

**FOOTHILLS COUNTY  
COUNCIL AGENDA**




Wednesday, April 29, 2026, 9:00 a.m.  
Foothills County Administration Office  
309 Macleod Trail South – High River

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	<b>Pages</b>
<b>A. GENERAL MATTERS</b>	
A.1 Call Meeting to Order	
A.2 Approval of the Agenda	
<b>B. MISCELLANEOUS MUNICIPAL ITEMS</b>	
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Presented by: Manager of Enforcement Services Gareth Joels	
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Presented by: Municipal Lands Administrator Donna Fowler	
B.7 <b>Moir - 674 Avenue E - Request for Extension of Dust Control</b>	80
Presented by: Director of Public Works Wiaan Kruger	
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Presented by: Director of Corporate Services Reginald Hammond	
B.9 <b>Unpaid Accounts Receivable Invoice to Taxes - Roll # 1927132940</b>	83
Presented by: Director of Corporate Services	
B.10 <b>Policy #300-008 Benefits - Amendment</b>	84
Presented by: Director of Corporate Services Reginald Hammond	
<b>C. SCHEDULED MEETINGS &amp; PUBLIC HEARINGS</b>	

C.1	10:00 a.m. - Avail LLP Audit Presentation Presented by: Avail LLP Michelle Lutz	
C.2	11:00 a.m. - STARS - Presentation Presented by: Donor Relations and Development Officer Jackie Seely	87
C.3	1:30 p.m. - 2480574 Alberta Ltd. - NW/NE 28-21-28 W4M (A to CR, MR & ER) Presented by: Planning Officer Pierre-David Karolyi	116
C.4	2:30 p.m. - CLOSED SESSION - Draft Off-Site Levy Bylaw Presented by: Director of Planning Heather Hemingway	
D.	<b>MISCELLANEOUS PLANNING ITEMS</b>	
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D.5	Edge Tech Solutions Enterprises Inc. - NE 22-22-03 W5M - Development Permit 26D 082	182
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E.	<b>SUBDIVISION APPROVING AUTHORITY ITEMS</b>	
E.1	Irwin - NW 18-19-27 W5M - Request for Subdivision	
F.	<b>CONFIDENTIAL CLOSED SESSION</b>	
F.1	Advice from Officials - ATIA s. 29	
G.	<b>MOTIONS ARISING FROM CONFIDENTIAL CLOSED SESSION</b>	
H.	<b>ACKNOWLEDGEMENTS AND INFORMATION ITEMS</b>	
H.1	Skyview Concerned Citizens Group - Big Rock Solar Project	200
I.	<b>OTHER MATTERS</b>	
I.1	Lunch	
I.2	Accounts – April 29, 2026 Councillors Estes, McHugh, Callister	
I.3	Minutes – April 22, 2026	
I.4	Committee Reports	
I.5	Next Meeting – May 6, 2026	
I.6	Adjourn	

<b>DEPARTMENT:</b>	
	<b>TOPIC: Foothills Enforcement Services – First Quarter Report</b>
<b>REPORT PREPARED BY:</b> Kristine Allaire <b>REPORT PRESENTED BY:</b> Gareth Joels	

**PURPOSE OF REQUEST**

To provide Council with the first quarter statistical report and overview.

**BACKGROUND**

Enforcement Services compiles quarterly reports to track and analyze enforcement activity within the municipality. These reports provide data on the volume and nature of enforcement-related calls, the number of files created, tickets issued, and areas experiencing higher levels of enforcement. This information supports transparency, helps identify emerging trends or areas of concern, and assists Council in understanding workload and resource allocation. Regular reporting also ensures that enforcement activities remain aligned with municipal priorities and the Council’s strategic direction.

**REQUEST OF COUNCIL**

*Proposed Motion:*

That Council reviews and accepts the First Quarter Report as information.

**APPENDICES**

The first quarter report.



**Foothills Enforcement Services**  
**2026 – 1<sup>st</sup> Quarter**



# Foothills Enforcement Services

## 2026 – 1<sup>st</sup> Quarter

In the first quarter of 2026, Enforcement Services backfilled a previously vacated position with the hiring of an officer. This officer has been appointed as a Bylaw Enforcement Officer position while they complete their bridge training to become a qualified Community Peace Officer – Level 1.

### CALLS FOR SERVICE:

Fig. 1

CALLS FOR SERVICE 1 QUARTER	101
CALLS FOR SERVICE 2 QUARTER	0
CALLS FOR SERVICE 3 QUARTER	0
CALLS FOR SERVICE 4 QUARTER	0
<b>YEAR TO DATE CALLS FOR SERVICE</b>	<b>101</b>

Calls for service received in 2026 – Q1 have nearly doubled relative to 2025 in part because we targeted illegal signs throughout the county. An increase of 43 additional calls for service in comparison to 58 in 2025 – Q1.

Of the 101 calls for service, 62 were for bylaw related matters such as illegal sign, responsible dog ownership and bylaw inquiry. A further 24 of the files were for Provincial statutes such as Request for Patrols, general and speeding concerns.

Fig. 2



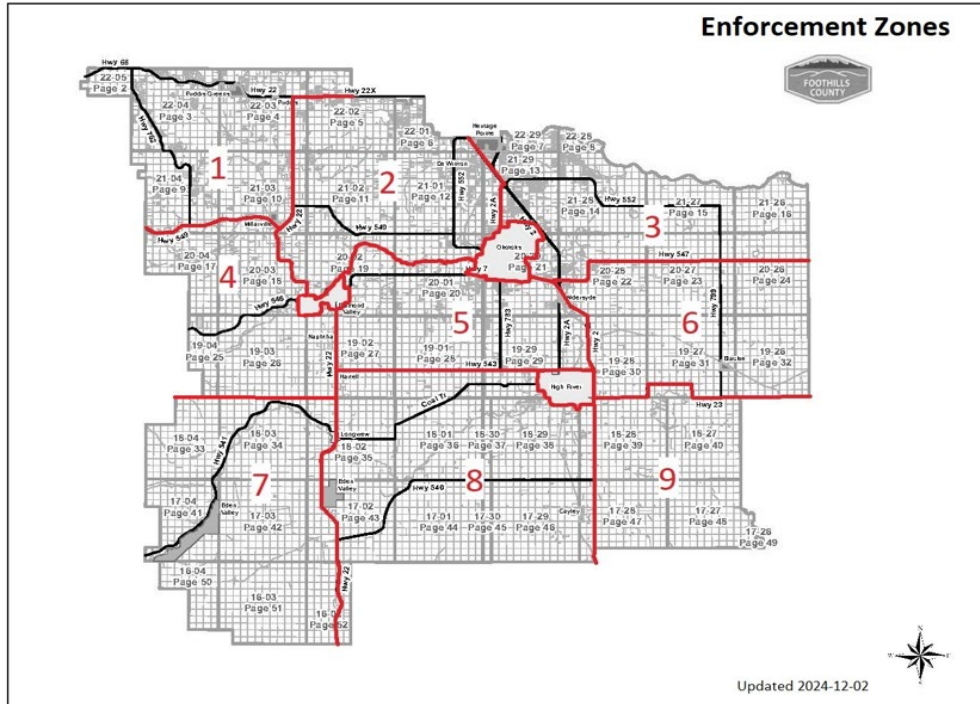
Figure 2 illustrates the top five calls for service received. Of the total requests received, the top five account for 65% of the total call volume.

Fig. 3

<b>Bylaw Related calls</b>		<b>Provincial Statute Related Calls</b>	
Business License	0	24 Hour Suspension	1
Community Standards Other	2	Abandoned Vehicle	0
Community Standards - Noise	2	Animal Complaint	1
Community Standards - Unsightly	3	Comm. Vehicle Weight Enforcement	0
Dark Sky	1	Commercial Vehicle Other	0
Fireworks Bylaw	0	Driving - Other	0
Inquiry Only - Bylaw	4	Joint Force Operation	1
Responsible Dog Ownership Other	1	Highway Development & Protect Act	0
RDO – Dog Attack Animal	1	Impaired Driver	0
RDO – Dog Attack Person	0	Motor Vehicle Collision	1
RDO – Dog Barking	2	Off Highway Vehicle	2
RDO – Dog Related Information File	0	Provincial Parking Offence	0
RDO - Running At Large	11	Provincial Offence - Other	0
Sign Bylaw	33	Pass School Bus Lights Flashing	0
Special Events	0	Petty Trespass Act	0
Traffic Bylaw	2	Provincial Statute Inquiry Only	0
Water Conservation	0	Request For Patrol: General	8
Land Use	0	Request For Patrol: Speed	4
<b>Assist Agency/Department</b>		Stop Sign	0
Assist Fire	2	Trespass to Premises Act	2
Assist Police	6	Court Brief	0
Assist Public	3	Exhibit	1
Assist MD Department	2	Garbage/Litter	3
Assist Development Department	0	Administrative	0
Assist Other Agency	2		

# CALLS FOR SERVICE BY ZONE:

Fig. 4



The zones break the County into nine areas of similar size. Use of zones provides a better understanding of areas where officers are receiving the most requests for services and where they are spending large amounts of their time. Major roads within the zones are included as subzones and can be further broken out from the general enforcement zone. Figure 4 above, illustrates the new zones utilized.

Fig. 5

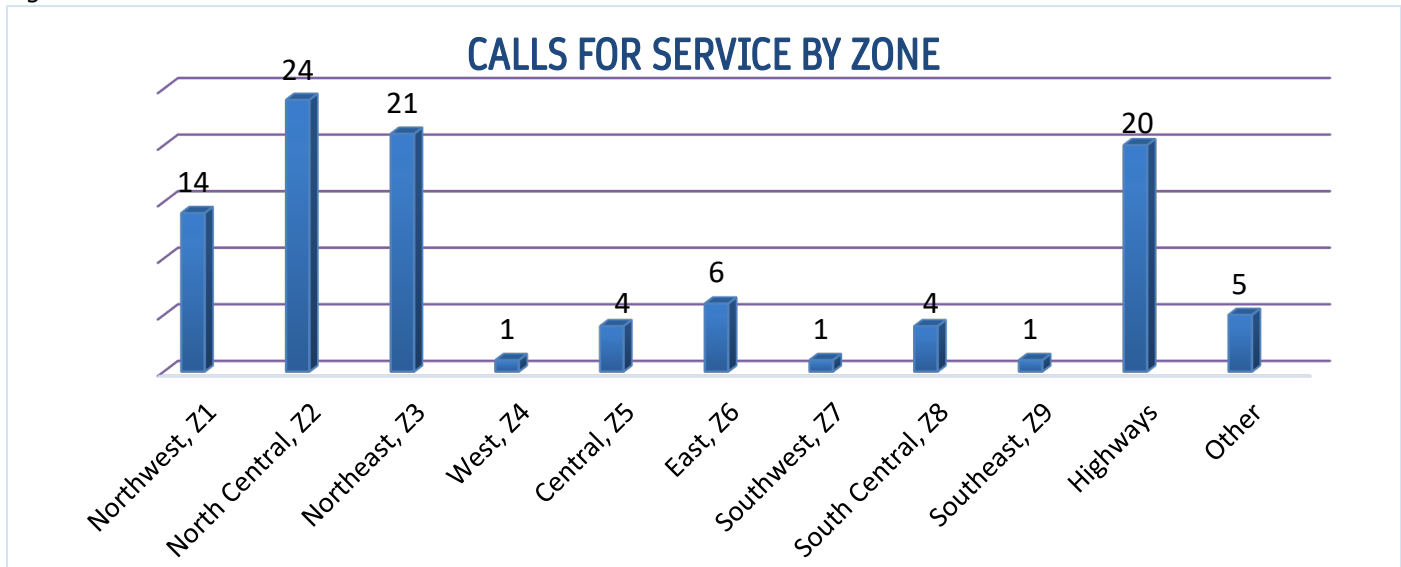


Figure 5 illustrates the calls for service by zones. In 2026 – Q1, the top calls for service were received in the North Central (Z2) zone followed by the Northeast (Z3) and Highway zones. The Northwest (Z1) received the fourth most calls while the East (Z6) zone rounded out the top five based on calls for service.

Figures 6 and 7 illustrate the calls received by day of the week and month in comparison to 2025 Q1. Figure 8 illustrates the methods used to contact enforcement services. A significant increase to officer observed, again due to the team locating and removing illegal signs.

Fig. 6

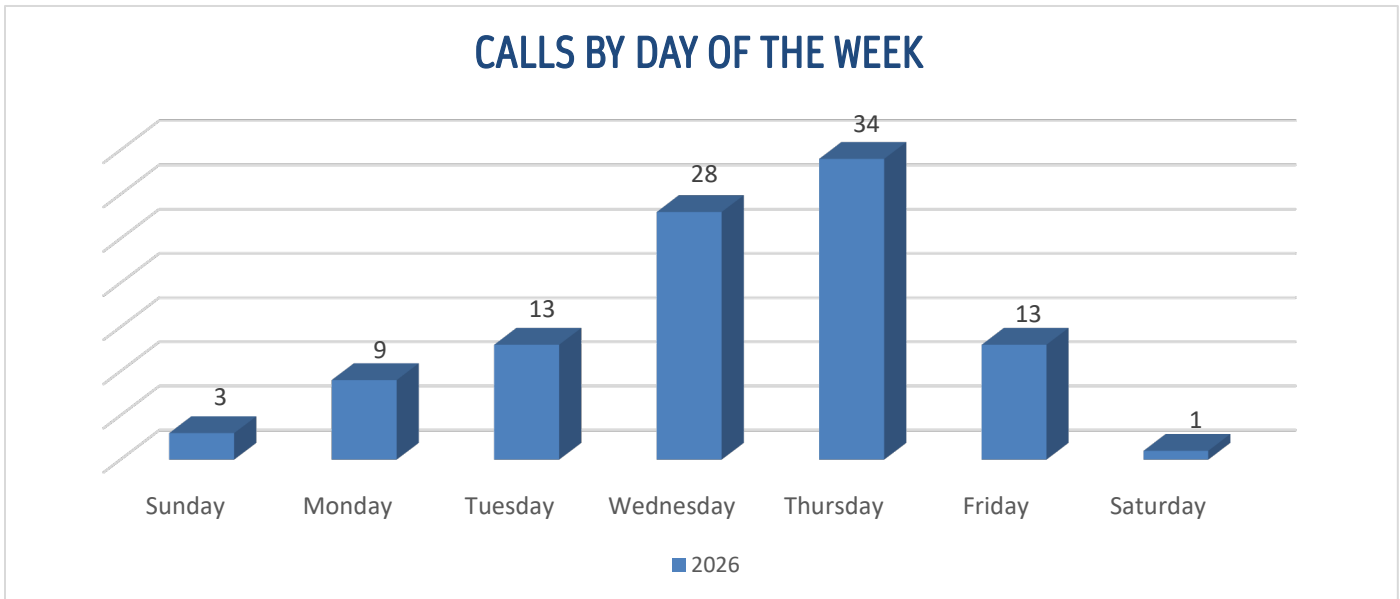


Fig. 7

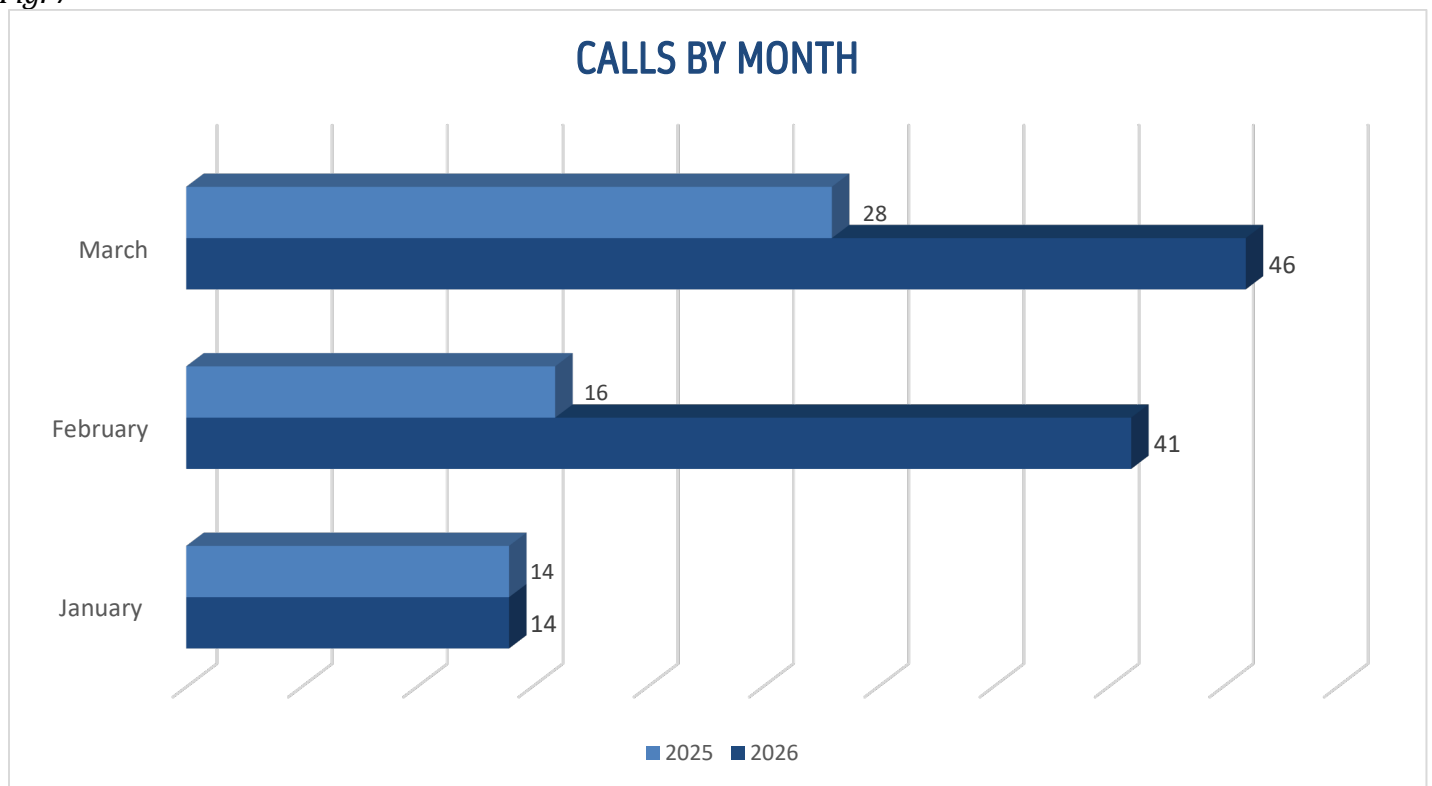


Fig. 8

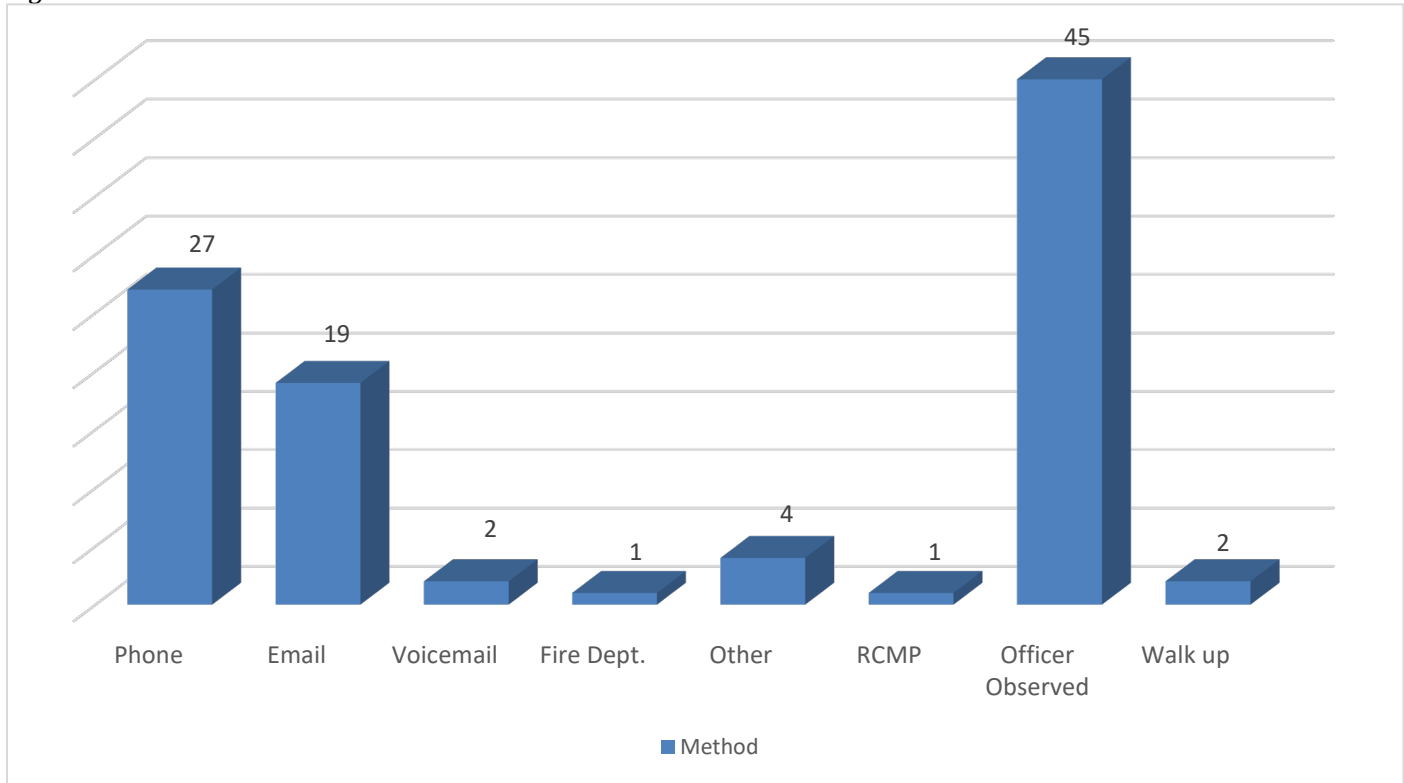
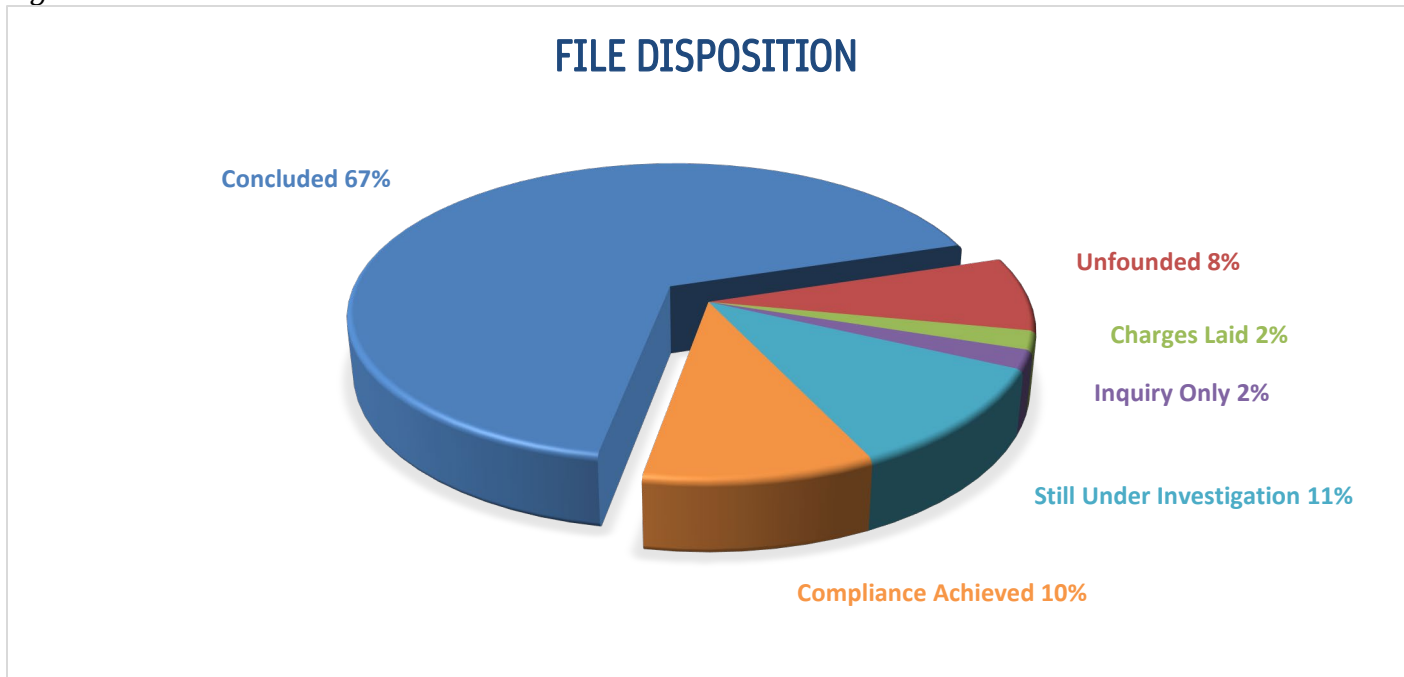


Figure 9 illustrates the file disposition for files initiated in 2026 – Q1. Of the 101 calls for service, 11 files remain open and under investigation; 80 files were concluded, only 2 (2%) were concluded through the issuance of a citation; 2 files were inquiry only calls and 8 of the calls were unfounded.

Fig. 9



# Foothills Enforcement Services



## 2026 CITATIONS ISSUED:

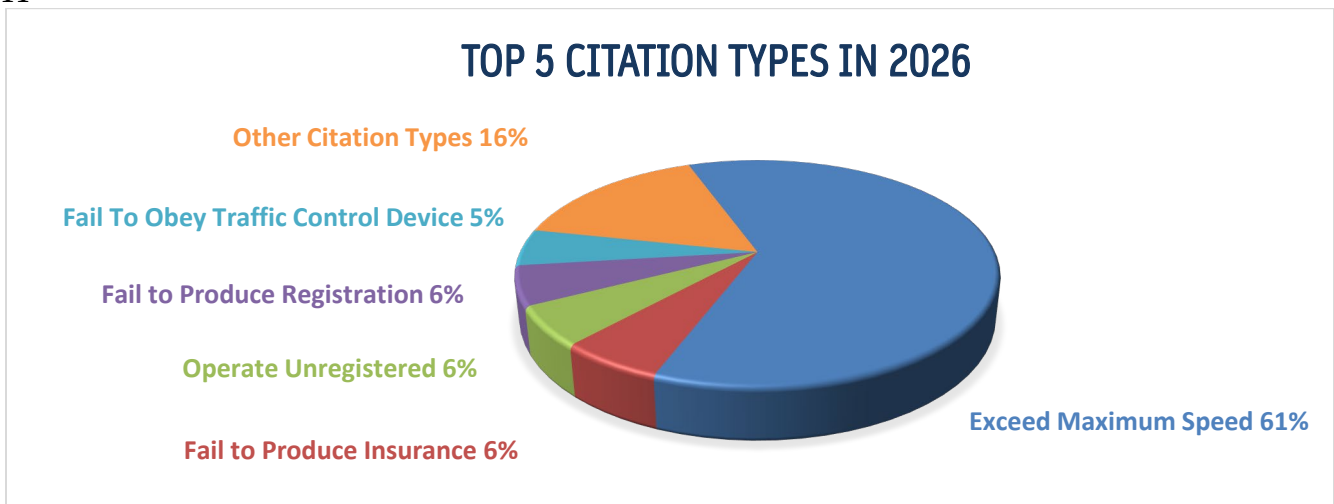
The first quarter of 2026 has shown a substantial increase in traffic enforcement activity, with 267 citations issued. More than doubling, in comparison to the number of citations written in 2025 – Q1 of 114. Figure 10 below illustrates a break down of bylaw, mandatory court and total citations and warnings issued. Our officers spent a combined 36 hours attending court on traffic related offences.

Fig. 10

CITATIONS AND WARNINGS ISSUED					
	Bylaw	Mandatory Court	Total Citations	Total Warnings	Total
CITATIONS ISSUED 1 QUARTER	1	8	267	169	436
CITATIONS ISSUED 2 QUARTER	0	0	0	0	0
CITATIONS ISSUED 3 QUARTER	0	0	0	0	0
CITATIONS ISSUED 4 QUARTER	0	0	0	0	0
<b>YEAR TO DATE CITATIONS ISSUED</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Figure 11 illustrates the top 5 citations issued.

Fig. 11



The top 5 citation types for 2025 account for 92% of the citations issued. Exceeding the maximum speed limit accounts for 61% of the total count.

Figure 12 below illustrates the locations where traffic stops occurred in 2026 – Q1. The top location continues to be 176 ST W located in the North Central (2) Zone. Locations with less than 5 citations have been included and grouped together in their enforcement zone. Other locations include Diamond Valley and Nanton as we work together in Joint Force Operations (JFO's)

Fig. 12

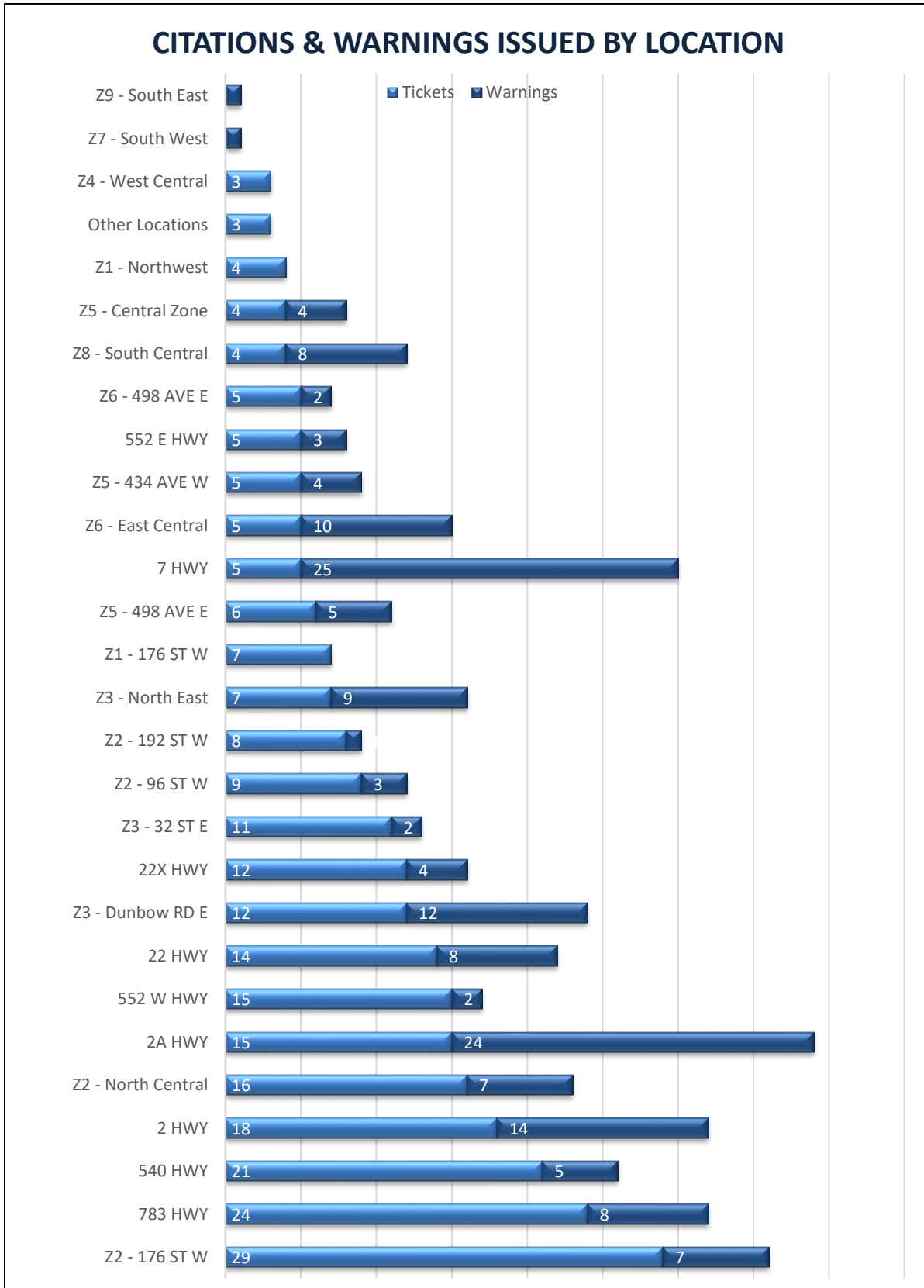


Fig. 13

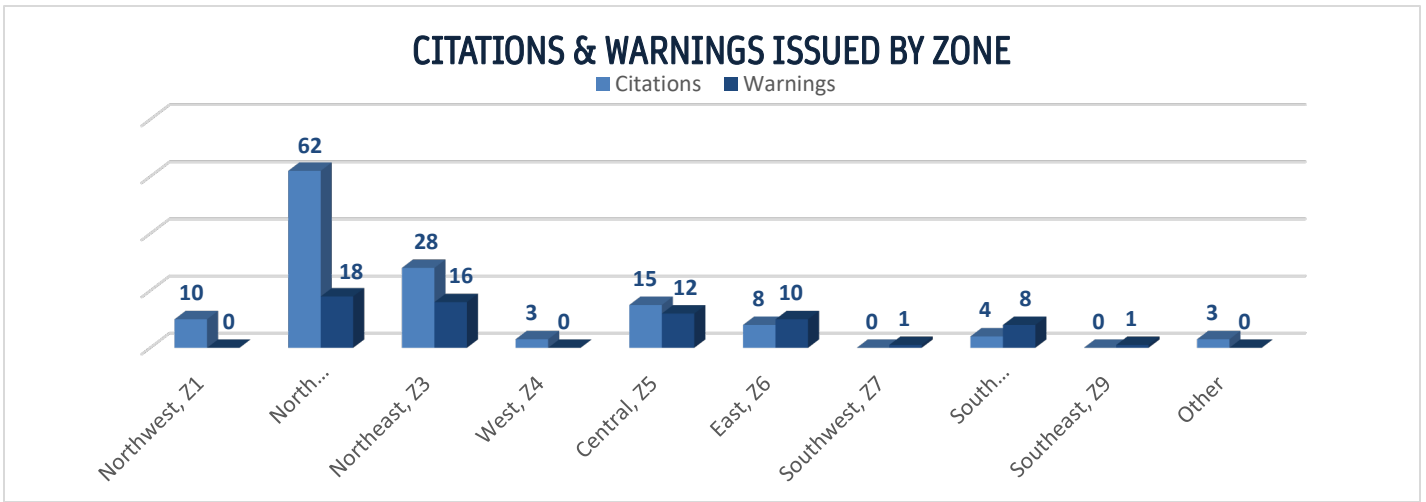


Figure 13 illustrates citations and warnings issued by enforcement zones. There were 267 total citations issued, with 1 being issued for a contravention of the Community Standards Bylaw, operating of Off Highway Vehicles on highway.

**MOUNT ROYAL UNIVERSITY - Practicum Students:**

Foothills Enforcement teamed up with Mount Royal University again in early January to provide a practicum placement for two Criminology students to complete their 280-hour practicum. The students completed their assigned time with us on 09 April 2026

**ARMADILLO TRAFFIC COUNTERS:**

As previously discussed, Armadillos are the innovative devices designed for traffic data collection, including direction, volume and speeds. Foothills County has 3 Armadillo counters. The information gathered is shared between Foothills Enforcement and Public Works, Road Engineering.

Fig. 14

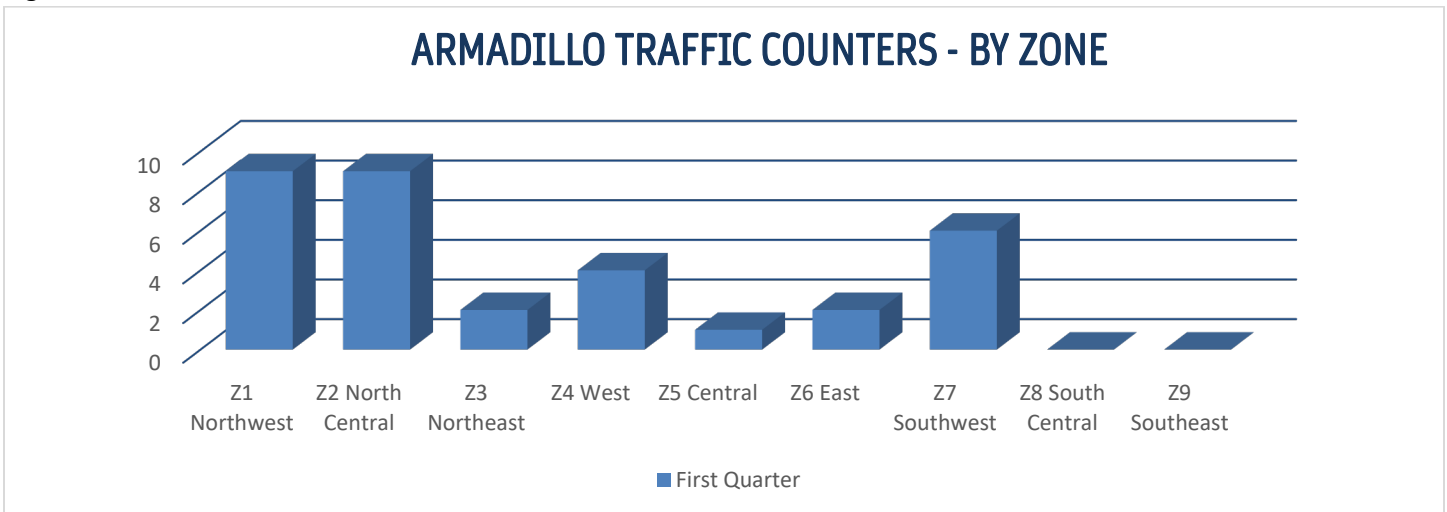


Figure 14 above illustrates the number of Armadillo deployments by zone.

Fig. 15


	Regular Deployments	Time (hrs)	Public Request Deployments	Time (hrs)	Total Deployments	Total Time(hrs)
January	7	1008 hrs	2	292 hrs	9	1300 hrs
February	6	873 hrs	6	882 hrs	12	1755 hrs
March	11	1582 hrs	1	145 hrs	12	1727 hrs
April	0	0 hrs	0	0 hrs	0	0 hrs
May	0	0 hrs	0	0 hrs	0	0 hrs
June	0	0 hrs	0	0 hrs	0	0 hrs
July	0	0 hrs	0	0 hrs	0	0 hrs
August	0	0 hrs	0	0 hrs	0	0 hrs
September	0	0 hrs	0	0 hrs	0	0 hrs
October	0	0 hrs	0	0 hrs	0	0 hrs
November	0	0 hrs	0	0 hrs	0	0 hrs
December	0	0 hrs	0	0 hrs	0	0hrs
<b>Total</b>	<b>24</b>	<b>3463 hrs</b>	<b>9</b>	<b>1319 hrs</b>	<b>33</b>	<b>4782 hrs</b>

Figure 15 above summarizes the deployments by month, type of request and total time deployed. Of the 33 deployments, 9 were public requests.

**SUMMARY:**

During this last quarter, we developed an active online presence to share information on traffic and bylaw concerns. Over this period, we were able to put out 8 online messages to the public to bring awareness to traffic conditions and enforcement activity.

Figure 17  
Public Information – Traffic fines increasing



**Foothills County**  
March 10 at 3:30 PM · 🌐

Traffic fines across Alberta are increasing effective March 13, 2026. Traffic fines across Alberta are increasing effective March 13, 2026.

For common offences such as speeding, the penalties will increase by 30%  
Speeding fines are increasing, including:

- ☐ 30 km/h over: up to \$324
- ☐ 40 km/h over: up to \$560
- ☐ 50 km/h over: up to \$744

Speeders going over 50 km/h, drivers face a mandatory court appearance where fines will be determined by the courts.

Construction Zone Speeding increases to \$540 from previously \$499  
Distracted driving fines include \$325  
No License? \$351 fine  
No Active Registration? \$527 fine  
High-risk driving offences, such as Careless driving, Excessive speed, Stunting and Racing will be increasing by 50%

Foothills Enforcement, Complaint line 403-603-6300

For more information please visit:  
<https://www.foothillscountyab.ca/.../message-foothills...>




Figure 16  
Alberta Traffic Safety Monthly Calendar – February, Distractive Driving

 **Foothills County**  
March 6 · 🌐

Distracted Driving is always a focus for Alberta Traffic Safety.

📌 Alberta's distracted driving law applies to all vehicles under the Traffic Safety Act.

📋 The law restricts Alberta drivers from doing any of the following:

- ❌ using hand-held cell phones
- ❌ texting or e-mailing
- ❌ using electronic devices such as laptop computers, video games, cameras.
- ❌ entering information on GPS units
- ❌ reading printed materials in the vehicle
- ❌ writing, printing, or sketching
- ❌ personal grooming

🚚 Penalties for distractive driving: a \$390 fine.

📊 In 2025, there was 9,648 drivers convicted of distracted driving in Alberta.

🗣️ Foothills Enforcement would like to remind you to follow these tips to minimize distractions: Put your phone away, stay calm, keep your hands on the wheel, pull over as needed and always plan ahead.

📞 Foothills Enforcement, Complaint line 403-603-6300



 **DISTRACTED DRIVING**  
FOOTHILLS ENFORCEMENT 

Figure 17  
Happening Now – High Speed Captured

**Foothills County**  
March 16 at 4:00 PM · 🌐

"Yes, that is correct" – was the Officers response after the driver responded 180km/HR, when asked if they knew how fast they were going.

⚠️ On Sunday March 16th at 3:06pm, we pulled over a vehicle speeding on Highway 2 traveling 180km/HR northbound near 498 AVE East.


📄 The driver received a Mandatory Court Appearance. Speeders traveling over 50km/HR of the posted speed limit face a mandatory court appearance and their fine amount will be determined by the courts.

🚔 Over the weekend, our officers pulled over 4 separate vehicles traveling 40km/HR OVER the speed limit.

Foothills Enforcement would like to remind drivers with the nice weather approaching, to please follow the speed limits that are in place for everyone's safety.

📞 Foothills Enforcement, Complaint Line 403-603-6300



<b>DEPARTMENT: EMERGENCY MANAGEMENT</b>	
	<b>TOPIC: Special Event – Chinook Gran Fondo</b>
<b>REPORT PREPARED BY:</b> Corinne Wight – Administrative Assistant, Emergency Services <b>REPORT PRESENTED BY:</b> Sherri Barrett/Peter Stapley	

**PURPOSE OF REQUEST**

For Council to consider supporting the use of municipal and provincial roads within Foothills County for the Chinook Classic Gran Fondo, organized by Platinum Racing Inc.

**BACKGROUND**

The 19<sup>th</sup> annual event of the Chinook Classic on June 21<sup>st</sup> is the second event by Platinum Racing this weekend supporting youth sports.

A controlled start of 200 riders begins at 08:00hrs setting out on an out-and-back course, from Millarville Racetrack to the Sheep River Prov. Park and back, with the last rider due back by 14:30hrs. Heading east on Hwy 549, north on 112 Stturning around on 226 Ave W and back. Riders will obey rules of the road, safety protocol and rider etiquette.

Recommendations to the ERP were made following the department review; to include Emergency vehicle traffic access, additional signage placement for motorists, fix discrepancy on planned route, and additional pre and post event details. All recommendations were well received, the application and supporting documents amended and returned.

**REQUEST OF COUNCIL**

*Proposed Motion:*

That Council reviews and accepts the special event report as information and supports the use of the municipal and Provincial roads within Foothills County for the Chinook Classic Gran Fondo 2026.

**APPENDICES**

- Appendix A:** Event Application
- Appendix B:** Emergency Response Plan
- Appendix C:** Supporting Documentation



**APPLICATION TO HOLD AN EVENT  
ON HIGHWAYS AND / OR MUNICIPAL ROADS  
IN FOOTHILLS COUNTY**

- Completed applications must be received at least 90 days prior to the event. Incomplete applications or applications received less than 90 days before the event may not be considered.
- This application is to be used to attain approval for road events utilizing municipal roads within Foothills County, and/or to make certain that the County has no objection to the use of provincial highways for an event (a requirement of the province).
- This application is for road events only. Special events that are to be held on lands located within the municipality may need to acquire a special events permit. This may include pre or post celebrations associated with your road event. Please contact [planning@foothillscountyab.ca](mailto:planning@foothillscountyab.ca) to find out if you need a require a special events permit.

**PART 1 – CONTACT DETAILS**

Name of Group / Organization: Platinum Racing Inc.

Mailing Address: Address 1 14 Canso Court SW

Address 2 \_\_\_\_\_

City Calgary Province AB Postal Code T2W 3B1

Email Address: [tom@platinumracing.ca](mailto:tom@platinumracing.ca)

**Event Coordinator Contact information:**

Contact Person: Tom Bamford Title: Race Director

Phone: \_\_\_\_\_ Cell: 

Email: tom@platinumracing.ca

**On-Site Contact Information:**

Contact Person: Same Title: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_



**APPLICATION TO HOLD AN EVENT  
ON HIGHWAYS AND / OR MUNICIPAL ROADS  
IN FOOTHILLS COUNTY**

**PART 2 - EVENT DETAILS**

Name of event: Chinook Classic Gran Fondo

Dates for event: June 21, 2026

Times for event: From: 8:00am To: 2:30pm

Municipal roads required for the event: (Please reference Streets and Avenues, not Township and Range Roads)

192 Street  
338 Ave  
176 Street  
402 Ave

Provincial highways required for the event:

HWY 546  
HWY 549  
HWY 7  
HWY 22

Staging (pre and post event) and rest stop / aid station locations (please list all):

Aid Stations on roadside pull-offs:  
1. 549 and 192<sup>nd</sup> Street  
2. HWY 546 & 304 ST W  
3. HWY 546 at Sheep River Prov Park turn around

**\*Please attach a map illustrating the details of the route, including all roads proposed for the event, locations of planned rest stops or aid stations and any lands/locations proposed for staging or pre/post events.**



**APPLICATION TO HOLD AN EVENT  
ON HIGHWAYS AND / OR MUNICIPAL ROADS  
IN FOOTHILLS COUNTY**

Describe the nature and objectives of event:

Cycle ride (not race)

Is this a repeat event? If so, please provide dates of previous events:

Yes from 2019

Projected number of people involved in this event:

Participants: 200 Spectators: 0 Volunteers: 10

How will these individuals be identified:

Volunteers with race volunteer shirts  
Flaggers will be wearing safety clothing  
Safety marshals all wearing safety clothing

***The remaining information under this part may be provided on separate pages and attached to this application if required.***

Provide details on how the event will be operated along municipal roads and highways:

Cyclists must obey rules of road, stop at signs, ride on shoulder.



**APPLICATION TO HOLD AN EVENT  
ON HIGHWAYS AND / OR MUNICIPAL ROADS  
IN FOOTHILLS COUNTY**

Provide details on what efforts will be taken to limit impacts of the event to local motorists and residents along the proposed routes:

We do not interfere with traffic. Cyclists must obey rules of the road.

Provide details on what efforts will be taken to mitigate or eliminate any risk that may occur to the event participants, spectators and volunteers:

Mobile medics on course  
Lead bike/vehicle  
Sweep vehicle  
See Emergency Action Plan attached.

Provide details on any rest stops or aid stations that will be set up along the route, including details on the set-up and procedures for participants to safely attend these stops:

Aid station stops are set up on road-side parking pads or turn outs.  
Volunteers wear same bright colored shirts and safety vests.  
Porta-potties dropped Friday night before race starts  
Tables and food setup by 8:30am and taken down by 2:00pm  
All waste is returned to Millarville Race Track

What assistance (mechanical & medical) will be provided to the participants when it is required:

Mobile medics on course and at finish line  
Lead vehicle  
Three technical support vehicles  
Satellite phone for "out-of-bounds" support vehicle (Sheep River Prov Park)  
Sweep vehicle to ensure all cyclists return safe.



**APPLICATION TO HOLD AN EVENT  
ON HIGHWAYS AND / OR MUNICIPAL ROADS  
IN FOOTHILLS COUNTY**

Will traffic control be required? If so, provide details of the traffic control plan that will be implemented:

No

Who will be responsible for implementation of the traffic control plan on the day of the event? Provide contact information:

Contact Person: \_\_\_\_\_ Title: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_

Will escort or patrol vehicles be utilized during the event? Provide details of the escort or patrol vehicles including identification of the vehicles and their function along the route:

Yes with flashing lights and signs on vehicle  
"RACE VEHICLE"

Will an enhanced policing agreement with the RCMP be required as part of your event?

No



**APPLICATION TO HOLD AN EVENT  
ON HIGHWAYS AND / OR MUNICIPAL ROADS  
IN FOOTHILLS COUNTY**

Will an emergency response plan be developed for this event? If so, provide details of the emergency response plan that will be implemented:

Attached

Who will be responsible for implementation of the emergency response plan on the day of the event? Provide contact information:

Contact Person: Tom Bamford Title: Race Director  
Phone: \_\_\_\_\_ Cell: [REDACTED]  
Email: tom@platinumracing.ca

How will the rules and regulations imposed during the event be communicated to the participants? Attach copies of all printed materials to this application:

Athletes educated to obey rules of road and riding on shoulder.  
Communicated on event website, pre-race email and at the race start.



