


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

REQUEST FOR LAND USE REDESIGNATION		
	LEGAL DESCRIPTIONS:	
	<ol style="list-style-type: none"> 1. PTN: NW 28-21-28 W4 2. PTN: NE 28-21-28 W4 	
	LANDOWNERS: 2480574 Alberta Ltd	
	AGENT: ERW Consulting Inc. / Robert Weston	
	AREAS OF SUBJECT LANDS:	
	<ol style="list-style-type: none"> 1. 90.24 acres 2. 21.64 acres 	
CURRENT LAND USE: Agricultural District		
PROPOSED LAND USES:		
Country Residential District and Municipal Reserve		
PROPOSAL:		
<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>		
DIVISION NO: 7	COUNCILLOR: R.D. McHugh	FILE MANAGER: 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 112th 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 112th Street East, on the west side of the parcel. 112th 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

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

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

Reserve Dedication

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.

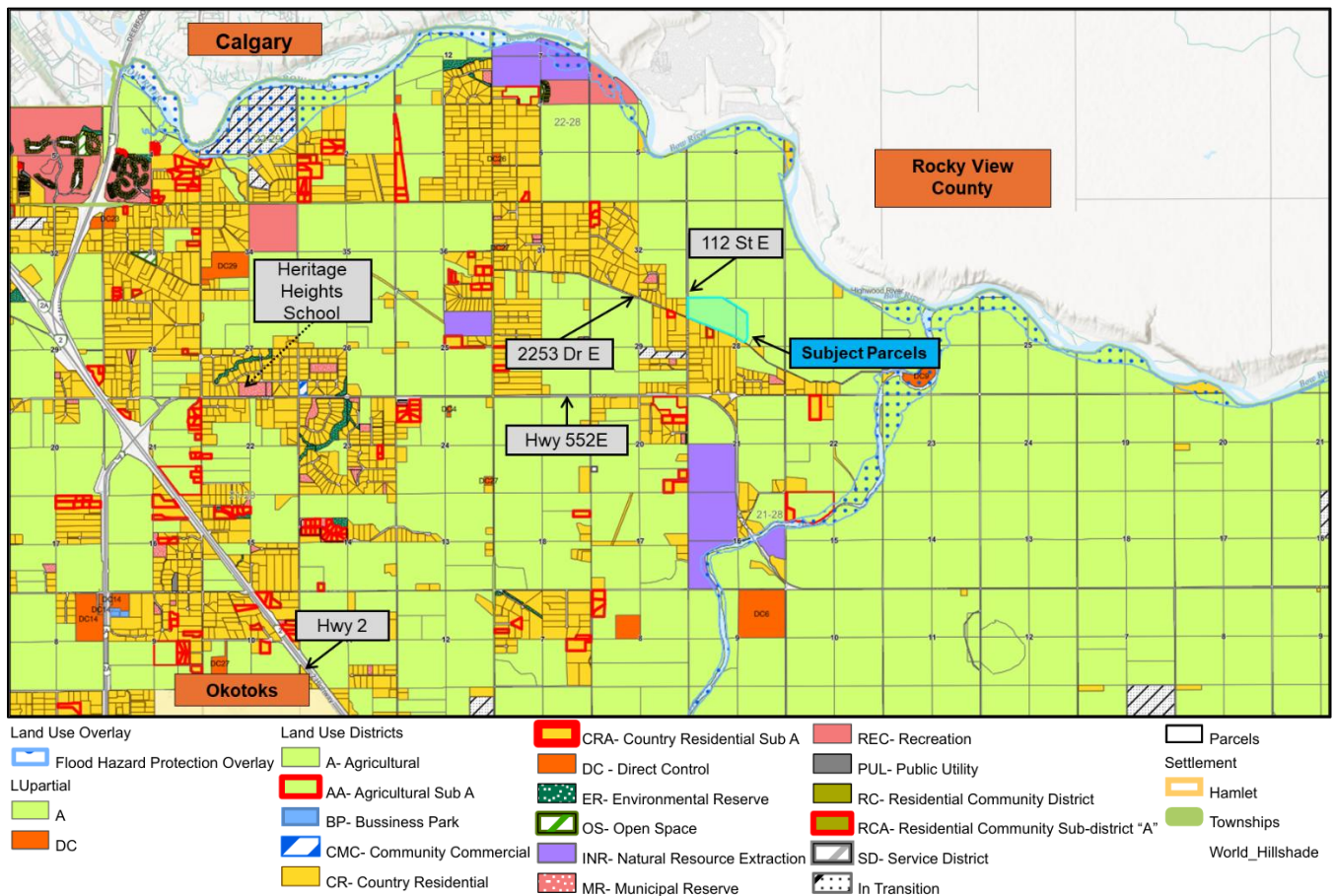
PURPOSE OF APPLICATION

Bylaw XX/2026

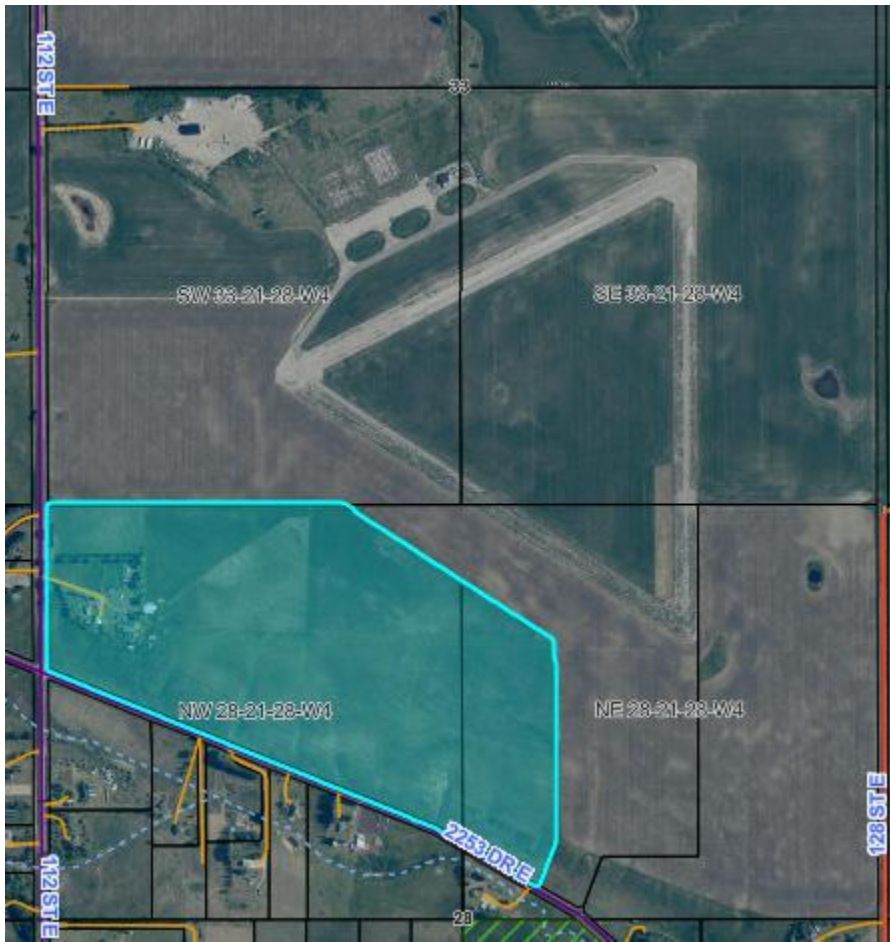
The Council has received an application to further amend the Land Use Bylaw by authorizing redesignation of portions of NW 28-21-28 W4 and NE 28-21-28 W4 from Agricultural District to Country Residential District to allow the future subdivision of eighteen (18) 4.41 +/- acre to 9.18 +/- acre Country 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.

