


**MISCELLANEOUS PLANNING ITEM
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL
 2ND AND 3RD READING TO BYLAW 20/2025
 March 4, 2026**

APPLICATION INFORMATION		File No. 25R010
The following Councilors can vote on this item: <i>Siewert, McHugh, Alger, Oel</i>		
	LEGAL DESCRIPTION: SW 24-17-02 W5M	
	LANDOWNERS: Lenore McLean	
	AREA OF SUBJECT LANDS: 151.94 acres	
	CURRENT LAND USE: Agricultural District	
	PROPOSED LAND USE: Agricultural District	
PROPOSAL:		
<p>Part #1: A revised site plan has been provided for Council’s consideration to revert to the original site plan that was submitted with the initial application for land use to allow for future subdivision of 1 x +/- 56.36 acre first parcel out.</p> <p>Part #2: Should Council be supportive of Part #1 and the amended site plan, Request for 2nd and 3rd reading to allow for the Amendment to the Agricultural District land use rules to allow for the future subdivision of 1 x /- 56.36-acre first parcel out.</p>		
<p>LOCATION: The subject parcel is located on and is bisected by Highway 540W. It is approximately 5 km east of the Village of Longview and Highway 22. Approximately 5 km north of the southern boundary of Foothills County.</p>		
DIVISION NO: 2	COUNCILLOR: Bonita Estes	
FILE MANAGER: Brittany Smith		

BACKGROUND:

March 26, 2025: Council granted first reading to Bylaw 20/2025 authorizing an amendment to the Agricultural Land Use District to allow for the future subdivision of one 47.2 +/- acre Agricultural District lot, leaving a 104.74 +/- acre Agricultural District balance parcel on Ptn. SW 24-17-02 W5M as shown in Figure 1 (right).

The original application and site plan that was submitted with the staff report to Council and was circulated to area landowners was to allow for future subdivision of 1 x +/- 56.36 acre first parcel. The applicant now wishes for Council to consider amending their decision of first reading to allow for the original site plan for approval as shown in Figure 2.

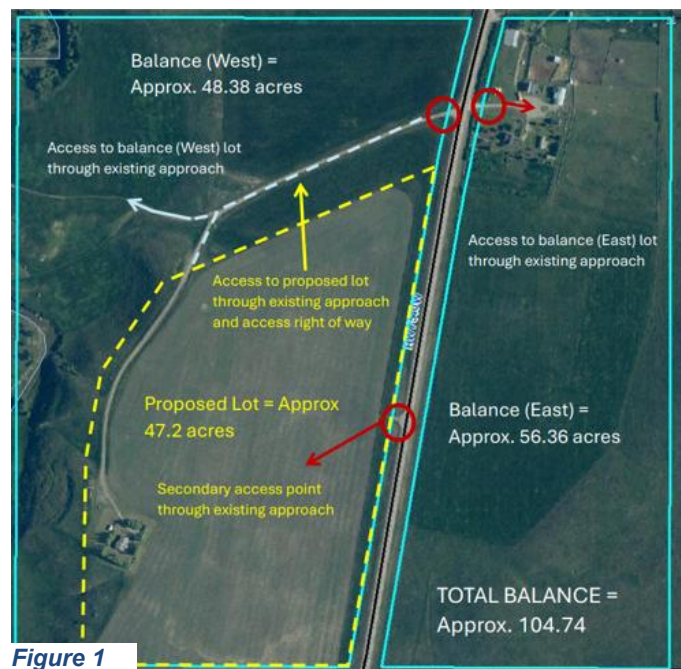


Figure 1

The revised/original site plan as shown in Figure 2, is being submitted for Council's consideration prior to 2nd and 3rd reading being granted to Bylaw 20/2025 to adjust the size of the proposed parcel from 47.2 +/- acres to 56.36 +/- acres, leaving a 95.58.23 +/- acre Agricultural District balance.

This is to create two separate parcels to be located on either side of Highway 540.