**APPLICATION TO HOLD AN EVENT  
ON HIGHWAYS AND / OR MUNICIPAL ROADS  
IN FOOTHILLS COUNTY**

**PART3 - CHECKLIST**

- Completed Application
- Map and Diagrams illustrating the details of the route, including all roads proposed for the event, locations of planned rest stops or aid stations and any lands/locations proposed for staging or pre/post events
- Copies of all Rules and Regulations that will be provided to participants, spectators and volunteers (if applicable) and will be imposed during the event
- Copy of the traffic control plan that will be implemented during the event (if applicable)
- Copy of the emergency response plan that will be developed for the event (if applicable)



**PLATINUM RACING**

*breathhtaking events*

19th Annual

# CHINOOK

CLASSIC

**Sunday, June 21, 2026**  
**Cycle Course**  
**Proposal**

## **Introduction**

The team at the Chinook Classic appreciate the opportunity to submit our application for the 19th annual ride schedule Sunday, June 21, 2026. Last year's event raised funds in support of youth sport. Proper riding etiquette and safety were also highlighted to our participants and the larger cycling community.

## **Course**

Our cycling event is planned to take 200 riders from the Millarville Race Track to Sheep River Prov. Park and return.

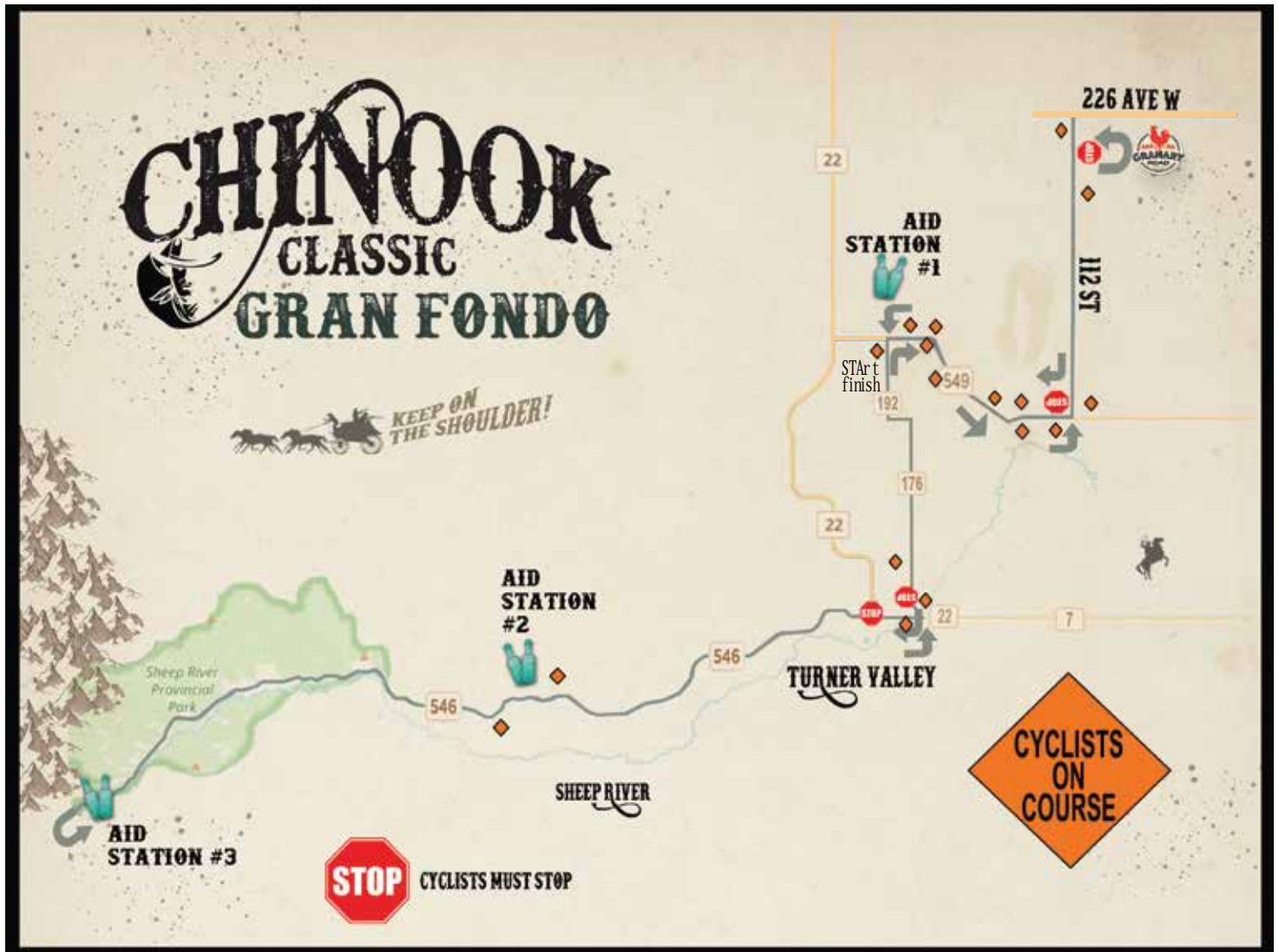
## **Safety**

Controls are in place to ensure a safe and enjoyable day in the saddle. Riders must ride single-file on the road shoulder and obey traffic controls (which will be enforced by on-course volunteers). Pilot and sweep vehicles, flagmen and mobile medical support are spread through the course.

*NOTE - this is not a formal bike race with packs of riders obstructing road lanes. Our Gran Fondo format requires riders to ride on shoulder at all times and obey all traffic signs.*

## **Schedule**

The event is scheduled to start at 8:00am with the final rider home by 2:30pm. Our "controlled start" sets riders off in interval groups effectively "thinning out" the pack.



Start time: 8:00am

1. Exit Millarville Race Track north on 192 ST with pilot car, sweep vehicle and two flaggers.
2. East on HW 549
3. North on 112 ST
4. Turn around at 226th Ave (Granary Road Parking Lot with two flaggers controlling cyclists re-entering road)
5. South on 112 ST
6. West on HW 549
7. South on 192 ST connecting to 176 ST
8. West on HW 22 through town, north on 402nd Ave W
9. Connect north on 176 ST and 192 ST
10. Turn left into Millarville Race Track finish

Aid stations will be set on "outcrops" off of the shoulder with porta potty and 10x10 pop-up-tent.

- 200 anticipated participants,
- 22+ "Athletes on Course" road signs.
- Multiple support vehicles on course
- Mobile first aid support on course

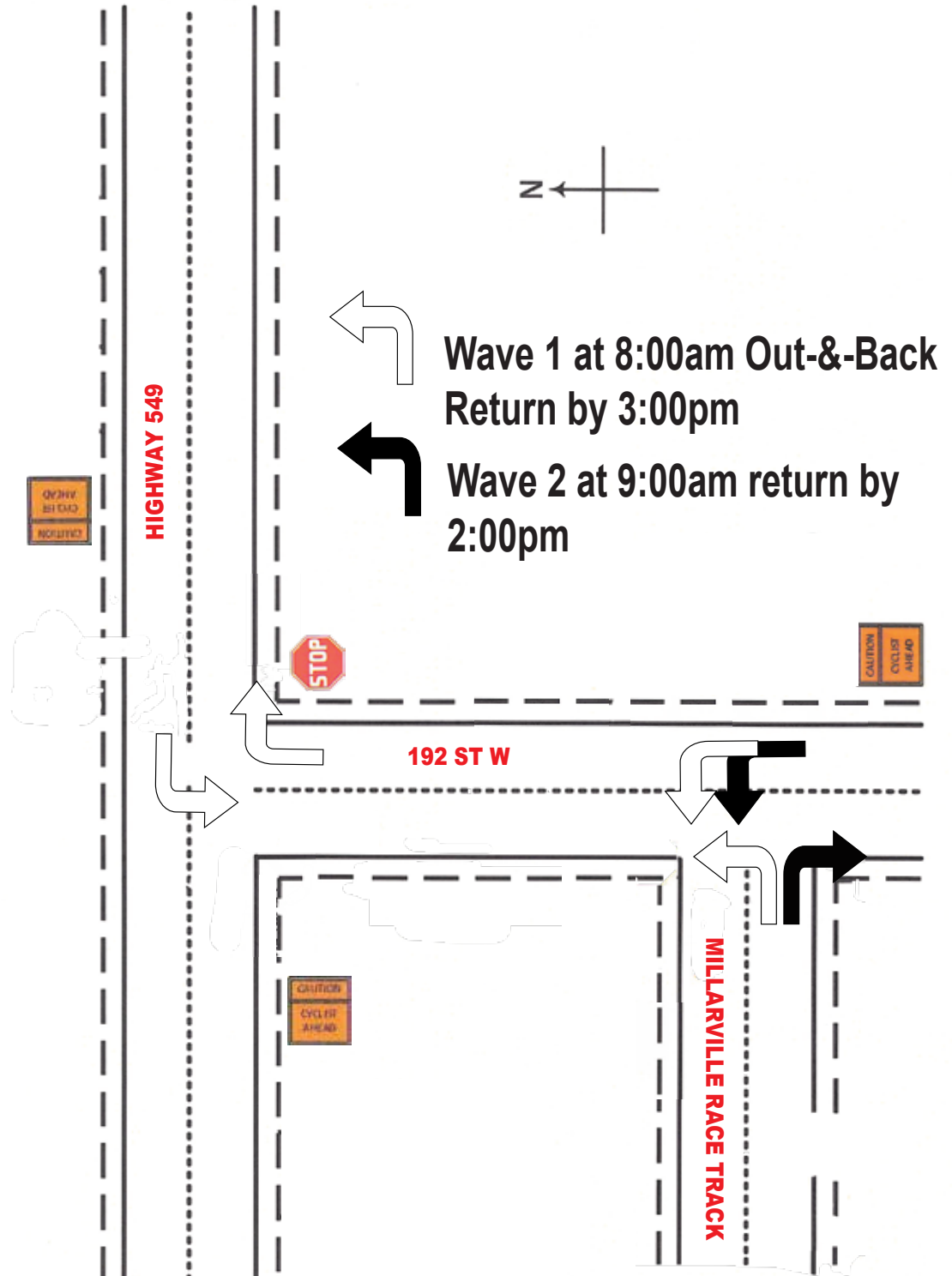


**Sign Locations**



- 192 ST W north and south of HWY 549 (see traffic plan)
- 112 ST W at HWY 549 (see traffic plan)
- 112 ST W at Granary Road (see traffic plan)
- 176 St W south of HWY 549
- 306 Ave W east of HWY 549
- 1152 Dr W SW of HWY 549
- 144 St W north of HWY 549
- 135 St W north of HWY 549
- 128 St W north and south of HWY 549
- 120 St W south of HWY 549
- 338 Ave W at 176 St W
- 176 St W at 402 Ave W
- 402 Ave W at HWY 22
- HWY 546 East & West of 304 ST W (Aid Station)

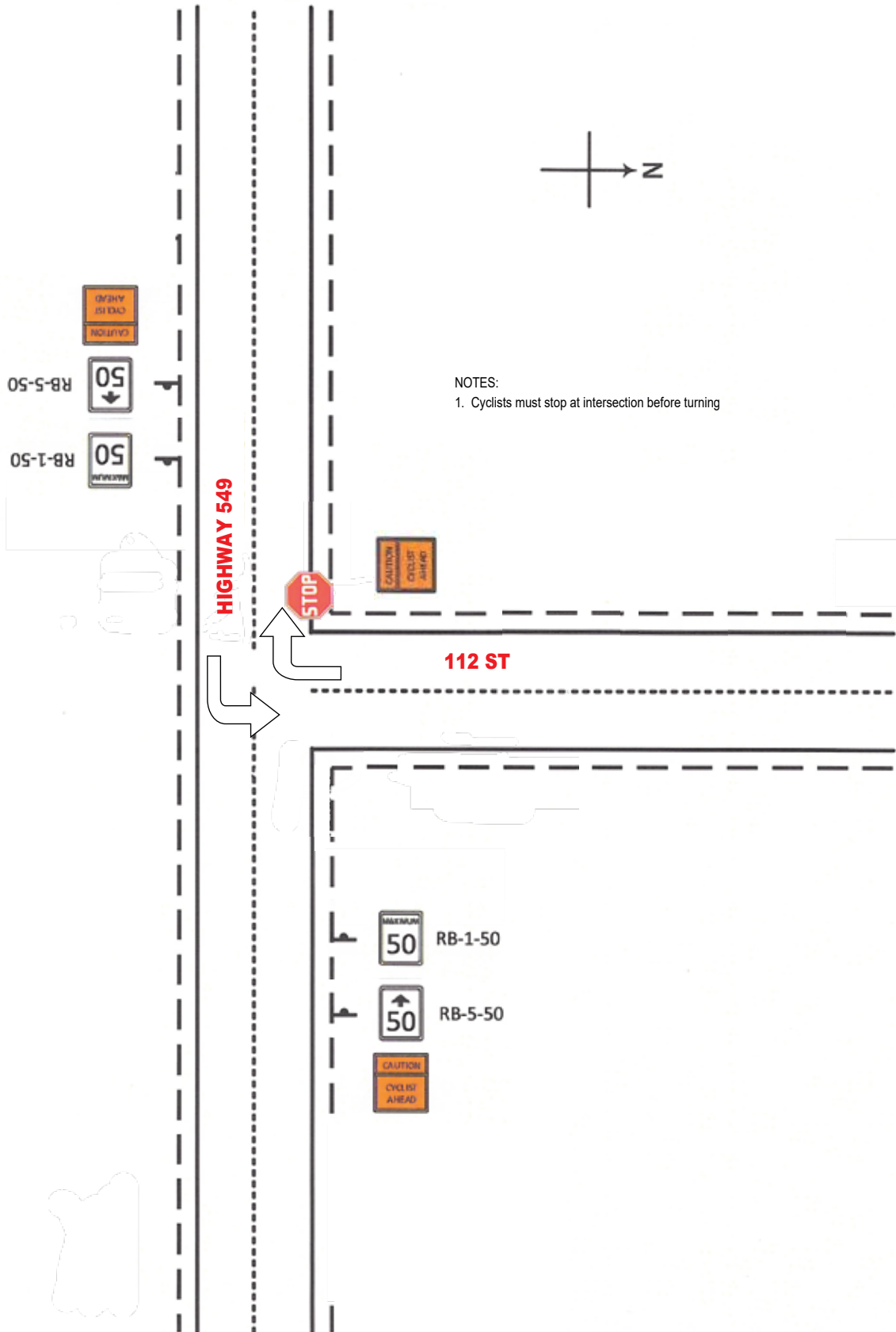
# TAS PLAN HW 549 & 192 ST W



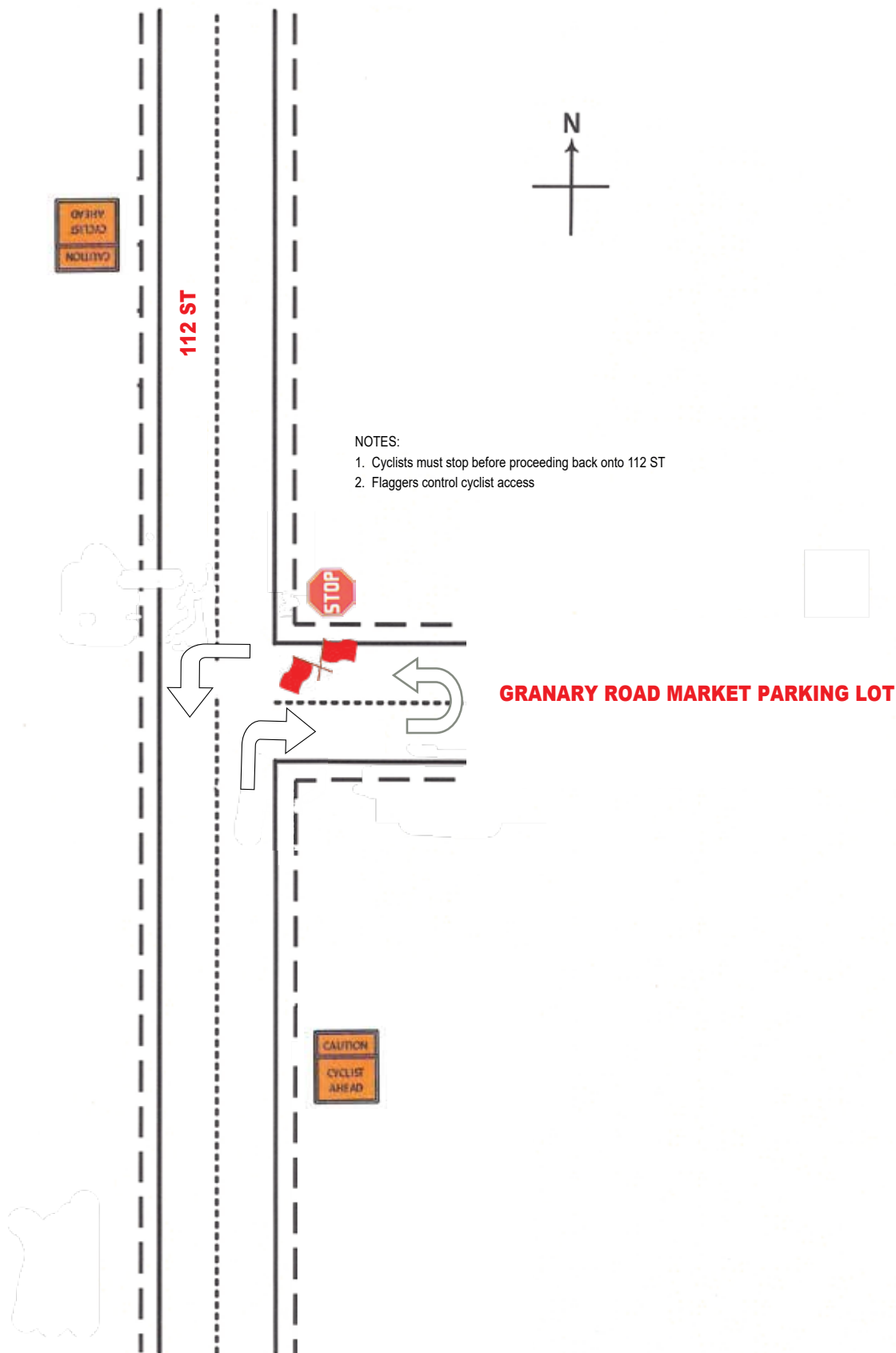
July 21, 2026

- Wave 1 cyclists exit Millarville Race Track at 8:00am on to 192 ST with 2 flaggers warning traffic. Out-&-Back on HW 549 then join Wave 2.
- Wave 2 cyclists exit at 9:00am and turn right on 192 ST with flagger warning traffic. Travel to Sheep Rive Prov Park and all return by 3:00pm

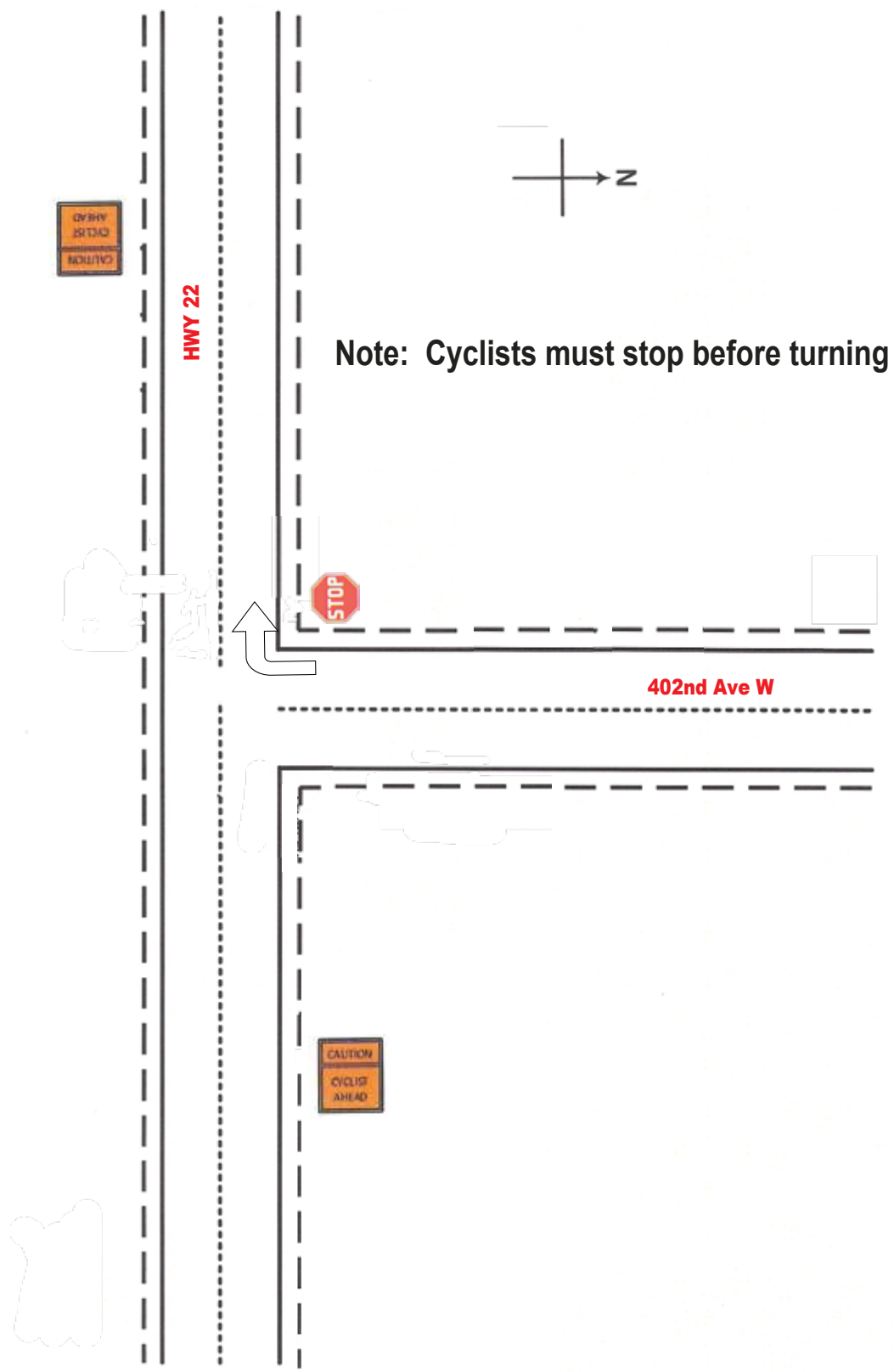
# TAS PLAN HW 549 & 112 STREET



# TAS PLAN 112 ST & Granary Road



# TAS PLAN HW 22 and 402 Ave W





## Emergency Action Plan, Procedures and Rules *Chinook Gran Fondo*

**Sunday, June 21, 2026 at 8:00am**

**RACE DIRECTOR:** *Tom Bamford: Phone:* [REDACTED]

Platinum Racing events take place on outdoor courses which means there is a risk that severe weather, including cold, or non-weather related emergencies (animals) could become a factor. Weather conditions will be monitored by the Race Director and communicated via radio or cell phone to the team of our on-course marshals and volunteers as needed.

Should event officials determine that an emergency event or unsafe race situations may affect the event, the Event may a) be rerouted or shortened in length b) participants may be stopped from competing or not allowed to begin competing or c) cancel the event and not restart race.

If the Event is cancelled after a portion of race has started, race marshals will contact all volunteers on racecourse via radio who will begin informing participants. If athletes are informed of an emergency or race cancellation, you must stop immediately & seek the nearest volunteer to receive directions to nearest shelter.

Our goal is to provide a safe and fun event for the athletes, volunteers, and spectators.

**Locations**

Start/Finish: Millarville Race Track, 306097 192 St W, Millarville, AB

Medical Team stationed at Diamond Valley (HWY 22 & Main Street Esso Station) during the event.

**Communication Plan**

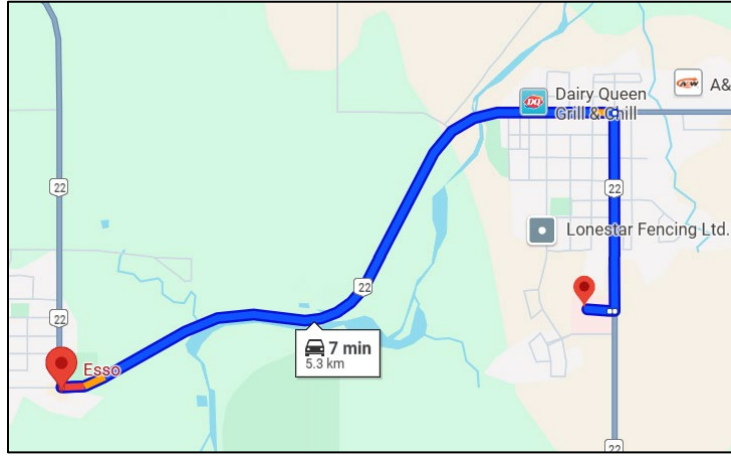
Medical Team utilizes cell phones through course in Foothills County and satellite phones in Sheep River Prov park. Pilot and Sweep vehicles will have technical support personnel with first aid kits and satellite phones to connect with medical team as needed.

**Contact List**

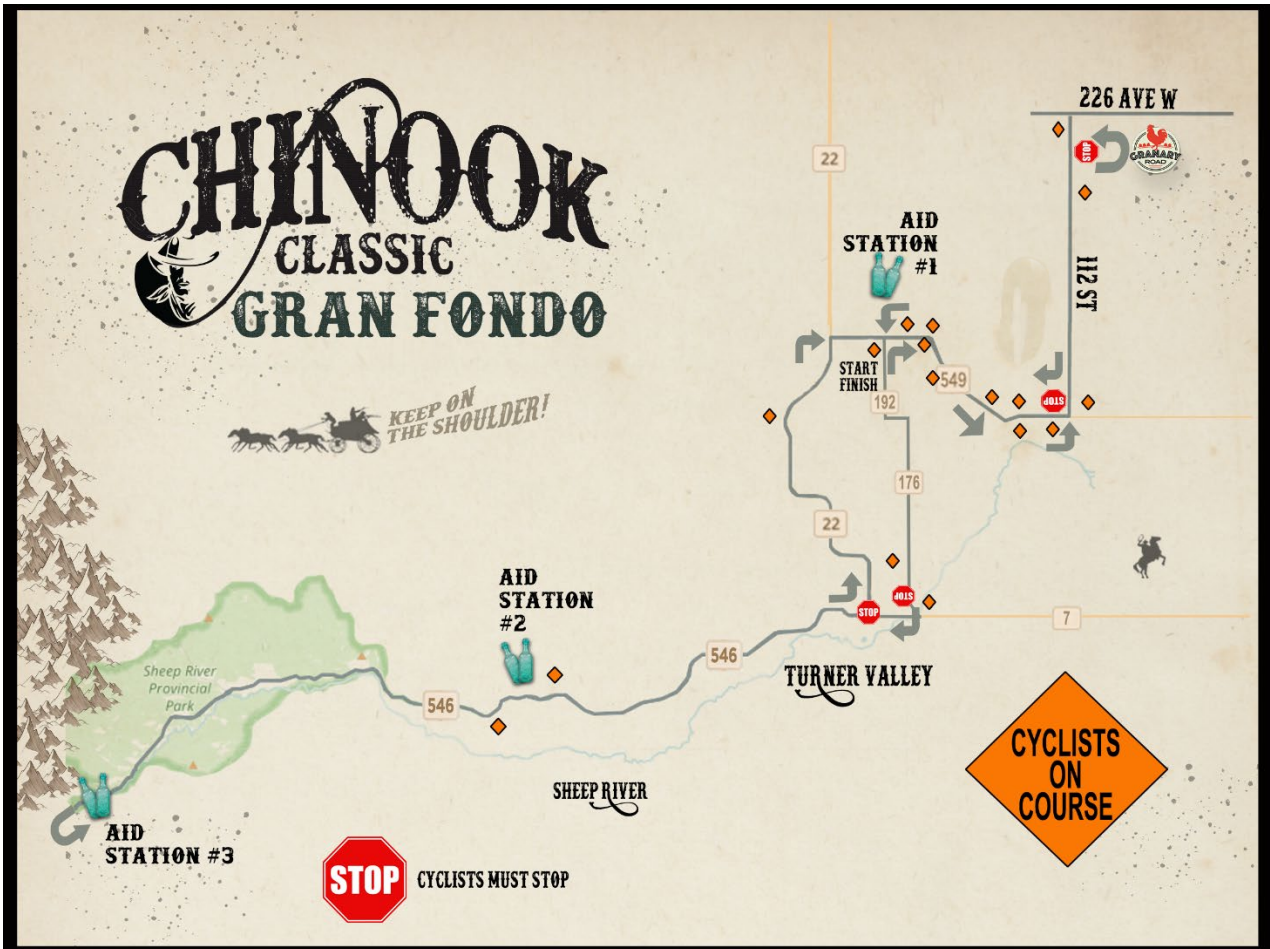
Role	Name	Contact	Phones
Medical Lead	Dee Stoesz (Mahikan Medical) - Basic Life Support Training & Primary Care Paramedic	[REDACTED]	Cell & Satellite
ERP Coordinator	Tom Bamford	[REDACTED]	Cell
Road Flaggers	Diversified Staffing (staff flaggers)	[REDACTED]	Cell
Pilot Vehicle	Cal Zaryski	[REDACTED]	Cell & Satellite
Sweep Vehicle	Wayne Bamford	[REDACTED]	Cell & Satellite

**Local Hospital**

Oilfields General Hospital at 717 Government Rd, Diamond Valley. Tel: (403)-933-2222  
 Located 14 minutes south of our Start/Finish and 7 minutes east of our medical staging area.



**ROUTE MAP**



## Medical Protocol

**Head Medical Personnel:** *Dee Stoesz (Mahikan Medical): Phone:* [REDACTED]

**Onsite will be:**

- Basic Life Support Training & Primary Care Paramedic
- Marshalls with first aid supplies

**Transporting to Hospital**

- a) Emergency: 911 will be contacted and transport the individual
- b) Non-emergency: Participant will have a family or friends drive him or her to the hospital. Participant will first sign a release form relinquishing The Platinum organization from any further duties and responsibility. All participants are asked to have an emergency contact name and number on the registration/waiver form that will be available the day of the event for non-emergency injuries in order to provide care for the participant.

**Emergency Action Plan:**

***Emergency Call Procedure***

What to say:

1. Identify yourself
2. Briefly explain situation
3. Explain purpose of call
4. Explain location

**Transportation**

How will the injured athlete be transported to the hospital in an emergency?

1. Ambulance – all of the time in an emergency with unstable athlete
2. Private Vehicle – if non-emergency and athlete is stable

**General Emergency Action Plan Injuries**

This plan is designed to be implemented anytime an athlete is injured.

1. All suspected moderate, major or spinal injuries must be evaluated or consulted by a designated level two first aider, who can make the decision on care and participation
  - A. Due to liability concerns if the participant wishes to continue the race he or she must be looked over by a level 2 first aider. All level 1 first aiders must contact a level 2 responder via radio or cell phone and the participant must sign a release form before continuing with the race.
  - B. All volunteers may suspend participation of any athlete based on the initial injury assessment, (including minor), or suspected injury. Once an athlete's participation has been suspended, the athlete cannot return to training or competition until appropriate medical clearance is received by a level 2 first aider.

All injuries must be documented by completion of the appropriate injury report form found in every first aid kit which is carried by all course marshals.

**Protocols**

These protocols will apply during the time the first aider and/or Health Practitioner is applying care during the race. Only individuals with current First-Aid certification may deliver first-aid within their skills level.

**A. Minor injuries:** Grade 1 sprains and strains, superficial lacerations, nose bleeds, contusions, heat cramps, etc.

1. Secure the area.
2. Evaluate injury.
3. Treat injuries appropriately
4. Decision to be made by the first aider with regards to continued participation.
5. Document all actions.

**B. Moderate injuries:** Grade 2 and 3 sprains and strains, head injuries, heat exhaustion, deep lacerations, etc.

1. Secure the area.
2. Evaluate injury.
3. Contact a level 2 first aider immediately.
4. Have insurance and medical release forms available.
5. Document actions.

**C. Major injuries:** Fractures (open or closed), dislocations, neck injuries, unconscious athlete, heat stroke, arterial lacerations, etc.

1. Secure the area.
2. Evaluate injury.
3. Contact a level 2 first aider immediately and Dial 911 immediately.
4. Provide appropriate care; have one first aider gather or delegate someone to gather all medical documents for the athlete
5. Document actions.

**D. Spine injury**

1. Any athlete that is suspected of having a spinal injury should not be moved and should be managed as though a spinal injury exists.
2. Secure the area.
3. Notify a level 2 first aider and Dial 911 immediately.
4. Provide appropriate care. Have insurance and medical release forms available.
5. Document actions.

**Miscellaneous**

- A. All providers of pre-hospital care will be at a minimum CPR C and first aid certified.
- B. Documentation is an absolute must for the injured athlete. All injuries must be documented on the appropriate "Accident report form".
- C. level 1 first aiders: CPR C/first aid certified. Level 2 responders: EMT, paramedic, nurse or doctor
- D. All first aiders will be paired and stationed throughout the course and each carry a first aid pouch
- E. There will be 2 main first aid stations with safety and first aid equipment positioned 1) the start of the race 2) On course.
- F) There will be one vehicle designated to respond to emergencies which require the athlete to be removed from the course
- G) All first aiders will carry a first aid kit and blanket, cell phone and 2 way radio in order to communicate with race marshals and level 2 first aiders.

## Hazzard Identification, Risk and Emergency Response Plan

Hazard/Risk	Potential Harm or Loss	Probability	Impact	Prevention/Risk Reduction Strategy	Emergency Response Plan
Extreme Weather (i.e. high winds, extreme cold or heat, hail and lightening)	Infrastructure compromised, blowing debris, injury from hail or site evacuation due to lightning	Low	High	Race Director Tom Bamford will monitor weather networks for inclement weather reports.	<b>Announcement 1:</b> Ladies and Gentlemen. There is an extreme weather advisory for the area / lightning risk, due to arrive at ____ (time). We are postponing the event and evacuating the site until the extreme weather has passed. <b>Course Marshals:</b> Notify course marshals via cell phone to pull athletes off course for nearest shelter in case of extreme weather.
Flooding	Infrastructure compromised, course closures	Low	High	Race Director Tom Bamford will monitor weather networks for inclement weather reports.	<b>Announcement 1:</b> Ladies and Gentlemen. There is an extreme weather advisory for the area / lightning risk, due to arrive at ____ (time). We are postponing the event and evacuating the site until the extreme weather has passed. <b>Course Marshals:</b> Notify course marshals via cell phone to pull athletes off course for nearest shelter in case of extreme weather.
Fire	Course closures	Low	Medium	Race Director Tom Bamford will monitor.	<b>Announcement 1:</b> Ladies and Gentlemen. There is a fire on course/at the start-finish. Please move to a safe area. Emergency services are on the way.
Violence / Riot / Unruly Person	Participant personal harm and safety	Low	Low	Race Director will intervene to assess/contain or call 911 for assistance.	
Lost Persons	n/a	Low	Low	Race Director will intervene to assess/contain or call 911 for assistance.	<b>Announcement 1:</b> Ladies and Gentlemen there is a lost person named _____. If you know this individual, please proceed to the start-finish zone.
Major Injury / Illness/ Mass Casualty Plan	n/a			Race Director will intervene with medical staff to assess or call 911 for assistance.	<b>Announcement 1:</b> Ladies and Gentlemen there is a stop to racing. Please proceed to the start-finish area for more additional information.
Uncontrolled Animals	n/a			Race Director will intervene to assess/contain or call 911 for assistance.	<b>Announcement 1:</b> Ladies and Gentlemen there is a _____ animal on course and a threat to your safety. Please stop to racing and proceed to the start/finish area.



**MUNICIPAL DISTRICT OF FOOTHILLS NO. 31**

309 Macleod Trail, Box 5605  
High River, Alberta T1V 1M7  
Telephone: (403) 652-2341 Fax: (403) 652-7880  
www.mdfoothills.com

October 1, 2018

Malcolm R. Sills  
[REDACTED]

Dear Mr. Sills:

**Re: Development Permit 18D 114**  
**Ptn: NE 12-21-03 W5M, Plan 1310854, Block 2, Lot 1 and Plan 5354HR, Block A**

---

Please be advised that at its September 19, 2018 meeting, Council passed the following resolution:

MOVED that Development Permit 18D 114 for operation of the Millarville Agricultural Society under the Direct Control District #32 land use rules within the two properties identified as Plan 1310854, Block 2, Lot 1 and Plan 5354HR, Block A, NE 12-21-03 W5M be approved subject to the following conditions:

- 1) This approval permits a five year compliance deadline for completion of conditions, from the date of this decision, unless otherwise specified;
- 2) This approval allows for the following uses on the property:
  - Daily Public Agriculture Uses, Events, Recreational Uses (Outdoors, Indoors & Community) and Accessory Uses up to a maximum of 350 participants / spectators per use/event;
  - Up to 20 Rodeo's & Agricultural Events per year with a maximum of 7,000 participants / spectators, this is considered a Special Agriculture Event approved under this permit;
  - Farmers Markets (Public Market) every Saturday from June until end of October with a maximum of 4,000 attendees;
  - One, four day Christmas Market held in November with a maximum of 25,000 attendees;
  - Fairs held over 2 days to maximum of 5,000 attendees daily;
  - Cabarets and Beer Gardens, accessory to events, four times per year until 1:00 AM, with a maximum of 300 attendees per event;
  - Horse Boarding up to 75 horses maximum;
  - Weddings for a maximum of 300 attendees up to 20 times per year between 6:00 PM and 1:00 AM;
  - BBQ Cook Offs, to a maximum of 1,000 attendees during the summer on weekends;
- 3) This approval allows for Camping, Minor, that must meet the following requirements:
  - Camping is permitted between the months of May to October;
  - Camping must not exceed 16 consecutive days;
  - Council acknowledges that the campground allows for dogs to be brought to the campsites, however, they must be contained to the campsite being rented, by leash, and not permitted to wonder at large at any time. Dogs will be permitted to leave the campground, if permitted by MRAS, while under the control of the owners and on a leash;
- 4) This permit does not include provisions for large special events, which is more than 250 people, such as, but not limited to, concerts, dances, fundraisers, music festivals etc. and anything not specifically mentioned as being approved in condition #2 of this permit approval, individual permits will need to be obtained for these special events;
- 5) The applicants are responsible for maintaining their current approved Emergency Response Plan with the Director of Emergency Management, a yearly review is recommended;
- 6) The applicants must adhere to traffic control requirements and apply to the Municipality when required.
- 7) As the current buildings received their permits back when they were built, they are not required to be brought into conformance with today's building codes, they are currently considered non-conforming to the property. However, should any alterations occur within the buildings they will be required to have them engineered and brought into code with today's Building Codes and will require all applicable Safety Code Permits;

- 8) The applicants must comply with the Dark Sky Bylaw;
- 9) Hours of operation for all activity on site, both indoors and outdoors, (unless otherwise mentioned) are from 6:00 AM to 11:00 PM;
- 10) With any alcohol served on site, the applicants must obtain a liquor license from the Liquor Control Board;
- 11) All applicable permits and regulations of Alberta Health must be obtained and adhered to, including for all concessions, the restaurant and temporary food services. Under the Health Authority the applicants must ensure that they have enough public washrooms / port-a-potties available for each use and event on site. The applicants must also ensure that they have potable water and any well water will be required to be tested;
- 12) All temporary food trucks for any events are required to have both Alberta Health approvals and a Fire Inspection by the M.D. of Foothills Fire Chief;
- 13) A manure management plan is required to be submitted to the Development Officer of the M.D. of Foothills;
- 14) An overall operating business license is required annually;
- 15) A fire inspection of all buildings must be conducted as per our Municipal Fire Chief;
- 16) A fence must be placed around the fire pond, for safety reasons;
- 17) A parking plan is required for all uses as noted in Condition #2 and should be designed in accordance with Section 9.19 of the Land Use Bylaw;
- 18) The applicant is required to ensure compliance with the registered Easement Agreement for the encroachment of the existing hall;
- 19) This permit does not contemplate signage, any future signage both for the Ag Society or for any other purpose, must be applied through additional Development Permits;
- 20) If hauling soils off and on the property, the applicants must ensure that road use agreements are in place with the M.D. of Foothills Public Works Department;
- 21) Issuance of a development permit by the municipality does not relieve the applicant of the responsibility of complying with all other relevant municipal bylaws or requirements, nor excuse violation of any provincial or federal regulation or act which may affect the use of the lands or any associated buildings;
- 22) The applicant agrees to indemnify and hold harmless the MD of Foothills from any and all third party claims, demands, or actions for which the applicant is legally responsible, including those arising out of negligence or willful acts by the Applicant or the Applicant's employees or agents. In addition, the applicant will carry insurance to cover general liability including bodily injury and property damage to a third party;
- 23) It is the applicant's responsibility to provide notification to the Development Authority upon completion of the development;
- 24) The applicant shall be responsible for payment of any professional costs including legal fees that may be incurred by the Municipal District with respect to the development approved on this permit.

Should you require any further assistance please contact Heather McInnes of our Planning Department.

Sincerely,  
MUNICIPAL DISTRICT OF FOOTHILLS NO. 31

Heather Hemingway, RPP, MCIP  
Director of Planning

HH/bh

cc. Landowner – Millarville Racing & Ag. Society & Attendees (2)



June 23, 2022

**FOOTHILLS COUNTY**

309 Macleod Trail, Box 5605

High River, Alberta T1V 1M7

Phone: 403-652-2341

Fax: 403-652-7880

www.FoothillsCountyAB.ca

planning@foothillscountyab.ca

Millarville Racing & Agricultural Society



Dear Sir/Madam:

**Re: Development Permit 22D 089 Ptn. NE 12-21-3 W5**

---

Please be advised that at its June 15, 2022 meeting, Council passed the following resolution:

MOVED that Development Permit 22D 089 to allow for a (Part A) one-time Special Event (Playground Benefit Concert), and (Part B) amendments to the events as previously approved under condition 2 of the Master Development Permit 18D 114-B for the Millarville Racing and Agricultural Society at Plan 1310854, Block 2, Lot 1 and Plan 5354HR, Block A; Ptn. NE 12-21-03 W5M be approved in two parts subject to the following:

**PART A - APPROVAL DESCRIPTION**

This approval allows for a one-time Special Event - *Playground Benefit Concert*, to be held on July 16, 2022 on Plan 1310854, Block 2, Lot 1 and Plan 5354HR, Block A; Ptn. NE 12-21-03 W5M in accordance with the application for Development Permit and the plans as accepted by the Development Authority to be appropriate.

This event is to be a daytime, family and community orientated event to raise fund for the MRAS playground project.

Council acknowledges that this approval and the conditions hereunder incorporate the requirements for a Special Event Permit. As such, the applicant will not be required to obtain an independent Special Event Permit prior to the approved event.

**PART A - CONDITIONS OF APPROVAL**

1. For the purpose of this Event, the Organizer(s) is considered to be the legally titled landowner;
2. The maximum number of Event attendees shall not exceed 750;
3. The Event and any associated activities and/or supporting functions are to be wholly contained within the boundaries of the legally titled properties. The Organizer assumes responsibility for traffic control, parking control, and maintaining unobstructed ingress and egress for emergency access to the subject parcels and area lands;
4. The Organizer is responsible for the provision of adequate emergency and/or medical services for the duration of activities associated with this Event;
5. The Event Organizer shall maintain acceptable liability insurance from the date of commencement of set up or assembly for the Event until the date of completion of all related activities. Such coverage shall include and protect the County against claims for all damages or injury, including death to any person or persons and for damage to any property of the municipality or any other public or private property resulting from any act of omission on the part of the Organizer or any of his or her servants or agents;
6. The Organizer must meet all requirements of Alberta Health Services and the Alberta Gaming and Liquor Commission;
7. The development and use of the land are to comply with the requirements of the applicable Building, Safety, and Fire Codes at all times;
8. All food and beverage trucks (mobile sales vehicles) are required to have current Alberta Health Services approvals and a Fire Inspection from their home municipality;
9. Issuance of a development permit by the municipality does not relieve the applicant of the responsibility of complying with all other relevant County bylaws and requirements, nor excuse violation of any provincial or federal regulation or act which may affect use of the land;
10. The applicant shall be responsible for payment of any professional costs including legal fees that may be incurred by Foothills County with respect to the development approved on this permit.

Notes:

1. Contravention of any of the above conditions and/or requirements will result in this permit being considered null and void.
2. The conditions of this Development Permit must be met and adhered to at all times. Fines and/or Enforcement action may occur if operating outside of the Development Permit.

**PART B - APPROVAL DESCRIPTION**

This approval wholly replaces condition 2 of development permit decision 18D 114-B. All other conditions of that permit endure.

This approval allows for:

- a. Daily Public Agriculture Uses, Events, Recreational Uses, (Outdoors, Indoors & Community) and Accessory Uses up to a maximum of 750 participants/spectators per use/event;
- b. Up to 20 Rodeo's and Agricultural Events per year with a maximum of 7,000 participants/spectators, this is considered a Special Agriculture Event approved under this permit;
- c. Farmers Markets (Public Market) every Saturday from June until end of October with a maximum of 4,000 attendees
- d. One Spring Market (Public Market) to occur in April with a maximum 4,000 attendees
- e. Two four-day Christmas Markets held in November with a maximum of 30,000 attendees in total;
- f. Fairs held over 2 days to a maximum of 7,000 attendees daily;
- g. Cabarets and Beer Gardens, accessory to events, four times per year until 1:00 AM with a maximum of 750 participants per event;
- h. Horse boarding up to 75 horses maximum;
- i. Weddings for a maximum of 300 attendees up to 20 times per year between 6:00 PM and 1:00 AM;
- j. BBQ Cook Offs, to a maximum of 1,000 attendees during the summer on weekends.
- k. One, winter Outdoor Recreational event with up to 5,000 attendees.

**PART B - CONDITIONS OF APPROVAL**

1. The development shall be maintained in accordance with all conditions of approval and plans as accepted by the County to be appropriate. *Additions to, or revisions to the development and use approved herein may occur only upon obtaining appropriate independent approvals;*
2. Development and use of the land are to comply with the requirements of the applicable Building, Safety, and Fire Codes at all times;
3. The issuance of a development permit from the County does not relieve the applicant of the responsibility of complying with all other relevant municipal bylaws and requirements, nor excuse violation of any provincial or federal regulation or act which may affect use of the land;
4. The applicant shall be responsible for payment of any professional costs including legal fees that may be incurred by Foothills County with respect to the development approved on this permit.

Notes:

1. Contravention of the approval and any of the above conditions will result in this permit being considered null and void.
2. The conditions of this Development Permit must be met and adhered to at all times. Fines and/or Enforcement action may occur if operating outside of the Development Permit.


Should you require any further assistance please contact Brenda Bartnik of our Planning Department.

Sincerely,  
FOOTHILLS COUNTY



Heather Hemingway, RPP, MCIP  
Director of Planning

HH/dn

<b>DEPARTMENT: EMERGENCY MANAGEMENT</b>	
	<b>TOPIC: Special Event – Granary Hill Climb</b>
<b>REPORT PREPARED BY:</b> Corinne Wight – Administrative Assistant, Emergency Services <b>REPORT PRESENTED BY:</b> Sherri Barrett/Peter Stapley	

**PURPOSE OF REQUEST**

For Council to consider supporting the use of municipal roads during the Granary Road Hill Climb on June 10th, organized by the Crank Masters.

**BACKGROUND**

Council has supported many events within the county organized by the Crank Masters. At 1800hrs the event starts at the Red Deer Church parking lot on the corner of 242 Ave W and 112 St W. Each of the 25 cyclists starts individually at evenly spaced-out intervals. This will allow for only a few riders on the road at a time. Cyclists travel east 5.8kms up hill, finishing at 2239 Dr W at range road 21A with good traffic visibility at the top of the hill both ways, then return to the Red Deer Church parking lot. No pre or post event planned. 4 volunteers are organized as support for the riders along the route.

A department review was completed, and any additional recommendations identified for clarity were well received, with amended on the documents returned.

**REQUEST OF COUNCIL**

*Proposed Motion:*

That Council reviews and accepts the special event report as information and supports the use of the municipal roads within Foothills County for the Granary Road Hill Climb, June 10<sup>th</sup> 2026.

**APPENDICES**

- Appendix A:** Event Application
- Appendix B:** Emergency Response Plan
- Appendix C:** Supporting Documentation



**APPLICATION TO HOLD AN EVENT  
ON HIGHWAYS AND / OR MUNICIPAL ROADS  
IN FOOTHILLS COUNTY**

- 
- Completed applications must be received at least 90 days prior to the event. Incomplete applications or applications received less than 90 days before the event may not be considered.
  - This application is to be used to attain approval for road events utilizing municipal roads within Foothills County, and/or to make certain that the County has no objection to the use of provincial highways for an event (a requirement of the province).
  - This application is for road events only. Special events that are to be held on lands located within the municipality may need to acquire a special events permit. This may include pre or post celebrations associated with your road event. Please contact [planning@foothillscountyab.ca](mailto:planning@foothillscountyab.ca) to find out if you need a require a special events permit.
- 

**PART 1 – CONTACT DETAILS**

Name of Group / Organization: Calgary Crankmasters Cycling Club

Mailing Address: Address 1 \_\_\_\_\_

Address 2 \_\_\_\_\_

City \_\_\_\_\_ Province \_\_\_\_\_ Postal Code \_\_\_\_\_

Email Address: \_\_\_\_\_

**Event Coordinator Contact information:**

Contact Person: Norm Smith Title: Organizer

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**On-Site Contact Information:**

Contact Person: Peter Heinemeyer Title: Commissaire

Phone: \_\_\_\_\_

Email: \_\_\_\_\_



**APPLICATION TO HOLD AN EVENT  
ON HIGHWAYS AND / OR MUNICIPAL ROADS  
IN FOOTHILLS COUNTY**

**PART 2 - EVENT DETAILS**

Name of event: Granary Road Hill Climb

Dates for event: June 10, 2026

Times for event: From: 6:30 pm To: 8:30 pm

Municipal roads required for the event: (Please reference Streets and Avenues, not Township and Range Roads)

1119 Drive W

Provincial highways required for the event:

None

Staging (pre and post event) and rest stop / aid station locations (please list all):

No staging required. No aid stations or rest stops.