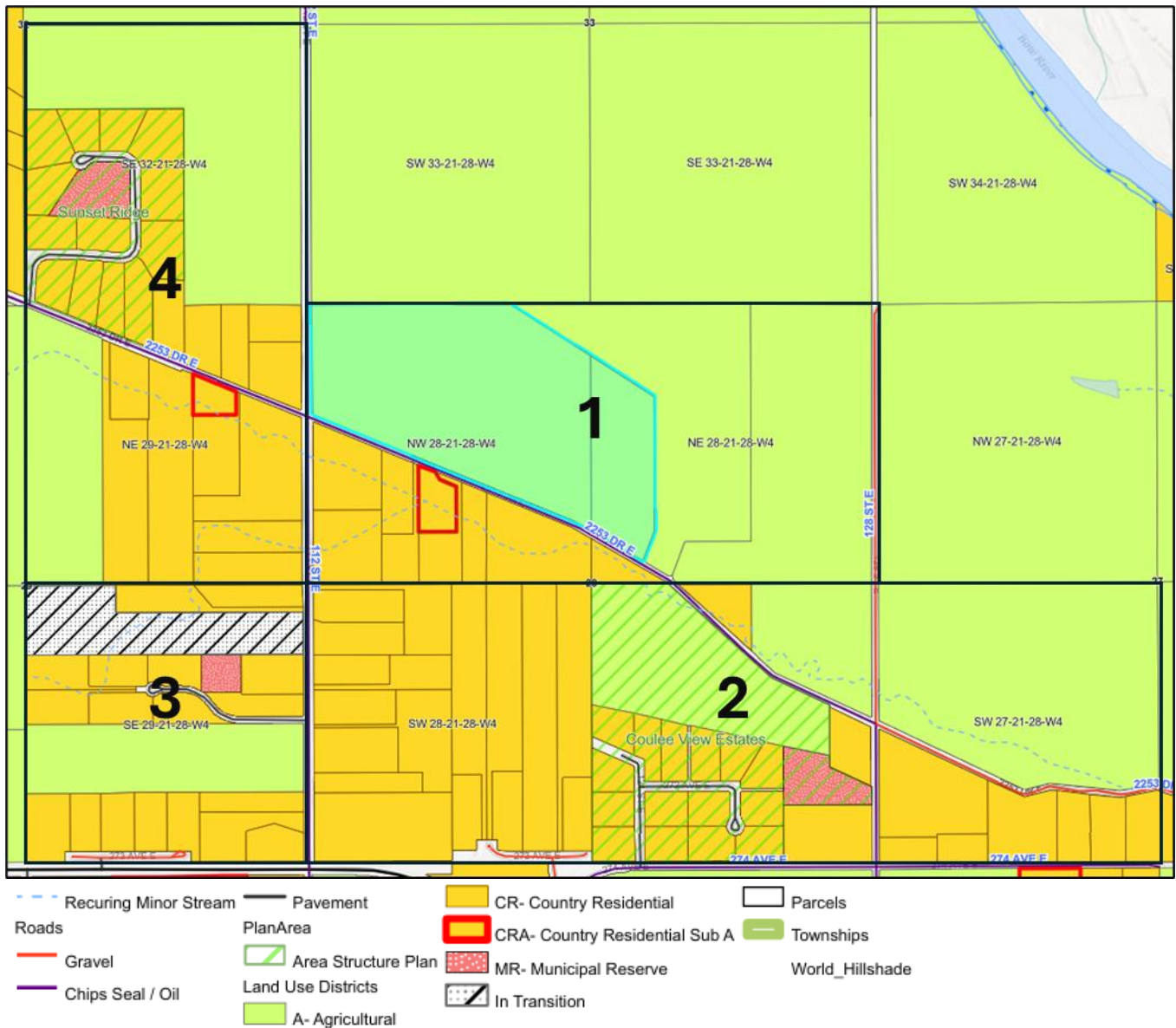


NW & NE QUARTER SECTION & HALFMILE BACKGROUND



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.

