


**MISCELLANEOUS PLANNING ITEM
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL
 2ND AND 3RD READING TO BYLAW 31/2025
 December 3, 2025**

APPLICATION INFORMATION	FILE NO. 25R023
The following Councillors can vote on this item: Reeve Siewert, Deputy Reeve Oel, Councillor McHugh and Councillor Alger.	
	LEGAL DESC.: NW 10-21-02 W5M
	LANDOWNERS: Kenneth & Linda Miklos
	AGENT: Kristi Beunder of Township Planning + Design Inc.
	AREA OF SUBJECT LANDS: 159.88 Acres
	CURRENT LAND USE: Agricultural District
	PROPOSED LAND USE: Country Residential District
PROPOSAL: Redesignation of 9.0 +/- acre portion of the subject 159.88-acre Agricultural District parcel to Country Residential District to allow for the future subdivision of 1 x +/- 9.0 acre Country Residential District first parcel out, leaving a 150.88 +/- acre Agricultural District balance parcel.	
NUMBER & SIZE OF PROPOSED NEW PARCELS: 1 x +/- 9.0 acre	
DIVISION NO: 5	COUNCILLOR: Alan Alger
FILE MANAGER: Elliott Salmon	

PURPOSE OF REQUEST

Request to Council to provide 2nd and 3rd reading to Bylaw 31/2025.

BACKGROUND

May 14, 2025: Council granted 1st reading to Bylaw 31/2025 authorizing the redesignation of a 9.0 +/- acre portion of NW 10-21-02 W5M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 9.0 +/- acre Country Residential District first parcel out, with an approximate 150.88 +/- acre Agricultural District balance parcel.

CONDITIONS TO BE MET AT REDESIGNATION

All conditions of 1st reading of the Bylaw have been met.

COUNCIL ACTION REQUESTED

Council is requested to consider granting 2nd and 3rd reading to Bylaw 31/2025 authorizing the redesignation of a 9.0 +/- acre portion of NW 10-21-02 W5M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 9.0 +/- acre Country Residential District first parcel out, with an approximate 150.88 +/- acre Agricultural District balance parcel.