**\*Please attach a map illustrating the details of the route, including all roads proposed for the event, locations of planned rest stops or aid stations and any lands/locations proposed for staging or pre/post events.**



**APPLICATION TO HOLD AN EVENT  
ON HIGHWAYS AND / OR MUNICIPAL ROADS  
IN FOOTHILLS COUNTY**

Describe the nature and objectives of event:

Uphill cycling Time Trial.

Is this a repeat event? If so, please provide dates of previous events:

Yes, was held last year on June 4<sup>th</sup>, 2025

Projected number of people involved in this event:

Participants: 25 Spectators: 0 Volunteers: 4

How will these individuals be identified:

Riders have number tag on bike or jersey.  
Volunteers wear hi-viz vests

***The remaining information under this part may be provided on separate pages and attached to this application if required.***

Provide details on how the event will be operated along municipal roads and highways:

Riders will adhere to the rules of the road and remain single file riding in the shoulder



**APPLICATION TO HOLD AN EVENT  
ON HIGHWAYS AND / OR MUNICIPAL ROADS  
IN FOOTHILLS COUNTY**

Provide details on what efforts will be taken to limit impacts of the event to local motorists and residents along the proposed routes:

No parking is permitted along the route. We respect the local community and do our best to limit our impact on local traffic. This is a 2 hour, after work event, with a relatively low participant count. Most riders will ride to and from the event from their home.

Provide details on what efforts will be taken to mitigate or eliminate any risk that may occur to the event participants, spectators and volunteers:

Event has a dedicated qualified first-aid volunteer, with their own vehicle.  
All volunteers carry a radio and exchange cell phone numbers.  
Signage will indicate "Cycling Event in Progress"  
If necessary, corners will be swept of debris.

Provide details on any rest stops or aid stations that will be set up along the route, including details on the set-up and procedures for participants to safely attend these stops:

Due to the shortness of the event, none of these items are required.

What assistance (mechanical & medical) will be provided to the participants when it is required:

Event has a dedicated qualified first-aid volunteer, with their own vehicle.  
All volunteers are issued with a map to the closest hospital



**APPLICATION TO HOLD AN EVENT  
ON HIGHWAYS AND / OR MUNICIPAL ROADS  
IN FOOTHILLS COUNTY**

Will traffic control be required? If so, provide details of the traffic control plan that will be implemented:

None Required

Who will be responsible for implementation of the traffic control plan on the day of the event? Provide contact information:

Contact Person: \_\_\_\_\_ Title: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_

Will escort or patrol vehicles be utilized during the event? Provide details of the escort or patrol vehicles including identification of the vehicles and their function along the route:

None Required

Will an enhanced policing agreement with the RCMP be required as part of your event?

None Required



**APPLICATION TO HOLD AN EVENT  
ON HIGHWAYS AND / OR MUNICIPAL ROADS  
IN FOOTHILLS COUNTY**

Will an emergency response plan be developed for this event? If so, provide details of the emergency response plan that will be implemented:

Yes, an ERP is attached  
All volunteers will be issued with a copy

Who will be responsible for implementation of the emergency response plan on the day of the event? Provide contact information:

Contact Person: Peter Heinemeyer Title: Commissaire

Phone:

Email:

How will the rules and regulations imposed during the event be communicated to the participants? Attach copies of all printed materials to this application:

At the commencement of the event, all participants and volunteers will be instructed on the rules and regulations and safety aspects of the event.

All volunteers will carry a copy of the ERP  
All volunteers carry a radio and exchange cell phone numbers.



**APPLICATION TO HOLD AN EVENT  
ON HIGHWAYS AND / OR MUNICIPAL ROADS  
IN FOOTHILLS COUNTY**

**PART3 - CHECKLIST**

- Completed Application
- Map and Diagrams illustrating the details of the route, including all roads proposed for the event, locations of planned rest stops or aid stations and any lands/locations proposed for staging or pre/post events
- Copies of all Rules and Regulations that will be provided to participants, spectators and volunteers (if applicable) and will be imposed during the event
- Copy of the traffic control plan that will be implemented during the event (if applicable)
- Copy of the emergency response plan that will be developed for the event (if applicable)

# CALGARY CRANKMASTERS CYCLING CLUB

## Wednesday Night Series

### Emergency Response Plan (ERP)

An Emergency Response Plan (ERP) clearly defines the processes to be followed in the event of an emergency occurring during a planned Special Event.

#### 1. **Event Description**

Event Name: Granary Road Hill Climb

Event Date: June 10, 2026

Location of Event: Start at corner of 242 Ave W and 112 St W

Set up Time: 6:00 PM

Event Operating Hours: 2.5

Expected number of attendees: # of Adults: 25  
# of Volunteers: 4

Description of activities taking place at the event:  
Cycling Hill Climb Event covering approx. 6 kms.

#### 2. **Scope**

In addition to developing an EAP for the event, organizers must also familiarize themselves with any existing site emergency response plan(s), referencing and/or incorporating these into their plans.

#### 3. **Hazard Identification and Mitigation**

Hazards and risks are identified based on the type or nature of event being held, venue, and audience. Hazards and risks should always be mitigated to ensure the safety of public and protection of life, property, and environment.

##### 3.1 **Hazard or Risk Identified:** Road Debris

Plans to Mitigate: Sweeping of Corners

##### 3.2 **Hazard or Risk Identified:** Traffic

Plans to Mitigate: Corner marshals and signage. If necessary, marshals are instructed to stop cyclists. Marshals may not stop or control vehicle traffic.

### 3.3 Hazard or Risk Identified : Weather

Plans to Mitigate: If lightning is present or in the forecast event will be cancelled

## 4. Roles and Responsibilities

It is important that roles and responsibilities be clearly outlined during an emergency. Event organizers should identify required roles, responsibilities, and report relationships. Detail should be provided to ensure all critical activities are covered. Checklists and flowcharts may be used to condense information and outline decision making, this may be added separately as an appendix. Contact information should be provided for all key personnel. In the event of an emergency, key personnel may be required to act as liaison with emergency responders.

All key personnel should be knowledgeable of:

- The general information contained within this document.
- Other key personnel, their roles, responsibilities and contact information.
- Medical and other emergency equipment locations, if provided.
- Method(s) used for communication with other key personnel, volunteers, or patrons i.e. cell phone, radio, intercom, etc.

Emergency drills should include a pre-event walk through by the event organizer who will ensure that all personnel and/or volunteers are aware of any evacuation procedures in place.

Organizers may use the following roles and responsibilities template for their event. This area can be expanded and/or modified as necessary or may be added separately as an appendix to the template.

### 4.1 Chief Volunteer (Normally Event Organizer)

Full Name: Norm Smith

Contact # during event:



Responsibilities:

- Evaluate the need for evacuation as required.
- Initiate evacuation if required.
- Contact Emergency Services (Police, Fire, Ambulance) (as required)
- Account for all personnel and patrons
- Liaise with area volunteers and Emergency Services.
- Evaluate, in conjunction with Emergency Services
- Document the emergency situation inclusive of actions taken and outcomes.



## 5.1 **Evacuation**

Evacuation may be required in specific emergency situations such as:

- Weather event
- Medical emergency
- Active threat

The Chief Volunteer will take the following into consideration when determining if and when to evacuate:

- The severity of the incident
- The likelihood of escalation
- The incident becoming uncontrollable beyond the resources available

Generic process of evacuation is shown below:

- Reason for evacuation realized
- Appropriate personnel assess situation
- Notification given to personnel and patrons to evacuate to assembly points
- Personnel renders assistance as required under direction of the Chief Volunteer
- Emergency Services notified of the emergency – call 911
- Personnel ensure venue is vacated including public areas, toilets, etc.
- Await emergency Services assessment

### 5.1.2 **Location of Fire Extinguisher(s) Peter Heinemeyer Vehicle**

## 5.2 **Medical Emergency**

Should a medical emergency occur:

- The first personnel on the scene should assess the situation and if they do not have first aid training, immediately notify the Chief Volunteer and/or First Aid trained personnel
- Call Emergency Services – 911 and request an ambulance
- Administer first aid, as trained
- Organize personnel to meet the ambulance outside the venue and take them to the medical emergency location
- Remain with the injured person until Emergency Services personnel arrive
- Assist Emergency Services personnel as required
- Complete an Incident Report form as soon as possible after the event

5.2.1 **Nearest Hospital**

- Name: South Health Campus
- Address: 4448 Front Street SE
- Main Phone number: (403) 956-1111 OR 911

5.3 **Active Threat**

- Evacuate the event / area
- Call 911 and ask for Police assistance

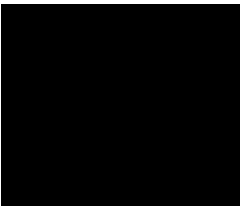
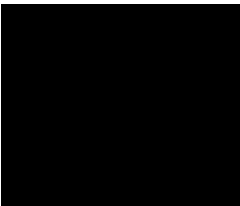
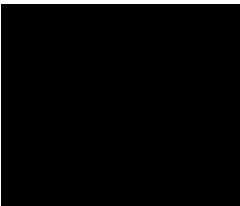
Important issues to remember when dealing with an active threat

- Keep calm
- Keep the caller on the telephone for as long as possible
- Let the caller speak and endeavor to record as much detail as possible

6. **Emergency Planning Committee**

The Event Organizer and/or Emergency Planning Committee will develop the Special Event Emergency Response Plan and evaluate emergency response procedures to the emergency situations. The Emergency Action Response Plan will be updated and revised, as required.


The Emergency Planning Committee consists of the following personnel (recommend 2 – 6 people, depending on the size of the event)

Full name: Norm Smith	Contact # during event:	
Full name: Peter Heinemeyer	Contact # during event:	
Full name: Dawn Heinemeyer	Contact # during event:	

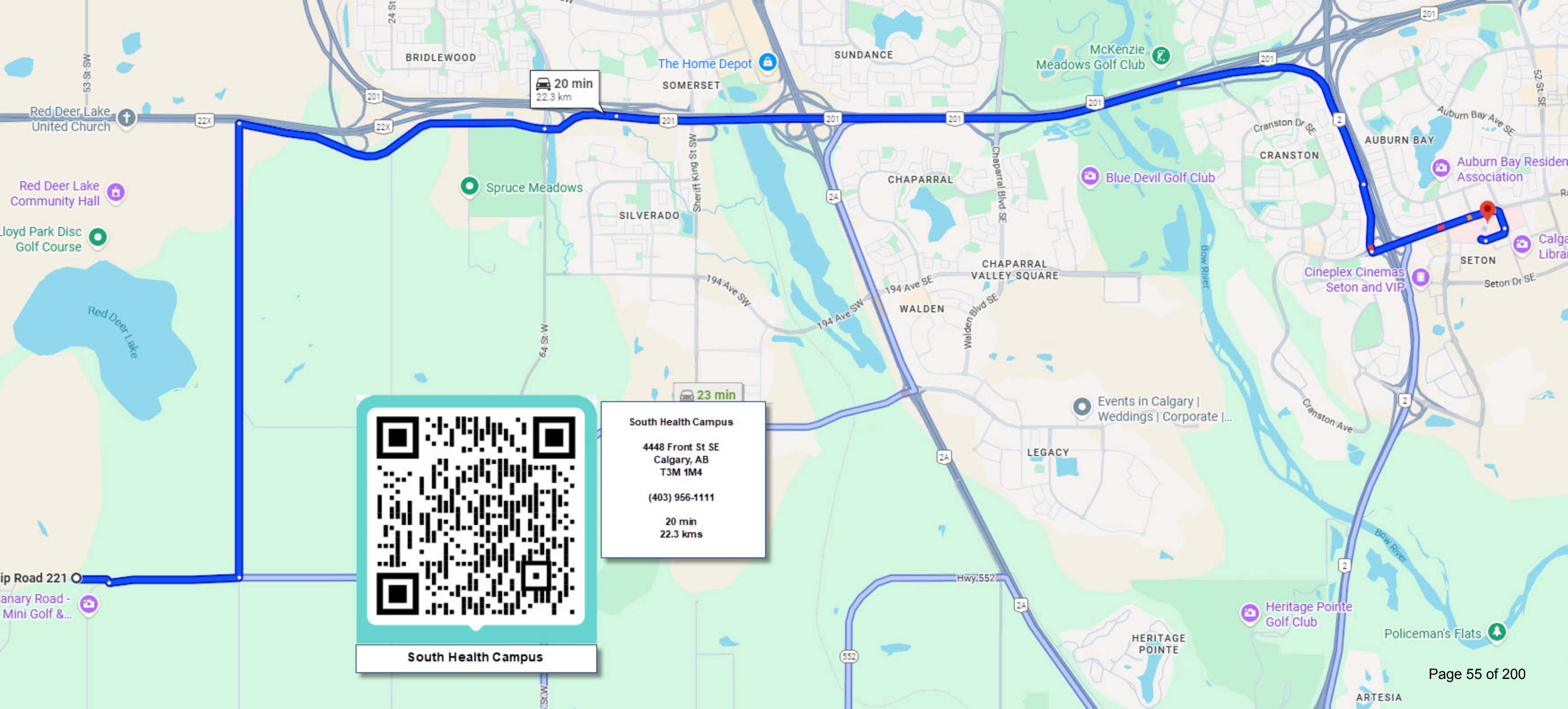
7. **LIST OF EMERGENCY CONTROL PERSONNEL**

The following is a list of those personnel and/or volunteers at the event

Full name: Mike Vance	Contact # during event:	
Full name: Peter Heinemeyer	Contact # during event:	
Full name: Norm Smith	Contact # during event:	

**Granary Road Hill Climb**  
5.8 kms  
A one way uphill individual time trial  
"Race in Progress" signs are required at 6 locations  
Start  
Finish  
and 4 locations where cars can enter the course identified with 






20 min  
22.3 km

23 min



**South Health Campus**  
4448 Front St SE  
Calgary, AB  
T3M 1M4  
  
(403) 956-1111  
  
20 min  
22.3 kms

**South Health Campus**

<b>DEPARTMENT: EMERGENCY MANAGEMENT</b>	
	<b>TOPIC: Special Event – Millarville Half Marathon</b>
<b>REPORT PREPARED BY:</b> Corinne Wight – Administrative Assistant, Emergency Services <b>REPORT PRESENTED BY:</b> Sherri Barrett/Peter Stapley	

**PURPOSE OF REQUEST**

For Council to consider supporting the use of municipal roads within Foothills County for the Millarville Half Marathon, organized by Platinum Racing Inc.

**BACKGROUND**

Platinum Racing Inc has been organizing events within Foothills County since 2019, without incident. The Millarville Half Marathon was organized last year and proved to be a successful event supporting the Roan House Society, as well as bringing additional support to the Millarville Market. The Millarville Race & Ag Society has requested to bring back the half marathon in coordination with the Markets grand opening on June 20<sup>th</sup>, 2026.

Beginning at 8:00am the race is expected to be completed by 11:30am, involving 600 participants and 50 volunteers, following and out and back course from the Millarville Racetrack, traveling south on 192 St, east on 338 Ave w, south on 176 ST W final turn around north of 402 Ave W and returns to the Racetrack.

Event application and details were circulated for department review; recommendations for road closure on 192 St W, barricaded south of the racetrack entrance, and at 176 St for the turn around. Appropriate support vehicles, signage, and safety personnel and measures have been put in place with priority given to emergency traffic. Area residents will be notified two weeks prior to the event. All required permits, proof of insurance and amended documents have been obtained.

**REQUEST OF COUNCIL**

*Proposed Motion:*

That Council reviews and accepts the special event report as information and supports the use of the municipal roads within Foothills County for the Millarville Half Marathon 2026.

**APPENDICES**

- Appendix A:** Event Application
- Appendix B:** Emergency Response Plan
- Appendix C:** Supporting Documentation



**PLATINUM RACING**  
*breathhtaking events*



**MILLARVILLE**  
*run* **TO THE FARMERS' MARKET**

**Sunday, June 20, 2026**  
**Run Course TAS Plan**

## **Introduction**

The team at the Millarville Half Marathon appreciate the opportunity to submit our application for this year's run scheduled Saturday, June 20, 2026. The event returns with a new out-&-back course south of the race track avoiding Diamond Valley and the surrounding roads. We are raising funds for Rowan House Society.

## **Course**

We take 700 riders from the Millarville Race Track south on 192 ST and return.

## **Safety**

Controls are in place to ensure a safe and enjoyable run. Road closure at top and bottom of course patrolled by certified flaggers. Only local traffic will be permitted on to course.

"Race in Progress" signs will be placed at every intersection. Pilot and sweep vehicles, flagmen and mobile medical support are spread through the course.

## **Schedule**

The event is scheduled to start at 8:00am with the final runner home by 11:30am escorted by our support team. Barricades are lifted at that time.



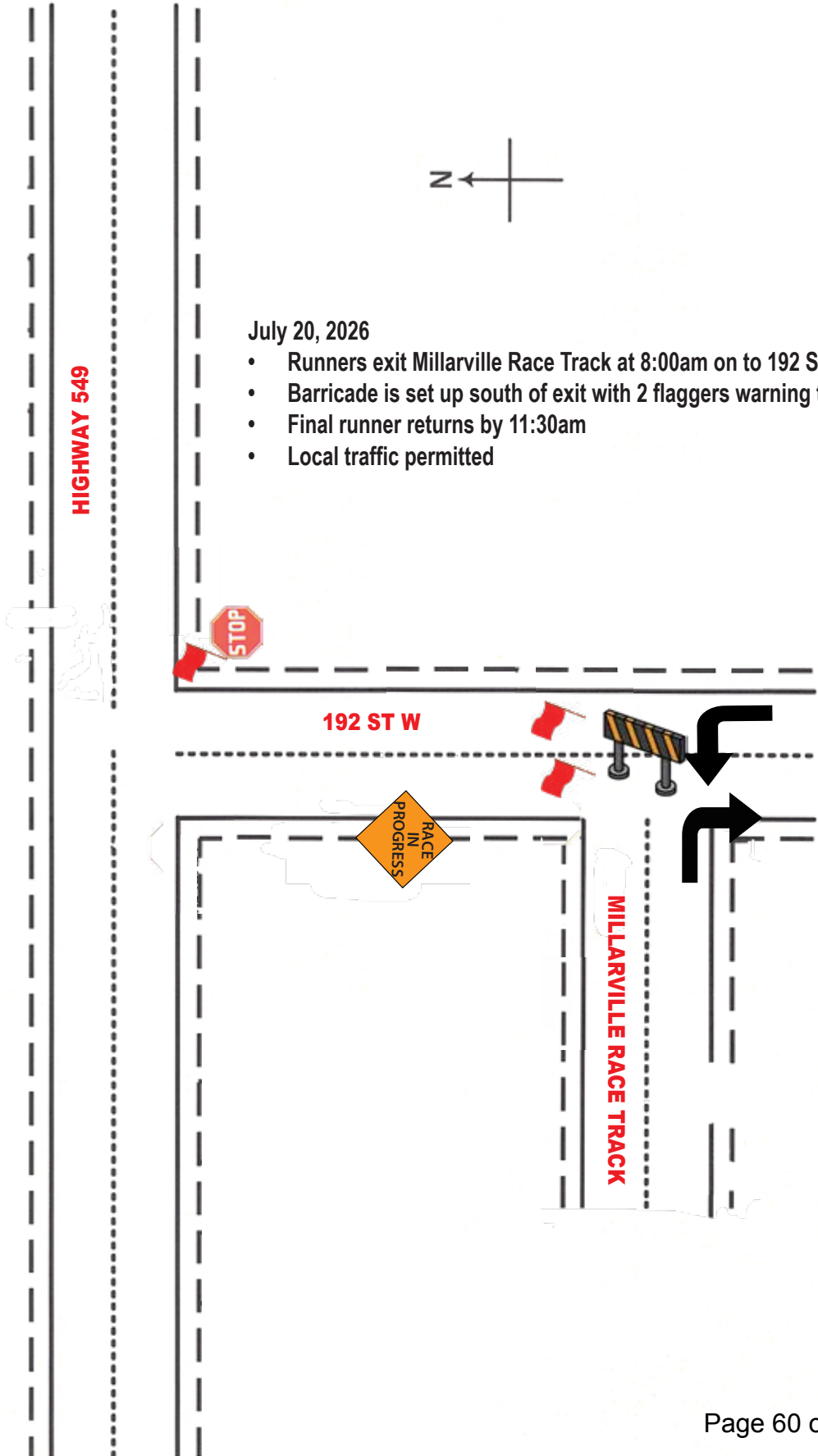
Start time: 8:00am

1. Exit Millarville Race Track south on 192 ST with pilot car, sweep vehicle and two flaggers.
2. Left on 338 Ave
3. South on 176 ST
4. Final turn around north of 402 AVE W

Aid stations will be set on "outcrops" off of the shoulder with porta potty and 10x10 pop-up-tent.

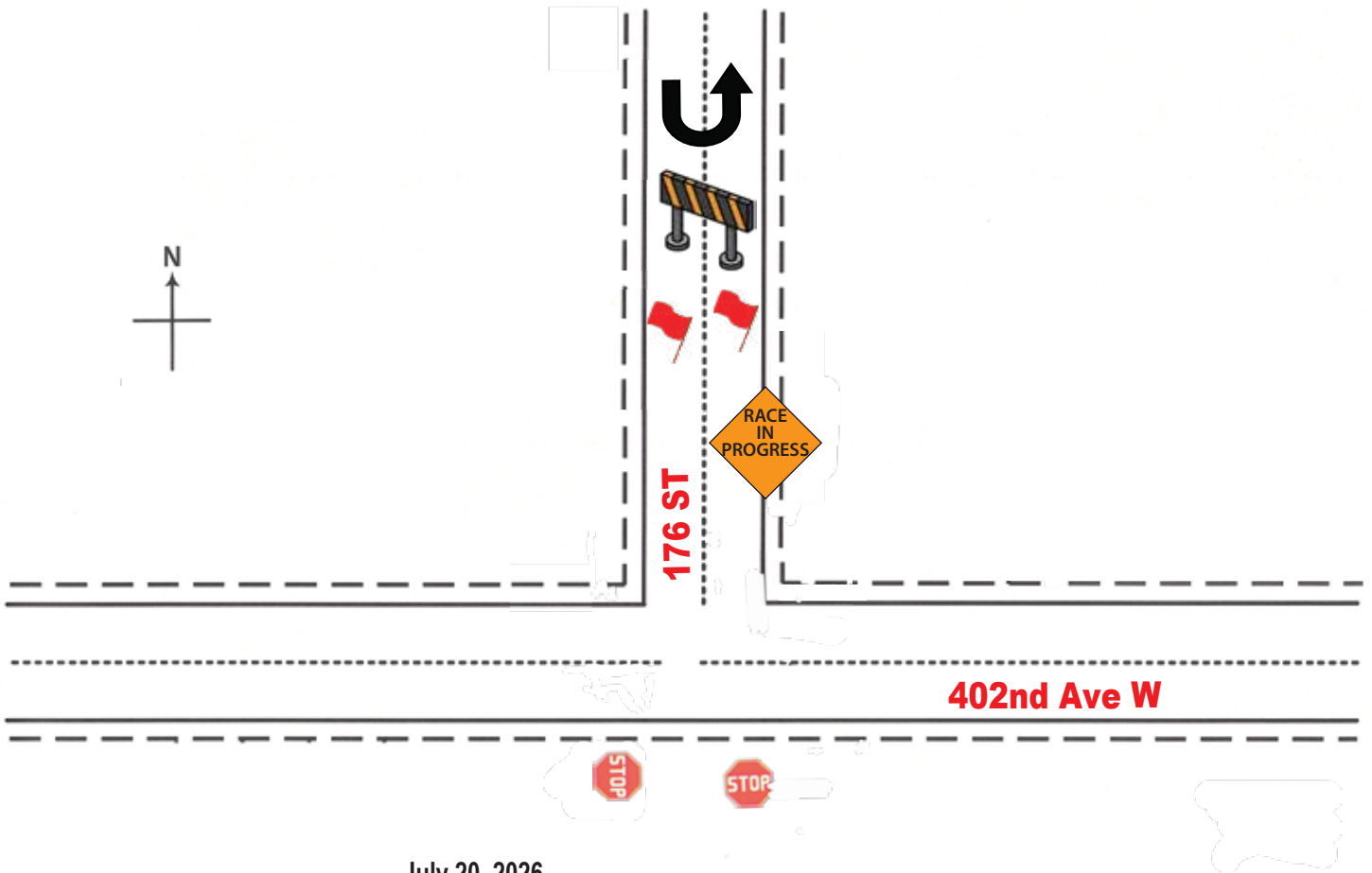
- 22+ "Athletes on Course" road signs. Posted at every entrance to course.
- Multiple support vehicles on course
- Mobile first aid support on course

# TAS PLAN HW 549 & 192 ST W



July 20, 2026

- Runners exit Millarville Race Track at 8:00am on to 192 ST
- Barricade is set up south of exit with 2 flaggers warning traffic.
- Final runner returns by 11:30am
- Local traffic permitted



July 20, 2026

- Runners turn around just north of 402nd AVE W
- Barricade is set up north of intersection with 2 flaggers warning traffic.
- Course re-opens at 11:30am
- Local traffic permitted



**APPLICATION TO HOLD AN EVENT  
ON HIGHWAYS AND / OR MUNICIPAL ROADS  
IN FOOTHILLS COUNTY**

- 
- Completed applications must be received at least 90 days prior to the event. Incomplete applications or applications received less than 90 days before the event may not be considered.
  - This application is to be used to attain approval for road events utilizing municipal roads within Foothills County, and/or to make certain that the County has no objection to the use of provincial highways for an event (a requirement of the province).
  - This application is for road events only. Special events that are to be held on lands located within the municipality may need to acquire a special events permit. This may include pre or post celebrations associated with your road event. Please contact [planning@foothillscountyab.ca](mailto:planning@foothillscountyab.ca) to find out if you need a require a special events permit.
- 

**PART 1 – CONTACT DETAILS**

Name of Group / Organization: Platinum Racing Inc.

Mailing Address: Address 1 14 Canso Court SW

Address 2 \_\_\_\_\_

City Calgary Province AB Postal Code T2W 3B1

Email Address: [tom@platinumracing.ca](mailto:tom@platinumracing.ca)

**Event Coordinator Contact information:**

Contact Person: Tom Bamford Title: Race Director

Phone: \_\_\_\_\_ Cell: [REDACTED]

Email: tom@platinumracing.ca

**On-Site Contact Information:**

Contact Person: Same Title: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_



**APPLICATION TO HOLD AN EVENT  
ON HIGHWAYS AND / OR MUNICIPAL ROADS  
IN FOOTHILLS COUNTY**

**PART 2 - EVENT DETAILS**

Name of event: Millarville Half Marathon

Dates for event: June 20, 2026

Times for event: From: 8:00am To: 11:30am

Municipal roads required for the event: (Please reference Streets and Avenues, not Township and Range Roads)

192 Street  
338 Ave  
176 Street

Provincial highways required for the event:

Staging (pre and post event) and rest stop / aid station locations (please list all):

Aid Stations on roadside pull-offs:  
1. 192<sup>nd</sup> Street just 500m north of 338 Ave  
2. 176<sup>th</sup> Ave just 500m south of 338 Ave  
3. 176<sup>th</sup> Ave and 376 Ave W  
4. 176<sup>th</sup> Ave just 500m north of 402 Ave

**\*Please attach a map illustrating the details of the route, including all roads proposed for the event, locations of planned rest stops or aid stations and any lands/locations proposed for staging or pre/post events.**



**APPLICATION TO HOLD AN EVENT  
ON HIGHWAYS AND / OR MUNICIPAL ROADS  
IN FOOTHILLS COUNTY**

Describe the nature and objectives of event:

Community run supporting local charity

Is this a repeat event? If so, please provide dates of previous events:

Yes from 2010-2024  
New out-&-back course south of Millarville Race Track.  
We do not run in Diamond Valley.

Projected number of people involved in this event:

Participants: 600 Spectators: 0 Volunteers: 50

How will these individuals be identified:

Volunteers with race volunteer shirts  
Flaggers will be wearing safety clothing  
Safety marshals all wearing safety clothing

***The remaining information under this part may be provided on separate pages and attached to this application if required.***

Provide details on how the event will be operated along municipal roads and highways:

Closure of 192 Street just south of the Millarville Racetrack entrance with barricade and flaggers.  
Similar barricade closure at 176<sup>th</sup> Street turn around.  
Road only open to local traffic.



**APPLICATION TO HOLD AN EVENT  
ON HIGHWAYS AND / OR MUNICIPAL ROADS  
IN FOOTHILLS COUNTY**

Provide details on what efforts will be taken to limit impacts of the event to local motorists and residents along the proposed routes:

We will door-knock/phone residents along Racetrack Road in the two weeks prior to the event.  
We will engage local residents (three houses) on 370 Ave. and south from 192 St. /338 Ave. (five houses), hoping they will come out and enjoy volunteering.  
In the days prior to the event, as we did in prior events, we will position temporary signage at each end of Racetrack Road indicating Temporary Closure/Inconvenience issues will be occurring as a result of the event between 7:30 a.m. and 10:30 a.m.  
We will partner with local radio stations, FM and AM, for awareness.  
We will publicize the event in the Western Wheel.  
Our [www.millarvillehalfmarathon](http://www.millarvillehalfmarathon) website Race Information page has a section for local residents, indicating traffic issues may occur and the details.

Provide details on what efforts will be taken to mitigate or eliminate any risk that may occur to the event participants, spectators and volunteers:

Mobile medics on course  
Lead bike/vehicle  
Sweep vehicle  
See Emergency Action Plan attached.

Provide details on any rest stops or aid stations that will be set up along the route, including details on the set-up and procedures for participants to safely attend these stops:

Aid station stops are set up on road-side parking pads.  
Volunteers wear same bright colored shirts  
Porta-potties dropped Friday night before race starts  
Tables and food setup by 7:30am and taken down by 11:00am  
All waste is returned to Millarville Race Track

What assistance (mechanical & medical) will be provided to the participants when it is required:



**APPLICATION TO HOLD AN EVENT  
ON HIGHWAYS AND / OR MUNICIPAL ROADS  
IN FOOTHILLS COUNTY**

Mobile medics on course and at finish line  
Lead bike/vehicle  
Sweep vehicle

Will traffic control be required? If so, provide details of the traffic control plan that will be implemented:

Yes at barricades on north and south ends of the course.  
Two traffic flaggers at each end through event  
See TAS Plan attached

Who will be responsible for implementation of the traffic control plan on the day of the event? Provide contact information:

Contact Person: Tom Bamford Title: Race Director  
Phone: \_\_\_\_\_ Cell: [REDACTED]  
Email: tom@platinumracing.ca

Will escort or patrol vehicles be utilized during the event? Provide details of the escort or patrol vehicles including identification of the vehicles and their function along the route:

Yes with flashing lights and signs on vehicle  
"RACE VEHICLE"

Will an enhanced policing agreement with the RCMP be required as part of your event?



**APPLICATION TO HOLD AN EVENT  
ON HIGHWAYS AND / OR MUNICIPAL ROADS  
IN FOOTHILLS COUNTY**

No

Will an emergency response plan be developed for this event? If so, provide details of the emergency response plan that will be implemented:

Attached

Who will be responsible for implementation of the emergency response plan on the day of the event? Provide contact information:

Contact Person: Tom Bamford Title: Race Director

Phone: \_\_\_\_\_ Cell: [REDACTED]

Email: tom@platinumracing.ca

How will the rules and regulations imposed during the event be communicated to the participants? Attach copies of all printed materials to this application:



**APPLICATION TO HOLD AN EVENT  
ON HIGHWAYS AND / OR MUNICIPAL ROADS  
IN FOOTHILLS COUNTY**

Athletes stay in their lanes for out and back course. Communicated at race start.



**APPLICATION TO HOLD AN EVENT  
ON HIGHWAYS AND / OR MUNICIPAL ROADS  
IN FOOTHILLS COUNTY**

**PART3 - CHECKLIST**

- Completed Application
- Map and Diagrams illustrating the details of the route, including all roads proposed for the event, locations of planned rest stops or aid stations and any lands/locations proposed for staging or pre/post events
- Copies of all Rules and Regulations that will be provided to participants, spectators and volunteers (if applicable) and will be imposed during the event
- Copy of the traffic control plan that will be implemented during the event (if applicable)
- Copy of the emergency response plan that will be developed for the event (if applicable)

**Emergency Response Plan – Millarville Half Marathon**

**Event Date** Saturday, June 20, 2026 at 8:00am

**Locations**

Start/Finish: Millarville Race Track, 306097 192 St W, Millarville, AB

Medical Team stationed at start/finish and roving in vehicle.

**Communication Plan**

Medical Team utilizes cell phones through course in Foothills County. Pilot and Sweep vehicles will have support personnel with first aid kits to connect with medical team as needed.

**Key Personnel**


Role	Name	Contact	Phones
Medical Lead	Dee Stoesz (Mihakam Medical)	[REDACTED]	Cell
ERP Coordinator	Tom Bamford	[REDACTED]	Cell
Road Flaggers	PEO Canada (staff flaggers)	[REDACTED]	Cell
Pilot Vehicle	Cal Zaryski	[REDACTED]	Cell
Sweep Vehicle	Wayne Bamford	[REDACTED]	Cell

**Local Hospital**

Oilfields General Hospital at 717 Government Rd, Diamond Valley. Tel: (403)-933-2222

Located 14 minutes south of our Start/Finish and 7 minutes east of our medical staging area.



CORPORATE SERVICES DEPARTMENT	
	<b>TOPIC: LANDFILL FIBRE PROJECT: FIBRE INSTALLATION</b>
<b>REPORT PREPARED BY: Manager Hollis Jacobsen</b> <b>REPORT PRESENTED BY: Manager of Information Technology Hollis Jacobsen</b>	

**PURPOSE OF REQUEST**

That Council Authorize Administration to procure fibre related material and installation from Aurora Comm Inc.

**BACKGROUND**

January 2024, Foothills Regional Services Commissions requested Internet services from Foothills County.

Foothills County then retained Aplin Martin through RFP, along with Tango Networks, to complete a preliminary assessment for Fibre Optic servicing to the Foothills Regional Landfill and Resource Recovery Centre (Landfill).

Syn-Cor Drilling Ltd. was chosen by RFP and has completed the civil installation of conduit and pedestals to the Landfill.

Project Update

Items	Budget	Costs to Date	Budget Remaining	Completion
Engineering	\$ 30,164.00	\$ (21,021.15)	\$ 9,142.85	0%
Civil Construction	\$ 204,206.00	\$ (162,319.48)	\$ 41,886.52	100%
Fibre Placement	\$ 37,283.00		\$ 37,283.00	0%
Materials	\$ 101,468.00		\$ 101,468.00	0%
30% Contingency	\$ 111,937.00		\$ 111,937.00	
<b>Total Budget</b>	<b>\$ 485,058.00</b>	<b>\$ (183,340.63)</b>	<b>\$ 301,717.37</b>	

**REQUEST OF COUNCIL**

*Proposed Motion:*

Moved that Council Approve Administration to contract Aurora Comm Inc. to procure and install fibre to the Landfill for \$61,692.60

**APPENDICES**

Foothills Landfill Fibre Project Pricing Summary

Contractor	Labour	Material	Labour & Material
Connect	\$ -	\$ 14,829.39	\$ 14,829.39
Newhook	\$ 38,126.00	\$ 23,661.25	\$ 61,787.25
Aurora	\$ 36,783.60	\$ 24,909.00	\$ 61,692.60
Syn-core	\$ 68,628.54	\$ -	\$ 68,628.54
Lineman	\$ 32,965.50	\$ 29,107.00	\$ 62,072.50
WPT	\$ 34,586.00	\$ 32,580.00	\$ 67,166.00
Pathfinder	\$ 38,088.30	\$ 36,936.53	\$ 75,024.83
Red Rock	\$ -	\$ -	\$ 103,921.62
Granite	\$ 39,002.50	\$ 67,106.46	\$ 106,108.96

Project Update with Aurora Quote

Items	Budget	Costs to Date	Budget Remaining	Completion
Engineering	\$ 30,164.00	\$ (21,021.15)	\$ 9,142.85	0%
Civil Construction	\$ 204,206.00	\$ (162,319.48)	\$ 41,886.52	100%
Fibre Placement	\$ 37,283.00	\$ (36,783.60)	\$ 499.40	0%
Materials	\$ 101,468.00	\$ (24,909.00)	\$ 76,559.00	0%
30% Contingency	\$ 111,937.00		\$ 111,937.00	
Total Budget	\$ 485,058.00	\$ (245,033.23)	\$ 240,024.77	



<b>Letter of Request information</b>	<b>File: PL2101-26NW</b>
<b>LEGAL DESCRIPTION:</b> Undeveloped road plan within NW 26-21-01W5 between Plan 0813255 Blk 4, Lot 9 and Lot 10 containing ~ 0.7 acres	
<b>LANDOWNER:</b> Foothills County	
<b>LICENCE APPLICANT:</b> Lorinda & Clinton Turner, Stoyan Karanfilov & Vladislava Dimitrova	
<b>PROPOSAL:</b> Request to Set the Purchase Price for Undeveloped Road Plan Purchase	
<b>DIVISION NO:</b> 5	<b>COUNCILLOR:</b> Alan Alger
<b>FILE MANAGER:</b> Donna Fowler, Municipal Lands Administrator	

**LOCATION**

The undeveloped road plan is located approximately 9km NW of the Town of Okotoks and 3km SW of the Hamlet of Heritage Point, within an undeveloped cul-de-sac portion of Eden Park View West road.

**BACKGROUND**

2008 - This portion of undeveloped Road Plan was dedicated by the developer as possible future access to the (then) undeveloped SW 35-21-01W5, as part of the continued subdivision of Eden Park Estates. SW 35 has since been developed and this portion of Road Plan was deemed unnecessary.

January 31, 2024 - The Applicants submitted a request to jointly purchase the above noted undeveloped road plan.

October 16, 2024 – A Public Hearing was held and Council approved Resolution No. 806 wherein they agreed to close the subject Road Plan for purchase and consolidation into the adjoining parcels (Appendix B).

August 29, 2025 – Alberta Transportation approved the closure.

September 24, 2025 – The Assessment Department provided a Market Value Estimate for the subject parcel valuing it at \$134,270 per acre for a Purchase Price of \$93,989 for the subject 0.7-acre site (Appendix C).

This value was shared with the applicants as the value we would bring to Council for their approval. The applicants were unhappy with the price and believed it to be significantly higher

than what they were expecting. Upon instruction from Administration, they submitted a letter dated January 7, 2026 outlining their rationale to have this price reduced. (Appendix D).

Market Value is determined by using a selection of recent sales in the area to determine the current average per acre market value for bare land.

According to Foothills County Policy No 900-002, the purchase price would be set at 80% of the market bare land value.

In 2023 Council discussed updating the policy to require payment of 100% of the market value of the area lands. This change in Policy has not been undertaken to date.

As per the current Policy, administration suggests that Council set the Purchase Price for this parcel at 80% of the Market Value Estimate provided, resulting in a per acre land value of \$107,416 for a total purchase price of \$75,191.20 for 0.7 acres.

Alternatively, Council may wish to set the Purchase Price at 100% of the Market Value Estimate provided: \$134,270/acre for a total purchase price of \$93,989 for 0.7 acres.

## **REQUEST OF COUNCIL**

That Council sets the purchase price for the portion of the undeveloped road plan between Plan 0813255 Blk 4, Lot 9 and Plan 0813255 Blk 4, Lot 10 within NW 26-21-01W5M containing 0.7ac more or less, at \$ \_\_\_\_\_ per acre, to be consolidated into the adjoining parcels 2/3 to Plan 0813255 Blk 4 Lot 10 and 1/3 to Plan 0813255 Blk 4 Lot 9.

## **APPENDICES**

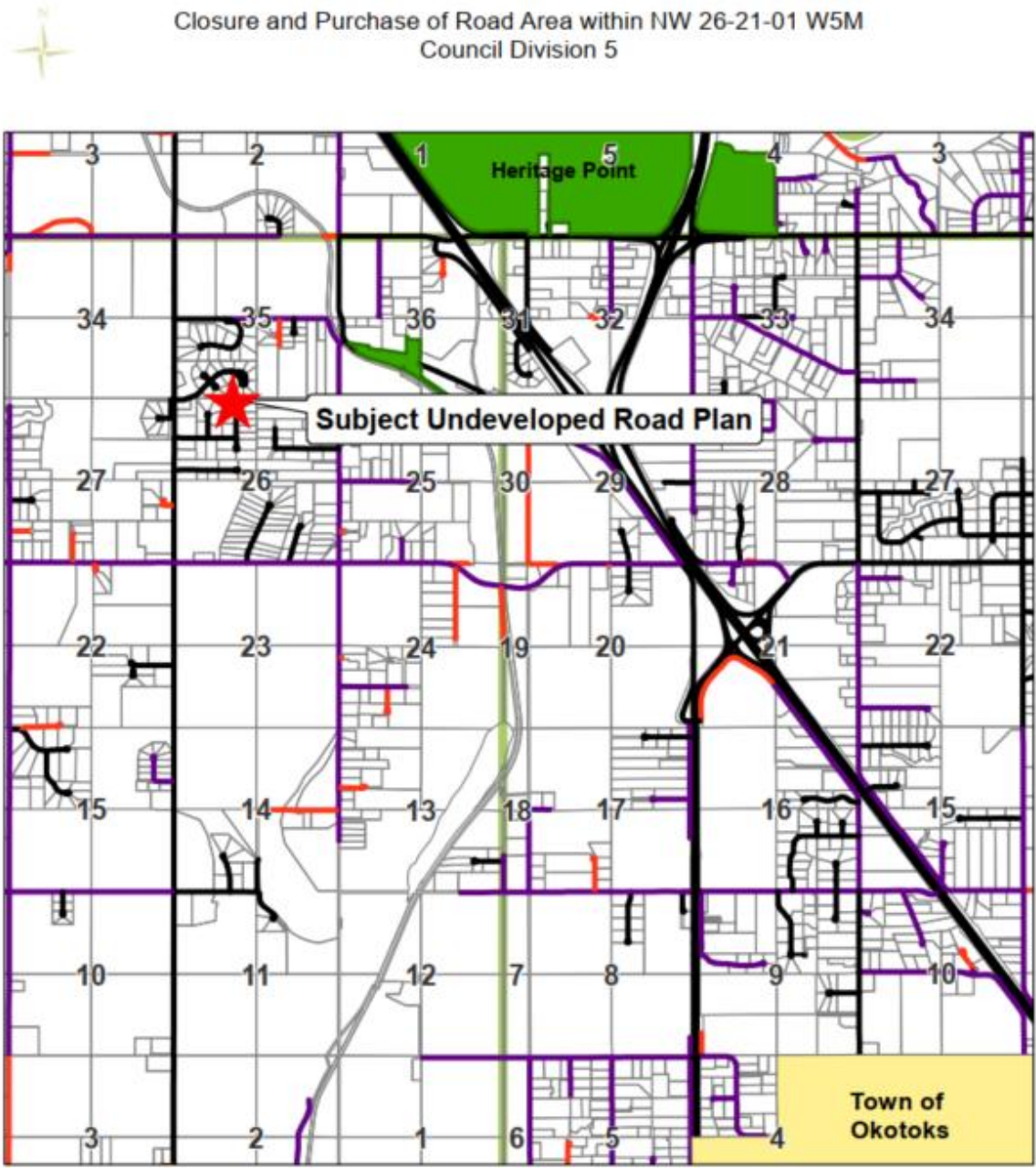
**APPENDIX A – Location Map & Orthophotos**

**APPENDIX B – Council Resolution 806**

**APPENDIX C – Market Value Estimate**

**APPENDIX D – January 7, 2026 Applicant Letter**

**APPENDIX A:  
LOCATION MAP**



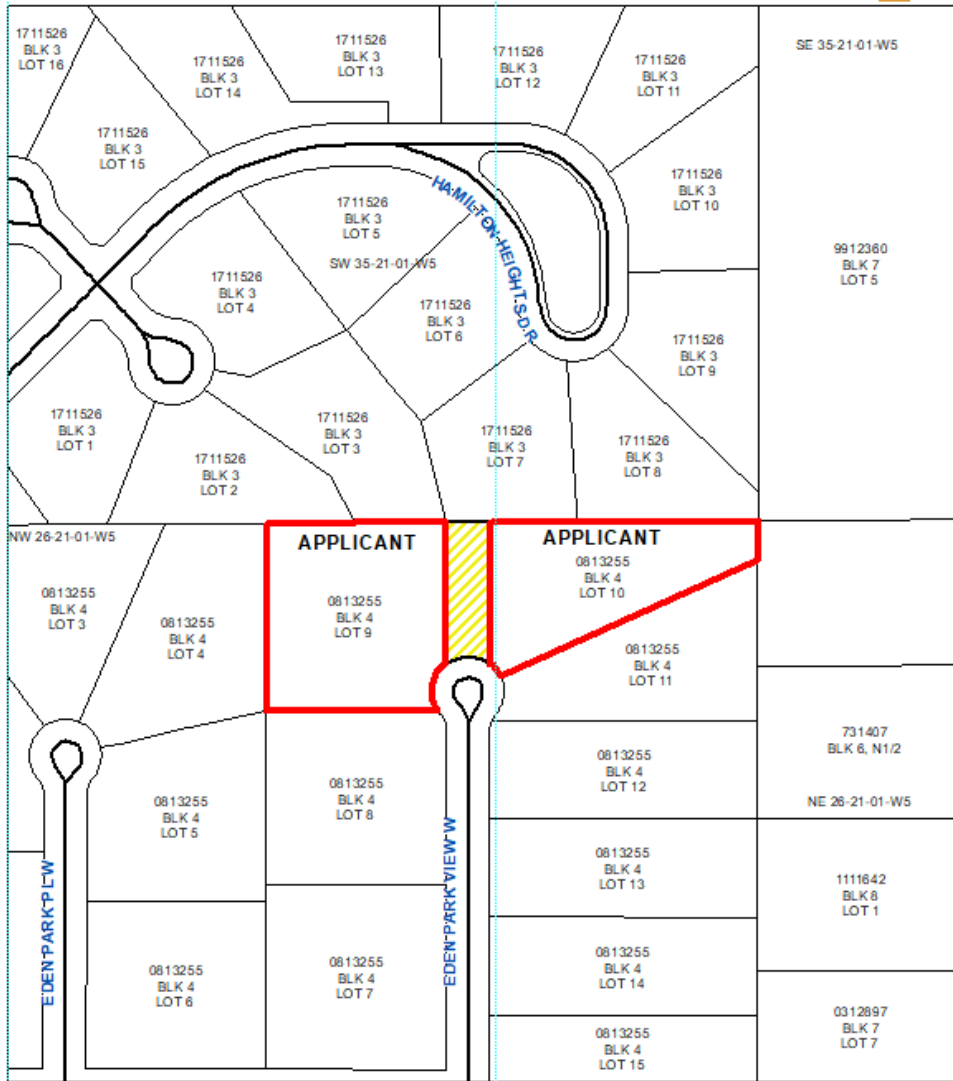
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Data Sources include Municipal Records and Atlas. © Foothills County 2021

Date Printed: 2024-08-29

**ORTHOPHOTOS:**



**COUNCIL RESOLUTION NO. 806  
Foothills County**

**A RESOLUTION OF FOOTHILLS COUNTY FOR THE PURPOSE OF CLOSING TO PUBLIC TRAVEL AND CREATING TITLE TO PORTIONS OF A PUBLIC HIGHWAY IN ACCORDANCE WITH SECTION 22 OF THE MUNICIPAL GOVERNMENT ACT, CHAPTER M26.1, REVISED STATUTES OF ALBERTA 2000, AS AMENDED.**

**WHEREAS** the lands hereafter described are no longer required for public travel.

**NOW THEREFORE BE IT RESOLVED** that the Council of Foothills County in the Province of Alberta does hereby close to public travel and provide title to the following described highways, subject to the rights of access grant by other legislation.

97 METRES OF THE UNDEVELOPED ROAD PLAN BETWEEN PLAN 0813255 Blk 4, Lot 9 and Plan 0813255 Blk 4, Lot 10 within NW 26-21-01 W5M CONTAINING 0.7 ACRES MORE OR LESS.


Expecting thereout all mines and minerals.

Approved this 16 day of October, 2024

  
\_\_\_\_\_  
Chief Elected Official  
Seal

  
\_\_\_\_\_  
Chief Administrative Officer

Approved this 29 day of August, 2025

  
for \_\_\_\_\_  
Minister of Transportation & Economic Corridors

# INTEROFFICE MEMORANDUM

DATE: September 24, 2025

TO: Public Works Department

FROM: Teresa Lemon

Market Value Estimate

File No: NW-26-21-1-5  
 Legal: Turner/Karanfilov/Dimitrova  
 Subject: 4.00 acres  
 Parcel Size: 26  
 Mkt Zone: 26  
 Trees:  
 Views: River/Creek:

CONCLUSION

Based on the following sales, the fair market value for a 4 acre parcel in this area is : \$134,270 per acre.