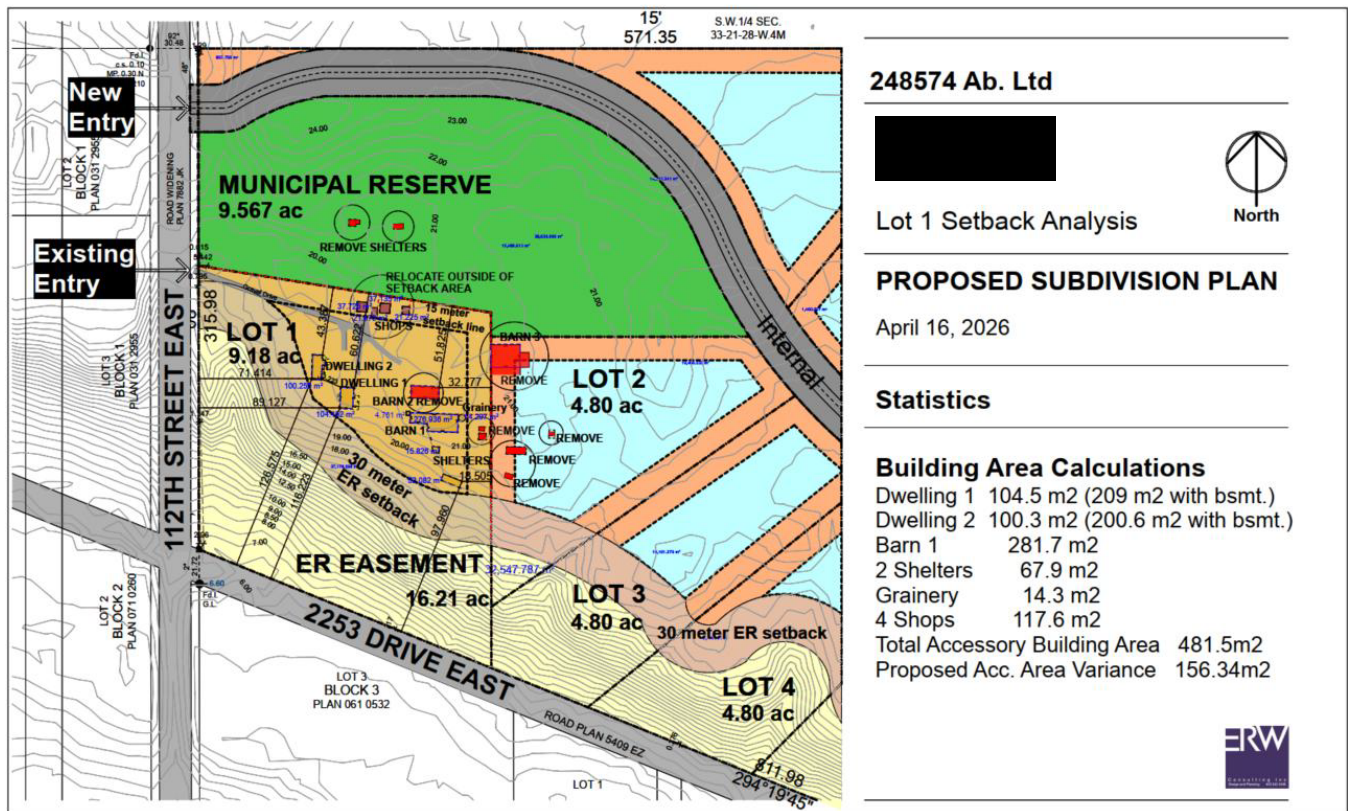
SITE CONSIDERATIONS

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
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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.

CIRCULATION REFERRALS	
REFEREE	COMMENTS
EXTERNAL	
ATCO Gas	<p>Has no concerns with the work, provided the following conditions are met:</p> <ul style="list-style-type: none"> • 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. • Requirements for rights-of-way may change depending on actual gas main layout. • 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. • No encroachment within the right-of-way is permitted without a formal encroachment agreement. • A gas main extension will be required to service the proposed development.
ATCO Transmission	No concerns
Alberta Transportation and Economic Corridors	<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>
INTERNAL	
Public Works	<p>Public Works is recommending the following as conditions of land use:</p> <ol style="list-style-type: none"> 1. Stormwater Management Plan; 2. Traffic Impact Assessment (may identify upgrade requirements); <p>Public Works is recommending the following for lots 2 to 18 as conditions of subdivision:</p> <ol style="list-style-type: none"> 1. Septic Disposal Evaluations; 2. Building Envelopes <p>Additional recommendations as provided by Public Works to be addressed as conditions of Subdivision:</p> <ul style="list-style-type: none"> • Contribution to upgrade 112 Street East to a paved road surface; • Approaches to be constructed to current municipal standards, with locations to be provided to the satisfaction of Public Works; • Common approaches may be necessary, especially in congested areas.

