


**MISCELLANEOUS PLANNING ITEM  
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
 2<sup>nd</sup> AND 3<sup>rd</sup> READING TO BYLAW 01/2026  
 April 22, 2026**

<b>REQUEST FOR 2<sup>nd</sup> AND 3<sup>rd</sup> READING TO BYLAW 01/2026</b>		
<b>APPLICATION INFORMATION</b>		
	<b>LEGAL DESCRIPTION:</b> NW 25-19-27 W4M	
	<b>LANDOWNER:</b> JOCELYN HASTIE	
	<b>AREA OF SUBJECT LANDS:</b> 118.97 ACRES	
	<b>CURRENT LAND USE:</b> AGRICULTURAL DISTRICT	
	<b>PROPOSED LAND USE:</b> DIRECT CONTROL #27	
<b>NUMBER &amp; SIZE OF PROSPED PARCEL:</b> 1 x 40 ACRES		
<b>PROPOSAL:</b> Application to redesignate a +/- 40 acre portion of this Agricultural District parcel to Direct Control #27 to allow for a Home Based Business, Type III.		
<b>DIVISION NO:</b> 1	<b>REEVE:</b> Rob Siewert	<b>FILE MANAGER:</b> Stacey Kotlar

**PURPOSE OF REQUEST**

Request for Council to provide 2<sup>nd</sup> and 3<sup>rd</sup> reading to Bylaw 01/2026

**BACKGROUND**

**January 14, 2026** – Council granted 1<sup>st</sup> reading to Bylaw 01/2026 authorizing the redesignation of a 40 +/- acre portion of the subject property being NW 25-19-27 W4M from Agricultural District to Direct Control District #27 to allow for the future operation of the equine retreat center as a Home-Based Business Type III.

Note: an excerpt from the January 14, 2026 Council meeting minutes outlining this approval is included under Appendix B.

**CONDITIONS TO BE MET AT AMENDMENT**

All conditions of 1<sup>st</sup> reading of the Amendment have been completed.

**COUNCIL ACTIONS REQUESTED**

Council is respectfully requested to consider granting 2<sup>nd</sup> and 3<sup>rd</sup> reading to Bylaw 01/2026 authorizing the redesignation of a 40 +/- acre portion of the subject property being NW 25-19-27 W4M from Agricultural District to Direct Control District #27 to allow for the future operation of the equine retreat center as a Home-Based Business Type III.