Sale	Mz	Qr	Sec	Twp	Rge	M	Sale Date	Acres	Sale Price	Time Adj	Loc Adj	Size Adj	Trees Adj	View Adj	River/Creek Adj	Final Adjusted Sale Price	Final Indicated Price Per Acre For 4 Acs
1	26	SE	14	21	01	5	Aug-24	3.18	\$435,000	1.00	1.00	1.09		-41822		\$432,328	\$108,082
2	26	SW	35	21	01	5	Feb-25	2.50	\$570,000	1.00	1.00	1.15		-118422		\$537,078	\$134,270
3	26	SW	35	21	01	5	May-25	2.78	\$495,238	1.00	1.00	1.13		-60513		\$499,106	\$124,777
4	26	SW	35	21	01	5	Jul-25	2.51	\$557,142	1.00	1.00	1.15		-59258		\$581,455	\$145,364
5	26	SW	35	21	01	5	Jun-25	2.51	\$605,000	1.00	1.00	1.15		-118515		\$577,235	\$144,309
6	26	SW	35	21	01	5	Aug-25	2.49	\$620,000	1.00	1.00	1.15		-157772		\$555,228	\$138,807
7	22	NW	27	21	01	5	Jun-25	3.06	\$420,000	1.00	1.00	1.10				\$462,000	\$115,500

COMMENTS:

The estimated market value is \$134,270 per acre or \$93,989 for a 0.7 acre site.

## APPENDIX D: APPLICANT LETTER

Dear Council members,

We are residents and ratepayers within Foothills County. In November 2023 we began the process of obtaining information to potentially submit a request to purchase the undeveloped government road allowance in between our two properties. January 31, 2024 we submitted a request for surveyed road purchase to the Foothills County between our properties. The parcel is an unutilized road allowance with no plans for future use. The parcel size is 0.7ac, far less than the County minimum allowed 2.5 acre for residential building, and by itself is not suitable for any development.

At that time, we were advised that the purchase price of the land was based on the latest sold neighbouring property value. We were given an estimate price of \$110,532/ac, or \$77,350 for the road allowance parcel (to be split between the two families). We were advised that the County was divesting of road allowance lands at 80% of the current market value of the adjacent properties on December 5, 2023. After deciding to move forward with the application and the prices, December 4, 2024 we were then told that the 80% of the assessed value is no longer honoured and we would be paying 100% as the County has changed their policy on this.

It took almost a year for that road allowance land to be approved for procurement, and by November 2025 the price changed to \$134,270/ac or \$93,989 for the 0.7ac lot. This is a steep increase of \$16,639 or almost 22% to be split between the two families. We were informed about the increase after we already invested in the process more than \$5000 in application fees to the County as well as hiring surveyors to complete the required work.

The price increase was not something we anticipated nor were prepared for. I had a plan to build a shop with a loft on that land. Turner family have been maintaining this lot for years without complaining to the County, so the grass and the bushes would not pose any fire hazard.

We would like the Council to consider a reduction of the sale price for the following reasons:


1. The price increase is over ten-fold the Canadian government projected inflation rate for 2025 of 1.9%.
2. The market value assessment should 'recognize the present use and potential use of the property', according to the Guideline for property assessment and taxation in Alberta. In this case the land has no use, unless it is added to an existing adjacent property.
3. We were not prepared for that increase, so now I have to alter, postpone or even abandon my plans for development.
4. This land is strictly a liability for the County – currently it has no income, but expenses for maintaining it. A successful procurement by us would instantly convert it into an asset - will generate revenue from property taxes that would be paid yearly by us, with zero expenses for maintenance to the County.

We would appreciate your review and understanding in this situation.

Thank you for your consideration,

Lorinda and Clint Turner,

Vladislava Dimitrova and Stoyan Karanfilov

<b>DEPARTMENT: Public Works</b>	
	<b>TOPIC: Extension of Dust Control – Resident Request</b>
<b>REPORT PRESENTED BY: Wiaan Kruger, Director of Public Works</b>	

**PURPOSE OF REQUEST**

The request seeks additional dust control at County expense beyond the original approved treatment length. The request does not align directly with routine annual re-application criteria and therefore requires Council consideration and direction.

**BACKGROUND**

Foothills County Public Works has received a letter from the residents at 216140 674 Ave E requesting an extension of the existing dust control spot treatment by approximately 50 meters to the west at the County’s expense.

The request relates to increased traffic volumes associated with the recent expansion of Chinook Feeders and concerns that current dust control is no longer effectively managing dust impacts on their property.

**Relevant Policy Considerations:**

- The County’s Dust Control Policy provides up to 100 meters of free dust control spot treatment for qualifying residences within 300 meters of a County road.
- The Policy allows Council to consider requests for relaxations or additional treatment outside standard criteria.

**REQUEST OF COUNCIL**

Proposed Motions:

**A .** THAT Council approve an additional 50 meters of dust control spot treatment west of 216140 674 Avenue E. at the County’s expense.

**B.** THAT Council deny the request for an extension of dust control spot treatment west of 216140 674 Avenue E. at the County’s expense, noting that the landowner may request additional dust control at their own cost in accordance with the Dust Control Policy.

**APPENDICES**

Appendix A: Letter from the residents.

Dear Foothills County Council

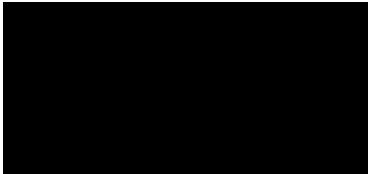
We are writing to formally ask for an extension of the road dust control at 216140 674 Ave. E. by at least 50 meters to the west at the county's expense.


Due to the recent expansion of Chinook Feeders, traffic volume in the area has increased significantly. This includes a higher frequency of lost grain trucks, cattle liners and hay and straw haulers and additional staff traffic. As a result, especially in the recent dry conditions existing dust control is no longer effectively managing dust levels along the effected roadway drifting into our entire yard.

We would like to thank you in advance for the immediate consideration into this matter and are always available for questions.

Sincerely,

David and Valerie Moir



<b>DEPARTMENT: Finance</b>	
	<b>TOPIC: 2025 Reserve Transfers</b>
<b>REPORT PRESENTED BY: Director of Corporate Service Reginald Hammond</b>	
<b>PURPOSE OF REQUEST</b>	

Requesting approval of reserve transfers completed during the 2025 fiscal year.

**BACKGROUND**

During the 2025 fiscal year, the following reserve transactions were recorded, consisting of both reserve transfers and interest allocations:

**Transfer from Reserves**

Aldersyde Water Systems Reserve	\$ (14,981,398)
Reserve for Future expenses	(3,500,000)
Public Reserve	(40,297)
Cayley Cemetery Reserve	(10,563)

**Transfer to Reserves**

Public Reserve	641,706
Cartwright Family Reward Fund Trust (interest earned)	4,304
Recreation Reserve (interest earned)	5,291
Cayley Cemetery Reserve	990
Senior Citizen Trust (interest earned)	612


**REQUEST OF COUNCIL**

*Proposed Motion:*

That Council pass a formal motion to approve the reserve transfers as presented above.

**APPENDICES**

Not applicable

<b>DEPARTMENT: Finance</b>	
	<b>TOPIC: Add unpaid accounts receivable invoices to taxes</b>
<b>REPORT PRESENTED BY: Director of Corporate Service Reginald Hammond</b>	
<b>PURPOSE OF REQUEST</b>	

Add unpaid accounts receivable invoice in the amount of \$351.75 to taxes, customer ID 225390, Roll number 1927132940.

**BACKGROUND**

The County incurred costs related to a property that was in violation of our Community Standards Bylaw. These costs were invoiced 36745 (dated November 27, 2025) in the amount of \$351.75 and remain unpaid. Pursuant to the Municipal Government Act we are requesting approval to transfer \$351.75 (the total amount outstanding) to tax roll 1927132940.


**REQUEST OF COUNCIL**

*Proposed Motion:*

That Council authorizes that invoice 36745 for \$351.75 be added to roll number 1927132940.

**APPENDICES**

Not applicable

<b>DEPARTMENT: Corporate Services</b>	
	<b>TOPIC: AMENDMENT OF POLICY # 300-008 'BENEFITS'</b>
<b>REPORT PRESENTED BY: Director of Corporate Services, Reginald Hammond</b>	

**PURPOSE OF REQUEST**

To authorize the amendment to Policy # 300-008 on Benefits.

**BACKGROUND**

The purpose of this report is to present the proposed amendments to the Short-Term Disability (STD) clause in Policy # 300-008 on Benefits. With recent transition to new benefits service provider, GroupSource, we had extensive consultations with their subsidiary, Disability Management Institute (DMI), who handles STD claims for employees of Foothills County. Based on best practices, DMI has proposed the following changes to our STD clause in our Benefits policy so that the waiting period is consistent for employees working various shifts and/or averaging agreements and helps mitigate risks for Foothills County.

**Current** 'Short Term Disability' Clause in Benefits policy:

The County self-insures eligible employees who have completed the three (3) month waiting period. Employees off work longer than five (5) days due to an illness, non-work-related injury or a work-related injury not covered by WCB, will continue to receive 80% of their full wages for the first 17 weeks. Employees can use available personal days to top up to their full wage (100%). All claims for disability are subject to review by an independent third party.

**Proposed** 'Short Term Disability' Clause in Benefits policy:

The County self-insures eligible employees who have completed the three (3) month waiting period. Employees who are absent from work consecutively for seven (7) calendar days, commencing with and including the first missed scheduled shift, due to an illness, a non-work-related injury or a work-related injury not covered by WCB, shall be eligible to receive Short-Term Disability (STD) benefits. The STD benefits will be equivalent to 80% of their regular wages and shall be payable for a maximum period of seventeen (17) weeks, or up to and including the employee's last day of employment, whichever occurs first. STD benefits will cease immediately upon the employee's separation from employment for any reason, including but not limited to resignation, retirement or termination of employment. Employees can use available personal or vacation days to top up to their full wage (100%). All claims for disability are subject to review and approval by an independent third party.

**REQUEST OF COUNCIL**

*Proposed Motions:*

#1 – That Council authorize the above-mentioned amendments to Policy # 300-008 on Benefits as presented.



## Policies and Procedures

Policy Name:

## Benefits

**Section:**  
Payroll/Benefits  
**Sub Section:**

**Policy Number:**  
300-008  
**Approved:**  
September 2, 2004  
**Revised:**  
April 8, 2011  
July 23, 2019  
September 28, 2021

### Policy Statement

Foothills County recognizes that in order to attract the most qualified and suitable persons for the workplace, the County must offer their employees competitive benefits. Accordingly, eligible employees shall be entitled to a Comprehensive Benefits Package. For details on these benefits, refer to the benefits handbook.

#### **Permanent Employees** (30+ hours/week)

Permanent employees are entitled to the following benefits which shall be compulsory for all new employees.

- **Pension Plan** – Permanent employees shall have the option to join the Local Authorities Pension Plan (LAPP) after completion of their probationary period, however, must join after one (1) year as defined in the Local Authorities Pension Plan. The waiting period will be waived for new employees who had LAPP coverage with another local authority employer, providing there was no break in employment between the former employer and Foothills County.
- **Dental Insurance**
- **Extended Health Care Coverage**
- **Short Term Disability** – The County self-insures eligible employees who have completed the three (3) month waiting period. Employees off work longer than five (5) days due to an illness, non-work related injury or a work related injury not covered by WCB, will continue to receive 80% of their full wages for the first 17 weeks. Employees can use available personal days to top up to their full wage (100%). All claims for disability are subject to review by an independent third party.
- **Long Term Disability** – Foothills County will continue to pay Group Insurance premiums for employees who are receiving Long Term Disability benefits for two years plus one year for every two years of permanent service with the municipality. After this time, the employee will be given the option of continuing on the County's benefit plan as long as they are on disability and pay 100% of the premiums. Both Long Term Disability and Group Insurance expire upon the employee's 65<sup>th</sup> birthday.

- **Basic Group Life Insurance**
- **Dependent Life Insurance**
- **Accidental Death and Dismemberment**
- **Health Care Spending / Wellness Accounts**
- **Employee & Family Assistance Program**

Permanent employees can waive health and dental benefits with proof of policy coverage from their current provider. However, Long Term Disability, Life Insurance, Accidental Death and Dismemberment and the Employee & Family Assistance program are mandatory deductions.

**Seasonal Employees** (Could include Part-Time and Casual – 16+ hours/week)

The coverage for employees eligible under the seasonal benefits include:

- **Dental Insurance**
- **Health Care Coverage**
- **Life Insurance**
- **Dependent Life Insurance**
- **Accidental Death and Dismemberment**
- **Employee & Family Assistance Program**

Employees under the seasonal benefits coverage can waive health and dental benefits with proof of policy coverage from their current provider. However, Life Insurance, Accidental Death and Dismemberment and the Employee & Family Assistance program are mandatory deductions.

**Lifestyle Changes**

For any benefit eligible employee, it is incumbent on the employee to notify the employer within 31 days of any lifestyle changes. For example, single to family coverage, family to single coverage, birth of a child, waiving coverage or reinstating coverage, name change or change in beneficiary. Failure to notify employer could result in coverage being limited or denied by the benefit provider.

**Employee & Family Assistance Program – Casual / Volunteer Fire Fighters**

Foothills County provides all casual and volunteer fire fighters with access to an Employee and Family Assistance program. This program provides confidential counselling and information services. For further information, please refer to the Employee and Family Assistance Program Policy.



April 8, 2026

Reeve Slewert  
Foothills County  
Attn: Ryan Payne  
Sent via email: Ryan.Payne@FoothillsCountyAB.ca

RE: Request for Funding Increase

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Dear Reeve Slewert and Council,

Foothills County has been in a lifesaving partnership with STARS since 1992. For over 30 years Council has supported the highest level of critical care for rate payers in your area and across western Canada from where our six bases are located.

STARS is an essential and critical extension to the emergency services provided in your community. Over the past five years alone, STARS has flown 145 missions as scene calls throughout the County and 230 interfacility transfers from local hospitals within the County to tertiary care centres thanks to our lifesaving partnership with Foothills County and the support of many.

This year it is with gratitude that we recognize Foothills County with the prestigious recognition of placing the Foothills County logo on one of our helicopters. This is made possible due to Foothills County achieving \$500,000 in cumulative giving.

With the pending logo unveiling, we require two decisions from Council:

1. A chosen date, with alternate dates, a minimum of 90 days in advance for a logo unveiling celebration. This often coincides with a rate payer BBQ or breakfast. The 90 day window is required to potentially secure a PR helicopter in alignment with our helicopter maintenance schedule.
2. Consideration of a graduated proposal for increased funding to become a Regional Leader at a minimum of \$2/capita. Not only will this support mission volume in the area, it will also ensure the Foothills County logo remains on one of our helicopters beyond 2027.

Foothills County will join nine Provincial Municipal Leaders who have the honor of having their logo displayed on STARS helicopter(s). These leaders vary from \$2.50 per capita up to \$90 per capita.



Graduated Proposal:

- An increase from your current support of \$1.50 per capita to \$1.75 per capita for the 2026 contribution totalling \$40,598.
- An increase to \$2.00 per capita starting in 2027 totalling \$46,398 becoming a Regional Leader.
- Remaining at \$2 per capita annually from 2027 onward.

STARS was born out of necessity to serve rural and remote areas - built by the community, for the community. With an average of 29 missions per year within Foothills County, residents have been given the very best chance at survival. Since STARS inception in 1985, over 63,000 missions have been flown across western Canada. Averaging 10 missions per day, half of these missions flown, occur in Alberta alone. As costs increase, your support is critical within our municipal initiative, a sustainable pillar of STARS funding.

A life is saved every day and partnership makes it possible. Thank you for your partnership with STARS and commitment to saving lives. We appreciate your consideration to increase your support.

Sincerely,



Jackie Seely

Donor Relations & Development Officer, So. AB.

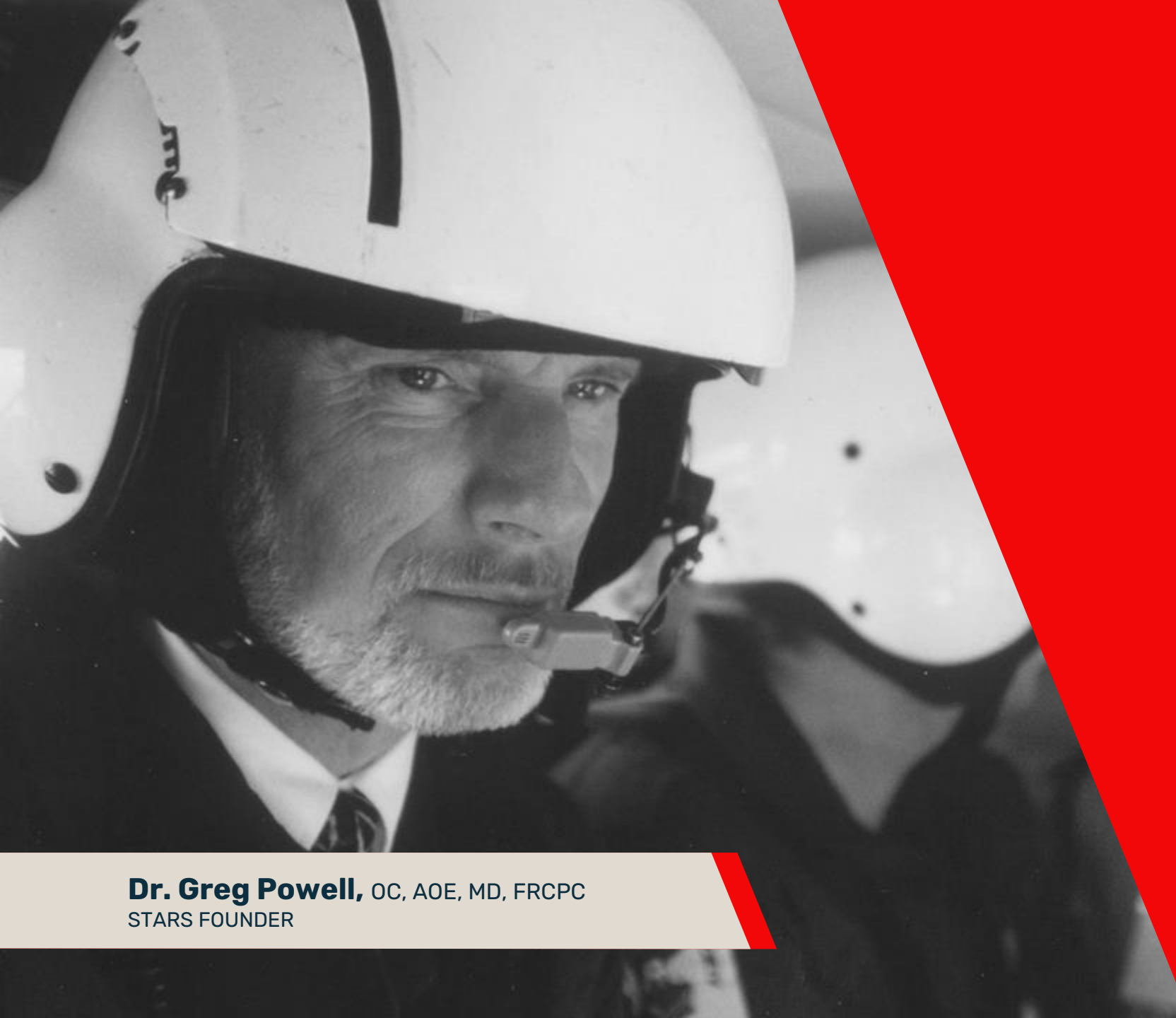


# **CRITICAL CARE, ANYWHERE**

**The best hope, in a worst-case scenario.**

A portrait of Dr. John Froh, a middle-aged man with short, light-colored hair, wearing a dark blue suit jacket, a light blue dress shirt, and a patterned tie. He is looking directly at the camera with a slight smile. The background is a blurred red and black pattern, possibly a medical setting.

**LEADING OUR TEAM  
DR. JOHN FROH, President and CEO**

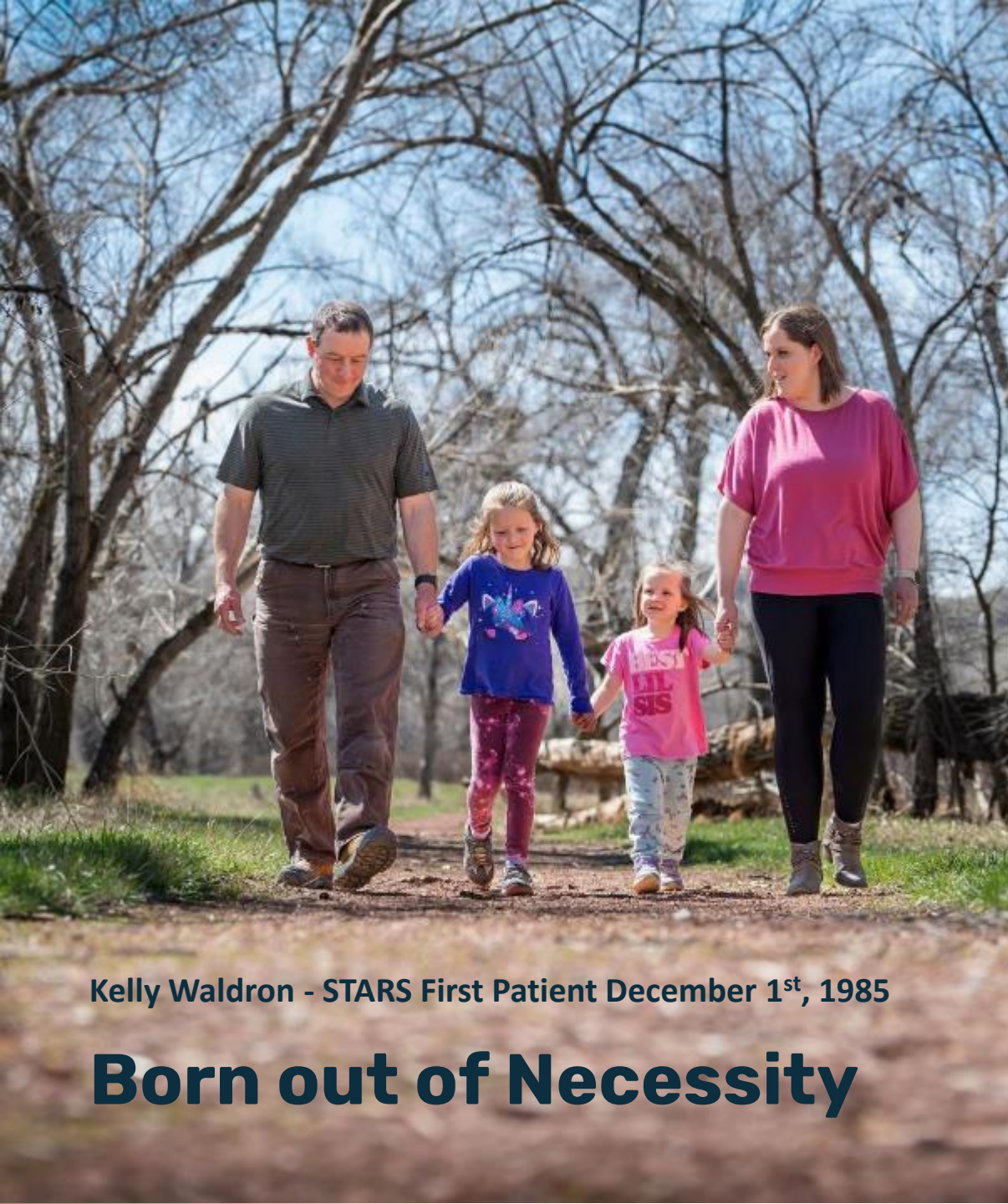


# Critical care, anywhere. Since 1985.

It all began when a pregnant woman from a rural community died from blood loss, leaving a father alone with their newborn. For STARS' founders, her death was one too many. Something had to be done.

As we've grown and evolved, STARS has never wavered from our mission. Fundamentally we believe that where you live – or work, play and travel – shouldn't impact your chance of survival.

**Dr. Greg Powell, OC, AOE, MD, FRCPC**  
STARS FOUNDER



Kelly Waldron - STARS First Patient December 1<sup>st</sup>, 1985

## Born out of Necessity

**FORTY  
YEARS.  
ONE  
MISSION.**



**H145 Fleet of 10**





## CHAIN OF SURVIVAL PARTNERS

- Fire Departments
- First Responders
- RCMP
- Police
- Search & Rescue
- Ground EMS
- AHS Fixed Wing
- Hospitals / Medical professionals



Night Vision (2003)



Cardiac 21%



Vehicle Incident 19%



Other Medical Distress 17%



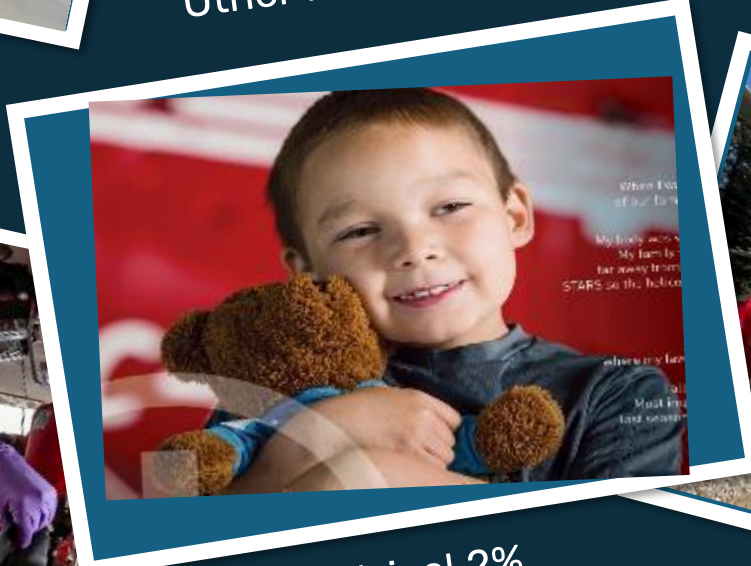
Trauma 17%



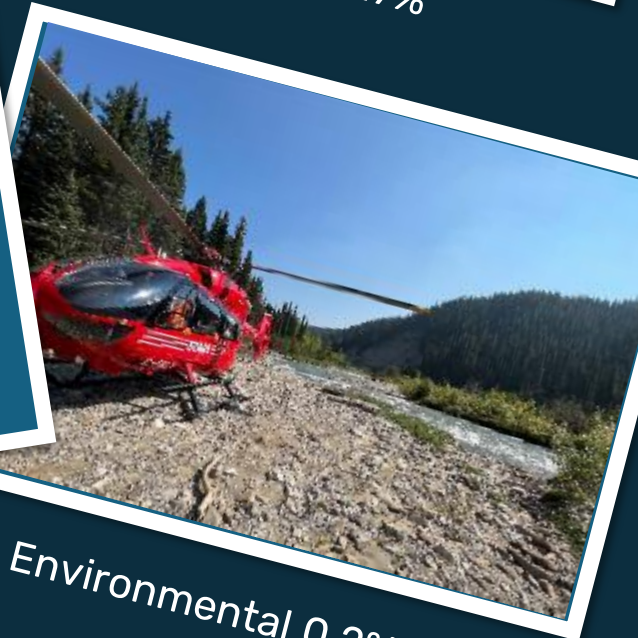
Pulmonary 13%



Neurological 11%



Obstetrical 2%



Environmental 0.2%

<b>FOOTHILLS COUNTY SCENE &amp; SAR STARS 5-YEAR MISSION OVERVIEW</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>TOTAL</b>
NEAR ALDERSYDE	2	2	5	1	2	12
NEAR BLACK DIAMOND (2010-2023) +SAR	5	5	2	-		12
NEAR BLACKIE		2				2
NEAR BRAGG CREEK		1	2	1	1	5
NEAR CAYLEY	1	1		1	1	4
NEAR DEWINTON SCENE/SAR	2	5	2	2		11
NEAR DIAMOND VALLEY SCENE/SAR	-	-	-	2	3	5
NEAR EDEN VALLEY	2	4	2	3	7	18
NEAR HIGH RIVER	5	3	9	4	6	27
NEAR INDUS*						
NEAR LONGVIEW SCENE/SAR	2	2	6	2		12
NEAR MILLARVILLE	3	2	2	1	1	9
NEAR NANTON*						
NEAR OKOTOKS SCENE/SAR	8	1	1	2	3	15
NEAR PRIDDIS	2	2		2		6
NEAR TURNER VALLEY (2010-2023)	3	2	2	-		7
<b>TOTAL SCENE CALLS ONLY (Average of 29 scene calls per year)</b>	<b>35</b>	<b>32</b>	<b>33</b>	<b>21</b>	<b>24</b>	<b>145</b>
DIAMOND VALLEY HOSPITAL IFT's	6	7	9	8	10	40
HIGH RIVER HOSPITAL IFT's	5	17	8	6	8	44
OKOTOKS HOSPITAL IFT's			1			1
<b>TOTAL SCENE + IFT's (Average of 17 IFTs per year)</b>	<b>46</b>	<b>56</b>	<b>51</b>	<b>35</b>	<b>42</b>	<b>230</b>

• Scene calls and search and rescue (SAR) coded to nearest community - Actual mission location used to identify each occurrence within Foothills County boundaries

# STARS ALBERTA, FY25-26



**Direct Operating Costs**  
**\$36.6 million**  
(\$12.2M per base)

**Government Contribution**  
**\$15 million**



Donations, Fundraising & Lotteries are needed to cover **59%** of direct operational costs in Alberta  
**[ab.starslottery.ca](http://ab.starslottery.ca) - Net lottery funds pay for one base in Alberta**

# ESSENTIAL SERVICES FOR ALL, RURAL

- **95% Alberta in Partnership**
- **Includes 7 Districts - Northern B.C.**
- **80% Regional Leaders**
- **2025 = \$2.4M Municipal** (Of \$21.6M operations must be fundraised)

## 9 PROVINCIAL LEADERS

- Fixed Rate (up to \$250K per year)
- Standing Motion Budget Line-item
- Logo on STARS helicopter

**2026 Welcomes (3) Provincial Leaders**

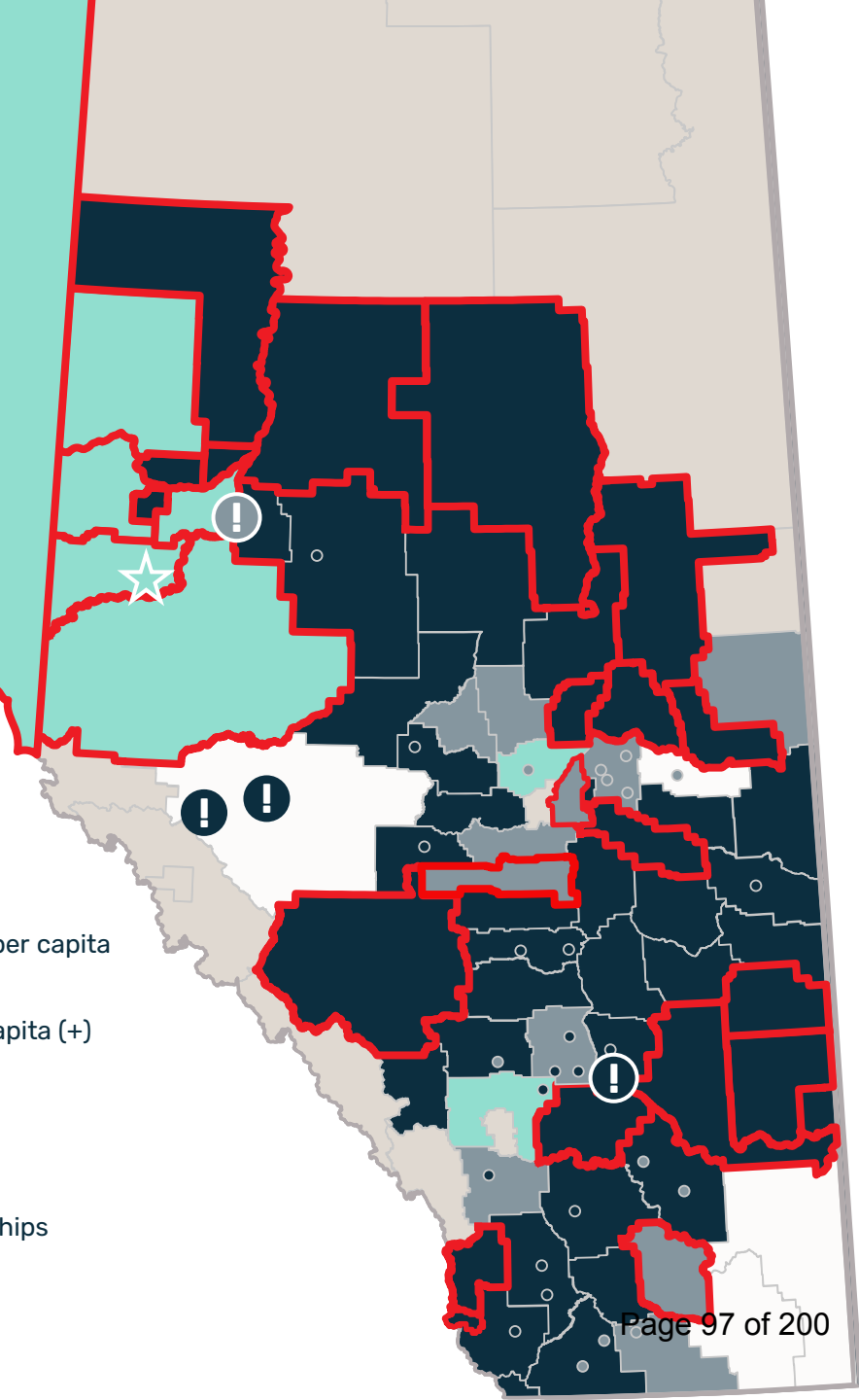
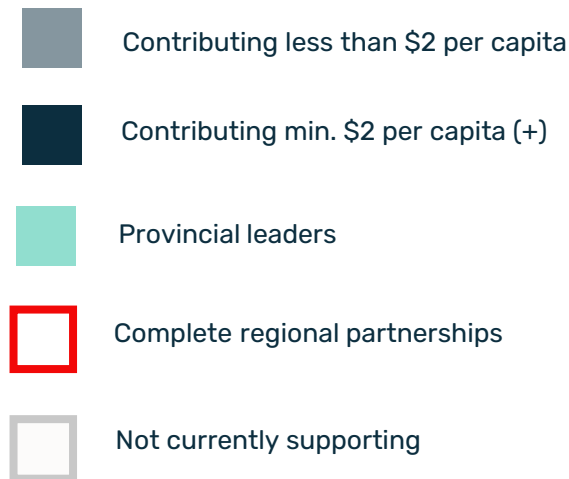
## REGIONAL LEADERS

## 27 Complete Regional Partnerships

(Includes every town & village within boundaries)

### PEACE RIVER REGIONAL DISTRICT, BC

- Hudson's Hope, BC
- City of Fort St. John, BC
- Taylor, BC
- City of Dawson Creek, BC
- Pouce Coupe, BC
- Chetwynd, BC
- Tumbler Ridge, BC





# AMTC International Simulation Competition CHAMPIONS

Final case; Complex farm accident

- High-intensity
- Five critical patients
- Including a pediatric patient
- Multiple major traumas
- Anhydrous ammonia toxicity

# FOOTHILLS COUNTY

## CURRENT SUPPORT

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**\$35,000 FIXED RATE**  
( $\$1.50$  per capita)

**STANDING MOTION**

## OUR REQUEST GRDUATED PROPOSAL

---

$\$1.75$  per capita in 2026 =  $\$40,598$   
 $\$2.00$  per capita in 2027 =  $\$46,398$

**STANDING MOTION  
PROVINCIAL LEADER**

## BENEFITS

---

- Together, we enhance rural healthcare
- Residents have access to STARS 24/7 across Western Canada
- 40 Years serving Albertans - No cost to the patient.

**A LIFE IS SAVED EVERY DAY. YOUR PARTNERSHIP MAKES IT POSSIBLE.**

# CELEBRATING FOOTHILLS COUNTY AND RESIDENTS!

## FOOTHIL COUNTY \$500K LOGO UNVEILING EVENT

- DATE: ??
- ASSET REQUEST REQUIREMENT: 120(+) ADVANCE
- FIRE SERVICES TEAM REQUIRED
- COUNCIL'S WISHES
- POSSIBLE CONJUNCTION WITH EXISTING RATEPAYER 2026 EVENT

# ALLY IMPACT REPORT



**Foothills County**

**You make critical care,  
anywhere, possible**

# 40 Years: Then and Now

# 1985

In **1985**, STARS operated out of Calgary with **one leased helicopter**, serving approximately **1.4 million people in Alberta**.



# 2025

Today, STARS' fleet of **10 Airbus H145 helicopters** rotate between **six bases** across Alberta, Saskatchewan and Manitoba serving approximately **7 million people across Western Canada**.

**Forty years ago**, STARS began as a visionary solution to a critical challenge. People living in rural and remote areas faced long delays in accessing emergency health care when they needed it most. STARS has grown into a trusted lifeline, bringing timely, expert life-saving care, all because of allies like you.

Donors have been the backbone of our organization from the very beginning. Your contribution has not only

saved lives but also instilled hope. Your generosity has given families and loved ones a second chance to make memories and grow together.

With you by our side, we have thrived with passion, perseverance and the belief that the next patient is never too far. **THANK YOU!**



**“It’s the power of collaboration and community.”**

Dr. Greg Powell, STARS FOUNDER

1947-2025



In 2025, Foothills County generously donated \$35,000 to support STARS flight operations from the Calgary base that serves the southern region of Alberta - **Thank you!** We are sincerely grateful for your commitment to our fight for life.

In the past year alone, STARS flew 3,694 missions throughout Western Canada, with 1,540 in Alberta alone. Each of these missions has been impacted by the support fueled by Foothills County.

STARS is a lifeline for patients in rural, remote, and indigenous communities across Western Canada, with support from our allies, It's never too far by air or ground.

Because of your decision to be a STARS ally, we can surpass obstacles and extend beyond boundaries to reach patients like Theo - making an immediate response possible for people every day.

STARS was built by the community, for the community, and thanks to allies like you, our doctors, nurses, and paramedics can get to patients no matter where they are.

We are wherever we need to be, using any transportation and tools necessary to reach our patients and deliver the care that can save their lives.

Our partnership with Foothills County is of great pride to STARS, and we are proud to serve your residents. We are excited to show you the direct impact your gift makes in our communities.

**You make critical care anywhere, possible.**

**Thank you.**





# Foothills County

THE PEOPLE

FOOTHILLS COUNTY SCENE & SAR STARS 5-YEAR MISSION OVERVIEW	2021	2022	2023	2024	2025	TOTAL
NEAR ALDERSYDE	2	2	5	1	2	12
NEAR BLACK DIAMOND (2010-2023) +SAR	5	5	2	-		12
NEAR BLACKIE		2				2
NEAR BRAGG CREEK		1	2	1	1	5
NEAR CAYLEY	1	1		1	1	4
NEAR DEWINTON SCENE/SAR	2	5	2	2		11
NEAR DIAMOND VALLEY SCENE/SAR	-	-	-	2	3	5
NEAR EDEN VALLEY	2	4	2	3	7	18
NEAR HIGH RIVER	5	3	9	4	6	27
NEAR INDUS*						
NEAR LONGVIEW SCENE/SAR	2	2	6	2		12
NEAR MILLARVILLE	3	2	2	1	1	9
NEAR NANTON*						
NEAR OKOTOKS SCENE/SAR	8	1	1	2	3	15
NEAR PRIDDIS	2	2		2		6
NEAR TURNER VALLEY (2010-2023)	3	2	2	-		7
<b>TOTAL SCENE CALLS ONLY (Average of 29 scene calls per year)</b>	<b>35</b>	<b>32</b>	<b>33</b>	<b>21</b>	<b>24</b>	<b>145</b>
DIAMOND VALLEY HOSPITAL IFT's	6	7	9	8	10	40
HIGH RIVER HOSPITAL IFT's	5	17	8	6	8	44
OKOTOKS HOSPITAL IFT's			1			1
<b>TOTAL SCENE + IFT's (Average of 17 IFTs per year)</b>	<b>46</b>	<b>56</b>	<b>51</b>	<b>35</b>	<b>42</b>	<b>230</b>
* Scene calls and search and rescue (SAR) coded to nearest community - Actual mission location used to identify each occurrence within Foothills County boundaries						

In 2025 (statistics are up to and including December 31, 2025), because of your support, STARS was able to carry out 42 critical inter-facility, search and rescue and scene missions within Foothills County and the hospitals located within your area. Thank you for helping to support the residents of Foothills County in the communities where they live, work and play.

## More than transport

STARS is much more than a means of transportation. The main service we provide has always been, and continues to be, critical care whether by air, ground, or satellite link. From transport physicians on call 24/7, to nurses and paramedics who are ready to be dispatched, to the first responders and rural health care providers, who our ELC work with daily, it's always about the patient.

STARS was built by the community, for the community, and thanks to allies like you, we can continue to reach the communities within Western Canada and the patients within who need our help for generations to come.

# THANK YOU



# ESSENTIAL SERVICES FOR ALL, RURAL

## UNITED IN PARTNERSHIP

### Building a robust health & safety network.

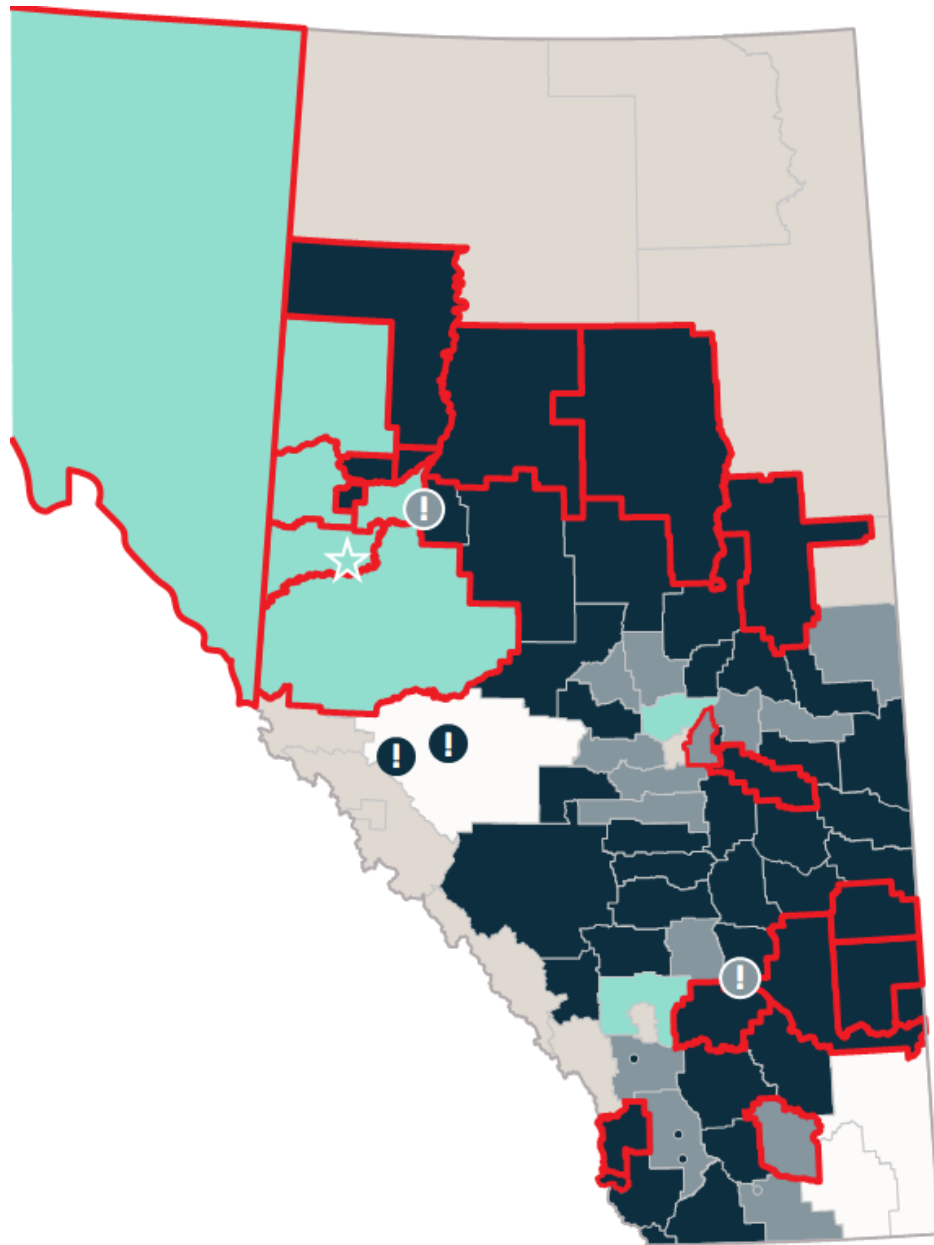
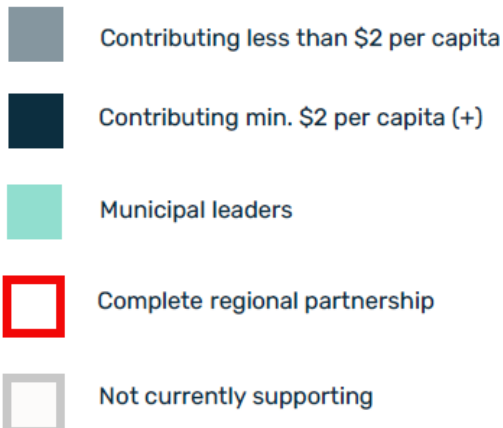
- 95% AB Municipalities in partnership
- Includes Peace River Regional District, B.C.
- 75% Regional Leaders

#### REGIONAL LEADERS

Building partnerships within. Based on minimum \$2 per capita

#### (9) PROVINCIAL LEADERS

- Fixed rate of support
- Standing motion
- Included in protective services budget



# 40 Years of Hope



Theo Konidas (centre) with his parents and siblings.

**I think about it all the time, that he's had a second chance."**  
Lee Konidas, THEO'S DAD

## Your support funds equipment that can help patients like Theo:

**FIBROPTIC BRONCHOSCOPE** for intubation of difficult airways \$5,000 each + \$450/use.

**IV WARMERS** \$3,000 each + \$50/use.

**LUCAS AUTOMATED CPR MACHINE** \$21,395 each

**WINTER PATIENT STRETCHER PACK** \$2,300 each

**CREW WINTER JACKETS** \$1,000 each

# Theo's Story

**On a sunny**, yet cold New Year's Day, teenager Theo Konidas was enjoying snowmobiling with his siblings. A patch of ice resulted in a crash that nearly took his life. With his face turning blue, Theo's parents fought desperately to keep him alive by performing CPR until local emergency crews arrived. In a race against time, and Theo's chance of survival at less than 10 per cent, STARS responded.

The air medical crew intubated him and worked tirelessly to retain his blood pressure and airway during his 18-minute flight to the hospital. Amazingly, Theo made a full recovery. His parents shared their gratitude describing STARS as essential, life-saving and life-changing.

"I think about it all the time," said Theo's dad, Lee Konidas. "That he's had a second chance."

**Your support gave Theo this second chance at life.**

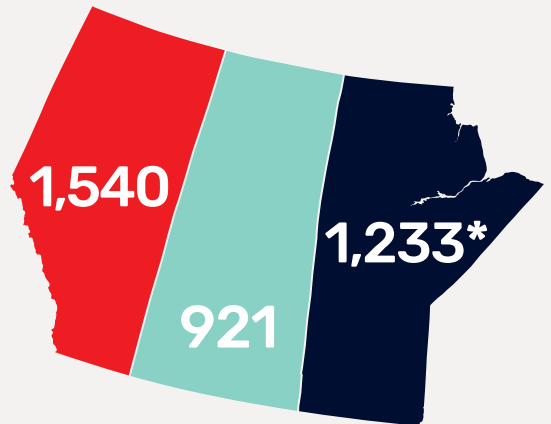


Scan the code to see Theo's full story.

## YOUR IMPACT THIS YEAR

### MISSIONS:

TOTAL: **3,694** YEARLY



AVERAGE DAILY: **10**



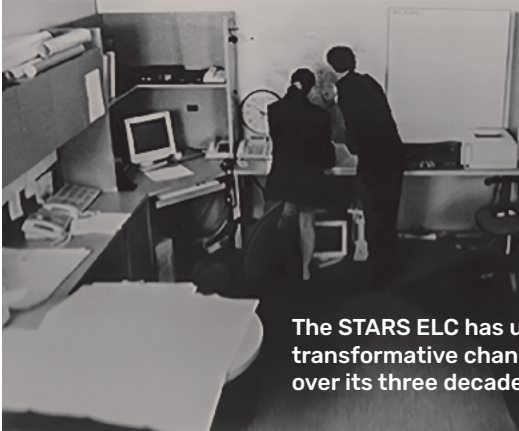
*\*Includes fixed-wing and helicopter missions*

### INCIDENT TYPES:

- CARDIAC: 21.09%**
- ENVIRONMENTAL: 0.22%**
- NEUROLOGICAL: 11.19%**
- OBSTETRICAL: 1.71%**
- PULMONARY: 12.09%**
- VEHICLE INCIDENT: 18.62%**
- OTHER MEDICAL: 17.23%**
- OTHER TRAUMA: 17.04%**



# 40 Years of Innovation



The STARS ELC has undergone transformative changes and upgrades over its three decades of operation.



EMERGENCY  
REQUESTS HANDLED:

**38,420**

AVERAGE REQUESTS  
HANDLED PER DAY:

**105**

THE CAD SYSTEM REPLACEMENT PROJECT:

APPROXIMATELY

**\$1 MILLION** INVESTMENT

# Beyond the Helicopter

**Support from our allies** has made it possible for STARS to stand at the forefront of critical care by allowing us to invest in new technologies, equipment and advanced specialized training for our crew.