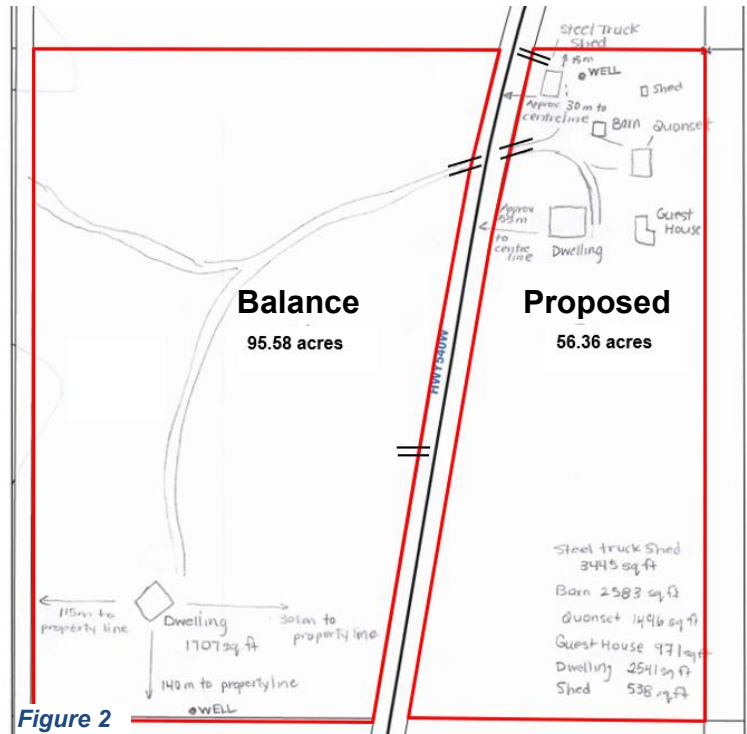


Figure 2

CONDITIONS TO BE MET AT LAND USE AMENDMENT:

All conditions of 1st reading of Bylaw 20/2025 have been met. A change in site plan has no impact on the outlined conditions of approval set at first reading.

PART #1 COUNCIL ACTION REQUESTED – APPROVAL OF REVISED SITE PLAN AND AMENDMENT TO BYLAW 20/2025

Council is respectfully requested to consider approval of the revised site plan and amendment to Bylaw 20/2025 as outlined in Part #1.