APPENDICES

APPENDIX A: MAP SET

LOCATION MAP

SITE PLAN – WITHOUT AERIAL IMAGERY

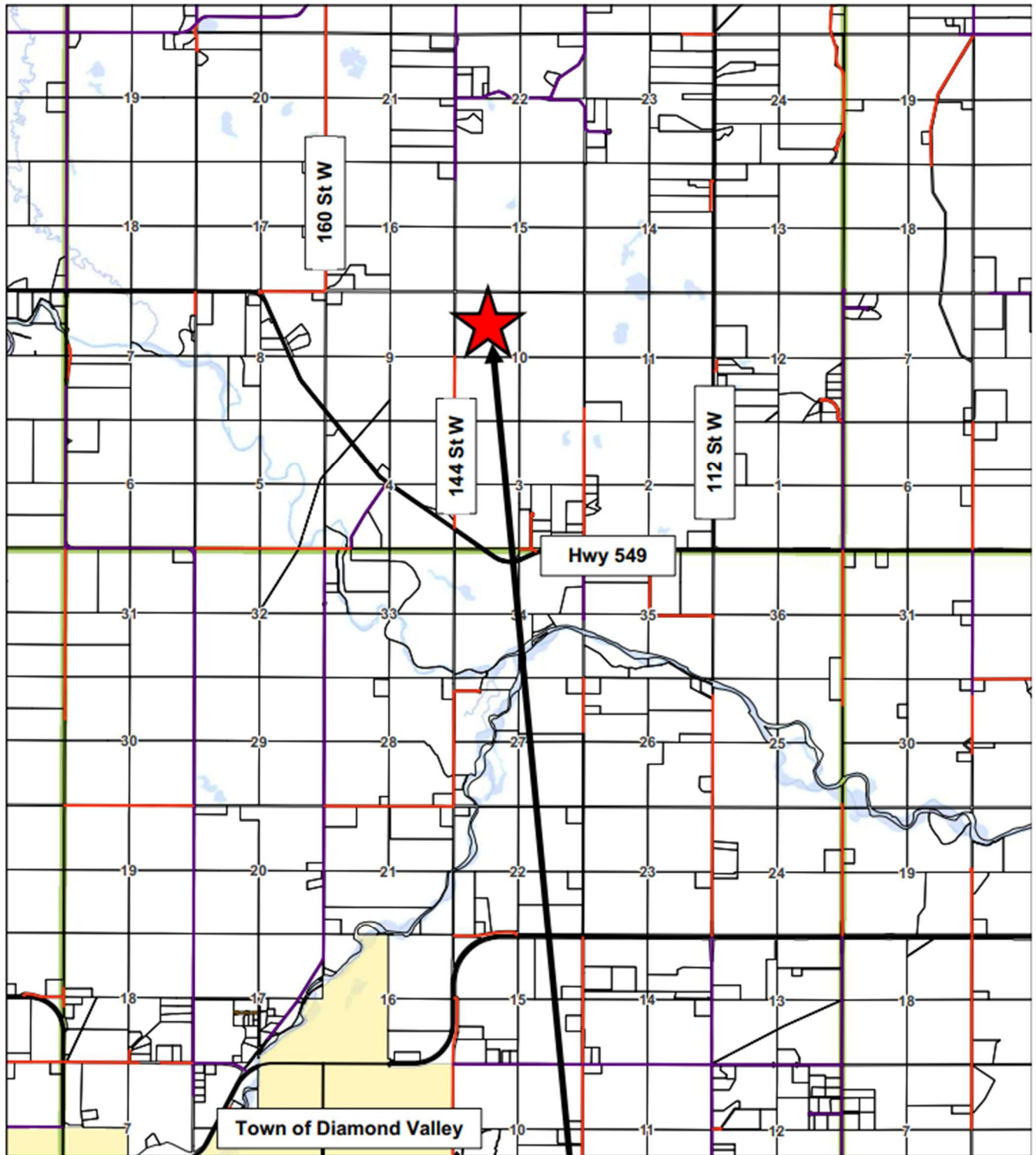
SITE PLAN – WITH AERIAL IMAGERY

ORTHO PHOTO

APPENDIX B: DRAFT BYLAW

APPENDIX C: EXCERPTS FROM COUNCIL MINUTES

APPENDIX A: LOCATION MAP

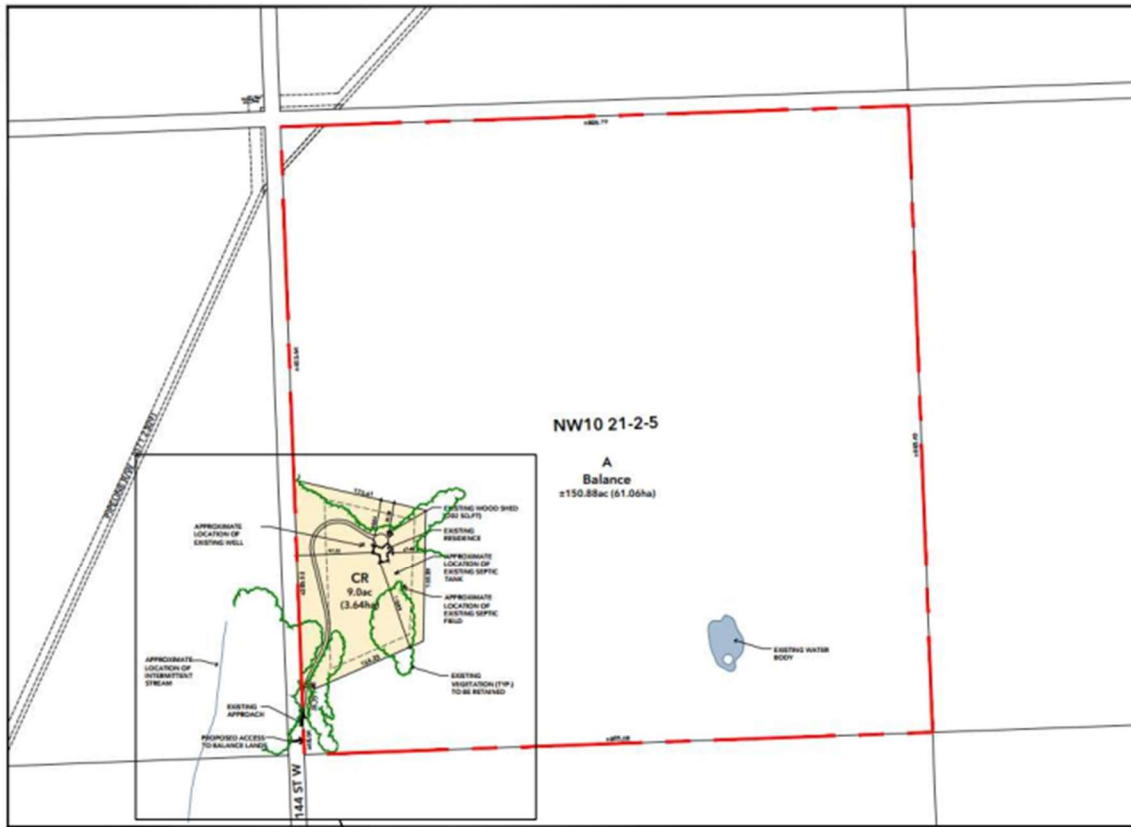


Legend