CIRCULATION REFERRALS

	<ul style="list-style-type: none"> • Development Agreement will be required for the road construction along with an engineered road design and cost estimates, 125% deposit and liability insurance. • 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. <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>
PUBLIC	
Western Wheel	April 15 th and 22 nd , 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><i>The applicant's letter and Engagement Summary are included below under Appendix C.</i></p>

SUMMARY

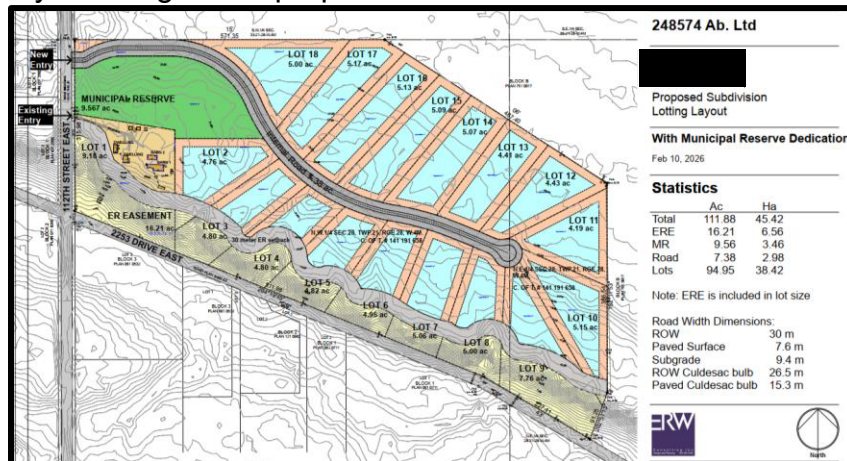
Bylaw XX/2026

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 1st 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