PART #2 COUNCIL ACTION REQUESTED – 2nd & 3rd READING TO BYLAW 20/2025

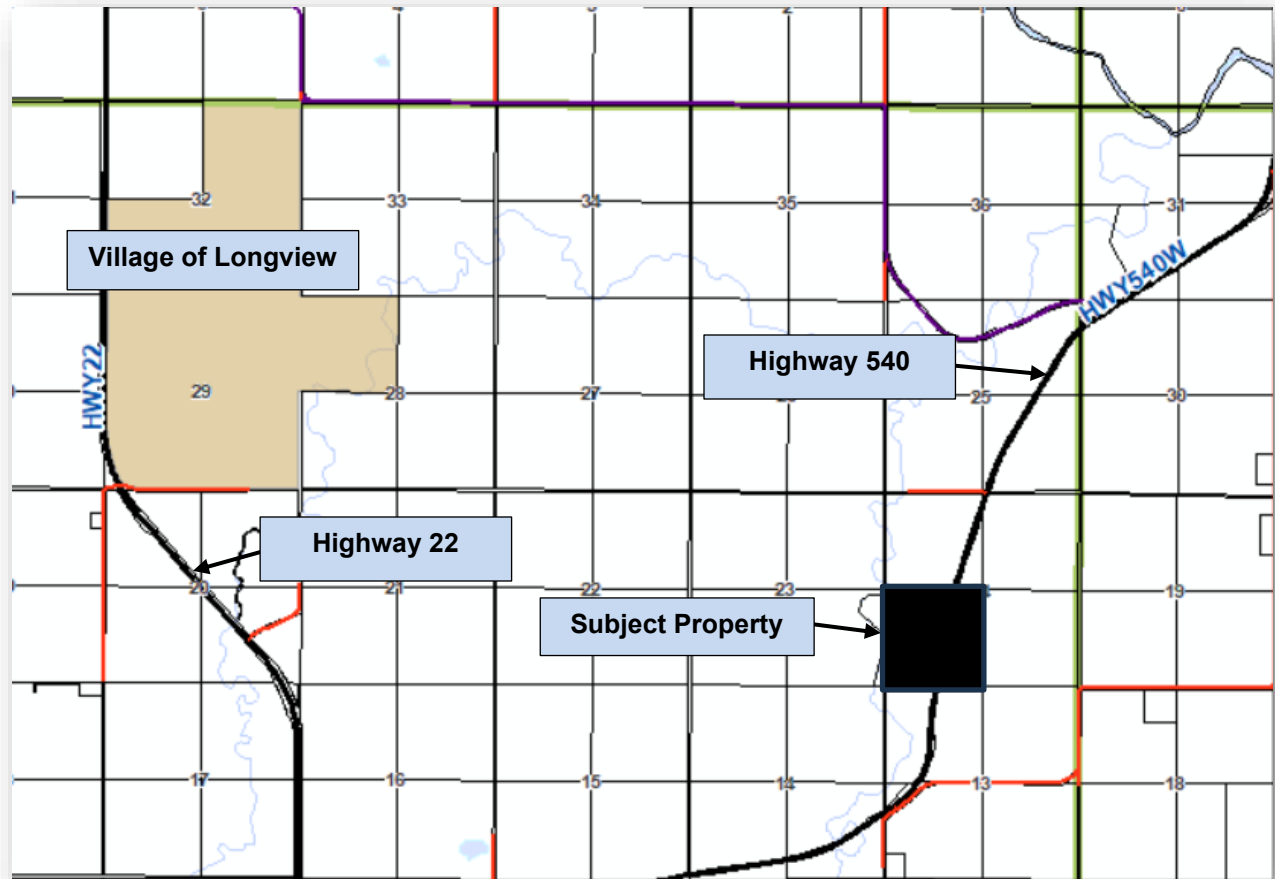
Should Council be supportive of approval for Part #1 - Council is respectfully requested to consider granting 2nd and 3rd reading to Bylaw 20/2025 authorizing the amendment to the Agricultural District land use rules to allow for the future subdivision of 1 x +/- 56.36-acre first parcel out, leaving a 95.58-acre Agricultural District balance.

APPENDICES:

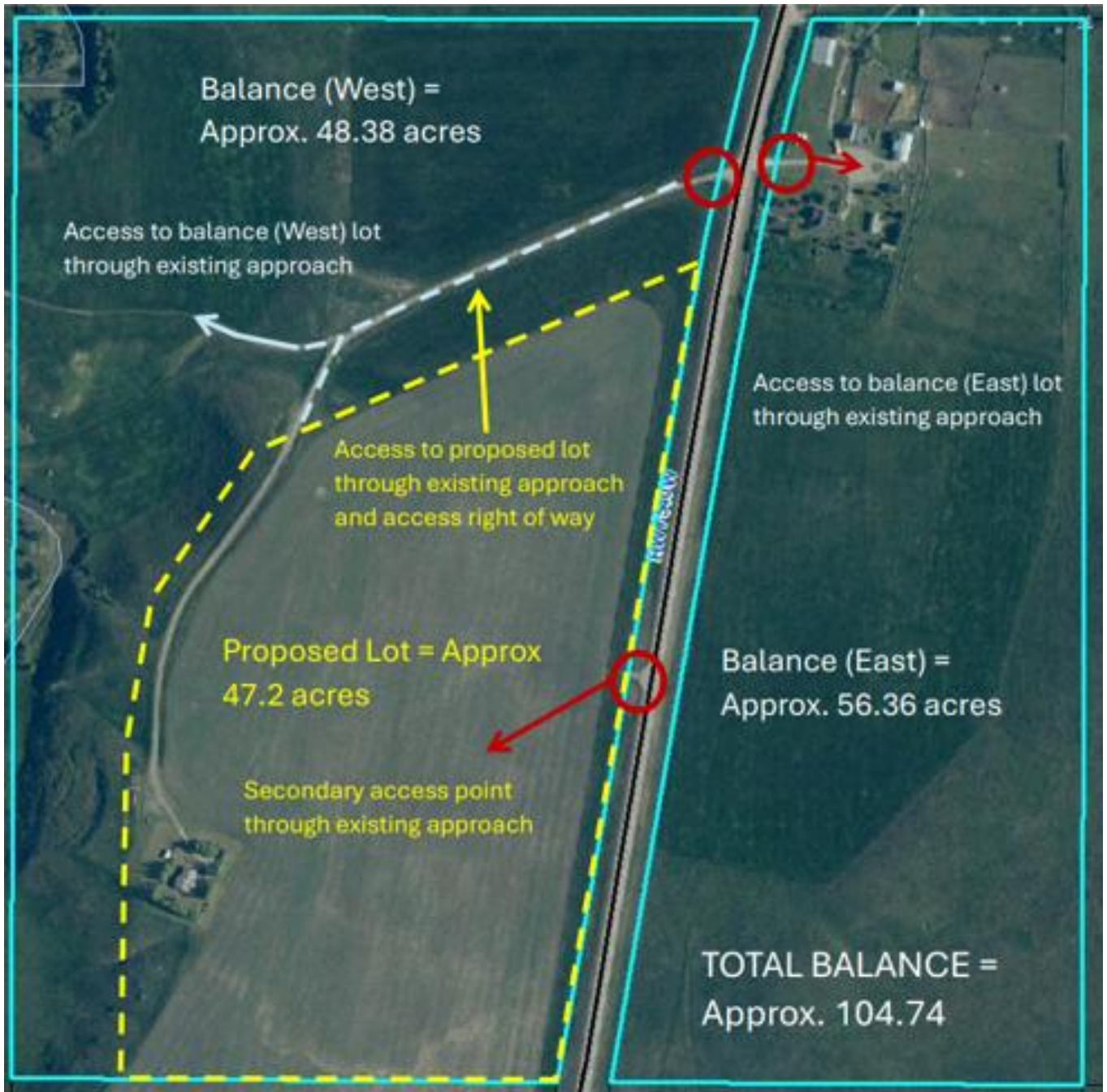
APPENDIX A: MAP SET

- MAP 1 – LOCATION MAP
- MAP 2 – SITE PLAN ACCEPTED FOR FIRST READING OF BYLAW 20/2025
- MAP 3 – REVISED SITE PLAN FOR CONSIDERATION
- MAP 3 – ORTHO PHOTO