-  Townships
-  Town
-  Parcels
-  Pre Developer
-  Hard Surface (Chip/oil)
-  Gravel
-  Pavement

Subject Parcel

APPENDIX A: SITE PLAN – WITHOUT AERIAL IMAGERY



CLIENT
 Ken & Linda Mikes

PROJECT NUMBER
 23-002

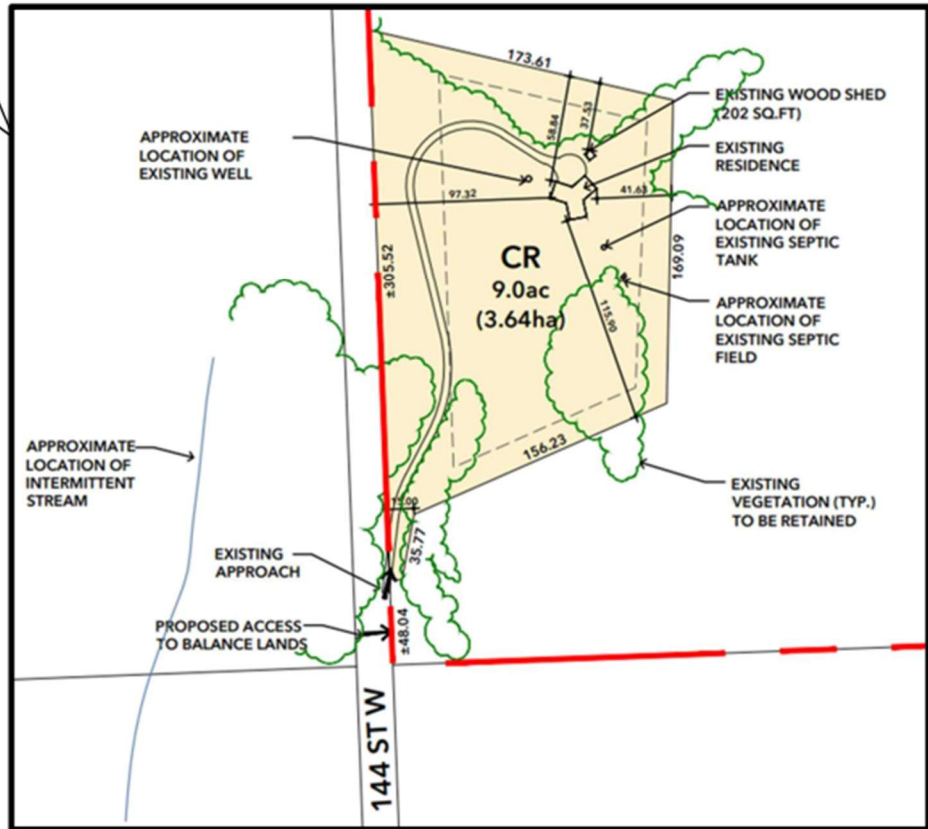
LEGAL ADDRESS
 100 10 21-02 0504
 ±150.88ac (61.06ha)