The STARS Emergency Link Centre (ELC) opened in 1996 and has been part of some of the largest innovative transformations the organization has seen to date. Today, the ELC dispatches STARS helicopters for all missions in Alberta and Saskatchewan.\*

Technology advancements have helped us better partner with health authorities, mitigate human error, implement virtual care options in certain provinces, and win global awards.

With your help, the ELC has gone from paper mapping and handwriting records to using custom-built geographic information system (GIS) maps to more precisely pinpoint mission locations and computer-aided dispatch (CAD) software that securely and accurately tracks mission information. Importantly, these advancements help accurately pinpoint the location of our patients.

\*STARS helicopters in Manitoba are dispatched by Manitoba's Medical Transportation Coordination Centre, per our provincial agreement.

## IMPROVING PATIENT OUTCOMES

STARS takes part in pre-hospital care research because of the support we receive from our generous community:



### STARS VIRTUAL CARE & TRANSPORT DECISIONS

A multi-province study that investigates how STARS Virtual Care influences patient care and transport.



### MASSIVE HEMORRHAGE PROTOCOL IN AIR MEDICAL TRANSPORT

This study evaluates patient outcomes before and after implementing a pre-hospital massive hemorrhage protocol to improve emergency blood transfusion strategies.



### URBAN VS. RURAL TRANSPORTS – A 36-YEAR REVIEW

A newly published study reviewed over three decades of STARS data. It revealed that over 10 per cent of transported patients resided in urban areas. This research reinforces the impact of STARS in both urban and rural communities.



**They found us in the middle of nowhere and now somebody's going to be able to help us and hopefully save our child."**

**Korin Konidas, THEO'S MOM**



# 40 Years of Community

500+

STARS TEAM MEMBERS

6,000

COLLECTIVE CREW TRAINING  
HOURS IN THE YEAR

529

ACTIVE  
VOLUNTEERS

760

COMMUNITIES CARED  
FOR LAST YEAR

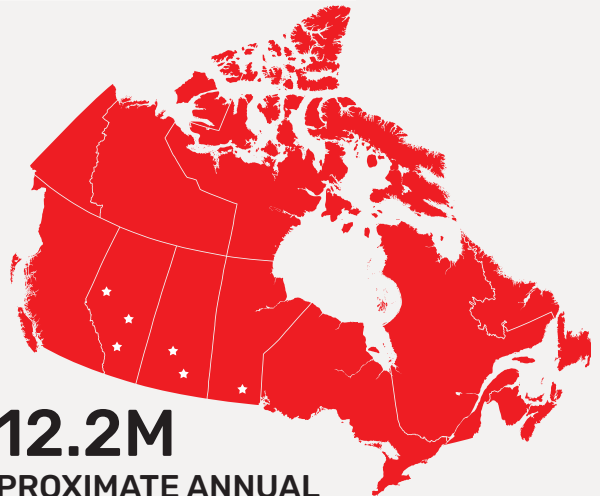


“Every call, every mission, we just want to make a difference for our patients. Knowing that Theo is thriving is the reason why we do what we do.”

Marla Tabler, THEO'S FLIGHT NURSE

Air medical crew members, like Theo's **FLIGHT NURSE MARLA TABLER**, complete many hours of training every year through The Susan Ramsay Advanced Skills Institute to keep up and enhance their skills. Training simulation topics like airway management, ventilation techniques and pediatric care prepare our crews for when real emergencies happen.

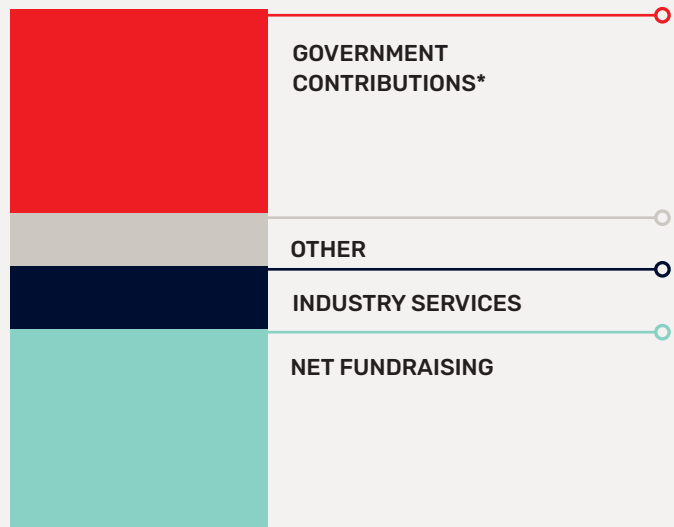
## HOW WE'RE FUNDED



**\$12.2M**  
APPROXIMATE ANNUAL  
COST PER BASE\*

**36,571**  
ANNUAL DONORS

### FUNDING SOURCES



\*based on STARS most recent audited financials

# Your Support Makes a Difference

**STARS** has relied on community support since day one. As we've grown, so has our funding model. Today, STARS operates 24/7, 365 days per year thanks to dedicated individual donations, community fundraising, corporate support and government funding.

We're built by the community, for the community. Your impact goes beyond donations – it's the support from first responders, hospitals, medical staff, Very Important Patients and volunteers who fuel STARS' missions. Thank you for making 40 years of hope and life-saving care possible.

## BEST-IN-CLASS TEAM

In the beginning, STARS relied on a volunteer crew to get to the next patient. Today, you have allowed us to invest in a world-class team of flight nurses, paramedics, pilots and transport physicians.



## The Next 40 Years



### A message from Dr. John Froh, President and CEO, STARS

**For 40 amazing years**, STARS has provided critical care and hope to people in need. Every day, we strive to be more innovative, efficient and forward-thinking to provide the best possible care for our patients – all of which is only possible with the support of allies like you.

Your generosity has enabled us to fly more than **63,000 missions** over the last four decades, saving countless

lives and giving families and friends more time with the ones they love. You have allowed us to invest in the best team members, equipment and training. You help us save lives.

As we look to the next 40 years and beyond, medicine and prehospital response will inevitably evolve. Thanks to allies like you, we will continue to innovate, grow and, most importantly, provide critical care, anywhere.

Kelly Waldron (centre) with her husband, Tyler, and their daughters.



**If STARS wasn't here, I definitely wouldn't be here. I wouldn't have done anything at all with my life. My parents wouldn't have watched their daughter grow up. They wouldn't have been grandparents."**

**Kelly Waldron, STARS' FIRST VERY IMPORTANT PATIENT**





## MUNICIPAL SUPPORTER



## **BENEFITS**

- STARS provides physical response and virtual consultation
- Together, we enhance rural healthcare
- Your residents have access to STARS 24/7 across Western Canada
- 40 Years serving Albertans
- No cost to the patient.

# THANK YOU






# Stay In Touch

1-888-797-8277 / [foundation@stars.ca](mailto:foundation@stars.ca) / [stars.ca](http://stars.ca)

**JACKIE SEELY**  
**DONOR RELATIONS & DEVELOPMENT OFFICER**  
403-793-1262  
[jseely@stars.ca](mailto:jseely@stars.ca)

**PUBLIC HEARINGS AND MEETINGS  
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
 REDESIGNATION  
 April 29, 2026  
 To be heard at: 1:30 PM**

<b>REQUEST FOR LAND USE REDESIGNATION</b>		
	<b>LEGAL DESCRIPTIONS:</b>	1. PTN: NW 28-21-28 W4 2. PTN: NE 28-21-28 W4
	<b>LANDOWNERS:</b>	2480574 Alberta Ltd
	<b>AGENT:</b>	ERW Consulting Inc. / Robert Weston
	<b>AREAS OF SUBJECT LANDS:</b>	1. 90.24 acres 2. 21.64 acres
	<b>CURRENT LAND USE:</b>	Agricultural District
	<b>PROPOSED LAND USES:</b>	Country Residential District and Municipal Reserve
<b>PROPOSAL:</b>		
<p>Request for redesignation of a portion of NW 28-21-28 W4M and NE 28-21-28 W4M to allow the future subdivision of eighteen (18) new 4.41 +/- acre to 9.18 +/- acre Country Residential District parcels with a 9.57 +/- acre Municipal Reserve parcel, and 16.40 +/- acres of Environmental Reserve Easement registered over portions of the south boundary of Lots 1 through 10.</p> <p>A Site-Specific Amendment is also being requested to approve the existing second single-family dwelling within proposed lot 1.</p>		
<b>DIVISION NO:</b>	<b>COUNCILLOR:</b>	<b>FILE MANAGER:</b>
7	R.D. McHugh	Pierre-David Karolyi

**EXECUTIVE SUMMARY**

**Summary of Proposal**

The Land Use redesignation from Agricultural District proposes eighteen (18), 4.41 +/- acre to 9.18 +/- acre, Country Residential District lots, one (1) 9.57 +/- acre Municipal Reserve parcel, along with a 16.40 +/- acre Environmental Reserve Easement from portions of NW 28-21-28 W4 and NE 28-21-28 W4. The Site-Specific Amendment is being requested to approve existing buildings, including the second single family dwelling within proposed lot 1.

**Location**

The subject parcels are located approximately 1.4 kilometres southwest of the Bow River and the Rocky View County boundary, 1.2 kilometres north of Highway 552 East. Both parcels are adjacent to 2253 Drive East, while PTN: NW 28-21-28 W4 also borders 112 Street East.

**Access**

With the exception of proposed lot 1 which retains its current individual approach on 112<sup>th</sup> Street East, all new parcels are to obtain access with the development of a 30-metre-wide internal subdivision road, constructed to the satisfaction of the County with 7.6-metre wide paved

surface, with direct access to 112<sup>th</sup> Street East, on the west side of the parcel. 112<sup>th</sup> Street East currently has an 8-metre chip seal surface and is located on a 30-metre-wide right-of-way.

Public Works advises that common approaches may be necessary and requires an engineered road design within a Development Agreement. They also recommend requiring a Traffic Impact Assessment on current traffic counts and expected additional vehicle trips from the proposed development. Finally, they recommend a contribution to upgrade 112 Street East to a paved surface.

## **Pertinent Site Considerations**

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### Topography

The parcels are rolling grassland throughout, with the south portion containing steep slopes toward 2253 Drive East, which is proposed to be protected by an Environmental Reserve Easement and has an established 30-metre setback for building envelopes.

### Water and Wastewater

Water is to be individually provided by wells with the assistance of water cisterns per parcel. Each parcel will have its own private septic system.

## **Policy Evaluation**

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Reviewed within the terms of the Municipal Development Plan 2010, Growth Management Strategy, and the County's Land Use Bylaw.

## **Reserve Dedication**

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### **Environmental Reserve or Environmental Reserve Easement**

Sections 664(1) and 664(1.1) of the Municipal Government Act, allow the subdivision authority the ability to request Environmental Reserve or Environmental Reserve Easement if lands, consist of swamps, gullies, ravines, coulees, or natural drainage, and/or are subject to flooding or are abutting the bed and shore of any body of water, in order to preserve the natural features of the land, to prevent pollution of the land, ensure public access to a body of water or prevent development of land where there is a significant risk of personal injury or property damage.

Environmental Reserve is provided as a separate parcel identified as ER, to be owned by the County, and maintained in its natural state or used as a park space.

Conditional to the mutual agreement of the County and the landowner, an Environmental Reserve Easement can be provided as an alternative to Environmental Reserve. With an Easement, the lands are retained by the landowner, are identified as ERE, and provide that the lands are to be maintained and protected by the landowner in their natural state.

Further to this, Section 663(a), (b) and (c), provides that should the subdivision be the first parcel out of a quarter section, be larger than 16 Hectares, smaller than 0.8 Hectares, or reserves have already been provided, that Environmental Reserve or Environmental Reserve Easement "may" not be required.

The applicant is proposing to provide a 16.40 +/- acre Environmental Reserve Easement (ERE) along the south portion of the development area to protect an area of slope in this location. The ERE is accessible from both 112 Street East and 2253 Drive East.

### **Municipal Reserve**

The applicants are proposing to provide a 9.57 +/- acres municipal reserve parcel which constitutes 10.0% of lot development area.

The County's Municipal Reserve Policy (adopted April 18/96) requires the applicant to propose a separate lot for the dedication of reserve, where the reserves to be provided are more than 1.98 acres, the lot to be provided is to be 10% of the titled parcel minus lands to be provided as Environmental Reserve or Environmental Reserve Easement.

**Referral Considerations**

Referred to required Provincial and Municipal bodies as well as all utilities. Alberta Transportation and Economic Corridors had no concerns.

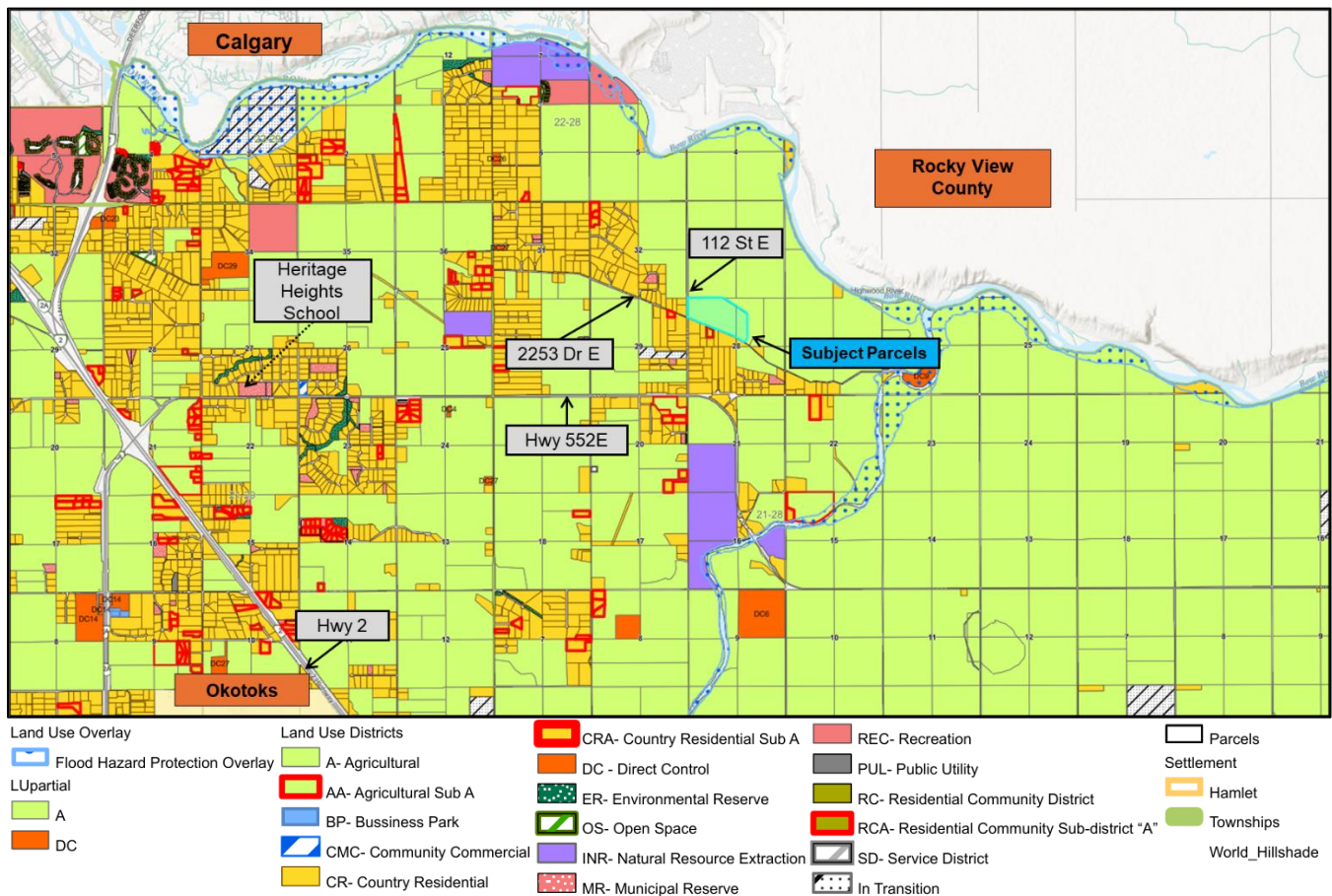
**PURPOSE OF APPLICATION**

**Bylaw XX/2026**

The Council has received an application to further amend the Land Use Bylaw by authorizing redesignation of portions of NW 28-21-28 W4 and NE 28-21-28 W4 from Agricultural District to Country Residential District to allow the future subdivision of eighteen (18) 4.41 +/- acre to 9.18 +/- acre Country Residential District lots, one (1) 9.57 +/- acre Municipal Reserve parcel, and a 16.40 +/- acre Environmental Reserve Easement. A Site-Specific Amendment is being requested to approve an existing second single family dwelling within proposed lot 1.

**Area Character**

The area is positioned north of the intersection between Highway 552 East and 274 Avenue East. It is within an area that includes a mix of agricultural lands and country residential developments, including the Coulee View Estates and Sunset Ridge Area Structure Plans within a half mile. The Heritage Heights school is roughly 7 kilometres to the west.

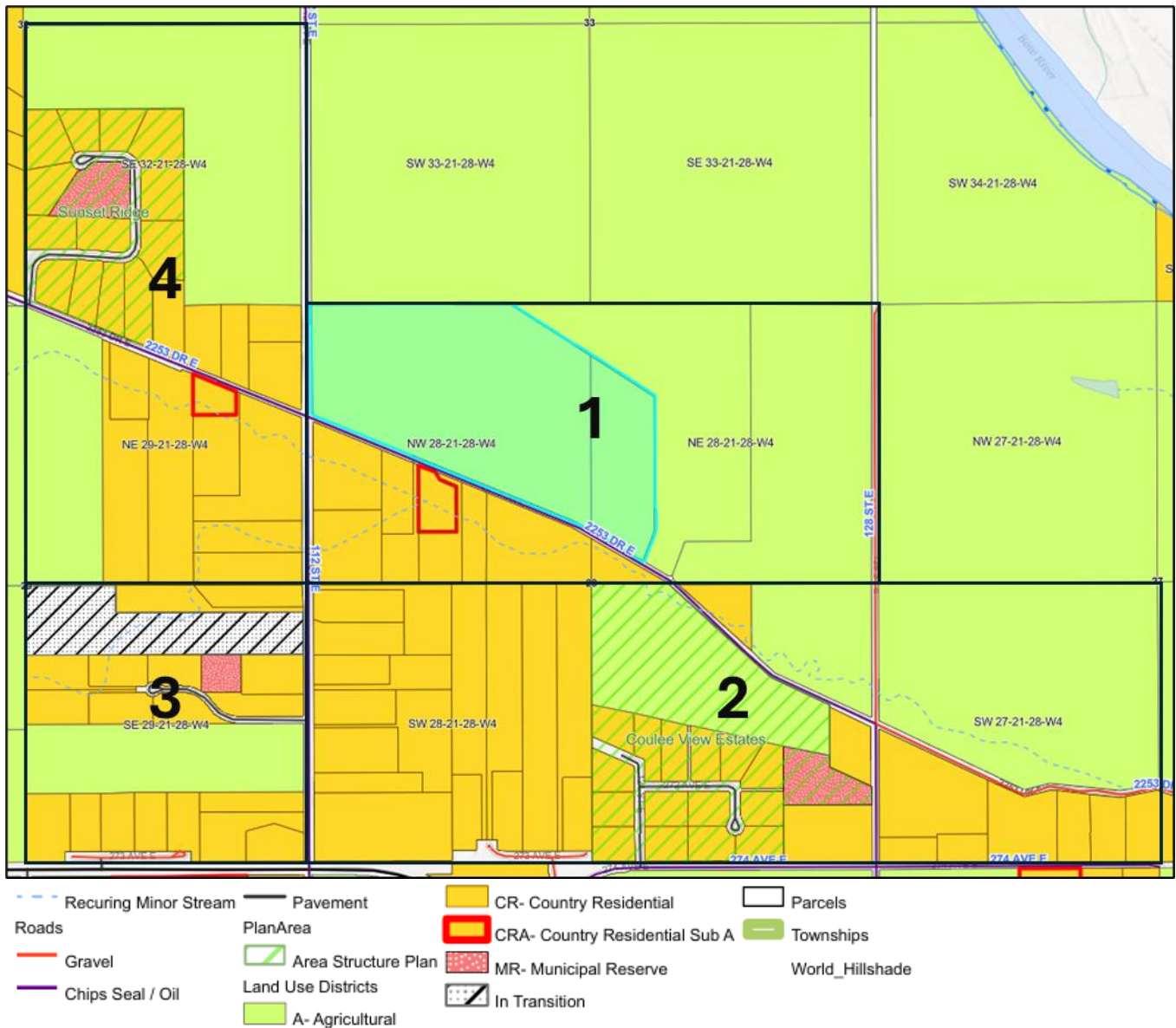


## NW & NE QUARTER SECTION & HALFMILE BACKGROUND



### **Within a half mile of the northwest (NW) and northeast (NE) quarter sections of 28-21-28 W4M:**

**Prior to 1975** – Parts of the NW and NE quarter sections were within lands taken up by a former Royal Canadian Air Force airport (RAF Station De Winton) to the north of the subject parcels, with the NE subject parcel and northeast corner of the NW subject parcel being subdivided in 1975. The adjacent quarter sections were largely undivided agricultural land, with the future 2253 Drive East road splitting several into parts.



### **1. Project parcel quarter sections**

**Between 1975 and 2006** – The NW quarter section was subdivided on the south side of 2253 Drive East (the “road”) into eight Country Residential District parcels with one Sub-district “A”, while the NE quarter section having a country residential parcel south of the road. The Country Residential sub-district “A” parcel subdivided in 2012 also registered an overland drainage easement (ODE) over a recurrent stream and pond.

### **2. Three quarter sections to the south and southeast**

**Between 1990 and 2007** – One Country Residential District parcel was subdivided north of the road in 1998, and forty-one Country Residential District parcels were subdivided south of the road. Fifteen of these parcels are within the *Coulee View Estates Area Structure Plan* established in 2001, which also includes two private roads, a Municipal Reserve parcel and a 50-acre Agricultural District parcel.

### **3. One quarter section to the southwest**

**Between 1973 and 2025** – Eight Country Residential Districts were subdivided on the south quarter of the quarter section with a private road. The middle north quarter was subdivided into

eight country residential parcels in 2008 with a private road and a municipal reserve parcel. The north quarter was subdivided into three Country Residential District parcels (two in the process of being finalized), leaving a 26.5-acre balance Agricultural District parcel.

#### 4. Two quarter sections to the west and northwest

**Between 1975 and 2007** – Nine Country Residential District parcels were subdivided, leaving a 42-acre Agricultural district parcel, on the south side of the road. To the north of the road, eighteen Country Residential District parcels were subdivided, leaving a 94.9-acre Agricultural District balance parcel. Thirteen of these lots are within the *Sunset Ridge Area Structure Plan* established in 2004, which also includes a private road and a Municipal Reserve parcel.

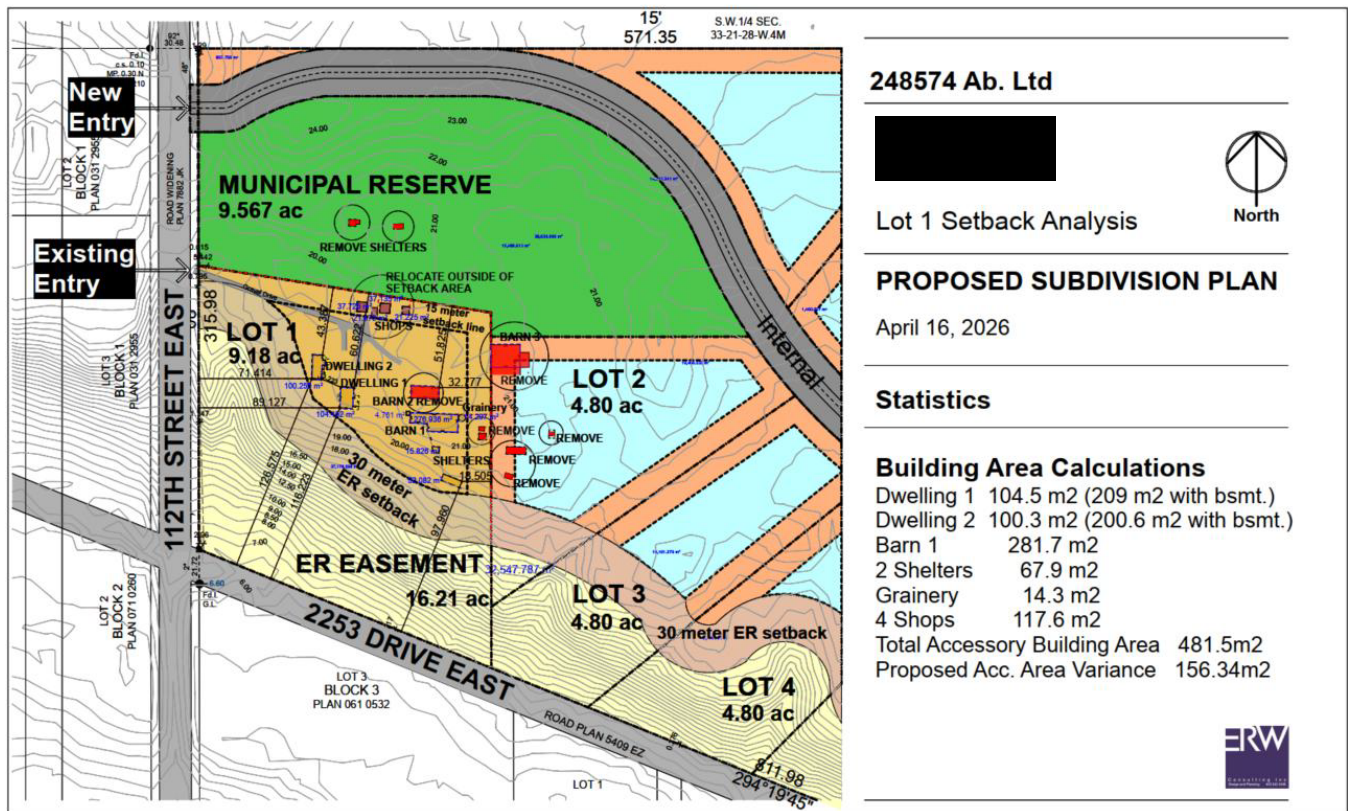
### SITE CONSIDERATIONS

**Water** – Proposed lots 2 through 18 are to provide proof of water with the submission of Q20 reports to the County, upon drilling of individual water wells on each of the lots proposed. It is proposed that all lots be required to have water cisterns to address water concerns. Public Works considers that the provided groundwater supply assessment indicates a high likelihood that the proposed wells will produce an adequate water supply for each lot, although a Q20 report will still be required as proof of water for lots 2 through 18.

**Wastewater** – Lots 2 through 18 are to provide individual private septic treatment systems.

**Stormwater** – Public Works recommends for a Stormwater Management Plan to be provided.

### Existing Development



In the southwest corner of the NW subject parcel, there are two single family dwellings, three barns, nine shelters, one granary building and four small shops (see site plan above). All the buildings outside of proposed lot 1, as well as a barn and two shelters on lot 1 are to be removed.

The first dwelling has a square footage of 104.5 sq. m. (209 sq. m. if considering the basement), and the second dwelling has a square footage of 100.3 sq. m. (200.6 sq. m. if considering the basement). No development permits were required for the dwellings as the subject parcel is over 80 acres.

On lot 1, proposed to be 9.18 +/- acres, there will remain the two single family dwellings, one barn, two shelters, four horse shelters and the granary, for a total of eight (8) accessory buildings. The total cumulative area of the accessory buildings is 481.5 sq. m., whereas the maximum number of accessory buildings for this parcel is four (4) and the maximum permitted cumulative size is 325.2 sq. m. As such, the number and permitted cumulative size will exceed those permitted under section 4.2.1.7 of the Land Use Bylaw for a parcel between 5 and 9.99 acres in size, with a variance of four additional buildings and 156.31 sq. m. over the permitted cumulative size. All buildings are within setbacks of the proposed property lines, including the four shops which will be relocated to respect the 15-metre setback.

## **POLICY EVALUATION**

### **Municipal Development Plan**

Policies 2, 3 and 4 of the Agricultural section of the MDP2010 discourage the subdivision of Agriculturally zoned lands indicating support for maintaining the integrity of the agricultural land base and allows non-agricultural uses only where they do not adversely affect agricultural operations.

Policies 3, 7, 8, 9 and 11 of the Residential section of the MDP2010 provide that residential parcels should be developed to be compatible with the surrounding area and existing uses. Further providing that the design and infrastructure of residential development should consider the efficient use of land, the appropriate servicing, the environmental impact, the cumulative effects of development, as well as the suitability of the lands for residential use and the conservation of water.

Policy 15 of the Residential section of the MDP2010 further provides that Country Residential District subdivision shall comply with density, parcel size and servicing requirements as outlined in the County's Land Use Bylaw.

Policy 5 of the Environmental Conservation & Open Space section of the MDP2010 provides that an Environmental Reserve Easement may be designated on features that are not suitable for development.

Policies 1, 2 and 3 of the Transportation section of the MDP2010 provide that subdivisions will be evaluated considering the available and projected capacity of transportation infrastructure, and that new infrastructure shall meet or exceed County standards as executed with a Developers Agreement.

Policies 8 and 9 of the Water and Wastewater Utility section of the MDP2010 provide that potable water systems will be efficiently used and conserved and requires stormwater management plans for all future subdivisions.

### **Land Use Bylaw**

The application requests three variances, one to allow a second single family dwelling for a parcel under 80-acres in size within proposed lot 1.

Country Residential District – the application meets the parcel density requirements and parcel size requirements as set out in Section 13.1.6.2 b. and c. of the Country Residential District. The application requests the following Site-Specific Amendment for this District, specific to proposed lot 1:

Allowance for the second dwelling (100.3 sq. m.) to be retained within proposed Lot 1 is too large to be considered a secondary suite and is not a temporary dwelling as set out in Section 10.10.5 of the Land Use Bylaw:

**Dwelling Density**

10.10.5 In all districts, where the maximum dwelling density is not identified and the dwelling type is listed as a permitted or discretionary use in the applicable land use district, the following maximum number of dwelling units (dwelling density per parcel) shall apply:

- a. for a parcel under 80 acres in size you are permitted no more than:
  - i. one Dwelling, Single Family; and
  - ii. either one Dwelling, Secondary Suite in accordance with Section 10.26, or one Dwelling, Temporary in accordance with Section 10.10.
  - iii. Or as determined by the Approving Authority in accordance with an approved Area Structure Plan or Outline Plan.

*The building contains a basement, which is calculated within the habitable space for a secondary suite, and that the total habitable space of 200.6 sq. m. exceeds the maximum of 1,400 sq. ft. (130.064 sq. m.) as prescribed by Section 10.26.13 of the Land Use Bylaw.*

The application also requests to allow for eight (8) accessory buildings totaling 481.5 sq. m. of cumulative size, which exceeds the maximum number and cumulative size as set out in Section 4.2.1.7 of the Land Use Bylaw:

**Accessory Buildings/Structures:**

4.2.1.7 A detached accessory building where it is accessory to a primary residence:

5.0 - 9.99 acres in size	Maximum of four (4) buildings with a total cumulative size not to exceed 325.2 sq. m. (3,500 sq. ft.) accessory to the residence
--------------------------	--

**Growth Management Strategy**

The subject parcel is located within the Central District of the Growth Management Strategy. The vision for the Central District identifies that the lands are expected to be the growth engine for the County and are to see intensified and significant development while carefully considering riparian and wetland areas as well as aspirations of our Municipal neighbours.

<b>CIRCULATION REFERRALS</b>	
<b>REFEREE</b>	<b>COMMENTS</b>
<b>EXTERNAL</b>	
<b>ATCO Gas</b>	<p>Has no concerns with the work, provided the following conditions are met:</p> <ul style="list-style-type: none"> <li>• Rights-of-way will be required for the gas mains within property, 2.4 metres wide for single use by ATCO or 3.5 metres wide if shared with other shallow utilities.</li> <li>• Requirements for rights-of-way may change depending on actual gas main layout.</li> <li>• Rights-of-way to be registered as general utility rights-of-way granted to the County and registered with the legal plan of the subdivision.</li> <li>• No encroachment within the right-of-way is permitted without a formal encroachment agreement.</li> <li>• A gas main extension will be required to service the proposed development.</li> </ul>
<b>ATCO Transmission</b>	No concerns
<b>Alberta Transportation and Economic Corridors</b>	<p>No concerns and has stated the following:</p> <p>The requirements of Section 18 of the Regulation would not be met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors is prepared to grant approval for the subdivision authority to vary the requirements of Section 18 of the Regulation at the time of subsequent subdivision.</p> <p>The requirements of Section 19 would be met; therefore, no variance of Section 19 of the Regulation would be required at the time of subsequent subdivision.</p>
<b>INTERNAL</b>	
Public Works	<p>Public Works is recommending the following as conditions of <b>land use</b>:</p> <ol style="list-style-type: none"> <li>1. Stormwater Management Plan;</li> <li>2. Traffic Impact Assessment (may identify upgrade requirements);</li> </ol> <p>Public Works is recommending the following for lots 2 to 18 as conditions of <b>subdivision</b>:</p> <ol style="list-style-type: none"> <li>1. Septic Disposal Evaluations;</li> <li>2. Building Envelopes</li> </ol> <p>Additional recommendations as provided by Public Works to be addressed as conditions of Subdivision:</p> <ul style="list-style-type: none"> <li>• Contribution to upgrade 112 Street East to a paved road surface;</li> <li>• Approaches to be constructed to current municipal standards, with locations to be provided to the satisfaction of Public Works;</li> <li>• Common approaches may be necessary, especially in congested areas.</li> </ul>

# CIRCULATION REFERRALS

	<ul style="list-style-type: none"> <li>• Development Agreement will be required for the road construction along with an engineered road design and cost estimates, 125% deposit and liability insurance.</li> <li>• The provided groundwater supply assessment indicates a high likelihood that the proposed wells will produce an adequate water supply for each lot. However, a Q20 report will be required as proof of water for each lot.</li> </ul> <p>A road use agreement will be required if hauling in excess of 10 loads/day or for 7 days of continuous hauling, as 112 Street is banned at 75% in spring.</p>
<b>PUBLIC</b>	
Western Wheel	April 15 <sup>th</sup> and 22 <sup>nd</sup> , 2026
Landowners (Half Mile)	<p>No letters submitted at the time of this report.</p> <p>Please note: The applicants provided a letter and/or spoke to all landowners within a half-mile radius of the subject parcels.</p> <p><b><i>The applicant's letter and Engagement Summary are included below under Appendix C.</i></b></p>

## SUMMARY

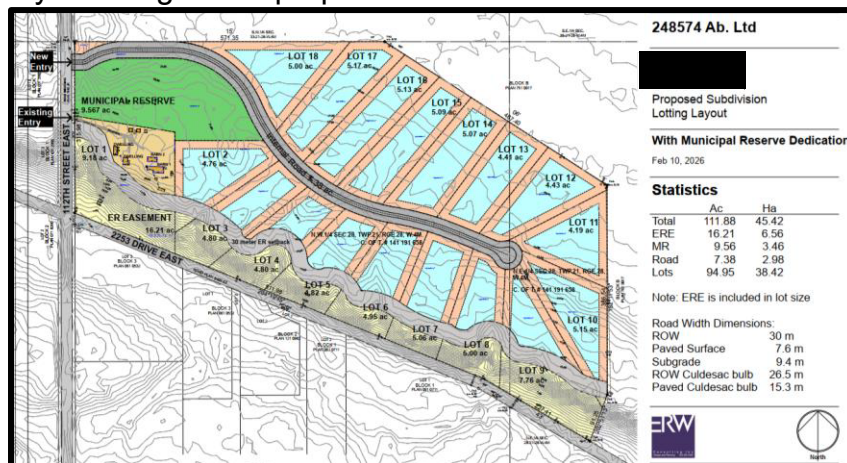
### Bylaw XX/2026

The Council has received an application to further amend the Land Use Bylaw by authorizing redesignation of portions of NW 28-21-28 W4 and NE 28-21-28 W4 from Agricultural District (A) to Country Residential District and Municipal Reserve to allow the future subdivision of eighteen (18) 4.41 +/- acre to 9.18 +/- acre Country Residential District (CR) lots, one (1) 9.57 +/- acre Municipal Reserve parcel, and a 16.40 +/- acre Environmental Reserve Easement

## OPTIONS FOR COUNCIL CONSIDERATION

### PROPOSAL SUMMARY: REDESIGNATION AND SITE-SPECIFIC AMENDMENT

Redesignation from the Agricultural District, to allow the future subdivision of eighteen (18) 4.41 +/- acre to 9.18 +/- acre Country Residential District lots, one (1) 9.57 +/- acre Municipal Reserve parcel, along with a 16.40 +/- acre Environmental Reserve Easement from portions of NW 28-21-28 W4 and NE 28-21-28 W4. A Site-Specific Amendment is being requested to approve a second single family dwelling within proposed lot 1.



## **OPTION #1 – FIRST READING APPROVAL**

Council may choose to grant 1<sup>st</sup> reading to the application for redesignation of the 111.88 acres of portions of NW 28-21-28 W4 and NE 28-21-28 W4 from Agricultural District to Country Residential District to allow the future subdivision of eighteen (18) 4.41 +/- acre to 9.18 +/- acre Country Residential District lots, one (1) 9.57 +/- acre Municipal Reserve parcel, along with a 16.40 +/- acre Environmental Reserve Easement, and a Site-Specific Amendment authorizing the existing second single family dwelling on proposed lot 1, for the following reasons:

*In consideration of the criteria noted within the Agricultural and Residential sections of the MDP2010, Council is of the opinion that the lands are suitable for the intended use and would not be detrimental to the agricultural nature of the area. Additionally, the application falls within the density provisions and lot size restrictions of the Country Residential District within the County's Land Use Bylaw.*

*Further, in their consideration of the criteria noted in Residential Policy 3 of the MDP2010, Council is of the opinion the lands are suitable for residential use and are compatible with the surrounding area and the existing land uses.*

*Staff suggests Country Residential Sub-district "A" for the proposed lots 2 to 18 to ensure that the recommendations and restrictions as outlined in the building envelopes, stormwater management plan and septic disposal evaluations are complied with to the satisfaction of the Public Works department (as conditions of subdivision). 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 \$5000.00 deposit as a pre-release condition to ensure compliance of all conditions of the development permit.*

Council may choose to impose the following suggested conditions:

### **Recommended Conditions for Option #1:**

1. Applicant to fully execute and comply with all requirements as outlined within a Municipal Development Agreement for the purposes of construction of all external and internal transportation infrastructure, contribution to the paving of 112 Street East, stormwater management, grading and drainage, payment of community sustainability fee, and any other necessary municipal and on-site improvements as required by Council and/or the Public Works department;
2. Stormwater Management Plan to be provided for the subject lands, to the satisfaction of the Public Works department;
3. Traffic Impact Assessment to be provided, to the satisfaction of the Public Works department;
4. Proof of adequate water supply to be provided for lots 2 through 18, in accordance with the Provincial Water Act, to the satisfaction of the County;
5. Site plan to be provided which identifies building envelopes, for lots 2 through 18, which meets the requirements as outlined in Policy 9 under the Residential section of the MDP2010, to the satisfaction of the Public Works department, **as a condition of subdivision;**
6. Septic Disposal Evaluations to be provided for proposed lots 2 to 18, in accordance with Part 2 Section 6(4)(b) of the Matters Related to Subdivision and Development Regulation, to the satisfaction of the Public Works department, **as a condition of subdivision;**
7. The existing 100.3 sq. m. dwelling on proposed lot 1 is acknowledged to remain and

constitutes the maximum number of dwellings permitted on a parcel of less than 80 acres; accordingly, no additional dwelling unit of any form shall be permitted, and the developer must submit a development permit application and the necessary fees for this dwelling and for the oversized accessory buildings, **as a condition of subdivision**;

8. Final redesignation application fees to be submitted;
9. Submission of an executed subdivision application and the necessary fees.

## **OPTION #2 - REFUSAL**

Council may choose to refuse the application for redesignation of the 111.88 acres of portions of NW 28-21-28 W4 and NE 28-21-28 W4 from the Agricultural District to Country Residential District to allow the future subdivision of eighteen (18) 4.41 +/- acre to 9.18 +/- acre Country Residential District lots, one (1) 9.57 +/- acre Municipal Reserve parcel, along with a 16.40 +/- acre Environmental Reserve Easement, and a Site-Specific Amendment authorizing the existing second single family dwelling on proposed lot 1, for the following reasons:

*In consideration of Policies 2 and 4 of 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. Additionally, in consideration of the criteria noted within Residential Policies 3 and 9 of the MDP2010, Council is of the opinion that the application does not adequately address the intent of the policy with respect to the cumulative effects of the development, the efficient use of the land, the compatibility of the development with the adjacent lands and the suitability of the lands for future development.*

## **APPENDICES**

### **APPENDIX A: MAP SET**

LOCATION MAP  
HALF MILE MAP – LAND USE  
HALF MILE MAP – PARCEL SIZES  
ORTHO PHOTO

### **APPENDIX B:**

SITE PLAN

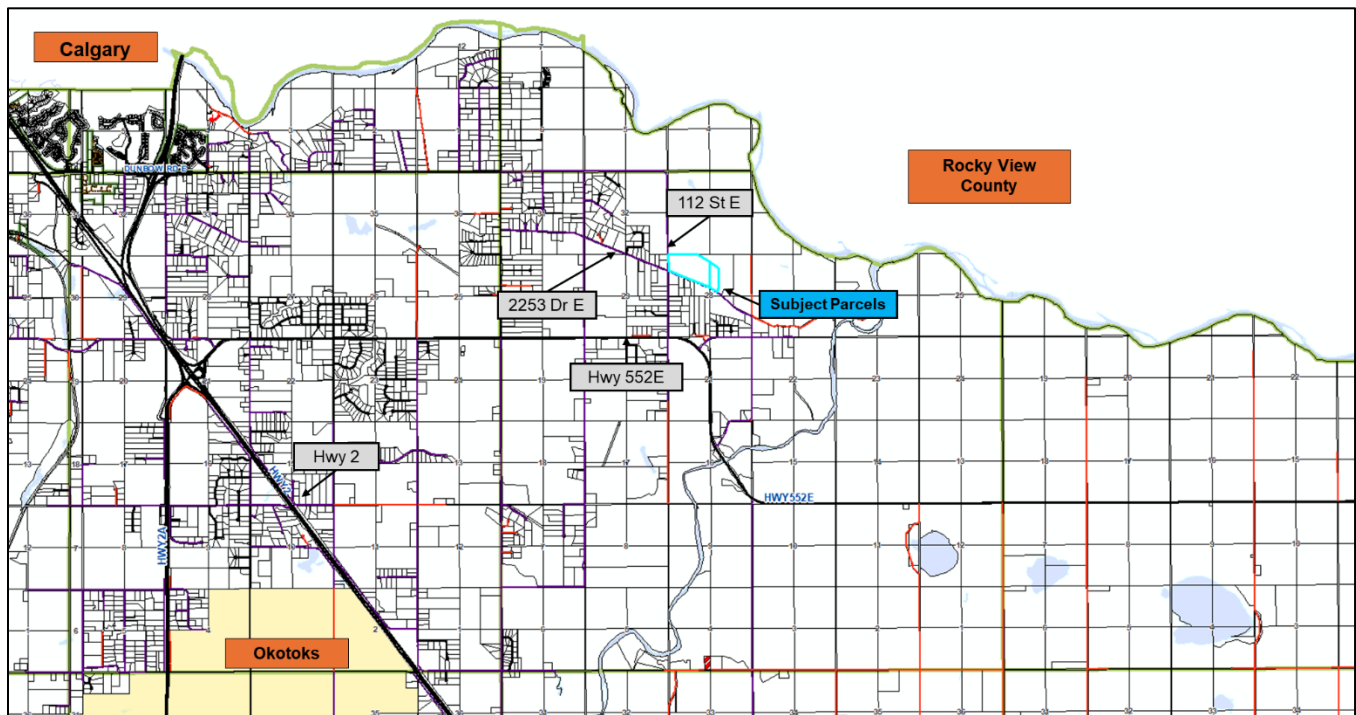
### **APPENDIX C: SUPPORTING DOCUMENTATION**