**APPENDICES**

**APPENDIX A - MAP SET:**

Location Map  
Accepted Site Plan  
Ortho Photo

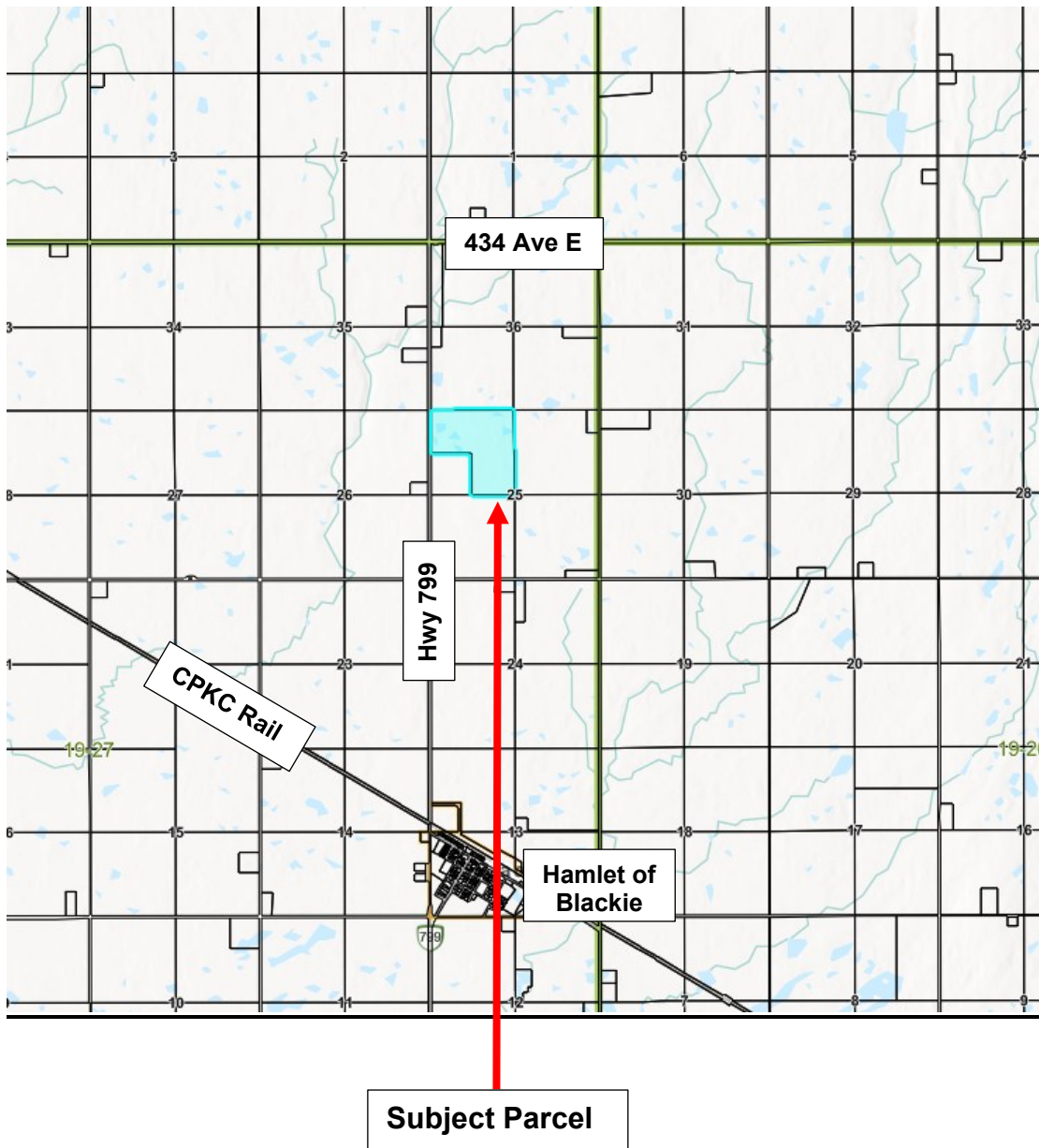
**APPENDIX B:**

Excerpt from January 14<sup>th</sup>, 2026 Council Meeting minutes

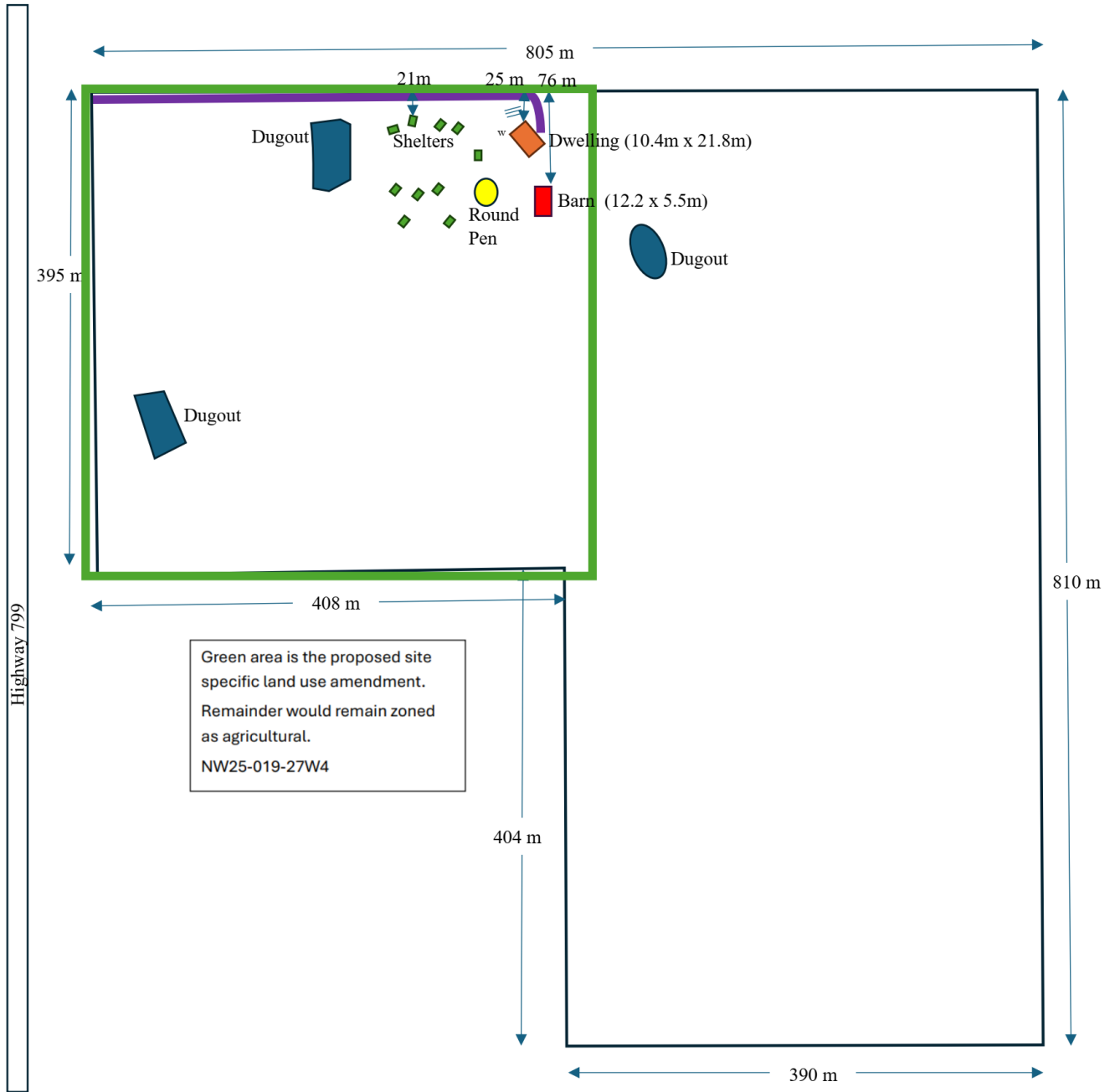
**APPENDIX C:**

Bylaw 01/2026

**APPENDIX A: LOCATION MAP**



**APPENDIX A: SITE PLAN**



APPENDIX A: ORTHO PHOTO



**C. SCHEDULED MEETINGS & PUBLIC HEARINGS**

C.2 1:30 p.m. - Hastie - NW 25-19-27 W4M - Redesignation (A to DC#27)

J. Hastie was in attendance for the public hearing in connection to the proposed redesignation of a 40 +/- acre portion of the subject property being NW 25-19-27 W4M from Agricultural District to Direct Control District #27 to allow for the future operation of the equine retreat center as a Home-Based Business Type III.

Also in attendance were J. Thompson and C. Sebastian.

The public hearing was closed.

C.2.1 Hastie - NW 25-19-27 W4M - Decision

**Bylaw 01/2026**

Bylaw 01/2026 was introduced into the meeting to authorize the redesignation of a 40 +/- acre portion of the subject property being NW 25-19-27 W4M from Agricultural District to Direct Control District #27 to allow for the future operation of the equine retreat center as a Home-Based Business Type III.

In their consideration of the criteria within the MDP2010, LUB 60/2014, and GMS; Council is of the opinion that the proposed redesignation of a 40 +/- acre portion of the subject property would not be detrimental to the nature of the area and will not unduly interfere with neighbouring land uses or materially interfere with or affect the use, enjoyment, or value of neighbouring properties.

Subsequent approval and issuance of a Development Permit for a Home-Based Business, Type III, will be required prior to the property being developed/used for the operation of a Home-Based Business, Type III.

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

1. Final redesignation application fees to be submitted; and
2. Submission of a development permit application for Home-Based Business Type III.

**Resolution 24-26**

**Moved by:** Councillor Alger

That Bylaw 01/2026 be given first reading.

**THE BYLAW WAS PASSED FOR ONE READING**

**BYLAW 01/2026**

**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 a 40+/- acre portion of Ptn. NW 25-19-27 W4M from Agricultural District to Direct Control #27 for use as a Home Based Business Type III, Retreat Centre, with an approximate 80 +/- acre Agricultural District Balance parcel.

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

1. Land Use Map No. 1927 is amended by redesignating a 40 +/- acre portion of the subject property being NW 25-19-27 W4M from Agricultural District to Direct Control District #27 to allow for the future operation of the equine retreat centre as a Home-Based Business Type III.
2. This Bylaw shall have effect on the date of its third reading and upon being signed.

FIRST READING: January 14, 2026

\_\_\_\_\_  
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        .