportive of minimal to moderate growth with careful consideration of the potential impacts on wildlife habitat and water shed areas.

SUMMARY

Bylaw XX/2025 – Application to further amend the Land Use Bylaw by authorizing the redesignation of a portion of SE 26-21-2 W5M from Agricultural District to Country Residential District in order to allow the future subdivision of one +/- 9.9 acre Country Residential District parcel, leaving +/- 104.63 acre Agricultural District balance.

OPTIONS FOR COUNCIL CONSIDERATION:

Council may choose to grant 1st reading to the application for an amendment to the Agricultural District land rules in order to allow the future subdivision of one +/- 9.9 acre Country Residential District parcel, leaving a +/- 104.63 acre Agricultural District balance from a portion of SE 26-21-2 W5M for the following reasons:

In their consideration of the criteria noted in Residential Policy 3 of the MDP2010, Council is of the opinion that additional densification of the subject lands would be compatible with the surrounding area and existing uses and that the lands are suitable for the intended use. Further, the application falls within the density provisions and lot size restrictions of the County's Land Use Bylaw with respect to Country Residential development.

Staff suggests that proposed +/- 9.9 acre lot be designated as Country Residential Sub-district 'A' to ensure that the recommendations and restrictions as outlined in the Geotechnical Report for Slope Stability, Septic Disposal Evaluation (PSTS), and Building Envelopes (all conditions of subdivision) and Lot Grading/Overland Drainage Plan (as a condition of Development Permit) 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 +/- 9.9 acre parcels, in accordance with the Provincial Water Act, to the satisfaction of the County;
3. Final amendment application fees to be submitted;
4. Submission of an executed subdivision application and the necessary fees.

OPTION #2 REFUSE APPLICATION

Council may choose to refuse the application for the redesignation of a portion of SE 26-21-2 W5M from Agricultural District to Country Residential District in order to allow the future subdivision of one +/- 9.9 acre Country Residential District parcel, leaving a +/- 104.63 acre Agricultural District for the following reasons:

In consideration of the criteria noted within 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.

APPENDICES

APPENDIX A: MAP SET:

LOCATION MAP

LAND USE - HALF MILE MAP

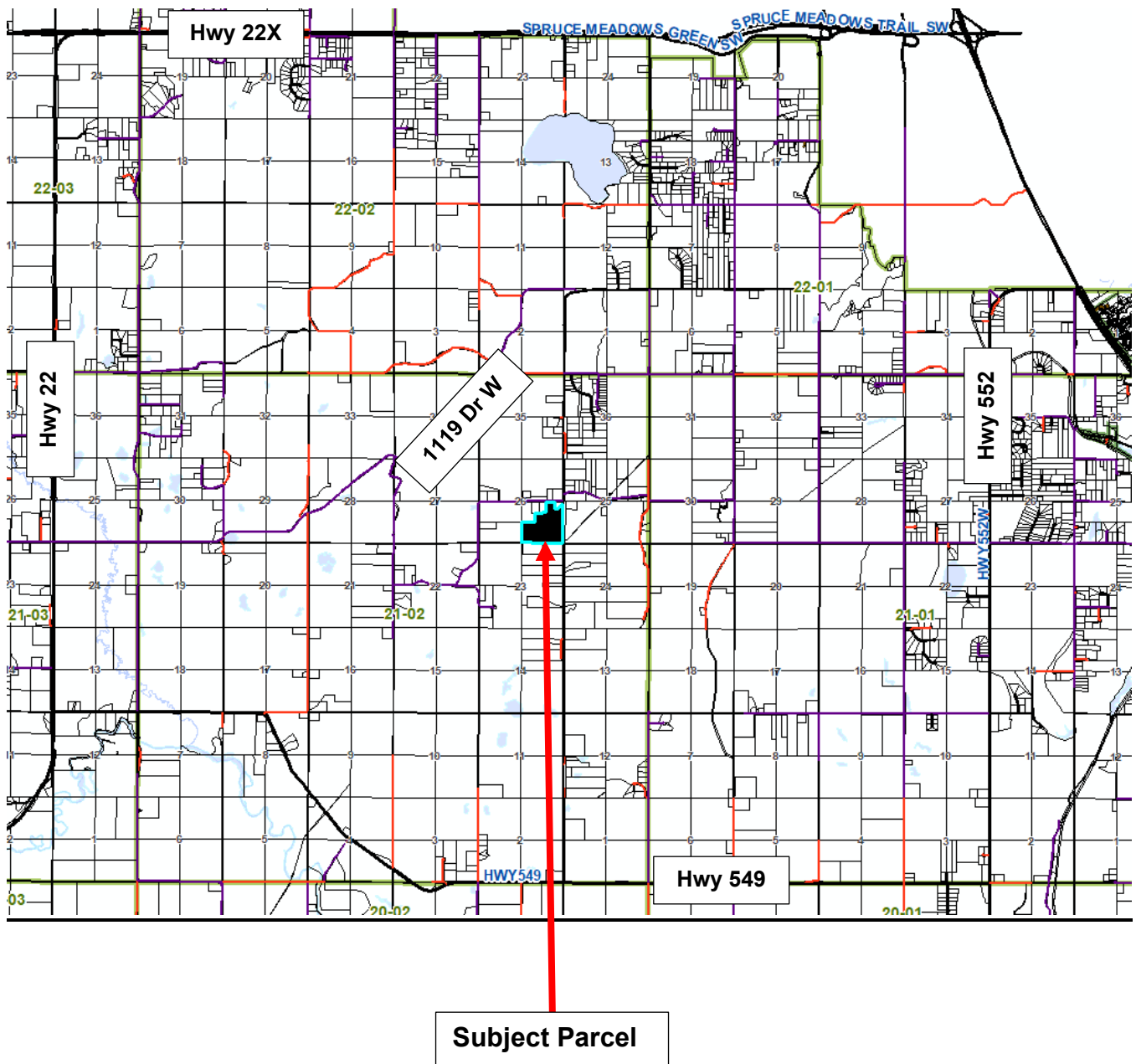
PARCEL SIZES - HALF MILE MAP

SITE PLAN

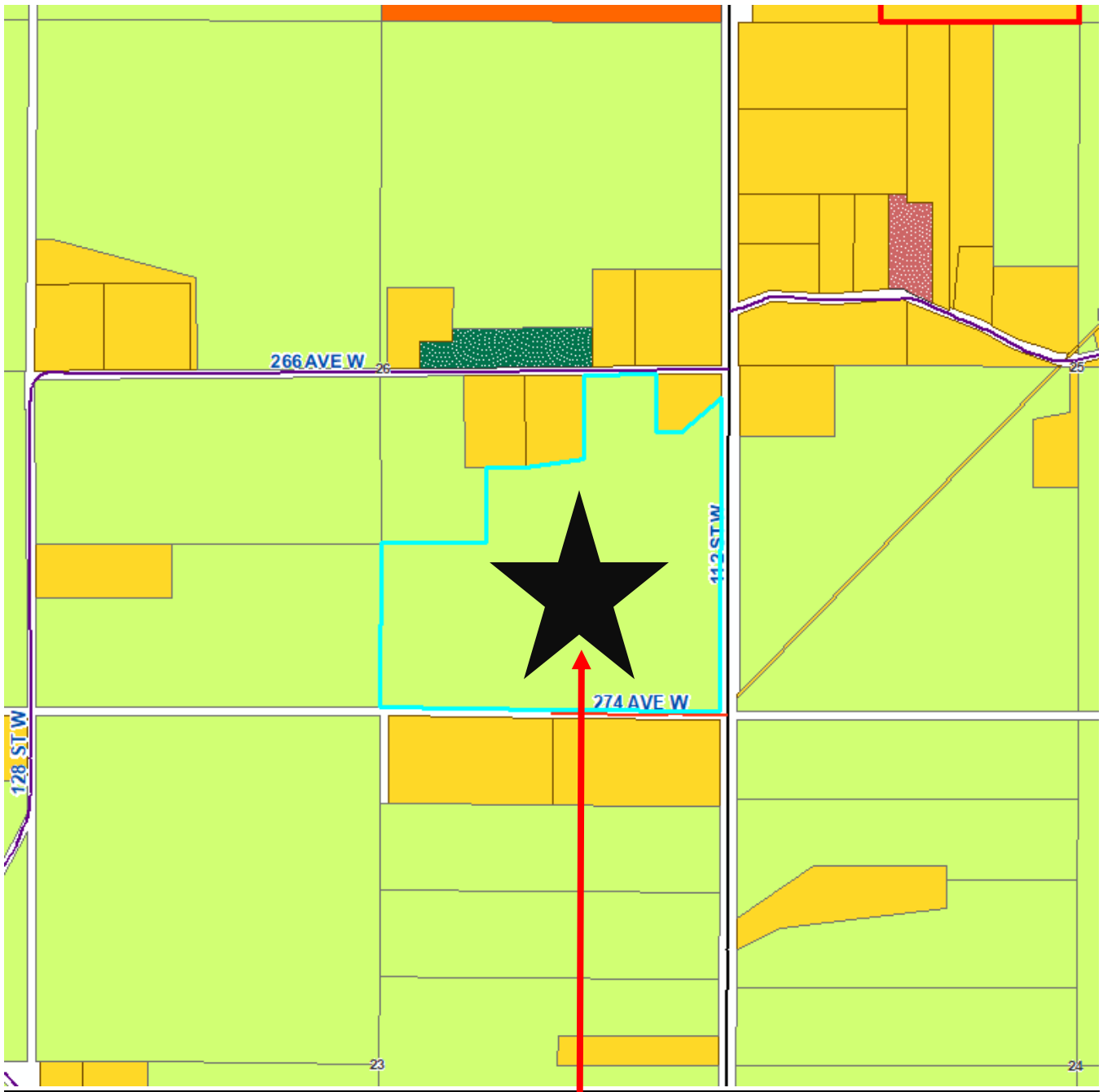
ORTHO PHOTO

APPENDIX B: PROPOSED BYLAW:

APPENDIX A: LOCATION MAP