LANDOWNER'S AGENT LETTER  
LANDOWNER'S AGENT ADDITIONAL COMMENTS  
PUBLIC ENGAGEMENT SUMMARY

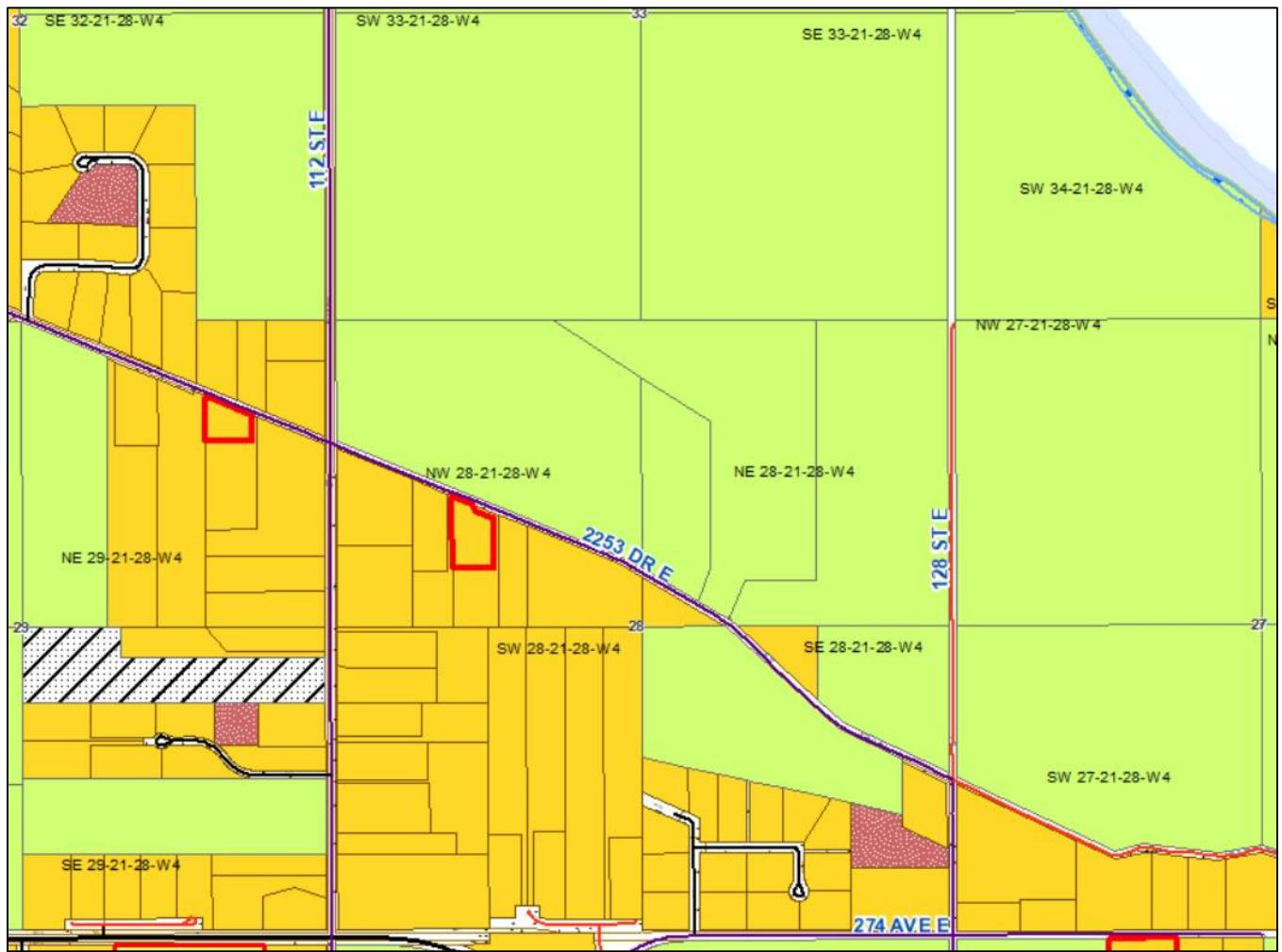
### **APPENDIX D:**

PROPOSED BYLAW

**APPENDIX A: LOCATION MAP**

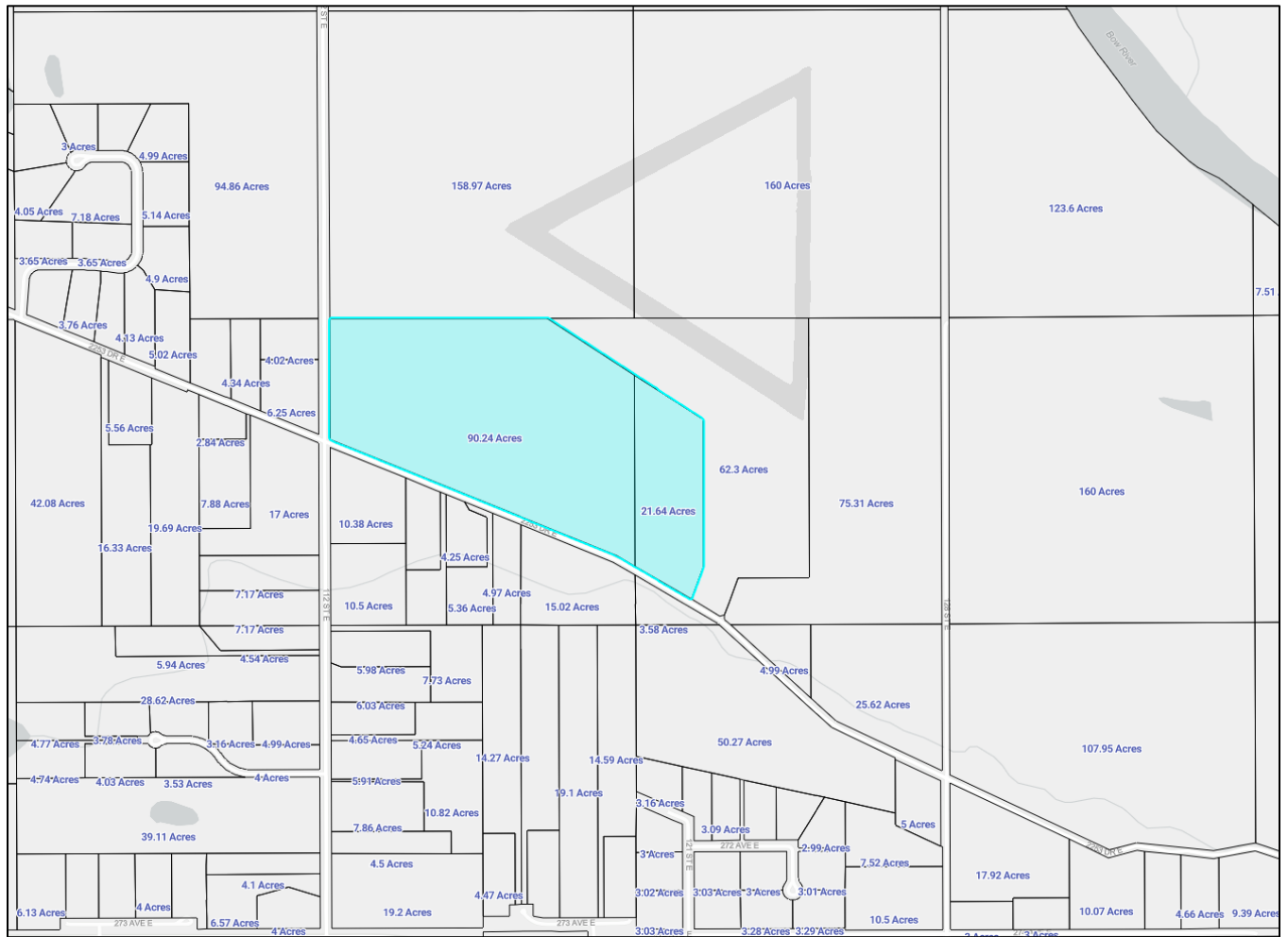


# APPENDIX A: HALF MILE MAP – LAND USE

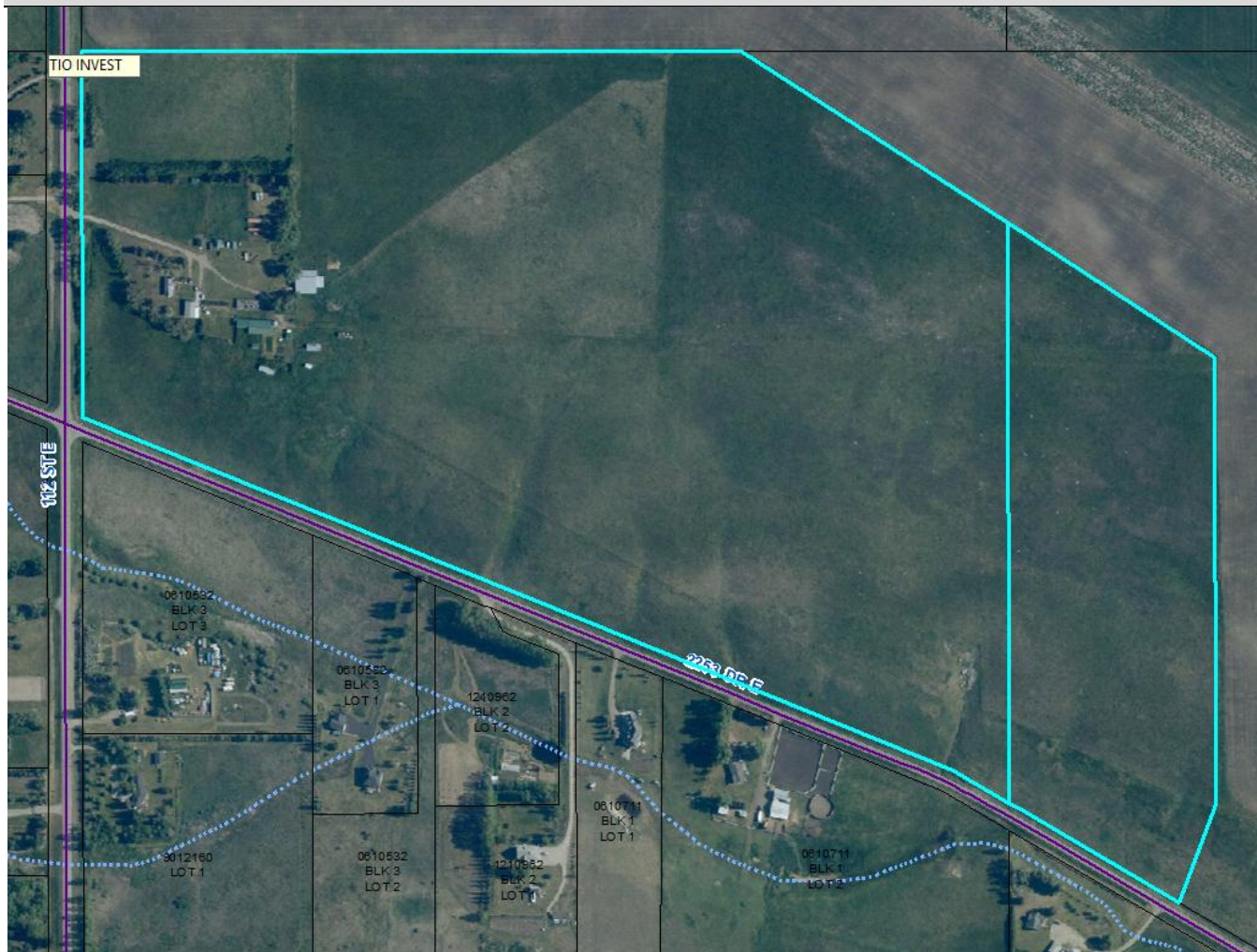


- |   |  |   |  |
|---|--|---|--|
| <ul style="list-style-type: none"> <li><span style="color: blue;">---</span> Recuring Minor Stream</li> <li><span style="color: red;">---</span> Roads</li> <li><span style="color: orange;">---</span> Gravel</li> <li><span style="color: purple;">---</span> Chips Seal / Oil</li> </ul> | <ul style="list-style-type: none"> <li><span style="border-bottom: 1px solid black; width: 20px; display: inline-block;"></span> Pavement</li> <li><span style="border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></span> PlanArea</li> <li><span style="border: 1px solid green; width: 20px; height: 10px; display: inline-block;"></span> Area Structure Plan</li> <li><span style="background-color: lightgreen; width: 20px; height: 10px; display: inline-block;"></span> Land Use Districts</li> <li><span style="background-color: lightgreen; width: 20px; height: 10px; display: inline-block;"></span> A- Agricultural</li> </ul> | <ul style="list-style-type: none"> <li><span style="background-color: yellow; width: 20px; height: 10px; display: inline-block;"></span> CR- Country Residential</li> <li><span style="border: 2px solid red; width: 20px; height: 10px; display: inline-block;"></span> CRA- Country Residential Sub A</li> <li><span style="background-color: red; width: 20px; height: 10px; display: inline-block;"></span> MR- Municipal Reserve</li> <li><span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); width: 20px; height: 10px; display: inline-block;"></span> In Transition</li> </ul> | <ul style="list-style-type: none"> <li><span style="border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></span> Parcels</li> <li><span style="background-color: lightgreen; width: 20px; height: 10px; display: inline-block;"></span> Townships</li> <li>World_Hillshade</li> </ul> |
|---|--|---|--|

# APPENDIX A: HALF MILE MAP – LOT SIZES



APPENDIX A: ORTHO PHOTO



# APPENDIX B: SITE PLAN

248574 Ab. Ltd



Proposed Subdivision  
Lotting Layout

With Municipal Reserve Dedication

Feb 10, 2026

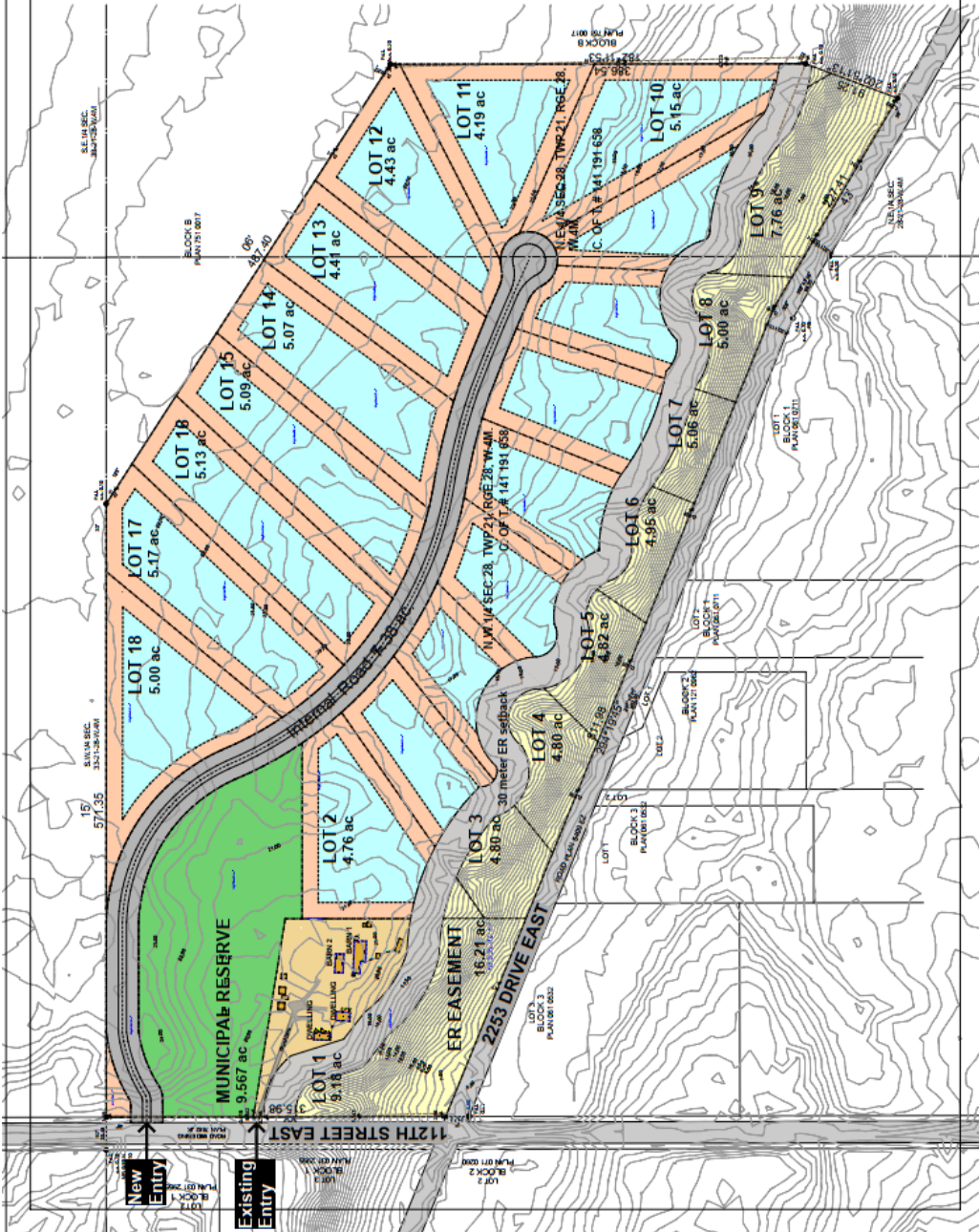
### Statistics

	Ac	Ha
Total	111.88	45.42
ERE	16.21	6.56
MR	9.56	3.46
Road	7.38	2.98
Lots	94.95	38.42

Note: ERE is included in lot size

Road Width Dimensions:

ROW	30 m
Paved Surface	7.6 m
Subgrade	9.4 m
ROW Cudesac bulb	26.5 m
Paved Cudesac bulb	15.3 m



## APPENDIX C: LANDOWNER'S AGENT LETTER



### **ERW Consulting Inc**

198 Slopeview Drive SW, Calgary, Alberta T3H4G5 P 403 242 4348 C 403 629 4542  
E [reweston@shaw.ca](mailto:reweston@shaw.ca)

Foothills County  
Box 5605 High River, AB  
T1V 1M7

ATTN: Samantha Payne, Planning & Development Manager  
ATTN: Brittany Smith, Planning & Development Officer

**RE: Application for Land Use Redesignation from Agricultural (A) Land Use District to Country Residential (CR) to allow for the creation of 17 (CR) parcels, one (1) balance (CR) parcel, Cash in Lieu of MR dedication and an Environmental Reserve Easement (ERE) on the lands legally described as NW-28-21-28-W4M (90.24 ac) & NE-28-21-28-W4M (21.64 ac) in Foothills County**

Landowners: 248574 Alberta LTD.

Dear Mrs. Payne,

Please find enclosed the following in support of the above-mentioned Land Use Application:

- The formal Application for Land Use Amendment
- The Letter of Authorization, allowing ERW Consulting Inc. to act as agent for the landowners
- Bank Draft of \$25,600 for Land Use Amendment application (\$100 filing fee + initial application fee of \$1,500 per new lot @ (17 new lots). Bank Draft to be delivered before Friday, January 2026.
- A copy of the Phase I Groundwater Supply Assessment
- A copy of the Desktop Stormwater Analysis Letter
- A copy of the Community Engagement Summary
- A copy of the Current Certificate of Title
- A copy of a Current RPR or Site Plan
- A copy of the Subdivision Plan

To assist Planning and Development with the review and evaluation of this application we've provided additional information:

The proposed development includes redesignating the Subject Site from Agricultural (A) to Country Residential (CR) to allow for the creation of 17 new (CR) parcels, one (1) balance (CR) parcel and an Environmental Reserve Easement (ERE). The (CR) parcels will be between 5.0 ac (2.02 ha) and 7.86 ac (3.18 ac).

The Subject Site is located north of Highway 552, on the NE corner of 112<sup>th</sup> ST E and 2253 DR. The Subject Site is surrounded by a mixture of country residential parcels and agricultural

land uses. The proposed development considers the neighbouring land uses and proposes larger country residential lots well below the allowable density requirement of 1 lot per 5 acres. The Subject Site is located within a quarter section that has previously been fragmented into Country Residential parcels on the South side of 2253 DR.

The existing two dwellings, newer barn and storage buildings would remain with the old barn and smaller old sheds being demolished. The proposed (CR) parcels will be considered for the future construction of single detached homes.

**Access & Servicing** - The site is accessed from 112<sup>th</sup> ST E and serviced by an internal road with cul-de-sac bulb. The lots will be serviced by individual groundwater wells and private septic treatment systems. A Phase 1 Groundwater Supply Assessment has been completed by Groundwater Resources Information Technologies LTD to determine projected water yields and quality. The assessment determined that aquifers should be able to provide water at the household rate defined by the Water Act as 1,250 m<sup>3</sup>/year. The Phase 1 Groundwater Supply Assessment has been included in the submission. A preliminary desktop stormwater review has been completed to determine drainage does not exceed predevelopment rates.

**Water Conservation, Restrictive Covenants & HOA** - The help address concerns from community engagement on potential overuse of water, from irrigation; (lawns, trees, plants) the developer will require each lot to install a dedicated "irrigation cistern" subject to specific design, aesthetic and building controls that will help water conservation, stormwater management and sustainability. Residents would be required to use rainwater or haul in water for irrigation for plants, trees, lawn, horses etc. The Developer would create a Homeowners' Association (HOA) to help ensure proper compliance to the Restrictive Covenant.

**Community Engagement** - A Community Engagement Summary has been provided as part of the submission. The Developer went door to door to each home within a half mile radius and had one on one conversations with homeowners, when access wasn't possible or no one was home, a letter was left with sub-division plan, rationale and Developer contact information, encouraging neighbours to reach out with any questions or concerns.

The Subject Site is within the Central District of Foothills County, which has been designated for Growth within the Growth Management Strategy. The proposed redesignation aligns with development considerations, meets the objectives and follows the guide lines and principles of the Foothills County Land Use Bylaw and Municipal Development Plan. The subdivision design maintains the overall vision and intent of the development strategy and warrants support from Foothills County Council.

Please, don't hesitate to contact the undersigned with any further questions.  
Kind Regards,

Robert Weston  
Barch, Life Member, AAA  
ERW Consulting Inc  
cc: 248574 Alberta LTD.

## APPENDIX C: LANDOWNER'S AGENT ADDITIONAL COMMENTS



### **ERW Consulting Inc**

198 Slopeview Drive SW, Calgary, Alberta T3H4G p 403 242 4348 c 403 629 4542

email [robert.erwconsulting@gmail.com](mailto:robert.erwconsulting@gmail.com)

February 11, 2026

Attention: Pierre-David Karolyi  
Development Officer  
Foothills County

Re: Proposed Country Residential Subdivision  
258022 - 112 Street E  
Portion of N 1/2 28-21-28-4  
Application for Land Use Redesignation

---

We have reviewed your email letter dated February 3, 2026 and provide the following information to address the items in your email.

1. The design layout site plan (**Proposed Subdivision Lotting Layout with Municipal Reserve Dedication**) to be used for presentation to Council has been updated to show a municipal reserve lot of 10% of the net developable land area calculated after dedication of the Environmental Reserve Easement. The total land area is 111.88 acres. The ERE is calculated to be 16.21 acres. The area for MR dedication is 95.67 acres thereby creating an MR area of 9.567 acres.
2. The width of the internal road right of way is 30 meters, width of asphalt paved road surface is 7.6 meters, width of road sub grade is 9.4 meters, radius of culdesac bulb right of way is 26.5 meters and the radius of the road paved surface bulb is 15.3 meters as per M.D. of Foothills No. 31 INTERNAL SUBDIVISION ROAD and MINIMUM CUL-DE-SAC DIMENSION FOR A 30m RIGHT OF WAY.
3. A separate plan (**Lot 1 Setback Analysis**) showing a close up area of the existing buildings with dimensions to contiguous lots and the property line as well as the building relationship to the ERE and ERE setback area. Also shown is the footprint floor area of the two dwellings. Buildings to be removed are identified.
4. Each lot will have its own separate approach from the internal road system.

5. Attached is a stamped and signed engineer letter from Mike Kitchen (Osprey Engineering Inc.). The letter provides a general concept for storm drainage and grading.

6. The **Site Survey Plan** identifies existing buildings located by survey through a Real Property Report survey plan. Dimensions of each building are provided. Building Area calculations are identified in the chart:

<b>Lot 1 Building Area Calculations</b>	<b>Footprint Area m2</b>	<b>Basement Area m2</b>	<b>Total Habitable Area m2</b>
<b>Dwelling 1</b>	104.45	104.45	208.90
<b>Dwelling 2</b>	100.25	102.25	200.50
<b>Shops</b>	117.56		
<b>Barn 1</b>	281.70		
<b>Shelters</b>	91.67		
<b>Grainery</b>	14.30		
<b>Total Area</b>	709.93		401.40

7. Seth Allred will provide an Affidavit of Corporate Signing Authority when he is in High River on Feb 12.

8. It is the intention of the developer to require each lot owner to provide irrigation cisterns for every home including the dwellings remaining on Lot 1. The irrigation cisterns will not be connected to the groundwater well supply system. This requirement will be registered on title at the time of subdivision.

Attached to this letter are the following maps:

- Proposed Subdivision Lotting Layout with Municipal Reserve Dedication. Two formats, one with ortho photo background and one with no ortho photo.
- Proposed Subdivision Lotting Layout with Cash In Lieu for MR. Two formats, one with ortho photo background and one with no ortho photo. This map will be proposed by the developer to Council in the public hearing.
- Lot 1 Set Back Analysis Plan.
- Site Plan by Absolute Surveys dated October 9, 2025.

We appreciate your assistance in the preparation of our application. Please let us know if you require additional information.

Best regards:

Robert Weston Barch, AAA, Architect  
ERW Consulting Inc.

## APPENDIX C: PUBLIC ENGAGEMENT SUMMARY

### ENGAGEMENT & CONSULTATION SUMMARY

#### Spring 2025

In April 2025 we had a meeting with the Planning Department at Foothills County to discuss the original plan, general costs for sub-division, fees and any additional contributions for Roads and Services.

We were encouraged to reach out to the local councillor R.D. McHugh as well as other councillors to get a feel for their thoughts, concerns and questions before going too far down the planning stage. General comments were noted and were then taken into consideration.

We were also encouraged to do a little engagement with some neighbours and one of the Landowners, Seth Allred, met and spoke with several of the neighbouring landowners and received feedback that they didn't want to see smaller 2-3 acre Country Residential Parcels at maximum density for this parcel and would prefer to see larger Country Residential Lots.

#### Summer of 2025

After receiving feedback from several of the neighbours and some of the councillors, the plan was adjusted by reducing the total number of new lots from 22, to 17.

#### Late Fall 2025

ERW Consulting Inc and the Landowners met again with Planning Department to discuss adjusted plan, received feedback, direction on what would be required for Land Use Amendment Application and were encouraged to perform further engagement within .5 mile of the Subject site.

#### December 1-8<sup>th</sup>

Within a half mile there are about 49 residences, and the Landowner chose to try to speak to each one of them. The Landowner, Seth Allred, went out from 4:00 pm-8:00 pm for 4 days straight to try and reach each resident. Many of the 49, had private gates with no ring button so Letter's in an open envelope were taped to the Gate. Others were left in the doorway or package bins at the front. The Landowner, Seth Allred, was able to speak with 25 of the 49 total either one on one or the residents reached out after receiving the letter to discuss.

Stats - Of the 25 that were reached one on one or engaged through the circulation process 84% of them, were either in support or unsure at about 50% each. 4 of the 25, about 16% elected to say they were not in support with general concerns being they just won't support further sub-division in the area in general.

Questions, Concerns & Support Comments

Questions:

*Not in Support* – Prefer to see no further sub-division. They do understand it's inevitable though. Main concern water conservation

*Not in Support* - Biggest concern was their well and if it would be affected. They would prefer less than 17 lots

*Not In Support* – Don't want more traffic and moved to be in Country

*Not in Support* – Generally not in support in any sub-division. Feels too many lots and would potentially support lower number of lots

*Unsure* – Water and well water is their concern. Would like to see something in place that would limit irrigation to rainwater or hauled in water

*Unsure* – Would like to see water conservation for irrigation and dark sky policy with no street lights

*Unsure* – Would like to see something to help water conservation and to reduce traffic. Developer to consider making a certain number of lots Bungalows as tend to be retired, less residents, less day to day in and out = less traffic

*Unsure* – Preserve rural character and road conditions

*Unsure* – Thanks for engaging and will review and reach out with any questions

*Unsure* – Left Letter in door and she reached out asking about setbacks for lots 5-11. View will be different. She just recently purchased sub-divided lot and built

*Unsure* – Concern would be to ensure homes have sufficient setback to keep privacy off 2253 DR

*Unsure* – Would prefer Lot 2 to be MR lot. Would like to ensure development has nice homes and AC's

*Unsure* – Water conservation but main concern is access across from his driveway on 112<sup>th</sup> ST E into development. Would want it to be shifted down so not across as well as down slightly to be able to see intersection of 2253 and 112<sup>th</sup> ST E

*Unsure* – Generally not in support of further sub-division but would want to see restrictive covenant in place and HOA to ensure irrigation for lawns, trees, animals is not used from well water

*In Support* – They support. Have no issues. On land because of sub-division and seems reasonable

*In Support* – No questions but might have some later

*In Support* – They support the development

*In Support* – Understand it will be developed and access off 112<sup>th</sup> ST E makes sense

*In Support* – Seems like it will be a nice development. Purchased home from parents

*In Support* – Long time local resident. Supports sub-division and says it looks very reasonable

*In Support* – Meets County requirement it seems and is in align with what's around here

*In Support* – No problem with plan as long as there is sufficient water

*In Support / Unsure* – Kind of in the middle. She likes the idea of larger lots but concern over location of central road across from her Dad's place off 112<sup>th</sup> ST E. Would prefer that central road is shifted south a bit

*In Support* – They support. Have no issues. On land because of sub-division and seems reasonable

*In Support & Unsure* – One spouse was in support and the other unsure. Concern was water conservation and if residents would have animals

#### Consultation & Final Design

The initial consultation helped dial in the design and number of lots created based on comments and concerns from neighbouring homeowners reducing the design from 22 to 17 lots. To help address concerns over water conservation the Developer would propose a requirement for an irrigation/animal cistern be installed separate from each lot well, hauled in by truck or fed by rainwater and enforced by an HOA, if required. To help address the concern of increased Traffic, the Developer will require 9 of the 17 lots to be Bungalows to help further reduce traffic. To help address the concern of the Central Road location, the Developer will consult a Traffic Engineer and Road Services to determine safest location.

We believe the proposed development offers balance in sustainability and focused growth within the Central District.

Sample Letter

**248574 Alberta LTD. / Seth Allred**

December 9th, 2025

Dear Neighbour:

Sorry I missed you. Was hoping to have a discussion in person on our proposed sub-division of the 112-acre parcel, on the NE corner of 112<sup>th</sup> ST E and 2253 DR. It is our intention to further develop this land and after preliminary discussions with the County, we're proposing to redesignate the land to Country Residential and sub-divide 17 new lots, averaging over 5 acres per lot.

With Country Residential already fragmented within the existing ¼ section on the south side of 2253 and with Country Residential along the south side of the subject parcel and across 112<sup>th</sup> ST E, we feel this is the best option for development. It aligns with the guiding principles of Foothills County Municipal Development Plan (MDP), Land Use Bylaw and Growth Management Strategy (GMS), emphasizing sustainable development and focused growth within the Central District.

The redesignation would amend the current land use designation from Agricultural to Country Residential. At 112+ Acres with CR Land Use, the County allows for 1 lot per 5 acres, allowing for 22 new lots. We're not looking to create maximum density, proposing the creation of 17 new lots, averaging well over 5 acres per lot, with an Environmental Reserve or Easement along the south side of the lots providing further setbacks and privacy. We've conducted a Phase 1 Groundwater Feasibility Study with results supporting individual wells and with private septic systems.

The development would adhere to County standards for infrastructure, including contribution to any upgrade of roads, utilities, and setbacks.

In the spirit of community and engagement, we wanted to have a discussion and allow an opportunity for you to review the proposal and offer any feedback, questions or concerns prior to our formal submission. Your input is valued and will be considered to ensure the development supports the shared objectives of us all, within Foothills County.

Please feel free to contact me directly at [REDACTED] to discuss or comment on the plan further or to request additional details.

If all comments could kindly be submitted via email, before December 21<sup>st</sup>, 2025. We'll aim to address any questions and incorporate constructive comments where feasible.

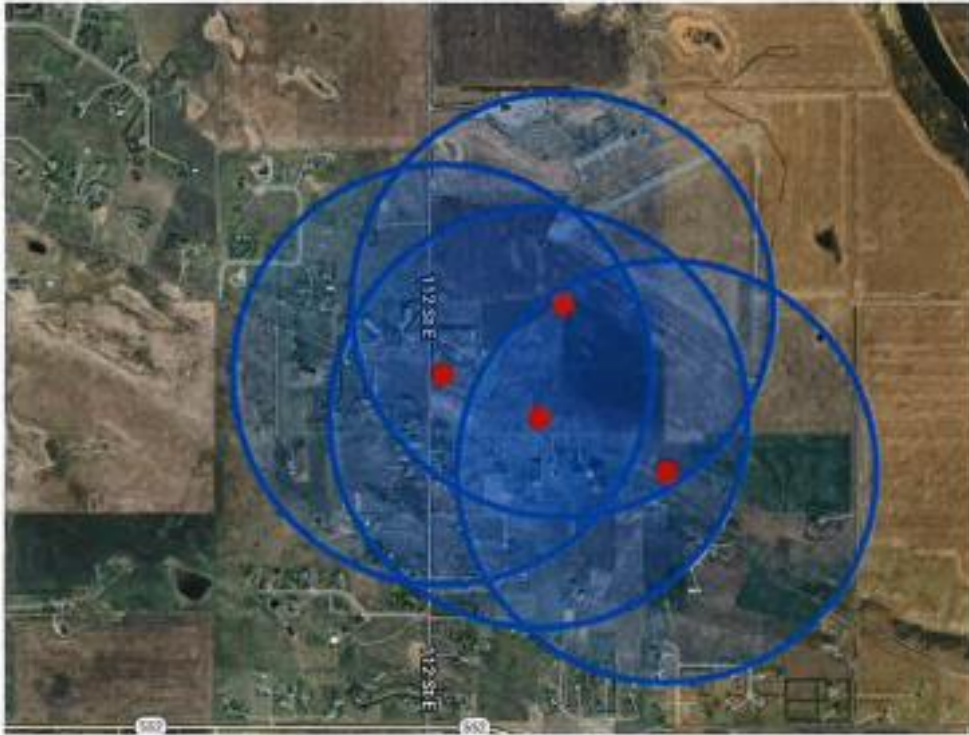
Thank you for your time and consideration.

Kind Regards,

Seth Allred  
[REDACTED]



# Circulation Map



**APPENDIX D: PROPOSED BYLAW**

**BYLAW XX/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 of a 90.24 acre portion of NW 28-21-28 W4M and a 21.64 acre portion of NE 28-21-28 W4M from Agricultural Land Use District to Country Residential District in order to allow for the future subdivision of 18 x 4.41 +/- acre to 9.18 +/- acre Country Residential District lots, one 9.57 +/- acre Municipal Reserve parcel and with approximately 16.40 +/- acres to be protected by way of Environmental Reserve Easement.

**AND WHEREAS** the Council has received an application to further amend the Land Use Bylaw by authorizing a Site-Specific Amendment to the Country Residential Land Use District on proposed Lot 1 at NW 28-21-28 W4M to allow the existing second single family dwelling to remain and to fulfil the maximum dwelling density as per Section 10.10.5 of the Land Use Bylaw.

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

1. Land Use Map No. 2128 is amended by redesignating a 90.24 acre portion on Ptn. NW 28-21-28 W4M and a 21.64 acre portion of NE 28-21-28 W4M from Agricultural District to Country Residential District, in order to allow for the future subdivision of 18 x 4.41 +/- acres to 9.18 +/- acre Country Residential District lots, one 9.57 +/- acre Municipal Reserve parcel and with approximately 16.40 +/- acres to be protected by way of Environmental Reserve Easement.
2. Under SECTION 13.1 COUNTRY RESIDENTIAL DISTRICT, the following shall be added:

Site-Specific Amendment to the Country Residential Land Use District on proposed Lot 1 at NW 28-21-28 W4M to allow the existing second single family dwelling to remain and to fulfil the maximum dwelling density as per section 10.10.5 of the Land Use Bylaw.

3. 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 .

**MISCELLANEOUS PLANNING ITEM  
ECONOMIC DEVELOPMENT REPORT TO COUNCIL  
REQUEST TO JOIN ALBERTA ENTREPRENEUR PROGRAM  
April 29, 2026**

<b>REQUEST FOR MOTION FROM COUNCIL</b>	<b>TO JOIN ALBERTA GOVERNMENT RURAL RENEWAL PROGRAM – ENTREPRENEUR STREAM</b>
<b>The following Councillors can vote on this item: All</b>	
	<p><b>PROPOSAL:</b> Staff seek permission from Council to join the Alberta Government’s Rural Renewal Program – Entrepreneur Stream.</p>
<b>PREPARED BY: Economic Development</b>	

**PURPOSE OF REQUEST:**

Staff is seeking Council’s approval to join the Alberta Government’s Rural Renewal Program – Entrepreneur stream. This program allows qualified immigrant entrepreneurs to start or buy a business in Foothills County.

**BACKGROUND:**

In 2022, the Alberta Government introduced the AAIP (Alberta Advantage Immigration Program), primarily to attract new immigrants to rural Alberta. There are approximately 60 rural communities that are part of this program. The overall program has eight streams (which includes the Entrepreneur Stream). The Rural Entrepreneur Stream is an economic immigration program for Entrepreneurs who want to start a business or buy an existing business in rural Alberta. For a community to apply, they must not be part of the Calgary or Edmonton Census Metropolitan Area (note: this is a downloaded program, no funds are provided by the Province to administer it). There is no cost to join this program.

Immigrant Entrepreneurs must meet several eligibility requirements to participate in this program such as, work experience, education, language requirements, net worth, business investment amount, job creation and a community support letter.

**REASON FOR INITIATION**

At the February 2026 Economic Development meeting, the committee unanimously supported joining the Provincial Government’s Rural Renewal program – Entrepreneur Stream. Joining the program will allow Immigrant Entrepreneurs to start or buy a business in Foothills County. The program will allow the County to increase its business base and/or provide existing business owners with an exit opportunity. Staff is not expecting the program to provide a large increase in the business base.


At this stage, staff are only seeking permission to apply to the program as it requires a Council motion and signature from the Reeve as part of the application process.

**RECOMMENDED MOTION**

Staff suggests the following be considered by the members of Council:

*Council directs Administration to proceed with the application to join the Rural Renewal program – Entrepreneur Stream.*

**MISCELLANEOUS PLANNING ITEM  
PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
REPORT FOR COUNCIL'S CONSIDERATION ON REDUCTION OF RED TAPE  
April 29, 2026**

 <p><b>FOOTHILLS COUNTY</b></p>	<p><b>PROPOSAL:</b> Review policy topics with Council regarding potential Land Use Bylaw amendments to reduce red tape</p>
<p><b>FILE MANAGER:</b> Coreena Carr, Planner</p>	

**PURPOSE – REQUEST FOR DIRECTION**

The purpose of this report is to review potential Land Use Bylaw topics that may help to reduce red tape with Council.

This report is intended to seek Council direction on whether, and how, Administration is to proceed with potential Land Use Bylaw amendments.

Administration is requesting Council direction on the red tape reduction policy topics identified in this report, including:

- which topics Council wishes to proceed with; and
- the preferred process for advancing each topic, including drafting amendments, public consultation, and public hearing sequencing.

Further detail on the anticipated scope of potential amendments for each topic is provided in the respective appendices.

**BACKGROUND**

October 8, 2025, Council passed the following resolution:

*Council directs Planning staff to prepare a report for Council's consideration regarding potential amendments to the Land Use Bylaw to lessen red tape for residents and address regulations for Development Permits. Further, that Council direct Planning staff to prepare a report for Council's consideration regarding potential amendments to the Land Use Bylaw addressing the regulations for Solar Power Systems, Personal.*

**KEY POLICY TOPIC CONSIDERATIONS**

Administration has identified the following policy topics for consideration to reduce regulatory burden and minimize the number of Development Permits required: (Detailed background reports for each topic are provided as attached Schedules).

**1. Private Solar Power Systems (See Appendix A)**

Administration recommends increasing the maximum size of personal solar power systems permitted without the requirement for a Development Permit and allow for greater flexibility regarding their location on a parcel by removing the 2X setback requirement where no permit is required.

Administration is of the opinion that there is an opportunity to reduce red tape for personal-use ground-mounted solar arrays, especially on Country Residential and Agricultural parcels, as the data indicates a large number of applications are being made for solar array sized to meet best practices for solar with little to no appeal.

## 2. Sub-District 'A' Waiver Process (See Appendix B)

Administration recommends establishing a "Sub-District A" waiver process, similar to the current waiver for the Flood Hazard Protection Overlay.

Where a parcel is designated "Sub-District A" for a specific requirement, and:

- a. the proposed development does not engage or impact that specific requirement; or
- b. a Development Permit would not otherwise be required if the parcel were not zoned "Sub-District A,"

the Approving Authority may issue a waiver to the Development Permit requirement.

## 3. Buildings

### a) Permitted Building Sizes on Country Residential /Agricultural parcels (See Appendix C)

Administration recommends consideration of restructuring the policy addressing permitted building sizes by incorporating all buildings on a property, including Dwellings, Garages, and Personal Use Accessory Buildings, into one cumulative total area with a maximum size based on the actual property size. The intent would be to allow for greater flexibility of building type, size, and combinations.

Additional policies are recommended to identify specific variance thresholds and authority granted to the Development Officers for oversized accessory building applications. Current policy allows a Development Officer the discretion to approve or refuse any oversized building.

### b) Maximum Lot Coverage (See Appendix D)

Administration recommends consideration of amendments to the "Maximum Lot Coverage" provisions for the following districts, to allow additional flexibility in comprehensively planned communities where development is supported by a stormwater management plan prepared by an accredited professional:

- Residential Community District
- Residential Multi-Family District
- Residential Manufactured Home District
- Business Park District
- Highway Commercial District
- Community Commercial District

This approach would mirror the provisions in the General Industry District and Industrial Edge District and reduce Development Permit applications where review is limited to stormwater management considerations.

### c) Sea Cans (Shipping Containers) (See Appendix E)

Administration recommends consideration of the following options to reduce the number of Development Permits required for sea cans:

- i. Increase the number of sea-cans permitted on a property without a Development Permit, based on the land use or parcel size which Council feel is appropriate, provided it aligns with other applicable Land Use Bylaw provisions, including but not limited to, cumulative building size, site coverage, number of buildings, and property setback.

For Example - No Development Permit Required for:

- a. parcels that are less than 2 acres in size are permitted one temporary storage container for up to sixty (60) consecutive days per year.
- b. no more than one (1) sea-can on County Residential District parcels;
- c. a maximum of two (2) sea-cans on Agricultural District and Agricultural Business District parcels;

**d) Private Arenas (See Appendix F)**

Administration recommends an amendment to the definition of Arena Private under the Land Use Bylaw to remove the 16,400 sq. ft. size restriction, and similar amendments to Section 10.3A removing the requirement for oversized private arena to acquire a site specific amendment or rezoning to Direct Control District #29 prior to a Development Permit. A Development Permit is still required for all private use arenas, as a discretionary use, where it is listed as a use in the land use district. This would reduce the number of applications for SSA and rezoning to allow for private riding arenas.

Alternatively, Should Council wish to amend the Buildings as per proposed amendment 3.a (above within this staff report), Council may also wish to consider an amendment to the definition of “Accessory Building, Detached”, under the Land Use Bylaw to include “Arena, Private”, as an accessory building.

Private Arena’s within the permitted size and number of accessory buildings on the subject property would be deemed a permitted use not requiring a Development Permit, and if oversized would be deemed discretionary use requiring a Development Permit, just as any other oversized personal use accessory building.

**4. Remove Amendment process for same land use district subdivisions – Agricultural District (See Appendix G)**

Administration recommends consideration by Council to allow subdivisions of Agricultural lands without requiring a prior land use amendment, where the land use is not changing and the subdivision complies with all requirements of the land use district.

This process change would save significant time and resources for applicants, staff, and Council by eliminating duplication where municipal policy can be relied on for determining where subdivision is appropriate.

**WHAT HAPPENS NEXT**

Administration will proceed in accordance with Council’s direction and return to Council with draft amendments, consultation results, or public hearing materials, as applicable.

**RECOMMENDED COUNCIL MOTIONS**

**Motion #1 – Direction on Policy Topics**

That Council direct Administration on which of the policy topics identified in this report are to proceed further as part of the County’s red tape reduction initiatives.

**Motion #2 – Direction on Process for Each Topic**

That Council direct Administration, for each policy topic approved to proceed, on the preferred process for advancing potential Land Use Bylaw amendments, including whether Administration is to:

- a) prepare completed draft Land Use Bylaw amendments and return to Council for consideration prior to a public hearing;
- b) prepare draft Land Use Bylaw amendments for Council’s consideration at a public hearing; or
- c) undertake public consultation prior to drafting further Land Use Bylaw amendments and return to Council with the results and recommended next steps.

**APPENDICES:**

**Appendix A:** Background report for Solar Power Systems, Personal provisions

**Appendix B:** Background Report for Sub-District “A” provisions

**Appendix C:** Background Report for Permitted Building Sizes on CR & A Parcels

**Appendix D:** Background Report for Maximum Lot Coverage

**Appendix E:** Background Report for Sea Cans

**Appendix F:** Background Report for Private Arenas

**Appendix G:** Background Report for Amendment Process for Subdivision under same district

## **APPENDIX A - BACKGROUND REPORT FOR SOLAR POWER SYSTEMS, PERSONAL**

### **INTRODUCTION**

Administration recommends amendments to increase the maximum size of personal solar power systems permitted without a Development Permit and provide greater flexibility regarding their location on a parcel by removing the 2X setback requirement where no permit is required.

Other proposed amendments have been included for clarification on personal solar power in conjunction with the red tape reduction.

### **SUMMARY OF CURRENT PROVISIONS UNDER BYLAW**

**SOLAR POWER SYSTEM, PRIVATE** means any device used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy for a single landowner, resident, business, or occupant of a site, for personal, domestic, business use, and/or agriculture uses on-site. Annual electricity produced for the site is generally expected to be equal to consumption.

**Amendments were adopted in 2016 restricting the size of free-standing (ground or pole mount) solar not requiring a Development permit to 10m<sup>2</sup> and setback 2X the minimum setback requirement.**

In accordance with Section 4.2.1, no Development Permit is required for private solar power systems under the following situations:

- a) Personal household, business, or agriculture purposes only which:
  - i. Any wall or roof mount of an approved building that does not exceed the max. height requirements.
- b) Free-standing (pole, fence, or ground mount) provided:
  - i. Solar array is no greater than 1m<sup>2</sup> (10.8 sq. ft.) in size meeting max. height requirements.
  - ii. Array in excess of 1m<sup>2</sup> (10.8 ft<sup>2</sup>) but no greater than 10m<sup>2</sup> (107.6 ft<sup>2</sup>) meeting max. height requirements and setback 2X (double the min. rear and side yard setback).

**A Development Permit is required for all other personal solar power systems as a Discretionary Use.**

#### Land Use Districts:

- Private Solar Power System is a permitted use where no permit is required in all districts except for DC5 (Foothills Regional Airport District).
- Private Solar Power System is a discretionary use in all other instances.

### **MUNICIPALITY COMPARISON SUMMARY**

- a) Roof and wall mount personal solar are most often exempt from a Development Permit if common safety standards and building/electrical codes are met.
- b) Most free-standing solar are considered an “accessory use” or “accessory structure” and usually require a Development Permit
- c) Some municipalities exempt personal use household or agricultural use solar of a smaller size from requiring a Development Permit where it is a permitted use.
- d) Most municipalities have setbacks to property lines similar to other development setbacks.

**DEVELOPMENT PERMIT STATISTICS FOR PERSONAL SOLAR POWER**

**DATA ON WHAT IS APPLIED FOR:**

**Number of applications:** (solar power personal- all free-standing ground mount) -Total 76 applications

TIME FRAME	# OF APPLICATIONS
2016 – 2020	11
2021 - 2025	66
<i><b>Conclusion:</b> Development Permit applications for private solar systems have increased substantially over the past 5 years.</i>	

**Number Based on parcel size:** free-standing ground/pole mount solar

PARCEL SIZES	# OF APPLICATIONS (TOTAL 76)
Under 2 acres (Other Residential)	0
2 – 21 acres (County Residential)	47
Over 21 Acres (Agricultural)	29
Industrial/Commercial	1
<i><b>Conclusion:</b> Applications are concentrated in Country Residential and Agricultural districts. The data does not show any applications on smaller residential parcels. This excludes any installations that were exempt from requiring development permit approval due to size and meeting 2x property line setbacks.</i>	

**Range of sizes based on parcel size:**

LAND USE	SIZE RANGE	AVERAGE SIZE	MEDIAN SIZE (Typical size)
County Residential (23 records)	12.6m <sup>2</sup> (136 ft <sup>2</sup> ) – 223m <sup>2</sup> (2400 ft <sup>2</sup> )	50m <sup>2</sup> (538 ft <sup>2</sup> )	63m <sup>2</sup> (674.6 ft <sup>2</sup> )
Agricultural (19 records)	2.4m <sup>2</sup> (26 ft <sup>2</sup> ) – 111.5m <sup>2</sup> (1200 ft <sup>2</sup> )	39 m (420 ft <sup>2</sup> )	46 m <sup>2</sup> (495.5 ft <sup>2</sup> )
<i><b>Conclusion:</b> The median array area was approximately 537.9 ft<sup>2</sup> (50.0 m<sup>2</sup>) on 2–20 acre / Country Residential parcels and 420.0 ft<sup>2</sup> (39.0 m<sup>2</sup>) on 21+ acre / Agricultural parcels. These figure match or are lower than what industry best practices identify for array sizes to produce energy to sustain typical acreage home and related agricultural uses</i>			

Note: not all applications identified the size of array in the database so only records identified are included. The median is the typical size as it is not influenced by one large or small system, whereas average is.

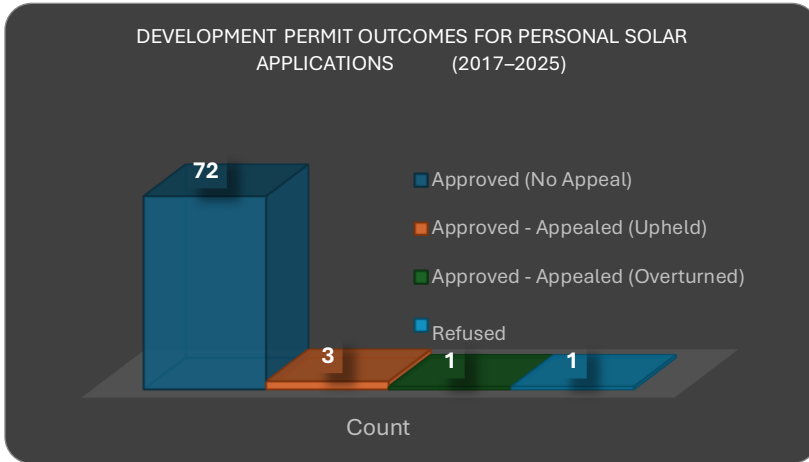
**Height of Ground Mount systems:**

NUMBER OF APPLICATIONS	HEIGHT RANGE	AVERAGE HEIGHT	MEDIAN HEIGHT
72 (showed height in database)	1.3 m (4.4 ft) – 10.6m (34.8 ft)	3.9 m (12.7 ft)	3.7 m (12.1 ft)
<i><b>Conclusion:</b> Most ground mount systems have modest heights with a median of 3.7 m (12.1 ft) in height. All applications were well within the height allowed under land use district and current rules.</i>			
Our land use districts height requirement is 12m (39.37 ft) for principal buildings, 10.57m (35 ft) for accessory buildings, and 16m (52.49 ft) for towers, antennas, and wind turbines. Some municipalities restrict height of free-standing solar to 4.6 m (15 ft.).			

**DEVELOPMENT PERMIT OUTCOMES FOR PERSONAL SOLAR APPLICATIONS (2017–2025)**

TOTAL APPLICATIONS	REFUSED	APPROVED	APPEALED (DECISION UPHELD)	APPEALED (DECISION OVERTURNED)
76	1	75	3	1

*Conclusion: The data shows a very high approval rate, with minimal refusals and limited appeals. Where appeals have occurred, the County’s decisions have largely been upheld.*



**Summary of Statistics:**

The data suggests that the majority of our development permit applications for ground-mounted personal solar installations are on Country Residential and Agricultural parcels, rather than on smaller residential lots. The data identifies the size of personal solar power applications being applied for, which appears to align with industry best practices, with limited to no refusal or appeal on approvals. This may support consideration of larger personal-use ground-mounted solar arrays being exempted, or reduced permitting requirements, on appropriately sized rural parcels without materially changing the overall development pattern currently occurring in the County.

**INDUSTRY INFORMATION AND BEST PRACTICES**

RESIDENTIAL	
Item	Value
Avg Alberta home electricity use	7,200 kWh/year
Output per 400W panel	~560 kWh/year
Estimated Number of Panels	12-14 panels
Typical Panel Size (45”x 80”)	~25 sq.ft. (2.33 m <sup>2</sup> )
<b>Total Array Area</b>	<b>300 - 350 sq.ft. (27.9 - 32.5 m<sup>2</sup>)</b>

Peak sun hours = 1,200 – 1,400 hrs/year/

AGRICULTURAL	
Component	Annual Usage
Farm Operation	~15,936 kWh/year
Residence	~7,200 kWh/year
<b>Total required solar production</b>	<b>~23,136 kWh/year</b>
Output per 400W panel	~560 kWh/year
Estimated Number of Panels	~42 panels
Typical Panel Size (45”x 80”)	~25 sq.ft. (2.33 m <sup>2</sup> )
<b>Total Array Area</b>	<b>~1050 sq.ft. (97.5 m<sup>2</sup>)</b>

**AVERAGE RURAL HOME**

Item	Value
Estimated Avg. Acreage Use	10,000 kWh/year
Peak sun hours	1,200–1,400 hrs/year
Output per 400W panel	~560 kWh/year
Estimated Number of Panels	16–20 panels
System Production Capacity	6.4–8.0 kW
Typical Panel Size (45x80 inch)	~25 sq.ft. (2.33 m <sup>2</sup> )
<b>Total Array Area</b>	<b>400–500 sq.ft. (37.2m<sup>2</sup>-46.5m<sup>2</sup>)</b>

**Typical Solar Requirements Summary**

- A standard urban home typically requires **5,500–6,000 kWh/year**, equivalent to approximately **10 panels**.
- An average acreage with a larger home will typically require at least **10,000 kWh/year**, equivalent approximately **20 panels**.