DATE
 March 14, 2025

Land Use Redesignation & Subdivision
 Country Residential - First Parcel Out

N SCALE
 1:4000

SHEET
51
 SITE PLAN



APPENDIX A: SITE PLAN – WITH AERIAL IMAGERY



CLIENT
Ken & Linda Miller

PROJECT NUMBER
24.042

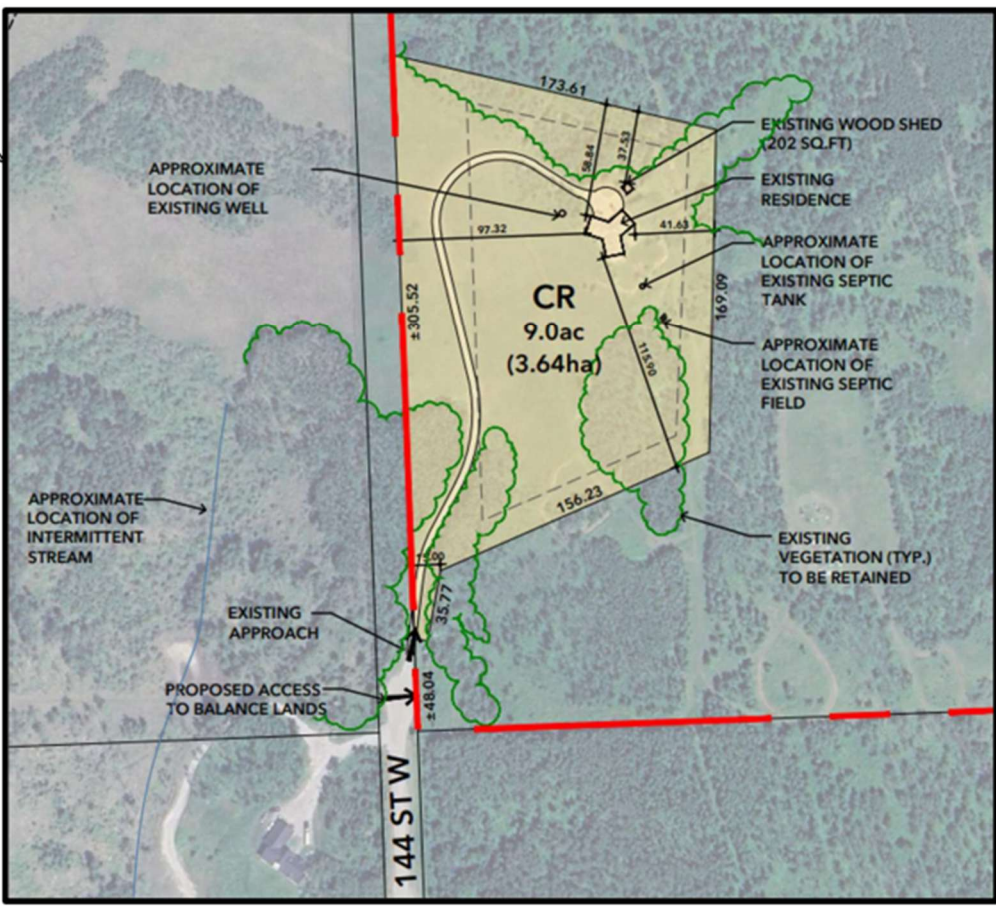
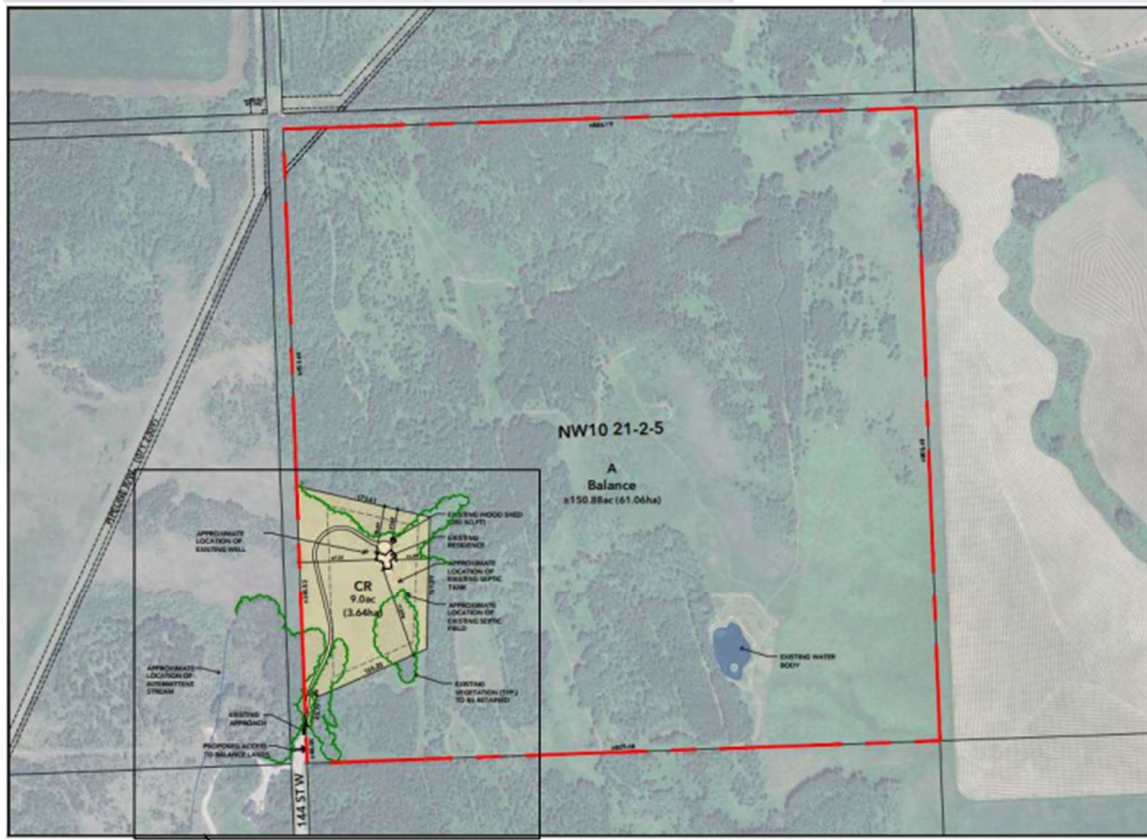
LEGAL ADDRESS
NW 10-21-02-004
±159.88ac (64.79ha)