APPENDIX A: LAND USE

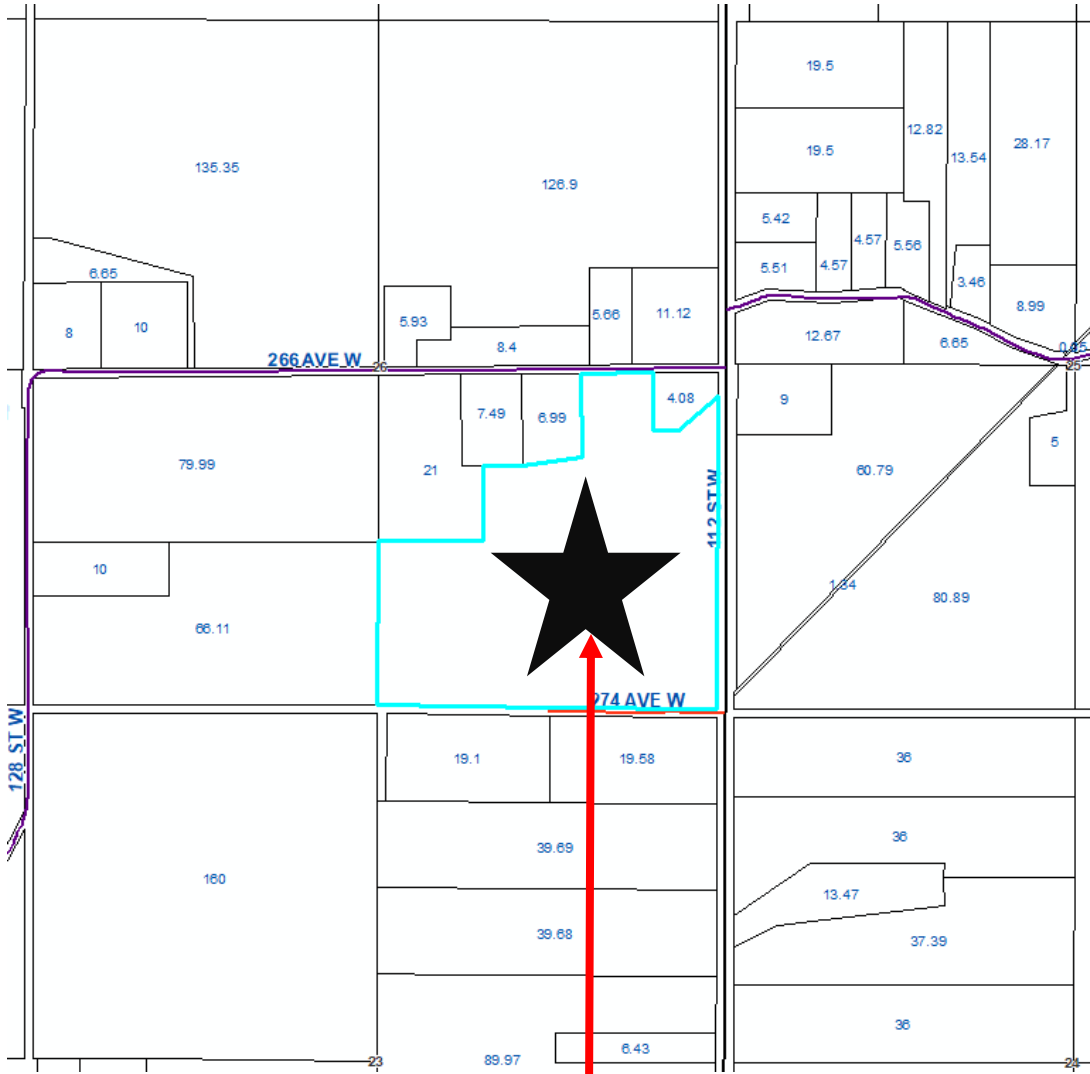


Legend

-  A- Agricultural
-  CR- Country Residential
-  CRA- Country Residential Sub A
-  DC - Direct Control
-  ER- Environmental Reserve
-  MR- Municipal Reserve