***It is important to note that:***

*No Development Permit is required for roof-mounted systems and landowners may supplement energy production with ground-mounted systems, where household consumption exceeds roof capacity.*

**PROPOSED AMENDMENTS FOR SOLAR POWER SYSTEM, PERSONAL:**

***Draft amendment language provided for illustration purposes and subject to Council direction.***

**Section 4.2.1.18, where no Development Permit is required to Solar Power System, Private, shall be amended as follows:**

4.2.1.18 Solar *Power System, Private* which meets the following criteria:

- a. **The solar power system is used for on-site personal household, business, and/or agricultural purposes only and generates power solely for on-site consumption, or incidental feed into grid for grid-tied systems. Commercial sale of electricity is not permitted. The installation is to be used for on-site personal household, business use, and/or agricultural purposes only and it meets all other policies under Section 4.2.1.18.**
- b. **Wall-mounted or roof-mounted system on an approved building, provided:** The solar array is mounted on the wall or roof of an approved building, and:
  - i. the array does not exceed the maximum building height of the applicable land use district when placed at its **maximum tilt. highest proposed angle;** and
  - ii. all equipment meets the minimum setback requirements **of for** the applicable land use district.
- c. **Free-standing solar power systems, including ground, pole, or fence mounted installations provided the following criteria are met: Solar array ground/pole/ or fence mounted, provided:**
  - i. Solar panels and associated equipment for low-voltage systems (**including for example** but not limited to solar fence chargers, trickle chargers, **livestock troughs,** and gate systems), where the solar array is no greater than **2.331.0 m<sup>2</sup> (25 ft<sup>2</sup>10.7 sq. ft.)** in size, **may be located a minimum of zero (0) metres from a property line provided it is contained entirely within the subject property, and does not exceed 4.6 m (15 ft.) maximum height above grade, when oriented at its maximum tilt. And all equipment does not exceed the maximum building height when the array is placed at its highest proposed angle.**

- ii. solar panels and associated equipment where the solar array is in excess of 1m<sup>2</sup> but no greater than 10m<sup>2</sup> in size and meets the following:
  - a. ~~does not exceed the maximum building height when the array is placed at its highest proposed.~~
  - b. ~~is setback 2X (double) the minimum side and rear yard setback requirement for the applicable land use district. Larger free standing arrays are permitted in accordance with the following land uses, provided that:~~

Solar panels and associated equipment where the cumulative freestanding solar arrays on the property exceed 2.33 m<sup>2</sup> (25 ft<sup>2</sup>.) are permitted in accordance with the following:

- a. On Residential zoned parcels equal to or greater than 1 acre in size, the cumulative freestanding solar array(s) not exceeding 46.5 m<sup>2</sup> (500 ft<sup>2</sup>) in size. or
- b. On Agricultural District parcels, the cumulative freestanding solar array(s) solar array not exceeding 56 m<sup>2</sup> (1000 ft<sup>2</sup>) in size.
- c. In both cases, the following conditions shall apply to qualify for no Development Permit requirement:
  - i. the solar array does not exceed a maximum height of 4.6 m (15 ft.) above grade, when oriented at its maximum tilt.
  - ii. The solar array is located on the property in accordance with all minimum building setbacks for the applicable land use district.
  - iii. Total lot coverage, including all structures associated with the solar power system ~~equipment, shall~~ does not exceed the maximum lot coverage ~~overall lot requirements permitted~~ for the site as outlined under the applicable development requirements of land use district.
  - iv. ~~There is a~~ No alteration to drainage patterns or the overland water flow of water which occurs on ~~within~~ or off the property without prior written approval from the County or Alberta Environment.
  - v. Any accessory building ~~in conjunction~~ associated with the solar power system array, including mounting structures whether for mounting, battery storage, or similar ~~equipment purposes, which is within the sq. ft.~~ complies with the maximum floor area requirements ~~allowed~~ for accessory buildings as set out in Table 4.2.1.7(A).

**The following provision shall be added under Section 5.6 Variances:**

- 5.6.14 The Development Authority may grant a variance of up to 50% to the maximum allowable size of a solar array associated with a private solar power system located on a parcel as a discretionary use, in accordance with Section 10.22.
- a. The variance power given to the Development Authority under Section 5.6.14 of this Bylaw shall not be exercised with respect to a proposed development unless the landowner can demonstrate that the proposed location meets the setbacks in accordance with the land use district and is the most appropriate site for the proposed development.

**OTHER CONSIDERATIONS UNDER SECTION 10.22 SOLAR POWER SYSTEMS, FOR CLARITY:**

- 10.22.5 On parcels 1 acre in size or greater, private solar power system installations may be mounted to the roof of a building, affixed to a building wall, or mounted to the ground as a free standing structure.
- 10.22.6 Only roof or wall mount private solar power systems are permitted in residential zoned parcels which are less than 1 acre in size, where the solar array is no greater than 2.33m<sup>2</sup> (25 ft<sup>2</sup>) in size,
- 10.22.7 Solar array mounted to the roof of a principal building or accessory building or structure must not extend beyond the outermost edge of the roof.
- 10.22.8 The maximum projection of solar array affixed to the wall of a principal building, or accessory building or structure shall be 1.22 m (4 ft.) and are subject to the maximum height and minimum setbacks requirements of the applicable land use district.
- 10.22.9 The maximum height of a free-standing solar array when oriented at maximum tilt, shall not exceed:
- a. 4.6 m (15 ft).in residential and agricultural land use districts;
  - b. 6.1m (20ft) in non-residential/agricultural land use districts
- 10.22.10 Solar collectors must be located and positioned in such a manner that they do not create undue glare onto neighbouring properties or public roadways.
- 10.22.11 Development permit applications for a solar power system, private shall be accompanied by the following additional information:
- a. documentation demonstrating the system is designed to produce energy primarily for sole use and consumption on-site by the landowner, resident or occupant.
  - b. manufacturer's specifications for system design and rated output;
  - c. a site plan showing the location and orientation of the solar collectors.
  - d. for solar array mounted to the roof of a building or affixed to the wall of a building, a description of how the solar array are to be mounted or affixed, maximum projection from roof or wall, and structural capacity of the building/wall to support the proposed development.
  - e. for free-standing solar array (ground mount), a description of the proposed ground mount design including clearance to the bottom of the collectors and maximum height from existing grade.
  - f. wire service provider (WSP) approval for solar array that are proposed to be connected to the provincial power grid.

***Complete amendments can be brought back further to Council direction.***

## **APPENDIX B - BACKGROUND REPORT FOR SUB-DISTRICT “A” PROVISIONS**

### **INTRODUCTION:**

Administration is proposing the establishment of a Sub-District “A” waiver process, similar in intent and function to the existing waiver provisions for the Flood Hazard Protection Overlay.

Sub-District “A” is applied to parcels where Council has determined that special consideration is required prior to development, typically to address site-specific constraints such as drainage, access, wastewater servicing, or environmental features. Under the current Land Use Bylaw, this designation triggers a Development Permit requirement for all development, regardless of whether the proposed activity engages the identified concern.

Administration is of the view that, in limited circumstances, this results in Development Permit applications being required for minor development where:

- the proposed development does not engage or impact the specific Sub-District “A” requirement, and
- a Development Permit would not otherwise be required if the parcel were not designated Sub-District “A”.

To address this inefficiency, Administration recommends enabling the Approving Authority to issue a waiver of the Development Permit requirement where the intent of the Sub-District “A” designation is not affected.

### **EXAMPLE**

A parcel zoned County Residential Sub-District “A” carries the sub-district solely to ensure confirmation of adequate septic system design.

An application is received for a small accessory shed that:

- does not interfere with septic system location or function; and
- would not require a Development Permit if the parcel were not designated Sub-District “A”.

In this scenario, a waiver could be issued, allowing the development to proceed without a Development Permit while maintaining the integrity of the Sub-District “A” requirement.

### **CURRENT LAND USE BYLAW PROVISIONS**

#### **Section 2.4 Special Provisions For Parcels With Sub-Districts**

- 2.4.1 Parcels within all land use districts may be further designated with a sub-district “A” in cases where Council feels that there is need for special consideration to be given on the development and construction on the lands including, but not limited to, the construction and placement of dwellings, accessory buildings, and structures, development of access, or any other lot grading that may impede drainage, through approval of a Development Permit prior to a Building Permit for reasons including but not limited to compliance with the following requirements:
- a. Lot grading and building envelope.
  - b. Site coverage and setback.
  - c. Storm water management.
  - d. Access design and construction.
  - e. Location of a floodway.
  - f. Landscaping and screening requirements.
  - g. Water and wastewater utility systems.
  - h. Engineering requirements such as foundation design.
  - i. Preservation of environmental and landscaping features.
  - j. Other such reasons as deemed appropriate by Council.

2.4.2 When a sub-district “A” designation is placed on a land use district parcel, a Development Permit approval is required prior to a Building Permit for all development, lot grading, and/or placement and construction of buildings or structures on site. Upon land use designation, the Approving Authority shall indicate the nature of the special consideration required to assist with Development Approval.

There are also several other provisions under Section 4.2 where a permit is not required that includes or excludes sub-district parcels.

**APPLICATION STATISTICS**

There are currently **704 parcels** that carry a Sub-District “A” designation within the County:

Agriculture (A)	County Residential (CR)	Country Estate (CER)	Residential Community (RC)	Residential Multi-Family (RMF)	Other (EP & PUL)
52	526	14	109	1	2

In 2025, we had fifty-five (55) applications for Development Permit on Sub-District A lands.

Administration anticipates, enabling ability to grant a waiver for where the sub-district considerations are not engaged, could reduce the number of development permits required.

**Administration Observations**

Administration notes that:

- Sub-District “A” is applied for a specific, identified purpose;
- many Development Permit applications on Sub-District “A” parcels involve minor development unrelated to that purpose; and
- a targeted waiver process would preserve Council’s intent while improving administrative efficiency.

The proposed approach does **not remove Sub-District “A”**, nor does it reduce Council’s ability to require Development Permits where warranted.

**PROPOSED LAND USE BYLAW AMENDMENTS**

*The following draft language is provided to demonstrate the proposed waiver mechanism. Final wording would be subject to Council direction.*

The following amendments to the Land Use Bylaw are proposed in support:

**The following clause is added to Section 2.4 (:**

2.4.3 Notwithstanding Section 2.4.2, the Approving Authority may issue a signed waiver to allow for development on a site without the requirements of a Development Permit prior to any Building Permit issuance, and prior to any development, lot grading, and/or placement and construction of buildings or structures on site in accordance with Section 4.2.1 of the Land Use Bylaw, where a parcel is designated Sub-District “A” for a specific requirement, and it is determined by the Approving Authority that the proposed development does not engage or impact that requirement, and a Development Permit would not otherwise be required.

If a Sub-District “A” designation applies to a parcel for a specific requirement and the proposed development, grading, or construction engages or impacts that requirement, a waiver cannot be issued, and a Development Permit will be required.

For the purposes of this section, a "specific requirement" is the explicitly stated reason for which the property was designated Sub-district "A" within the redesignation/land use amendment bylaw.

In the absence of a stated reason, the specific requirement may be replaced by fulfilling all of the following requirements:

- a. Building envelope;
- b. Riparian setback; and

- c. Suitability of septic system
- d. Stormwater Management
- e. Other

**The following clause is added to Section 4.2 “No Development Permit Required”:**

4.2.1.7 b. having an area greater than 20.8 sq. m. (224 sq. ft.) where an accessory building is a permitted use in the land use district and does not exceed the cumulative size of accessory buildings allowed under Table 4.2.1.7A, except on any lands designated Sub-district “A” (unless the Approving Authority has issued a signed waiver pursuant to Section 2.4.3 confirming that the proposed development does not engage or impact the Sub-district “a” requirement), Direct Control District , or Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay, or where the accessory building is being relocated from another property. Relocation of structures requires a Development Permit in accordance with Section 9.21 of this bylaw.

Similar worded amendments would also be required for the following under Section 4.2.1 “No Development Permit Required”:

- 4.2.1.9, 4.2.1.12, 4.2.1.23, 4.2.1.25

***Complete amendments can be brought back further to Council direction.***

## **APPENDIX C – BACKGROUND REPORT FOR PERMITTED BUILDING SIZES ON CR & A PARCELS**

### **INTRODUCTION:**

Administration is proposing amendments to Land Use Bylaw provisions to reduce the number of Development Permits required for Oversized Garages and Oversized Accessory Buildings on Country Residential and Agricultural District properties by considering amendments to Section 4.2.1.7 “No development permit required for “a detached accessory building where it is accessory to a primary residence” and Table 4.2.1.7A.

Under this section, Table 4.2.1.7A currently identifies that accessory buildings are permitted without the benefit of a development permit provided a primary residence exists on the property and that the proposed accessory building is for personal use, **accessory to the residential use**, and does not exceed the given number or cumulative size in accordance with the subject property’s acreage size.

Administration is proposing to amend this section to restructure how buildings size is considered by including all buildings on a property within a cumulative building footprint.

**Note:** This section addresses buildings “accessory to a primary residence” only. Any buildings related to a business use, or those exempt as agricultural buildings with the Agricultural District are dealt with separately. A principal dwelling would still be required prior to any buildings “accessory to the residential use”.

### **RATIONAL:**

By eliminating building “categories” and instead considering the total cumulative footprint of all buildings, this approach would allow greater flexibility for landowners while promoting equitable treatment of building sizes regardless of whether they are attached or detached from the principal dwelling.

Under current LUB provisions, if a building is attached to the Principal Dwelling, it is deemed to be part of the dwelling and exempt from the “accessory building” sizes (such as, attached indoor pool, gymnasium, atriums, etc.) with the exception of attached garages which are currently limited to a maximum of 1,200 sq.ft. on Country Residential and 1,800 sq.ft. on Agricultural properties.

In addition to the principal dwelling and cumulative garages area, of up to 1,200/1,800 sq.ft. respectively, any additional detached “accessory buildings” on a property may be permitted and exempt from requiring a development permit based on the property size as illustrated within Table 4.2.1.7A.

By considering the cumulative footprint of all buildings on a property, including the dwelling, this will allow landowners to choose any combination of buildings, whether attached or detached, and is expected to significantly reduce the number of development permits required.

A development permit would only be required if they wish to exceed the permitted cumulative footprint for their given property size or exceed the total number of buildings under the proposed new provisions.

#### **Example Scenarios:**

Under current policies, on a five-acre parcel, a landowner can build any size of house (greater than 1,077 sq.ft. minimum), an attached or detached garage up to 1,200 sq.ft. and up to four additional “accessory buildings” with cumulative size not to exceed 3,500 sq.ft.

If they wish to have a 2,000 sq.ft. attached garage, they currently require a Discretionary Use development permit which may be appealed by neighbours, even if they do not have any “accessory buildings”.

Discrepancy: Landowners currently have to seek permission to exceed a 1,200 sq.ft. attached garage, but if they detach the garage, from their house it can be considered an “accessory building” of up to 3,500 sq.ft. without any development approval.

Similarly, if a landowner builds a 2,000 gymnasium or indoor pool attached to their house, this would be exempt from any size provisions as it is deemed part of the principal residence; however, if the same building is detached from the dwelling it must adhere to the permitted “accessory building” size as per table 4.2.1.7A.

Administration is also proposing to assign permitted cumulative building size based on actual parcel size. Under current provisions, parcel size ranges create inequity depending on parcel thresholds; ie.

- a. 4.99 acres are permitted 3,075 sq.ft.
- b. 5.00 acres are permitted 3,500 sq.ft.
- c. 9.99 acres are permitted 3,500 sq.ft.

Within the proposed amendments, staff would be able to multiply the exact parcel size, as per the land title certificate, to determine the cumulative permitted building size.

A maximum number of buildings that are permitted and exempt from requiring a development permit is still being considered to ensure that properties don’t have too many individual buildings, as this can result in unsightly properties.

## **CURRENT LAND USE BYLAW PROVISIONS**

Under Section 4.2, No Development Permit Required, Table 4.2.1.7A identifies sizes and number of accessory buildings not requiring a Development Permit, based on Parcel Size. As per Policy 4.2.1.7, these buildings are considered as “a detached accessory building where it is accessory to the primary residence,” therefore, a primary dwelling must exist on the property prior to the following buildings being exempt from requiring a Development Permit:

Accessory Buildings/Structures:

4.2.1.7 A detached accessory building where it is accessory to a primary residence:

- a. having an area 20.8 sq. m. (224 sq. ft.) or less, where an accessory building is a permitted use in the land use district, including those lands designated as Sub-district “A”, Direct Control District, within the Flood Hazard Protection Overlay, and/or within the Airport Protection Overlay provided the structure does not result in the cumulative accessory buildings on the property exceeding the size or number of accessory buildings allowed under Table 4.2.1.7A, and does not exceed to maximum permitted height under the designated Land Use District or the Airport Protection Overlay, and
- b. having an area greater than 20.8 sq. m. (224 sq. ft.) where an accessory building is a permitted use in the land use district and does not exceed the cumulative size of accessory buildings allowed under Table 4.2.1.7A except on any lands designated Sub-district “A”, Direct Control District, or Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay, or where the accessory building is being relocated from another property. Relocation of structures requires a Development Permit in accordance with Section 9.21 of this bylaw.

**Table 4.2.1.7A**

PARCEL SIZE	SIZE OF ACCESSORY BUILDING
Less than 1 acre	Maximum of two (2) buildings with a total cumulative size not to exceed 41.8 sq. m. (450 sq. ft.) accessory to the residence
1.0 - 1.99 acres in size	Maximum of three (3) buildings with a total cumulative size not to exceed 88.26 sq. m. (950 sq. ft.) accessory to the residence
2 - 2.99 acres in size	Maximum of three (3) buildings with a total cumulative size not to exceed 155.6 sq. m. (1,675 sq. ft.) accessory to the residence
3.0 - 4.99 acres in size	Maximum of four (4) buildings with a total cumulative size not to exceed 285.7 sq. m. (3,075 sq. ft.) accessory to the residence
5.0 - 9.99 acres in size	Maximum of four (4) buildings with a total cumulative size not to exceed 325.2 sq. m. (3,500 sq. ft.) accessory to the residence
10.0 - 14.99 acres in size:	Maximum of five (5) buildings with a total cumulative size not to exceed 380.9 sq. m. (4,100 sq. ft.) accessory to the residence
15.0 - 20.99 acres in size:	Maximum of five (5) buildings with a total cumulative size not to exceed 422.7 sq. m. (4,550 sq. ft.) accessory to the residence
21.0 acres and over in size:	Maximum of six (6) buildings with a total cumulative size not to exceed 478.5 sq. m. (5,150 sq. ft.) accessory to the residence.
Agricultural District and Agricultural Business District Parcels	Any size accessory building to be used for agricultural, general purposes on agricultural zoned parcels when an agricultural operation exists on the property, in accordance with Section 4.2.1.7 of this Bylaw.

**APPLICATION STATISTICS**

**Oversized Accessory Buildings (2022–2025)**

Between 2022 to 2025, Thirty-One (31) Development Permit applications were submitted for Oversized Accessory Buildings. Twenty-Nine (29) of the submitted applications between 2022 and 2025 were approved.

Year	Total Applications	Approvals	Refusals	Appeals
2022	6	5	1 refusal by DO	Refusal upheld by SDAB No appeals by neighbours
2023	7	7	0	No appeals by neighbours
2024	9	5	4 refusal by DO	1 Refusal upheld by SDAB 3 Refusals overturned to approval by SDAB
2025	9	9	0	2 appeals by neighbouring landowners, both approvals upheld by SDAB.

*Note: Several Development Permit applications for both an Oversized Attached Garage and Oversized Accessory Building(s) were also received. These “dual” application have been included in the statistics for Oversized Garages and have not been included in the above table.*

The Refusal in 2022 was proposing an oversize accessory building which would have exceeded the permitted accessory building size by approximately 2040 sq. ft. (190 sq.m.) on a 4.8 acre property. This refusal by the Development Officer was subsequently appealed by the applicant and the refusal was upheld by the SDAB.

The Refusal 2024 was refused by the Development Officer as the proposed building location was requesting a 69.3% relaxation of property line setbacks. The application was not refused due to the proposed building size but due to the proposed location of the accessory building being outside of the Development Authorities discretion, therefore was deemed an automatic refusal. This Refusal was appealed by the applicant and upheld by the SDAB.

Three additional applications were refused by the Development Authority in 2024; however, these were overturned by the SDAB.

### **Oversized Attached Garages (2022-2025)**

Between 2022 and 2025, Sixty-Nine (69) complete Development Permit applications for Oversized Garages were received. A total of two applications were refused by the Development Authority. One refusal, in 2022, was appealed by the applicant and this refusal was overturned by the SDAB. The other refusal, in 2024, was not appealed by the applicant.

Year	Total Applications	Approvals	Refusals	Appeals
2022	18	17	1 refusal by DO	Refusal overturned to approval by SDAB
2023	8	8		No appeals by neighbours
2024	18	17	1 refusal by DO	No appeals by neighbours
2025	25	25		1 appeal by neighbours, approval upheld by SDAB

*Note: Applications that included requests for both Oversized Attached Garages and Oversized Accessory Buildings have been included in these Oversize Garage statistics.*

When considering an Oversized Attached Garage application, the Development Officer may consider any remaining size for Accessory Buildings permitted on the subject property.

Only one conditional approval for an oversized attached garage has been appealed by a neighbouring landowner between 2022 and 2025. This appeal was denied by the SDAB and approval upheld, though it should be noted that the submitted application had errors and through the appeal proceedings proposed building sizes were confirmed to be within the permitted maximums for both an attached garage and detached accessory building.

Thirteen applications for oversized attached garages have been received to date in 2026. Five of these have been approved without appeals and the remaining applications are still in process.

### **Administration Observations**

Administration notes that:

- Very few applications for oversized accessory buildings and oversized garages are appealed by neighbouring landowners.
- Applications for Oversized Accessory Buildings which were Refused by the Development Authority were requesting between 150% and 350% variance to the permitted building size.
- Of those applications for Oversized Accessory Buildings that were refused by the Development Authority only 2 refusals were upheld by the SDAB, the rest were overturned to approvals by the SDAB.
- Of those appeals received or opposition expressed during appeal hearings, most concerns are for the use or location of the proposed buildings (i.e. neighbours concerned that the building is proposed for non-personal uses or concerned about being too close to a property line, but not specifically concerned about the size of the building).
- The number of buildings on a property has not been a principal concern or issue during the 2022-2025 period. Multiple of the above noted applications included conditions of approval requiring the applicant to remove existing buildings in order to accommodate the proposed oversized buildings, either with the intent of reducing cumulative size or to bring the property into alignment with maximum number of buildings; however, such conditions have not been appealed nor been identified as concerns during appeal proceedings.

### **DECISION POINTS FOR COUNCIL**

Council direction will be requested on:

- whether to replace building categories with a cumulative footprint approach;
- how cumulative size should be calculated;
- whether a maximum number of buildings should be retained.

*Amendments can be brought back further to Council direction.*

## **APPENDIX D - BACKGROUND REPORT FOR MAXIMUM LOT COVERAGE**

### **INTRODUCTION**

Administration is proposing amendments to the Land Use Bylaw to reduce the number of Development Permits required for lot coverage on residential lots.

The amendments would revise the Maximum Lot Coverage provisions in certain districts, including the Residential Community, Residential Multi-Family, Residential Manufactured Home, and potentially other non-residential districts, to provide additional flexibility in comprehensively planned communities where development is supported by a stormwater management plan prepared by an accredited professional.

This approach would align with provisions already in place in several Industrial and Commercial Districts (such as the General Industry, Industrial Edge, and Business Park Districts) and would reduce Development Permit applications where review is limited to stormwater management considerations.

### **CURRENT LAND USE BYLAW PROVISIONS**

#### **Residential Districts**

Most residential land use districts include a fixed maximum lot coverage standard within the Development Requirements section. For example:

##### **Maximum Lot Coverage**

No building or group of buildings, including accessory buildings and impervious surfaces, shall cover more than **50 percent** of the lot area.

Where a proposal exceeds the prescribed maximum lot coverage, a **Development Permit is required**, even when no other development impacts are identified.

#### **Commercial and Industrial Districts**

Several commercial and industrial districts already provide additional flexibility within their maximum lot or site coverage provisions. For example:

##### **Maximum Lot Coverage**

The maximum site coverage, including all buildings and impermeable surfaces, is **60 percent** of the total lot area *or as supported by a stormwater management plan prepared by an accredited professional.*

### **PROPOSED LAND USE BYLAW AMENDMENTS**

Administration proposes adding the following wording to the Maximum Lot Coverage provisions under the Development Requirements of selected land use districts: (addition shown in red)

**“or as supported by a stormwater management plan prepared by an accredited professional.”**

## **APPENDIX E - BACKGROUND REPORT FOR SEA CANS (SHIPPING CONTAINERS)**

### **INTRODUCTION:**

Administration is proposing amendments to the Land Use Bylaw to reduce the number of Development Permits required for Sea-Cans (shipping containers), where their placement and use can be adequately regulated through existing performance standards.

The intent of the proposed amendments is to allow a greater number of Sea-Cans on a parcel **without requiring a Development Permit**, provided the placement complies with all other applicable Land Use Bylaw provisions, including, but not limited to, cumulative accessory building size, site coverage, number of buildings, setbacks, and any parcel size or land use district thresholds deemed appropriate by Council.

Proposed Land Use Bylaw amendment options are outlined for Council's consideration.

### **CURRENT LAND USE BYLAW PROVISIONS**

#### **Definition – Sea-Can**

**SEA-CAN** (sea-can, intermodal shipping container, cargo container, steel container, and railway car) means an intermodal shipping container off a chassis that was originally used for the shipping of goods, which is now used as an accessory building. A chassis may be defined as a wheeled structure which the Sea-can may be affixed to for the purposes of vehicular transportation.

Additional information related to Sea-Cans and accessory building regulations is contained in:

- Section 9.2 – Accessory Buildings and Uses
- Section 9.24 – Signage

#### **Section 4.2.1 No Development Permit Required**

- 4.2.1.13 On parcels 21 acres or more, one Sea-can, no larger than 48' in length and 10' in width, is permitted per parcel, provided it meets the minimum setback requirements.
- 4.2.1.61 The placement of no more than one temporary storage container on a property for up to 60 consecutive days per year. Such container shall contain no explosives or flammables and shall be located on the site in a location that meet the minimum setback distances for the appropriate land use. An example of applicable temporary storage containers may include but are not limited to Sea-cans

#### **Section 9.2 Accessory Buildings and Uses**

- 9.2.8 A Sea-can may be considered as an accessory building to be used for storage purposes only in accordance with the following:
- a. On parcels 21 acres or more, one (1) Sea-can no larger than 48' in length and 10' in width, is permitted without a Development Permit, provided it meets the minimum setback requirements for that Land use District and does not exceed the maximum requirements under the applicable land use district.
  - b. In all other instances, a Development Permit is required for placement of a Sea-can and must be in compliance with Table 4.2.1.7A "Maximum Area for Accessory buildings not requiring a permit".
  - c. The exterior finish should match or compliment the exterior finish of the principal building or be screened from view to the satisfaction of the Development Authority.

## APPLICATION STATISTICS

### Development Permit Applications – Sea-Cans (2025)

In 2025, the County received 15 Development Permit applications for Sea-Cans. Fourteen (14) were approved, and one (1) was refused.

Parcel Size	Number of Applications	Applications for More Than One Sea-Can
2–5 acres	3	1 (four Sea-Cans forming one 1,873 ft <sup>2</sup> accessory building on a 2.57-acre parcel)
6–10 acres	8	4 (two Sea-Cans)
11–21 acres	3	2 (two Sea-Cans)
Over 21 acres	1	0 (one Sea-Can only)

### Summary of Approvals and Refusals

- Only one application was refused, involving two Sea-Cans on an 8.21-acre parcel.
  - The proposal exceeded cumulative accessory building size limits and did not meet setback requirements.
- One approval for two Sea-Cans on a 6.57-acre parcel was appealed by a neighbouring landowner.
  - The Subdivision and Development Appeal Board upheld the approval.
  - The appeal related to location and visual impact, not the presence of Sea-Cans themselves.
    - The Board required fencing and screening to mitigate impacts.

### Parcel Size Trends

- The majority of applications occurred on parcels between 6 and 10 acres.
- All applications involving more than one Sea-Can occurred on parcels under 15 acres.

### Number of Sea-Cans

- Six (6) applications involved two Sea-Cans on a site; only one was refused.
- One application was approved for four (4) Sea-Cans, arranged to form an 1,873 sq. ft. accessory building on a 2.57-acre Country Residential parcel.

### Administration Observations

Based on application history, Administration notes that:

- Sea-Can proposals are generally approved, with conditions addressing site placement, screening, appearance, and overall building coverage;
- Impacts tend to be specific to individual sites rather than reflecting broader land use policy issues; and
- Using clear performance standards instead of permit thresholds alone could reduce unnecessary Development Permit applications while maintaining appropriate site outcomes.

## PROPOSED LAND USE BYLAW AMENDMENT WORDING

*Council may direct Administration to refine parcel size thresholds and permitted quantities prior to drafting final amendments.*

### **The following amendments to the land use bylaw are proposed:**

~~4.2.1.13 On parcels 21 acres or more, one Sea can, no larger than 48' in length and 10' in width, is permitted per parcel, provided it meets the minimum setback requirements.~~

- 4.2.1.13 The following number of sea-cans, no larger than 48' in length and 10' in width, are permitted per parcel, provided they meet the cumulative building size permitted on the property in accordance with Table 4.2.1.7A and meet the minimum setback requirements and maximum lot coverage for the applicable land use district:
- a. no more than one (1) sea-can on County Residential District parcels;
  - b. a maximum of two (2) sea-cans on Agricultural District and Agricultural Business District parcels.
- 4.2.1.61 The placement of no more than one temporary storage container, on a property for up to 60 consecutive days per year. Such container shall contain no explosives or flammables and shall be located on the site in a location that meet the minimum setback distances for the appropriate land use. An example of applicable temporary storage containers may include but are not limited to Sea-cans

## Section 9.2 Accessory Buildings and Uses

- 9.2.8 A Sea- may be considered as an accessory building to be used for storage purposes only in accordance with the following:
- a. the placement of no more than one temporary storage container, on a property for up to 60 consecutive days per year. Such container shall contain no explosives or flammables and shall be located on the site in a location that meet the minimum setback distances for the appropriate land use. An example of applicable temporary storage containers may include but are not limited to Sea-cans
  - b. **the placement of no more than one (1) sea-can on County Residential District parcels or the placement of a maximum of two (2) sea-cans on Agricultural District and Agricultural Business District parcels**, so long as they are:
    - i. in compliance with Table 4.2.1.7A “Maximum Area for Accessory buildings not requiring a permit”; and
    - ii. the exterior finish ~~should~~ **matches** or compliment the exterior finish of the principal building, or ~~be~~ **the sea-can is** screened from view to the satisfaction of the Development Authority.

*Amendments can be brought back further to direction from Council.*

**APPENDIX F - BACKGROUND REPORT FOR PRIVATE ARENAS**

**INTRODUCTION:**

Administration is proposing amendments to the Land Use Bylaw to reduce the number of applications requiring a site-specific Land Use Bylaw amendment or redesignation for **oversized private riding arenas**, where the use, intensity, and impacts remain consistent with existing policy objectives.

If Council were to support the proposed amendments to Accessory buildings proposed, consideration could also be given to amend the definition of Accessory Building to include Arena, Private.

Private Arena’s within the permitted size and number of accessory buildings on the subject property would be deemed a permitted use and if oversized would be deemed discretionary use, just as any other personal use accessory building.

The proposed amendments are intended to streamline the approval process while maintaining full discretionary review through the Development Permit process.

**CURRENT LAND USE BYLAW PROVISIONS**

**Definition – Arena, Private**

**ARENA, PRIVATE** means a building or structure, no more than **1,500 square metres (16,146 square feet)** in size, in which equestrian, athletic, or recreational activities are carried out and which is intended to be used solely by the occupants of the residence and/or by no more than four (4) non-resident users per day, other than the occupants of the residence located on the lot upon which the arena is situated. (Additional provisions related to riding arenas are contained in Section 10.3 of the Land Use Bylaw.)

**Development Permit Requirements**

While agricultural activities generally do not require a Development Permit in certain districts, a Development Permit is required for all riding arenas, including private arenas.

Under Section 4.2.1.6 of the Land Use Bylaw, a Development Permit is required where construction involves a building to be used as an:

- Arena, Private
- Arena, Limited Public
- Arena, Commercial

**Section 10.3 – Riding Arenas (Private Arena Standards)**

**Private Arena**

A facility or structure intended for equestrian-related activities, intended to be used solely by the occupants of the residence on the property and/or by no more than four (4) non-resident guests per day.

<b>Standard</b>	<b>Requirement</b>
Animal Units	1 animal unit per 3 acres
Non-resident vehicle trips	Maximum of 4 per day
Arena size	Maximum 1,500 sq. m (16,146 sq. ft.)*
Overnight camping	Not permitted
Engineering requirements	Professionally engineered and stamped plans; must comply with applicable Building and Fire Codes
Other requirements	Manure management plan to the satisfaction of the Approving Authority; additional requirements as deemed necessary

**\*Private arenas exceeding 1,500 sq. m currently require a site-specific Land Use Bylaw amendment or redesignation to Direct Control District #29.**

Private riding arenas are currently considered a **Discretionary Use** in applicable land use districts, including Agricultural, Agricultural Business, Country Residential, and various Direct Control districts (DC1 (Spruce Meadows), DC#35 (Event Venue), DC#36 (Equine Rehapillitation)).

**APPLICATION STATISTICS**

**Site-Specific Amendments – Oversized Private Arenas (2020–2025)**

From 2020 to 2025, four (4) applications were submitted for site-specific Land Use Bylaw amendments to permit oversized private arenas. All four applications were approved.

<b>Parcel Size (acres)</b>	<b>Arena Size (sq. ft.)</b>
150.3	24,489
96.20	44,380
80.0	20,320
59.51	19,872

**Development Permits – Private Arenas (2020–2025)**

During the same period, thirteen (13) Development Permit applications were submitted for private arenas within the currently permitted size limit. All applications were approved.

One appeal was filed in 2022 related to a 16,146 sq. ft. private arena on a 59.51-acre Agricultural parcel. The Subdivision and Development Appeal Board upheld the approval.

**Administration Observations**

Administration notes that:

- All oversized private arena applications have been approved following site-specific Land Use Bylaw amendments;
- The impacts associated with oversized private arenas are typically addressed at the Development Permit stage through conditions related to access, traffic, manure management, and servicing;
- Retaining the site-specific amendment requirement adds duplication, cost, and processing time without materially altering land use outcomes.

The proposed amendments would streamline the approval process for private riding arenas while retaining discretionary control, technical oversight, and public input through the Development Permit process.

**PROPOSED LAND USE BYLAW AMENDMENTS**

*The proposed amendments do not change the discretionary use status of private arenas, nor do they remove public notice, circulation, or appeal rights associated with the Development Permit process.*

Administration proposes the following amendments:

1. Remove the requirement for a site-specific Land Use Bylaw amendment or redesignation to Direct Control District #29 for private riding arenas exceeding 1,500 sq. m (16,146 sq. ft.).
2. Remove the following note from Table 10.3A – Criteria for Private Arenas:  
*“Site-specific bylaw amendment or redesignation to Direct Control District #29 required for private arenas larger than 16,146 sq. ft.”*
3. Maintain private riding arenas, regardless of size, as a Discretionary Use, subject to:
  - Development Permit approval;
  - All applicable technical review, circulation, and conditions; and
  - Compliance with existing performance standards and regulations.

*Amendments can be brought back further to Council direction.*

## **APPENDIX G - REMOVAL OF LAND USE BYLAW AMENDMENT REQUIREMENTS FOR SUBDIVISIONS WITHIN THE SAME DISTRICT**

### **INTRODUCTION**

Currently, the County requires a Land Use Bylaw (LUB) amendment and associated public hearing to consider a subdivision, even when both the newly created parcel(s) and the remainder of the land retain the same land use designation. This process introduces duplication, lengthened timelines, and additional costs without achieving a corresponding land use policy outcome, as no change in use or development intent is occurring.

Administration recommends that Council consider allowing subdivision applications to proceed without a prior Land Use Bylaw redesignation where the proposed subdivision maintains the existing land use district. Under this approach, subdivisions would be evaluated entirely through the subdivision approval process, provided they fully comply with applicable policies and regulations, including density, parcel size, servicing, environmental constraints, and applicable Municipal Development Plan (MDP) policies.

### **RATIONALE**

Allowing subdivision without a concurrent land use amendment where no land use change is proposed would:

- Eliminate duplicative review processes and reduce administrative inefficiencies;
- Shorten application timelines for landowners by more than six months;
- Reduce administrative and applicant costs associated with repeated circulation, technical review, and public notification;
- Remove the need for public hearings where land use policy is not being changed; and
- Reduce significant staff time currently devoted to preparing repetitive public hearing materials and multiple reports addressing the same proposal.

At present, many technical details and conditions are addressed at the land use amendment stage, where a public hearing is held, but affected parties have no right of appeal. By shifting these matters to the subdivision approval stage, procedural fairness is improved, as subdivision decisions are appealable to the Subdivision and Development Appeal Board. This approach aligns decision-making authority with the appropriate level of review and public accountability.

### **POLICY CONSIDERATIONS**

Administration is of the view that Council-approved MDP policies and existing land use district regulations provide sufficient direction to assess subdivision requests without requiring redesignation when the land use remains unchanged. Beginning with a land use with limited applications, such as the Agricultural District, would allow Council to assess the effectiveness of this approach while remaining consistent with long-standing rural land use objectives.

### **APPLICATION STATISTICS (2020–2025)**

Land Use District	# of LUB Amendments for Subdivision	Approved	Refused
Agricultural	24	16	8
County Residential	71	51	16

These figures demonstrate that a significant number of applications involve subdivision within the same land use district, resulting in repeated amendment processes despite no change to the intended land use.

## POTENTIAL SCOPE AND PARAMETERS OF AMENDMENTS (SUBJECT TO COUNCIL DIRECTION)

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Should Council wish to proceed, Administration anticipates that any amendments would initially be limited in scope and may include the following parameters:

- **Applicable Land Use Districts**

Administration suggests that this change be initially limited in scope to the **Agricultural District**. This would allow Council to evaluate the effectiveness of the policy change prior to considering expansion to other land use districts.

- **Exclusion Criteria and Limitations**

- Subdivision applications would continue to require careful review and consideration of technical and site-specific matters typically addressed at the Land Use Bylaw amendment stage, through conditions of subdivision approval where appropriate.


- **Subdivision Authority and Approval Process**

The removal of the Land Use Bylaw amendment requirement would **not** alter subdivision approval authority or decision-making processes. Subdivision applications would continue to be reviewed and decided under the Municipal Government Act, applicable Municipal Development Plan policies, and the County's subdivision regulations. All subdivision decisions would remain subject to appeal to the Subdivision and Development Appeal Board, where applicable.

What this change does is remove duplication. Any technical or site-specific issues that are often identified at the land use amendment stage would continue to be addressed through conditions of subdivision approval instead.

*Final draft Land Use Bylaw amendments, including precise eligibility criteria and exclusion thresholds, would be prepared and returned to Council for consideration following receipt of Council direction.*

**MISCELLANEOUS PLANNING ITEM  
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
 2<sup>ND</sup> AND 3<sup>RD</sup> READING TO BYLAW 66/2025  
 April 29, 2026**

<b>APPLICATION INFORMATION</b>	<b>File No. 25R039</b>
<b>The following Councillors can vote on this item:</b> <i>Deputy Reeve Oel, Councillor Alger, Councillor McHugh</i>	
	<b>LEGAL DESCRIPTION:</b> PTN. NW 27-21-02 W5M; Plan 0111533, Block 1, Lot 2
	<b>LANDOWNERS:</b> Tyler Wiebe
	<b>AREA OF SUBJECT LANDS:</b> 10.0 Acres
	<b>CURRENT LAND USE:</b> Country Residential District
	<b>PROPOSED LAND USE:</b> Country Residential District
<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 Sub-district "A" parcel, leaving a +/- 6.0 acre Country Residential District balance.	
<b>LOCATION:</b> The subject parcel is located directly south of 1119 Dr W, approximately 540m east of 144 St W.	
<b>DIVISION NO:</b> 5	<b>COUNCILLOR:</b> Alan Alger
<b>FILE MANAGER:</b> Brittany Smith	

**PURPOSE OF REQUEST:**

Request to Council to provide 2<sup>nd</sup> and 3<sup>rd</sup> reading to Bylaw 66/2025.

**BACKGROUND:**

**October 8, 2025:** Council granted first reading to Bylaw 66/2025 authorizing an amendment to the Country Residential District land use rules to allow for the future subdivision of one +/- 4.0 acre Country Residential Sub-district "A" Parcel, leaving a +/- 6.0 acre Country Residential District balance from Ptn. NW 27-21-02 W5M; Plan 0111533, Block 1, Lot 2.

**CONDITIONS TO BE MET AT REDESIGNATION:**

All conditions of 1<sup>st</sup> reading of the Bylaw have been met.

**COUNCIL ACTION REQUESTED:**

Council is requested to consider granting 2<sup>nd</sup> and 3<sup>rd</sup> reading to Bylaw 66/2025 authorizing an amendment to the Country Residential District land use rules to allow for the future subdivision of one +/- 4.0 acre Country Residential Sub-district "A" Parcel, leaving a +/- 6.0 acre Country Residential District balance from Ptn. NW 27-21-02 W5M; Plan 0111533, Block 1, Lot 2.

**APPENDICES:**

**APPENDIX A: MAP SET**

- MAP 1 – LOCATION MAP
- MAP 2 – SITE PLAN

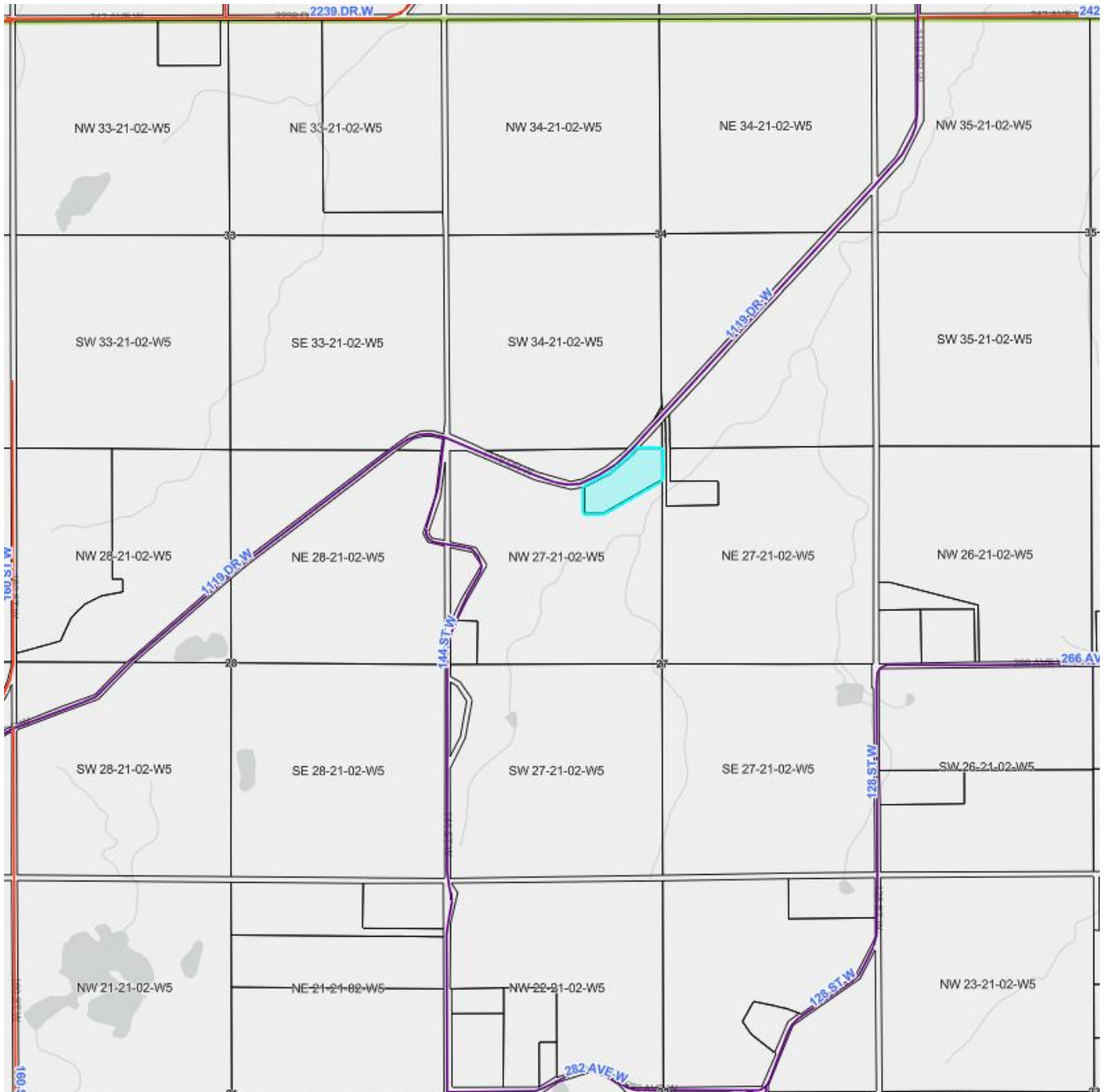
MAP 3 – ORTHO PHOTO

**APPENDIX B: BYLAW 66/2025**

**APPENDIX C: EXCERPT FROM COUNCIL MINUTES**

OCTOBER 8, 2025

**APPENDIX A: MAP SET – LOCATION MAP**



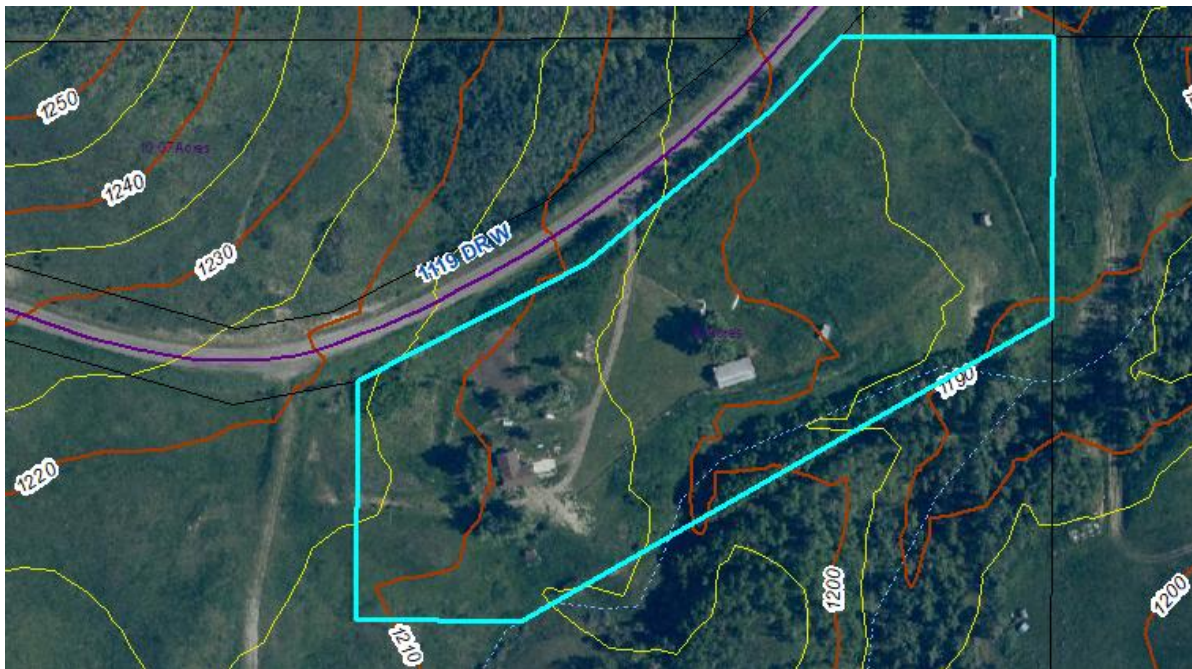
**APPENDIX A: SITE PLAN**

**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 66/2025**

**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.

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.

The proposed 4.0 +/- acre parcel shall 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 and a \$5000 deposit as a pre-release condition to ensure compliance with all conditions of the development permit will be required.

**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: October 8, 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.1 10:00 a.m. - Wiebe - NW 27-21-02 W5M - Amendment (CR)

T. Wiebe was in attendance for the public hearing in connection to the 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.

The public hearing was closed.

C.1.1 Wiebe - NW 27-21-02 W5M - Decision

**Bylaw 66/2025**

Bylaw 66/2025 was introduced into the meeting to authorize 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.

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.

The proposed 4.0 +/- acre parcel shall 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 and a \$5000 deposit as a pre-release condition to ensure compliance with all conditions of the development permit will be required.

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. 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, as a condition of subdivision;
5. Final redesignation application fees to be submitted; and
6. Submission of an executed subdivision application and the necessary fees.


**Resolution 816**

**Moved by:** Councillor Alger

The Bylaw 66/2025 be given first reading.