DATE
March 14, 2025

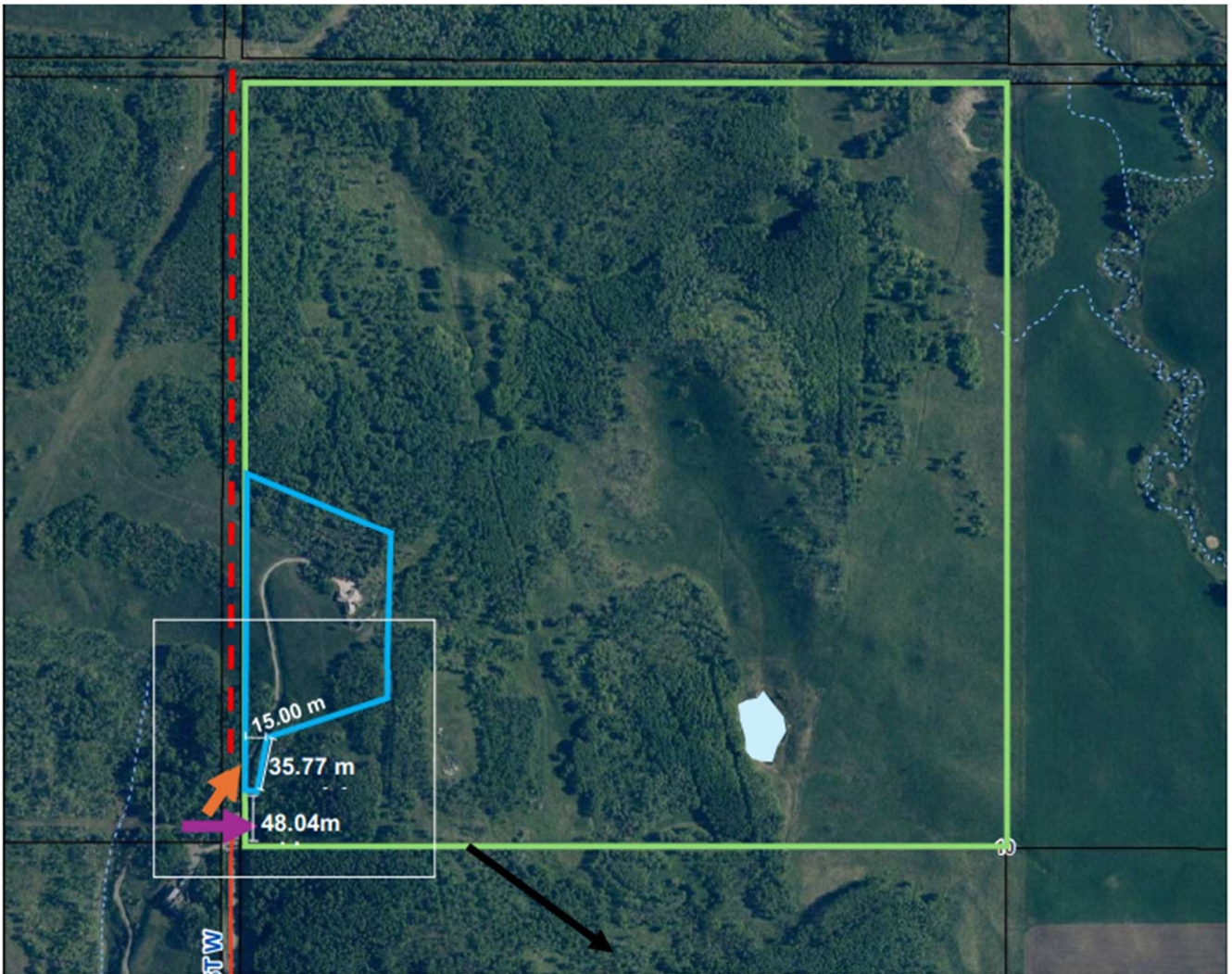
Land Use Redesignation & Subdivision
Country Residential - First Parcel Out