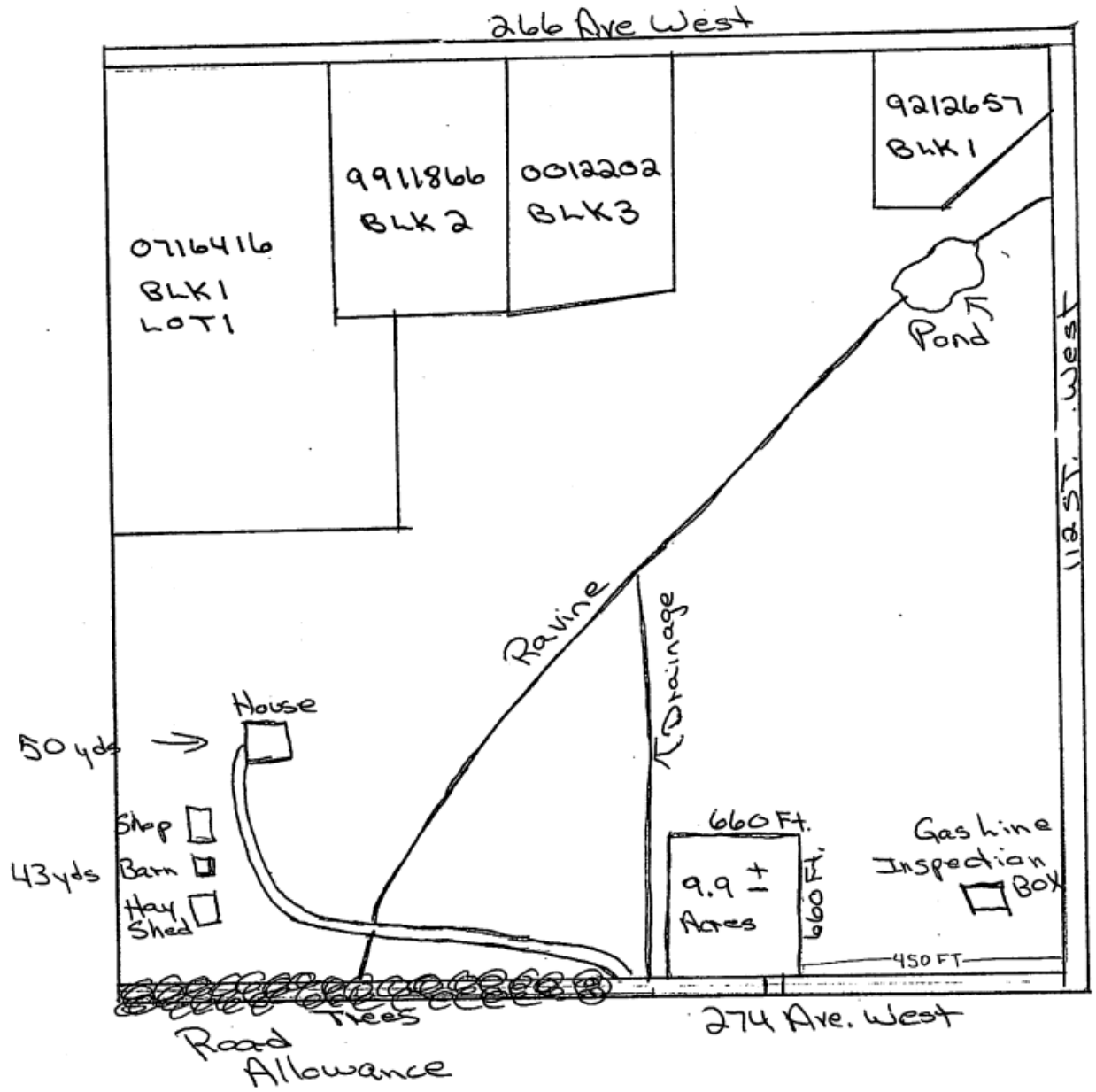
Subject Parcel

APPENDIX A: LOT SIZES (IN ACRES)