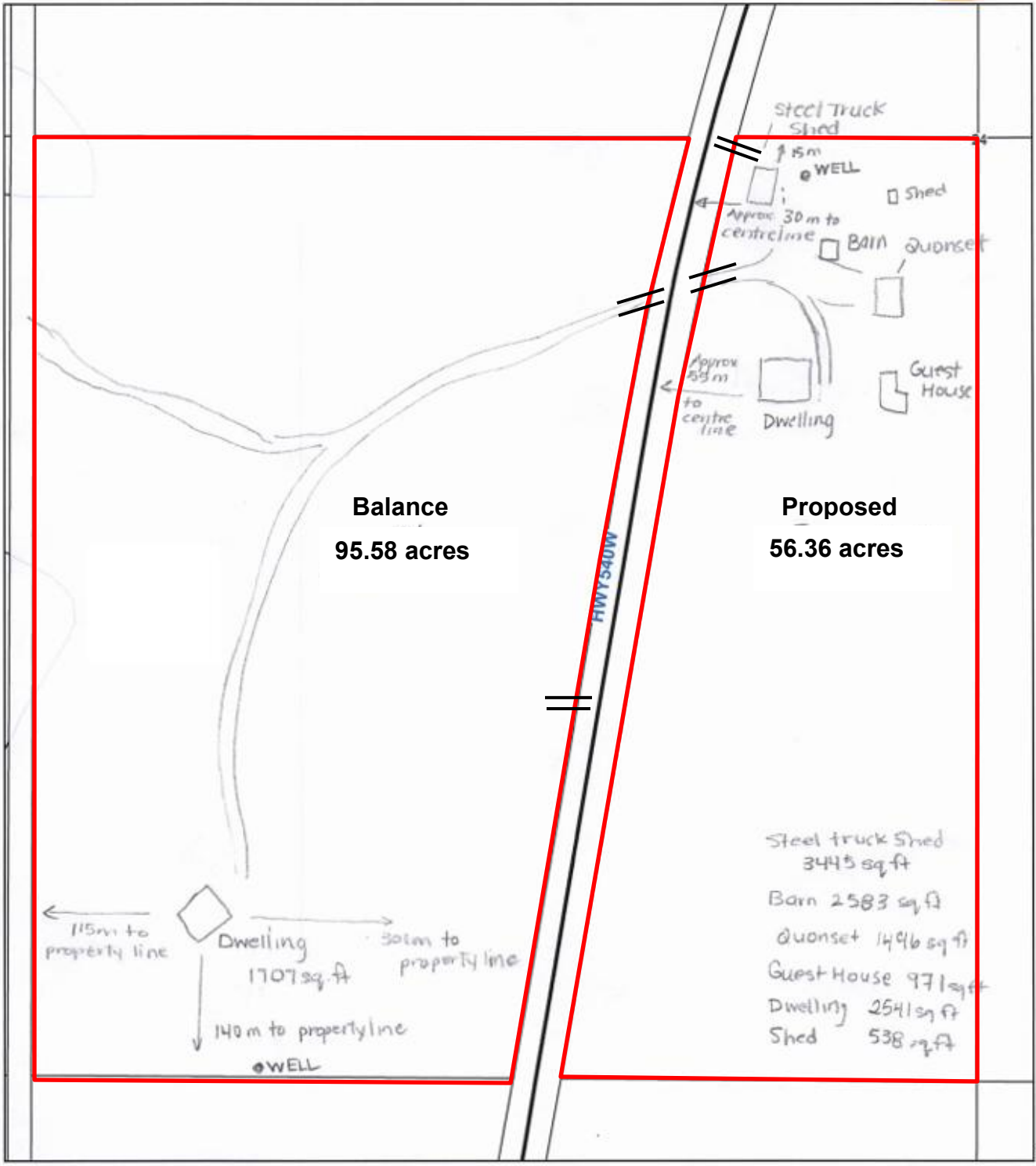
APPENDIX B: EXCERPT FROM COUNCIL MINUTES – MARCH 26, 2025



MAP 2 – SITE PLAN ACCEPTED FOR BYLAW 20/2025



MAP 3 – REVISED (ORIGINAL) SITE PLAN





CARRIED

C. PUBLIC HEARINGS & MEETINGS

C.3 1:30 p.m. - McLean - SW 24-17-02 W5M - Amendment (A)

M. McLean and J. McLean were in attendance for the public hearing in connection to the proposed amendment to the Agricultural District land use rules to allow for the future subdivision of one 47.2 +/- acre Agricultural District parcel, leaving a 104.74 +/- acre Agricultural District balance parcel on Ptn. SW 24-17-02 W5M.

The public hearing was closed.

C.3.1 McLean - SW 24-17-02 W5M - Decision

Bylaw 20/2025

Bylaw 20/2025 was introduced into the meeting to authorize an amendment to the Agricultural Land Use District to allow for the future subdivision of one 47.2 +/- acre Agricultural District lot, leaving a 104.74 +/- acre Agricultural District balance parcel on Ptn. SW 24-17-02 W5M.

In consideration of the criteria noted in the Agriculture Section of the MDP2010, Council is of the opinion that the application meets the intent of Policy 5 of the Agricultural section of the MDP, which supports subdivision from previously un-subdivided quarter section. Further, the lands are suitable for the intended use and would not be detrimental to the agricultural nature of the area.

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

1. The 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. Final amendment application fees to be submitted;
3. Submission of an executed subdivision application and the necessary fees; and
4. The existing accessory buildings are acknowledged as non-conforming and may continue being used but cannot be added to, renovated, moved, or removed prior to bringing it into compliance with the current Land Use Bylaw 60/2014.

Resolution 272

Moved by: Councillor McHugh

That Bylaw 20/2025 be given first reading.

THE BYLAW WAS PASSED FOR ONE READING