SCALE
1:4000









SHEET
S1
SITE PLAN



APPENDIX A: ORTHO PHOTO



Legend

-  Existing Parcel Boundary
-  Approximate Proposed Parcel Boundary
-  Proposed Access to the Balance Parcel
-  Existing Access to Proposed Parcel
-  Road (144 St W)
-  Undeveloped Road Allowance
-  Recurring Minor Stream
-  Water Body



BYLAW 31/2025

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 9.0 +/- acre portion on NW 10-21-02 W5M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 9.0 +/- acre Country Residential lot, with an approximate 150.88 +/- acre Agricultural District balance parcel.

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

1. Land Use Map No. 2204 is amended for the redesignation of a 9.0 +/- acre portion on NW 10-21-02 W5M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 9.0 +/- acre Country Residential lot, with an approximate 150.88 +/- acre Agricultural District balance parcel.
2. This Bylaw shall have effect on the date of its third reading and upon being signed.

FIRST READING: May 14, 2025

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 .

C. PUBLIC HEARINGS & MEETINGS

C.1 10:00 a.m. - Miklos - NW 10-21-02 W5M - Redesignation (A to CR)

K. and L. Miklos and Agent K. Beunder were in attendance for the public hearing in connection to the proposed redesignation of a 9.0 +/- acre portion on NW 10-21-02 W5M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 9.0 +/- acre Country Residential District first parcel out, with an approximate 150.88 +/- acre Agricultural District balance parcel.

The public hearing was closed.

C.1.1 Miklos - NW 10-21-02 W5M - Decision

Bylaw 31/2025

Bylaw 31/2025 was introduced into the meeting to authorize the redesignation of a 9.0 +/- acre portion on NW 10-21-02 W5M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 9.0 +/- acre Country Residential District first parcel out, with an approximate 150.88 +/- acre Agricultural District balance parcel.

In consideration of the criteria noted in the Agriculture section of the MDP2010, Council is of the opinion that allowing the first parcel out 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 of the County's Land Use Bylaw.

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

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. The landowners will be required to execute an Agreement for Acquisition of Land for the purposes of road widening in the amount of 5 meters along the east side of 144th street to be registered by way of Caveat concurrently with the plan of subdivision as a condition of subdivision;
3. The landowners will be required to provide consent for the registration of a survey of the constructed portion of the cul-de-sac in the SW corner of the quarter completed at the cost of the County as a condition of subdivision. The survey is to include the minimal amount of land necessary for the constructed cul-de-sac;
4. Final redesignation application fees to be submitted; and
5. Submission of an executed subdivision application and the necessary fees.

Resolution 447

Moved by: Councillor Alger

That Bylaw 31/2025 be given first reading.

THE BYLAW WAS PASSED FOR ONE READING