**THE BYLAW WAS PASSED FOR ONE READING**

**MISCELLANEOUS PLANNING ITEM  
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
 2<sup>nd</sup> AND 3<sup>rd</sup> READING TO BYLAW 72/2025  
 April 29, 2026**

<b>REQUEST FOR 2<sup>nd</sup> AND 3<sup>rd</sup> READING TO BYLAW 72/2025</b>	
<b>APPLICATION INFORMATION</b>	
	<b>LEGAL DESCRIPTION:</b> Ptn. NW 18-19-27 W4M
	<b>LANDOWNER:</b> Carrie Irwin
	<b>AREA OF SUBJECT LANDS:</b> 158.99 acres
	<b>CURRENT LAND USE:</b> Agricultural
	<b>PROPOSED LAND USE:</b> Country Residential District (CR)
<b>NUMBER &amp; SIZE OF PROPOSED PARCEL:</b> 1 x +/-14 acre parcel	
<b>PROPOSAL:</b> Redesignation to the Agricultural District land use rules to allow for the future subdivision of one +/- 14 acre Country Residential District parcel, leaving a 144.99 +/- acre Agricultural District balance parcel.	
<b>DIVISION NO:</b> 1	<b>REEVE:</b> Rob Siewert
<b>FILE MANAGER:</b> Kari Furnell	

**PURPOSE OF REQUEST**

- Request for Council to:
1. Review and consider the revised site plan; and
  2. Provide 2<sup>nd</sup> and 3<sup>rd</sup> reading to Bylaw 72/2025

**BACKGROUND**

**November 26<sup>th</sup>, 2025** – Council granted 1<sup>st</sup> reading to Bylaw 72/2025 authorizing an redesignation to the Agricultural land use rules to allow for the future subdivision of one 14 +/- acre Country Residential District parcel from Ptn. NW 18-19-27 W4M, leaving a 144.99 +/- acre Country Residential District balance parcel.

Note: an excerpt from the November 26, 2025 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 72/2025 authorizing redesignation to the Agricultural District land use rules to allow for the future subdivision of one 14+/-

acre Country Residential District parcel from Ptn. NW 18-19-27 W4M, leaving a 144.99 +/- acre Agricultural District balance parcel.

## **APPENDICES**

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### **APPENDIX A - MAP SET:**

Location Map  
Initial Site Plan  
Ortho Photo

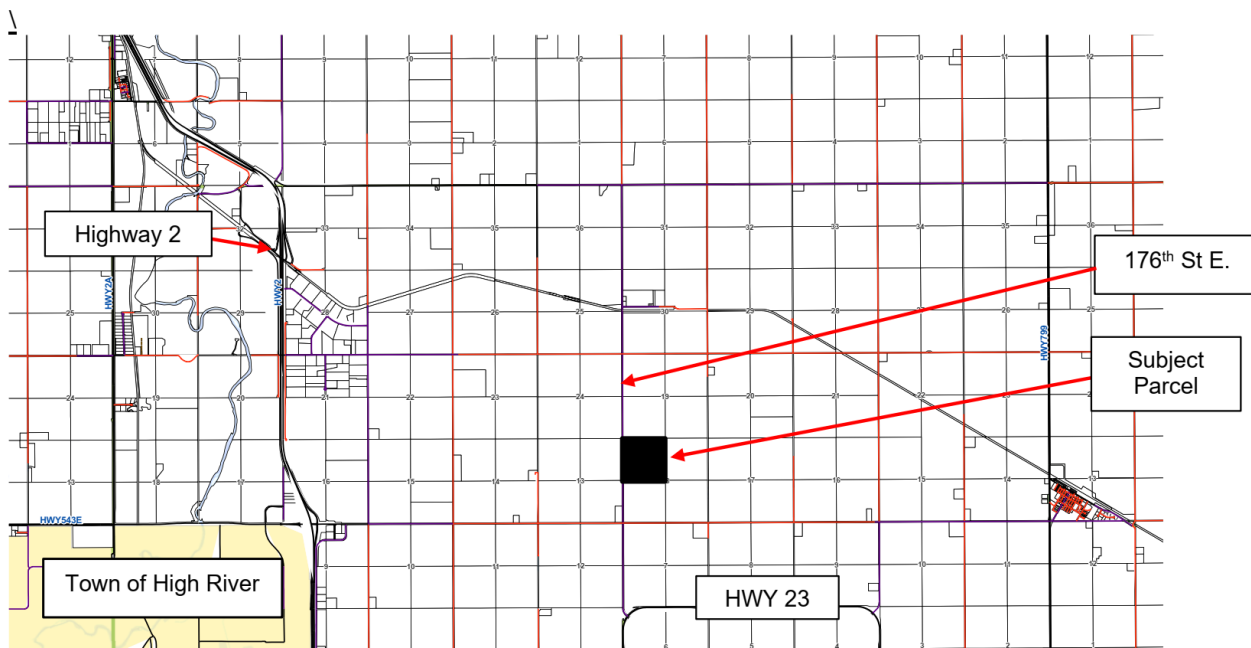
### **APPENDIX B:**

Excerpt from November 26, 2025 Council Meeting minutes

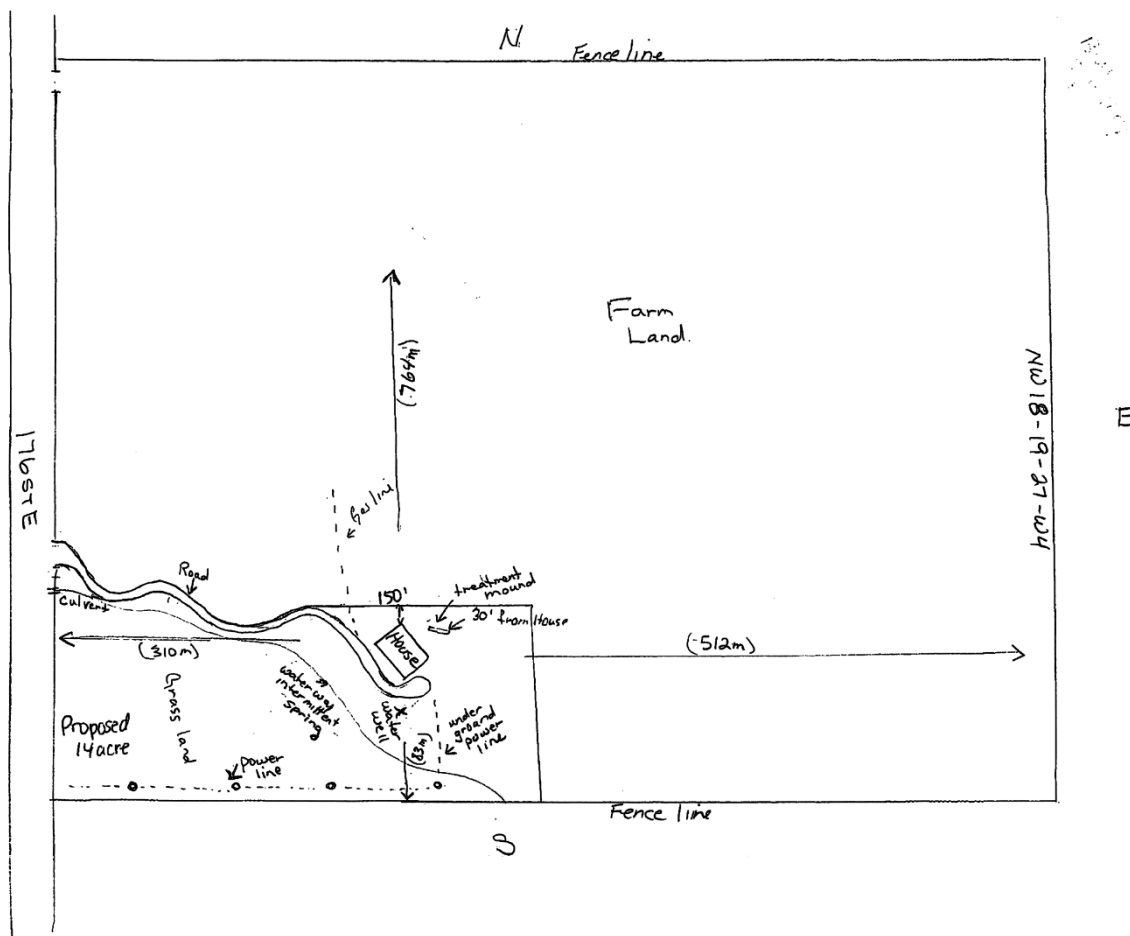
### **APPENDIX C:**

Bylaw 72/2025

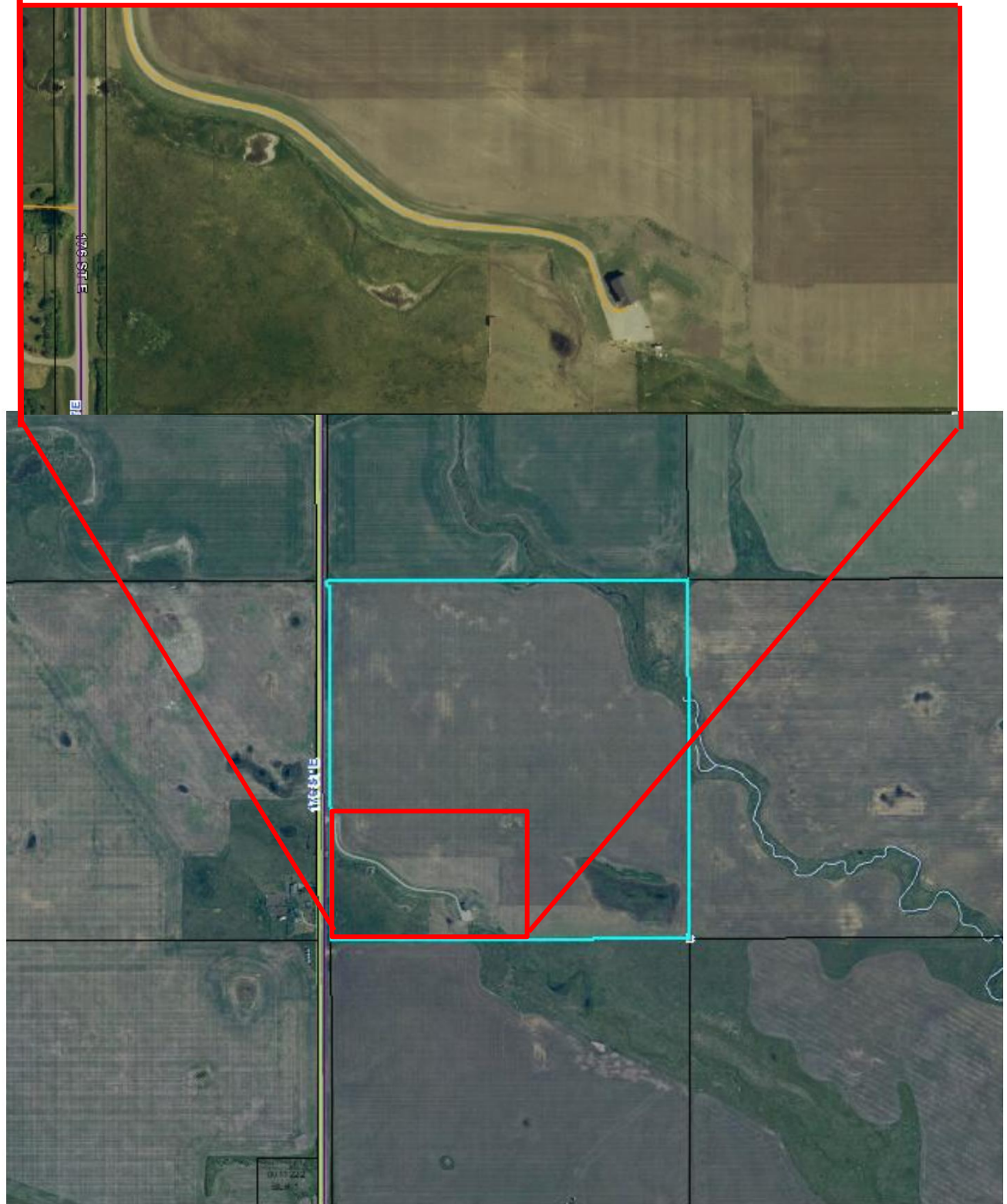
# APPENDIX A: LOCATION MAP



# APPENDIX A: ACCEPTED SITE PLAN



APPENDIX A: ORTHO PHOTO



**C. SCHEDULED MEETINGS & PUBLIC HEARINGS**

C.1 10:00 a.m. - Irwin - NW 18-19-27 W4M - Redesignation (A to CR)

C. Irwin was in attendance for the public hearing in connection to the proposed redesignation of a 14.0 +/- acre portion on Ptn. NW 18-19-27 W4M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 14.0 +/- acre Country Residential lot, with an approximate 144.99 +/- acre Agricultural District balance parcel.

FOOTHILLS COUNTY COUNCIL MEETING

NOVEMBER 26, 2025

The public hearing was closed.

C.1.1 Irwin - NW 18-19-27 W4M - Decision

**Bylaw 72/2025**

Bylaw 72/2025 was introduced into the meeting to authorize the redesignation of a 14.0 +/- acre portion on Ptn. NW 18-19-27 W4M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 14.0 +/- acre Country Residential lot, with an approximate 144.99 +/- acre Agricultural District balance parcel.

In consideration of the criteria noted in Agriculture Policy 5 of the MDP 2010, 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 Agricultural District within the County's Land Use Bylaw.

The 14.0 +/- parcel shall be designated as Country Residential Sub-District 'A' to ensure that future development does not impact the minor drainage course that crosses the new lot.

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. Final amendment application fees to be submitted; and
3. Submission of an executed subdivision application and the necessary fees.

**Resolution 993**

**Moved by:** Deputy Reeve Oel

That Bylaw 72/2025 be given first reading.

**THE BYLAW WAS PASSED FOR ONE READING**

**BYLAW 72/2025**

**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 14.0 +/- acre portion on Ptn. NW 18-19-27 W4M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 14.0 +/- acre Country Residential lot, with an approximate 144.99 +/- acre Agricultural District balance parcel.

The 14.0 +/- parcel shall be designated as Country Residential Sub-District 'A' to ensure that future development does not impact the minor drainage course that crosses the new lot.

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

1. Land Use Map No. 1927 is amended by redesignating a 14.0 +/- acre portion on Ptn. NW 18-19-27 W4M from Agricultural District to Country Residential District, in order to allow for the future subdivision of one new 14.0 +/- acre Country Residential lot, with an approximate 144.99 +/- acre Agricultural District balance parcel.
2. This Bylaw shall have effect on the date of its third reading and upon being signed.

FIRST READING: November 26, 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    .

**MISCELLANEOUS PLANNING ITEM  
PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
DEVELOPMENT PERMIT APPLICATION  
April 29, 2026**

<b>APPLICATION INFORMATION</b>		<b>FILE NO. 26D 082</b>
	<b>DATE APPLICATION DEEMED COMPLETE:</b> March 9, 2026	
	<b>LEGAL DESCRIPTION:</b> Plan 1211902, Block 1, Lot 4; Ptn. NE 22-22-03 W5M	
	<b>LANDOWNER:</b> EdgeTech Solutions Enterprises Inc	
	<b>APPLICANTS:</b> EdgeTech Solutions Enterprises Inc./Keith Hache	
<b>PROPOSAL:</b> Development Permit application for a Direct Control District #22 (DC#22) property to allow for: <ul style="list-style-type: none"> <li>a. Dwelling, Single Family with attached Garage</li> <li>b. Variance to Height</li> <li>c. Relaxations of Setbacks</li> <li>d. Temporary Accessory Buildings</li> </ul>		
<b>DIVISION NO:</b> 4	<b>DEPUTY REEVE:</b> Suzanne Oel	
<b>FILE MANAGER:</b> Kari Furnell		

**EXECUTIVE SUMMARY:**

Location of Subject Lands

The subject property is located within the Hamlet of Priddis, adjacent to the north side of Priddis Ridge Road and approximately 175m west of the intersection with Priddis Valley Road.

Prior Development Permit Approval:

On June 19, 2024, Council approved Development Permit 24D 070 for a Dwelling, Single Family with attached Garage having a maximum average height of no greater than 12m, to be located 35m from the north property line, two Sea-Cans and one temporary recreational vehicle to be used as an office during construction, to be located 10m from the north property line on the subject parcel. To date, the landowner has commenced some development of the subject property, which includes a French drain along the Eastern property line, approach upgrades, placement of the 2 temporary sea-cans and the recreational vehicle to used as an office during construction. The Development Permit 24D 070 decision is included under Appendix C of this report.

The purpose of this new development application is to amend the approved north property line setback for the proposed Dwelling, Single Family, reducing it from 35 metres to 30 metres, to facilitate placement of the dwelling more centrally within the flat portion of the subject property. All other considerations and conditions associated with Development Permit 24D 070 remain unchanged. This new application is intended to replace the previously approved permit in its entirety.

Alberta Transportation and Economic Corridors has no concerns regarding this new proposed reduced setback and has a Roadside Development Permit.

## **PURPOSE OF APPLICATION:**

As Council is the Development Approving Authority for Direct Control District lands, they may decide on a Development Permit application, or may delegate the Authority, with directions that it considers appropriate.

**Council may require a Public Meeting prior to deciding on any application within the Direct Control District.**

### **Summary of Proposal**

Approval of the following development and uses is being requested on the subject 1.83 acre Direct Control District #22 parcel:

1. Construction of a two story Dwelling, Single Family (+/-3,360 sq. ft.) with attached Garage (+/- 925 sq. ft.).



2. Variance to the Height of the proposed Dwelling, allowing for a maximum average height of 12m for this building.  
This height variance is requested in order to allow for a 10:12 roof pitch and optimization of a potential future roof mounted solar panel array. The resulting height will exceed the 10m Height of Buildings under the Direct Control District.
3. Relaxation of Setbacks to allow for the proposed development to be located 30m from the north property line rather than a 40m setback from the Provincial Highway.
4. Two forty-foot Sea-Cans and one Recreational Vehicle temporarily located on the property (for a period of one year) in support of development of the lot.  
The Recreational Vehicle is to be used as a site office, with self-contained servicing that will be periodically emptied at a waste disposal facility.  
The Sea-cans are to serve for storage of machinery and materials during construction.
5. Relaxation of Setbacks to allow for the proposed temporary development to be located 10m from the north property line rather than the minimum 40m setback from the Provincial Highway.

## SITE CONSIDERATIONS:

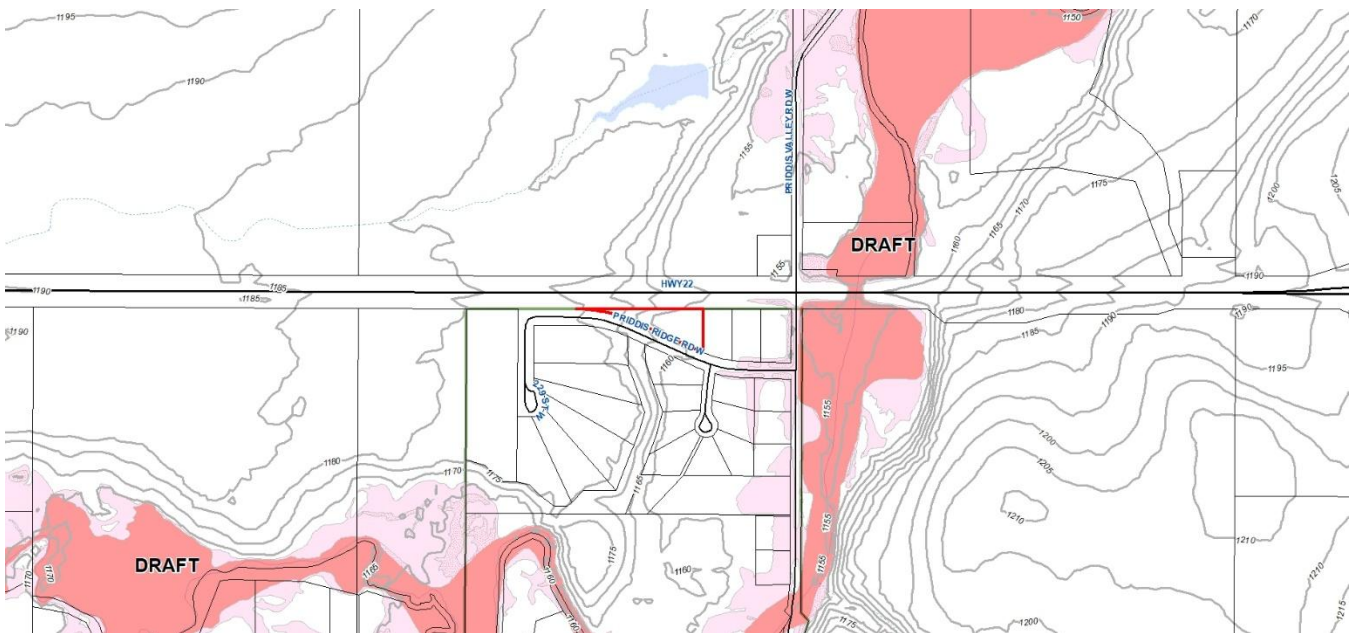
### Access:

Construction of the shared approach with the eastern property has begun and will comply with County standards.



### Physiography and Interests:

The property is outside of any influence respecting Provincial Flood Fringe mapping and the Priddis Flood Hazard study.



### **Building Envelopes:**

Building envelopes for Phase 2 of the Priddis Meadows Area Structure Plan were established by AMEC Infrastructure Ltd. on June 24, 2004 to allow for slope setbacks from the berm created to separate the dwellings from the Highway to the north. The development proposed in this application (as in the previously approved Development Permit 24D070) is identified within the previously approved building envelope.

## **POLICY CONSIDERATIONS:**

### **Priddis Meadows Area Structure Plan**

The subject parcel is identified within the Plan Area of the Priddis Meadows Area Structure Plan, which was adopted in 2004.

Section 4.2 c) of this ASP identifies that the Direct Control lots are located in an area that is suitable for residential and commercial purposes due to their proximity to Highway 22 and the “surrounding” road network. The lots can be accessed readily from any direction without traffic increases in the residential areas.

The actual building designs and lot layouts will be dealt with in detail at the Development Permit stage. The architecture and exterior finishing will be subject to building restrictions that compliment the building restrictions imposed on the residences within the Plan Area.

### **Land Use Bylaw 60/2014**

#### **Dwellings**

10.10.3 A Development Permit is required for all dwellings within Direct Control Districts, on lands zoned Sub-district “A” under ALL land use zonings, and within lands under the Flood Hazard protection Overlay.

#### **Direct Control District #22 (DC#22)**

Dwelling, Single Family is listed as a Permitted Use in DC#22, and the Temporary Sea-cans and Office Trailer (Accessory Buildings and Uses) would be considered Discretionary Uses in DC#22.

<b>CIRCULATION REFERRALS</b>	
<b>REFEREE</b>	<b>COMMENTS</b>
<b>INTERNAL</b>	
Public Works	<p>The following report is recommended:</p> <ul style="list-style-type: none"> <li>• Lot Grading/Overland Drainage Plan</li> </ul> <p>Additional Comments:</p> <ul style="list-style-type: none"> <li>• As the original building envelopes were done by an engineering company and the proposed development is identified to be located within that area, a Geotechnical Report is not required;</li> <li>• The approach is to be developed to meet, at minimum, Foothills County Standard for a common approach.</li> </ul>
Safety Codes Officer	Building and Fire Code requirements, including for temporary structures, will need to be complied with.
<b>EXTERNAL</b>	
Alberta Transportation (ATEC)	<ul style="list-style-type: none"> <li>• Roadside Permit No. 2026-0070453 has been issued to relax the northern highway setback by 10m to allow a house and septic system to be located on the property.</li> <li>• Roadside Permit No. 2026-0070451 has been issued to allow a minimum <u>10 meter</u> setback from the highway property line for the proposed temporary development (travel trailer, two sea-cans).</li> </ul>
Meota Gas Co-op Association Ltd.	No concerns
<b>PUBLIC</b>	<i>Public notification/referral does not occur with respect to Development Permits on Direct Control District lands unless review of the application involves a Public Meeting.</i>

## **SUMMARY**

Request for approval of Development Permit application 26D 082 for a Dwelling, Single Family with attached Garage having a maximum average height of no greater than 12m, to be located 30m from the north property line; and two sea-cans and one recreational vehicle, temporary during construction, to be located 10m from the north property line on Plan 1211902, Block 1, Lot 4; Ptn. NE 22-22-03 W5M. This application is meant to replace in full Development Permit 24D 070.

## **OPTIONS FOR COUNCIL'S CONSIDERATION:**

### **OPTION #1 – APPROVAL**

Should Council choose to approve Development Permit 26D 082, the following motion has been provided for consideration:

*Moved that Development Permit application 26D 082 for a Dwelling, Single Family with attached Garage having a maximum average height of no greater than 12m, to be located 30m from the north property line; and two sea-cans and one recreational vehicle, temporary during construction, to be located 10m from the north property line on Plan 1211902, Block 1, Lot 4; Ptn. NE 22-22-03 W5M be approved subject to the following conditions and requirements.*

## **APPROVAL DESCRIPTION**

This approval allows for the following development on Plan 1211902, Block 1, Lot 4; Ptn. NE 22-22-03 W5M:

1. One Dwelling, Single Family with attached Garage having an average height of no greater than 12m and located no closer than 30m from the north property line.
2. One Recreational Vehicle to be used temporarily during construction as a site office and located no closer than 10m from the north property line.
3. Two 40 ft. Sea-cans having a footprint of no greater than 320 sq. ft. each to be used temporarily during construction and located no closer than 10m from the north property line.

in accordance with the plans and reports accepted by the County, and any recommendations provided by designated professionals, subject to the following conditions:

### **CONDITIONS OF APPROVAL FOR COUNCIL'S CONSIDERATION**

*Council as the Development Authority may choose to add, remove or revise any of the below recommended conditions.*

## **PRE-RELEASE CONDITIONS**

Pre-release Conditions must be fulfilled before the Development Permit will be signed and released. Unless a time extension is issued under agreement between the Development Authority and the Applicants, failure to complete these pre-release conditions on or before September 29, 2026, will see this approval be deemed null and void.

Development shall not proceed until such time as the County has issued a signed Development Permit:

1. The Applicant shall submit a Lot Grading/Overland Drainage Plan to the satisfaction of the Public Works department;
2. A refundable security deposit in the amount of \$2,500 to ensure the removal of the temporary development. This security will be refunded at such time that occupancy of the Recreational Vehicle as a site office ceases and the Sea-cans are wholly removed from the property.

## **CONDITIONS OF APPROVAL**

The following requirements must be completed within the twenty-four (24) month completion period for this Development Permit unless a time extension is issued under agreement between the Development Authority and the Applicant(s). Failure to complete the conditions of approval will see the Development Permit deemed null and void.

1. The applicant shall construct and maintain the development in accordance with all conditions of approval, advisory requirements, and plans that have been accepted by the municipality to be appropriate. Any revisions and/or additions to use of this land shall not proceed except under benefit of appropriate approvals;

2. All necessary building and safety code (plumbing, gas, septic and electrical) permits and inspections shall be obtained from the County. This includes but is not limited to, meeting requirements for the use of shipping containers for temporary storage;
3. Prior to the County acknowledging completion of the development, the applicant shall submit a review from the applicable designated Professional(s), confirming that all improvements are consistent with the Plans and Reports, and any recommendations / revisions, as have been accepted by the County;
4. The applicant shall obtain and post a 9-1-1 address;
5. The approach must be developed and inspected, to the satisfaction of the Public Works department;
6. Temporary facilities (Recreational Vehicle Site Office and Sea-cans) must be removed from the parcel upon within 30 days of occupancy of the Dwelling, Single Family;
7. Jobsite signage related to construction, lot development and marketing is to be removed within 60 days of completion of the development approved herein;
8. It is the landowner's responsibility to provide notification to the File Manager upon completion of the development;
9. The applicant shall be responsible for payment of any professional costs including legal fees that may be incurred by Foothills County with respect to the development approved on this permit.

#### **ADVISORY REQUIREMENTS**

The following requirements are provided by Foothills County to inform applicant(s) and landowner(s) of their necessity and do not form part of the approval description or conditions of approval. It is the sole responsibility and liability of the applicant(s) and landowner(s) to ensure adherence with these requirements.

1. This development permit 26D 082 wholly replaces development permit 24D 070;
2. The development shall be maintained in accordance with all conditions of approval and plans as accepted by the County to be appropriate. Additions to, or revisions to the development and use approved herein may occur only upon obtaining appropriate independent approvals;
3. Development on the property shall at all times comply with the requirements of the applicable Building, Safety, and Fire Codes;
4. No portion of the resulting Dwelling, Single Family and/or Accessory Building shall be used in association with any business, or used as a secondary living unit or tourist home without first obtaining all necessary approvals from the Foothills County;
5. Excepting the location of the resulting Dwelling, Single Family with attached Garage, as approved and acknowledged under this permit; and a variance to the location of temporary structures, development is to adhere to municipal setback requirements from the boundaries of the legally titled property. No further variance for yard setbacks has been considered under this approval;
6. Lot drainage shall be maintained as per the final accepted and verified Plans;
7. All exterior lighting applications must adhere to the guidelines and technical specifications as outlined within the Foothills Dark Sky Bylaw;
8. The landowner indemnifies and hold harmless the County against the cost of any claims or actions, or awards for loss or damage to the owner(s) and/or occupant(s) arising from development on this property;

9. The issuance of a development permit from the County does not relieve the applicant of the responsibility of complying with all other relevant municipal bylaws and requirements, nor excuse violation of any provincial or federal regulation or act which may affect use of the land.

**Notes:**

1. Contravention of any of the above conditions and/or requirements will result in this permit being considered null and void.
2. This Development Permit shall thereafter be null and void if the development or use is abandoned for a period of six months.
3. The conditions of this Development Permit must be met and adhered to at all times. Fines and/or Enforcement action may occur if operating outside of the Development Permit.

## **OPTION #2: POSTPONE A DECISION ON THE APPLICATION**

Council may choose to postpone determination on Development Permit application 26D 082 for one Dwelling, Single Family with attached Garage having an average height of no greater than 12m and located no nearer than 30m from the north property line; one Recreational Vehicle to be used temporarily during construction as a site office and located no nearer than 10m from the north property line; two 40 ft. Sea-cans having a footprint of no greater than 320 sq. ft. each to be used temporarily during construction and located no nearer than 10m from the north property line; if Council requires additional information from the Applicant prior to rendering a decision.

### **Council may wish to consider the following motion for Option #2:**

*Moved that Council postpone making a decision on Development Permit application 26D 082 until such time as the applicant has provided [the requested information] for Council's consideration.*

At their discretion, Council may also request that a Public Meeting be held respecting this application for Development Permit.

## **APPENDICES**

### **APPENDIX A: MAP SET:**

**LOCATION MAPS**

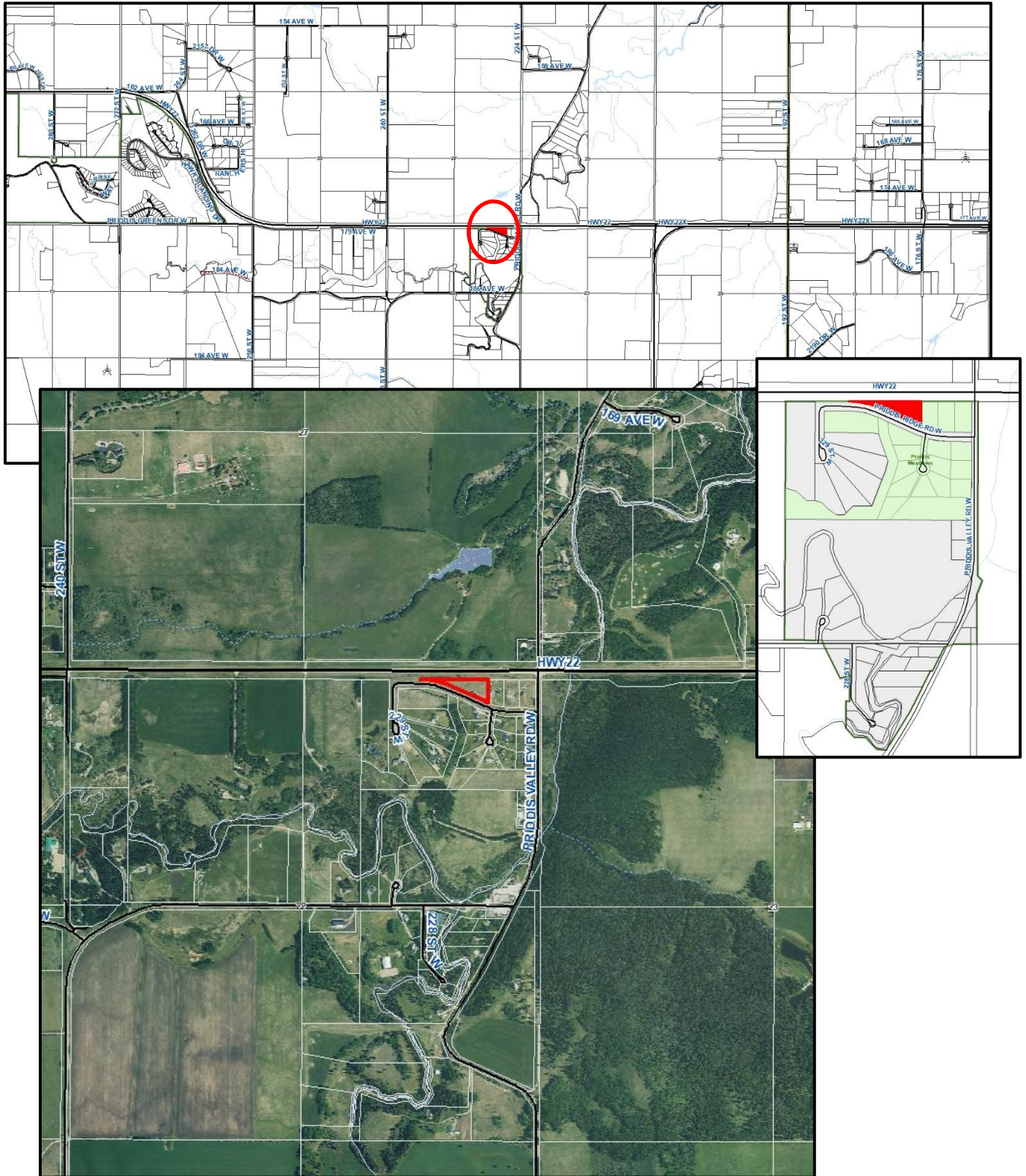
**SITE PLAN**

### **APPENDIX B: DIRECT CONTROL DISTRICT #22**

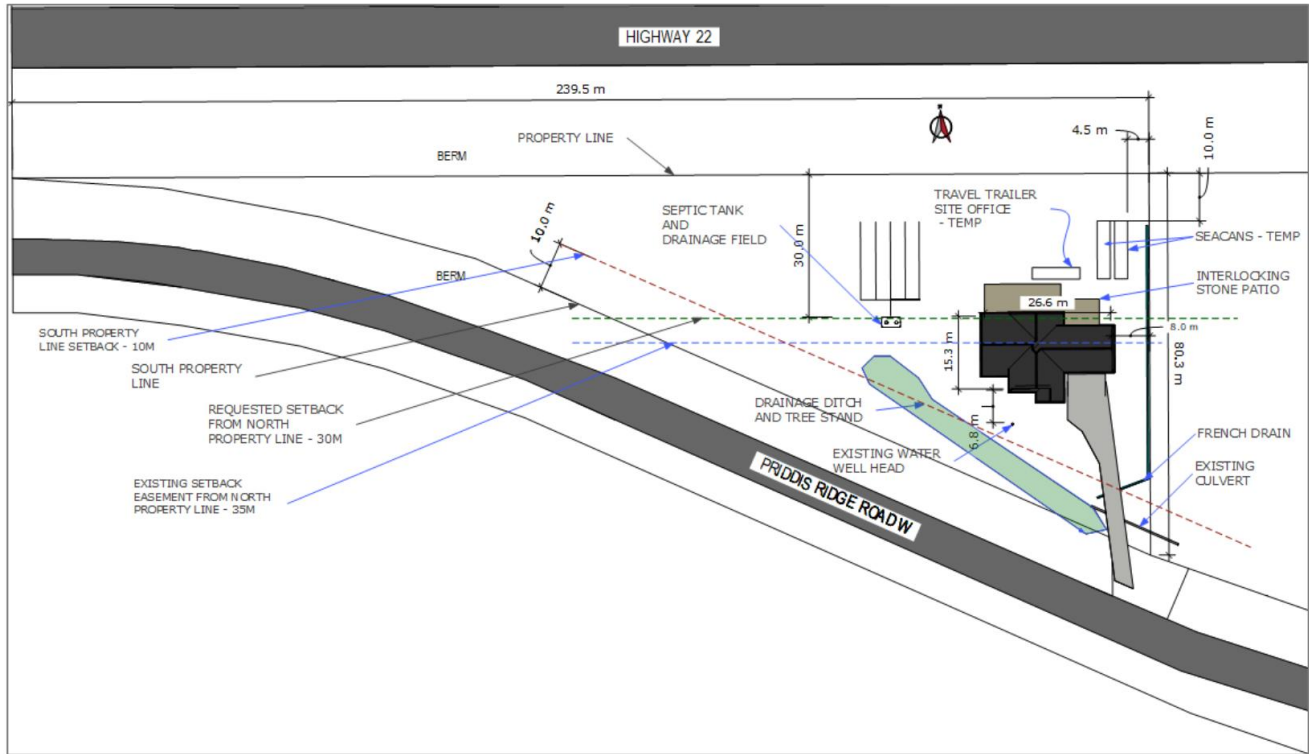
### **APPENDIX C: DEVELOPMENT PERMIT 24D 070 DECISION**

**APPENDIX A**

**LOCATION MAPS**



# SITE PLAN



**DIRECT CONTROL DISTRICT #22**

**Foothills County Land Use Bylaw |**

**18.22 DIRECT CONTROL DISTRICT #22 (DC 22)**

**DC#22**

**18.22.1 PURPOSE AND INTENT**

The purpose and intent of this district is to allow for a wide range of commercial uses consistent with the Priddis Meadows Area Structure Plan and Direct Control by Council over the development on the following lands (Priddis Meadows Direct Control Lots):

Plan O214370, Block 1, Lot 1 (5.65 acres more or less)  
To be subdivided into 4 Direct Control Lots pursuant to the Priddis Meadows Area Structure Plan.

**18.22.2 PERMITTED USES**

- Accessory Buildings
- Home Office
- Single Family Dwellings
- Signs not requiring a Development Permit
- Solar Power System, Private (Not requiring a Development Permit)

**18.22.3 DISCRETIONARY USES**

- Accessory Buildings and Uses
- Home Based Business Type I
- Home Based Business Type II
- Home Based Business Type III
- Bed and Breakfast
- Convenience/Grocery Store
- Restaurants
- Appliance Service and Repair
- Business Offices
- Retail/Wholesale Outlets
- Veterinary Clinic
- Health Services
- Community Services
- Lot Grading
- Public/Quasi Public
- Public Works
- Secondary Suite, Detached
- Secondary Suite, Principal
- Signs requiring a Development Permit
- Solar Power System, Private (Requiring a Development Permit)

**18.22.4 REQUIREMENTS**

18.22.4.1 Standards of the development shall be at the discretion of Council.

**18.22.5 MINIMUM REQUIREMENTS**

18.22.5.1 Area of Lot:

- a. One acre; or
- b. Area allowed for by bylaw amending this section

18.22.5.2 Minimum Yard Setback Requirements:

- a. Front Yard Setback

- i. 10m (32.80 ft.) from Priddis Ridge Road – Property line
- ii. 15m (49.21 ft.) from Priddis Valley Road – Property line
- iii. 40m (131.23 ft.) from the ultimate right of way or 70 meters from the centreline of a Provincial highway, whichever is greater; or
- iv. The distance to the ultimate extent of the right-of-way as determined by Alberta Transportation.
- b. Side Yard Setback
  - i. 1.5m (4.92 ft.) from Property line; or
  - ii. May be reduced to 0m (0ft.) at the discretion of Council.

#### **18.22.6 MAXIMUM LIMITS**

##### **18.22.6.1 Number of Lots:**

- a. Four (as provided for in the Priddis Meadows Area Structure Plan);

##### **18.22.6.2 Height of Buildings:**

- a. 10m (32.80 ft.); or
- b. If higher than 10m, at the discretion of Council.

##### **18.22.6.3 Coverage of lot:**

- a. 60%

#### **18.22.7 PROCEDURE**

- 18.22.7.1 Notwithstanding the procedure established for development permit applications in Section 4 and Section 5, an application for development permit in respect of lands referred to in Section 18.22.1 shall be referred by the Development Officer to the Council for its approval or refusal.
- 18.22.7.2 Notwithstanding the procedure established for the issuance of development permits in Section 5, the Council shall decide on all applications for development permits with respect to lands referred to in Section 18.22.1. The council may approve a development permit application with or without conditions or may refuse an application for development permit.
- 18.22.7.3 There is no appeal to the Development Appeal Board from a decision of the Council on an application for a development permit in respect of the lands referred to in Section 18.22.1.

## APPENDIX C

### DEVELOPMENT PERMIT 24D 070 DECISION

D.1 Hache - NE 22-22-03 W5M - Development Permit 24D 070

#### **Resolution 529**

**Moved by:** Councillor Oel

That Council approve the application for Development Permit 24D 070 for a Dwelling, Single Family with attached Garage having a maximum average height of no greater than 12m, to be located 35m from the north property line; and two Sea-Cans and one recreational vehicle, temporary during construction, to be located 10m from the north property line on Plan 1211902, Block 1, Lot 4; Ptn. NE 22-22-03 W5M subject to the following conditions and requirements.

#### **APPROVAL DESCRIPTION**

This approval allows for the following development on Plan 1211902, Block 1, Lot 4; Ptn. NE 22-22-03 W5M:

1. One Dwelling, Single Family with attached Garage having an average height of no greater than 12m and located no nearer than 35m from the north property line.
2. One Recreational Vehicle to be used temporarily during construction as a site office and located no nearer than 10m from the north property line.
3. Two 40 ft. Sea-Cans having a footprint of no greater than 320 sq. ft each to be used temporarily during construction and located no nearer than 10m from the north property line.

In accordance with the plans and reports accepted by the County, and any recommendations provided by designated professionals, subject to the following conditions:

## **PRE-RELEASE CONDITIONS**

Pre-release Conditions must be fulfilled before the Development Permit will be signed and released. Unless a time extension is issued under agreement between the Development Authority and the Applicants, failure to complete these pre-release conditions on or before November 19, 2024, will see this approval be deemed null and void.

Development shall not proceed until such time as the County has issued a signed Development Permit:

1. The Applicant shall submit a Lot Grading/Overland Drainage Plan to the satisfaction of the Public Works department;
2. A Geotechnical Report for Slope Stability shall be provided, alternately illustration that the proposed development will be constructed a minimum distance of 30m from a slope of 15% may be provided, to the satisfaction of the public works department;
3. A refundable security deposit in the amount of \$2,500 to ensure removal of the temporary development is to be provided. This security will be refunded at such time that occupancy of the Recreational Vehicle as a site office ceases and the Sea-Cans are wholly removed from the property.

## **CONDITIONS OF APPROVAL**

The following requirements must be completed within the twenty-four (24) month completion period for this Development Permit unless a time extension is issued under agreement between the Development Authority and the Applicant(s). Failure to complete the conditions of approval will see the Development Permit deemed null and void.

1. The applicant shall construct and maintain the development in accordance with all conditions of approval, advisory requirements, and plans that have been accepted by the municipality to be appropriate. Any revisions and/or additions to use of this land shall not proceed except under benefit of appropriate approvals;
2. All necessary building and safety code (plumbing, gas, septic and electrical) permits and inspections shall be obtained from the County. This includes but is not limited to, meeting requirements for the use of shipping containers for temporary storage;
3. Prior to the County acknowledging completion of the development, the applicant shall submit a review from the applicable designated Professional(s), confirming that all improvements are consistent with the Plans and Reports, and any recommendations / revisions, as have been accepted by the County;

4. The applicant shall obtain and post a 9-1-1 address;
5. A separate development permit from Alberta Transportation and Economic Corridors must be obtained in order to allow for the proposed temporary development (travel trailer site office and two Sea-Cans) to be located 10m from the Highway property line;
6. The approach must be developed and inspected, to the satisfaction of the Public Works department;
7. Temporary facilities (Recreational Vehicle Site Office and Sea-Cans) must be removed from the parcel upon within 30 days of occupancy of the Dwelling, Single Family;
8. Jobsite signage related to construction, lot development and marketing is to be removed within 60 days of completion of the development approved herein;
9. It is the landowner's responsibility to provide notification to the File Manager upon completion of the development;
10. The applicant shall be responsible for payment of any professional costs including legal fees that may be incurred by Foothills County with respect to the development approved on this permit.

### **ADVISORY REQUIREMENTS**

The following requirements are provided by Foothills County to inform applicant(s) and landowner(s) of their necessity and do not form part of the approval description or conditions of approval. It is the sole responsibility and liability of the applicant(s) and landowner(s) to ensure adherence with these requirements.


1. The development shall be maintained in accordance with all conditions of approval and plans as accepted by the County to be appropriate. Additions to, or revisions to the development and use approved herein may occur only upon obtaining appropriate independent approvals;
2. Development on the property shall at all times comply with the requirements of the applicable Building, Safety, and Fire Codes;

3. No portion of the resulting Dwelling, Single Family and/or Accessory Building shall be used in association with any business, or used as a secondary living unit or tourist home without first obtaining all necessary approvals from the Foothills County;
4. Excepting the location of the resulting Dwelling, Single Family with attached Garage, as approved and acknowledged under this permit; and a variance to the location of temporary structures, development is to adhere to municipal setback requirements from the boundaries of the legally titled property. No further variance for yard setbacks has been considered under this approval;
5. Lot drainage shall be maintained as per the final accepted and verified Plans;
6. All exterior lighting applications must adhere to the guidelines and technical specifications as outlined within the Foothills Dark Sky Bylaw;
7. The landowner indemnifies and hold harmless the County against the cost of any claims or actions, or awards for loss or damage to the owner(s) and/or occupant(s) arising from development on this property;
8. The issuance of a development permit from the County does not relieve the applicant of the responsibility of complying with all other relevant municipal bylaws and requirements, nor excuse violation of any provincial or federal regulation or act which may affect use of the land.

**Notes:**

1. Contravention of any of the above conditions and/or requirements will result in this permit being considered null and void.
2. This Development Permit shall thereafter be null and void if the development or use is abandoned for a period of six months.
3. The conditions of this Development Permit must be met and adhered to at all times. Fines and/or Enforcement action may occur if operating outside of the Development Permit.

**CARRIED**

<b>DEPARTMENT: Legislative Services</b>	
	<b>TOPIC: Greater Calgary Regional Table - CMRB Trust Funds</b>
<b>REPORT PRESENTED BY: CAO Ryan Payne</b>	

**PURPOSE OF REQUEST**

To seek authorization to request reimbursement of the Foothills County portion of funds from the Greater Calgary Regional Table.

**BACKGROUND**

Staff received a letter from the Greater Calgary Regional Table regarding the Calgary Metropolitan Regional Board (CMRB) Trust Funds.

Should Foothills County wish to request disbursement of their share of the funds a written letter of request must be submitted.

**REQUEST OF COUNCIL**

*Proposed Motion:*

That Council authorize administration to send a written letter of request for disbursement of Foothills County's share of the Calgary Metropolitan Regional Board Trust funds.

**APPENDICES**

**Appendix A** - Greater Calgary Regional Table - CMRB Trust Funds

# Greater Calgary Regional Table

Date: March 23, 2026

Town of Okotoks  
Foothills County

**Subject: CMRB Trust Funds**

Dear Mayor and Council / Reeve and Council,

As Mayor of the last host community where this matter was discussed, I am reaching out with information regarding the CMRB Trust Funds. The municipalities of Airdrie, Calgary, Chestermere, Cochrane, High River, and Rocky View have established a Regional Table, satisfying the requirements for the continuation of the CMRB trust funds.

This correspondence formally advises that the current membership continues to welcome the Town of Okotoks and Foothills County to join the Regional Table at such time as you may choose. The Regional Table remains committed to honouring the decision of the former CMRB members at the December 12, 2025 meeting, whereby any former member opting not to join would be eligible to receive a one-eighth share of the remaining trust funds.

Should your municipality wish to request the disbursement of these funds, we respectfully ask that you note the following:

- The establishment of a new trust is a legal requirement prior to any distribution of funds. We appreciate your patience, as this process is expected to take several months.
- In requesting disbursement, your municipality acknowledges that any funds received should be used to support regional projects or initiatives; and
- Should your municipality choose to join the Regional Table at a future date, you may be required to return the disbursed funds to the Regional Table.
- Requests for disbursement must be made in writing by replying to this letter.

We value the longstanding collaborative relationships across the region and look forward to continued dialogue.


Yours sincerely,



Mayor Shannon Dean, Rotating Host Mayor  
Greater Calgary Regional Table

cc: Regional Table Members, CAOs and Working Group

Marg & Bernie Brown



Fri. April 17, 2026

Dear Foothills Council,

On behalf of the Skyview Concerned Citizens Group, which includes all adjacent landowners to the former proposed Big Rock Solar project, we want to extend our sincere thanks.

Although we still have no idea why the solar company withdrew their application with the AUC after two and a half years, we are certain your decision to help us stop it was instrumental in their decision to do so.

To those present and past councillors who voted in favor of retaining legal counsel to help stop this project, we will be forever grateful!

Sincerely,  
Marg Brown