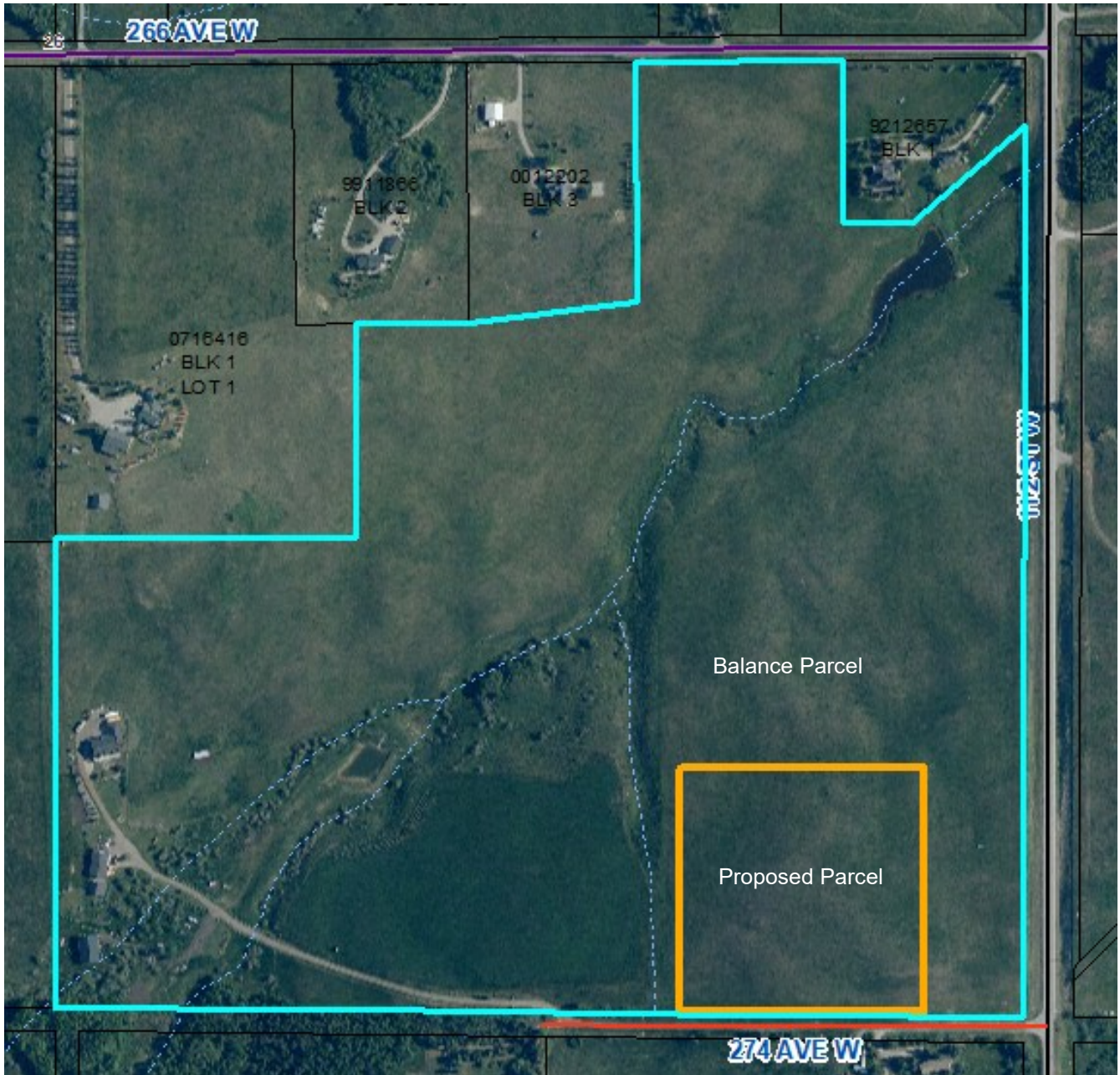


Subject Parcel

APPENDIX A: SITE PLAN



APPENDIX A: ORTHO



APPENDIX B: PROPOSED BYLAW

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 9.9 +/- acre portion on SE 26-21-02 W5M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 9.9 +/- acre Country Residential lot with an approximate 104.63 +/- acre Agricultural District balance parcel.

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

Land Use Map No. 2102 is amended by redesignating a 9.9 +/- acre portion on SE 26-21-02 W5M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 9.9 +/- acre Country Residential lot with an approximate 104.63 +/- acre Agricultural District balance parcel.

1. .
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 .