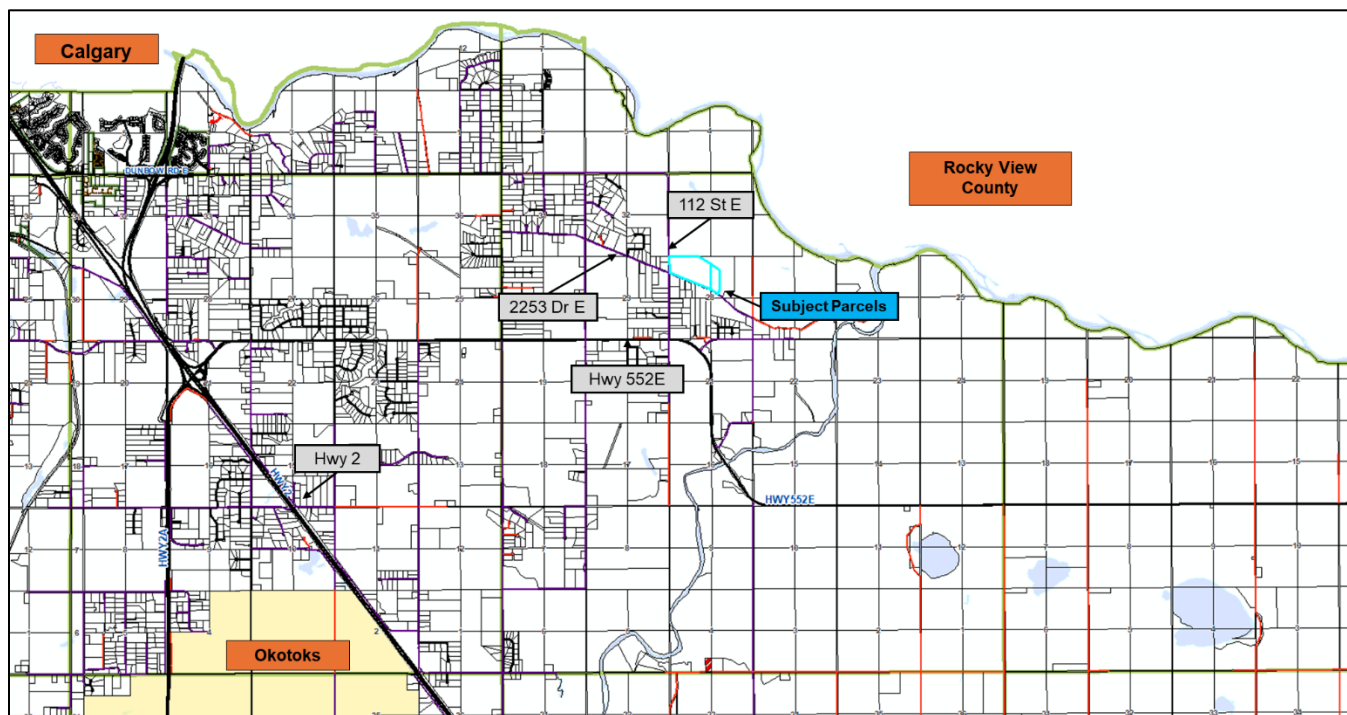
APPENDIX C: SUPPORTING DOCUMENTATION

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

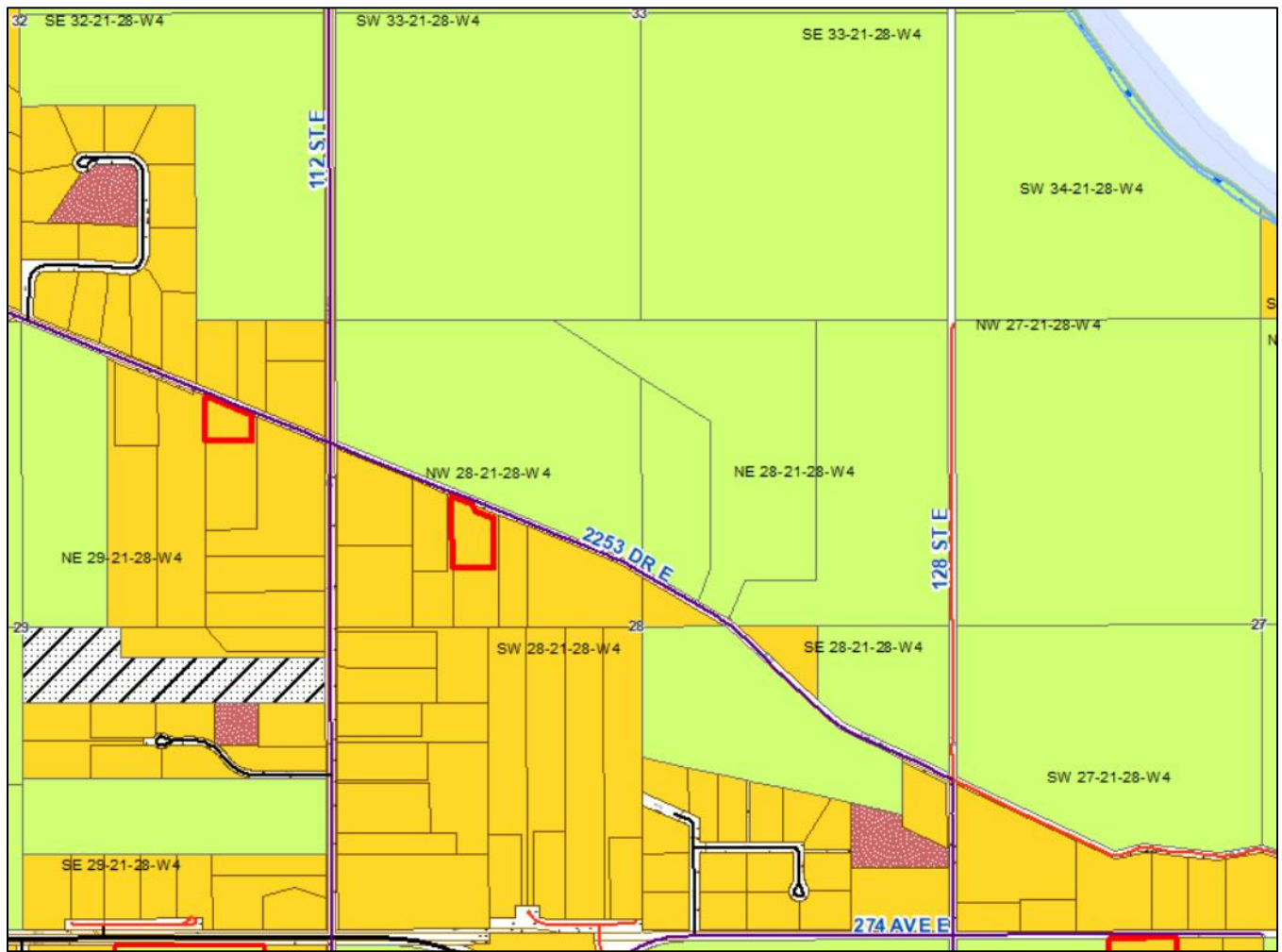
APPENDIX D:

PROPOSED BYLAW

APPENDIX A: LOCATION MAP

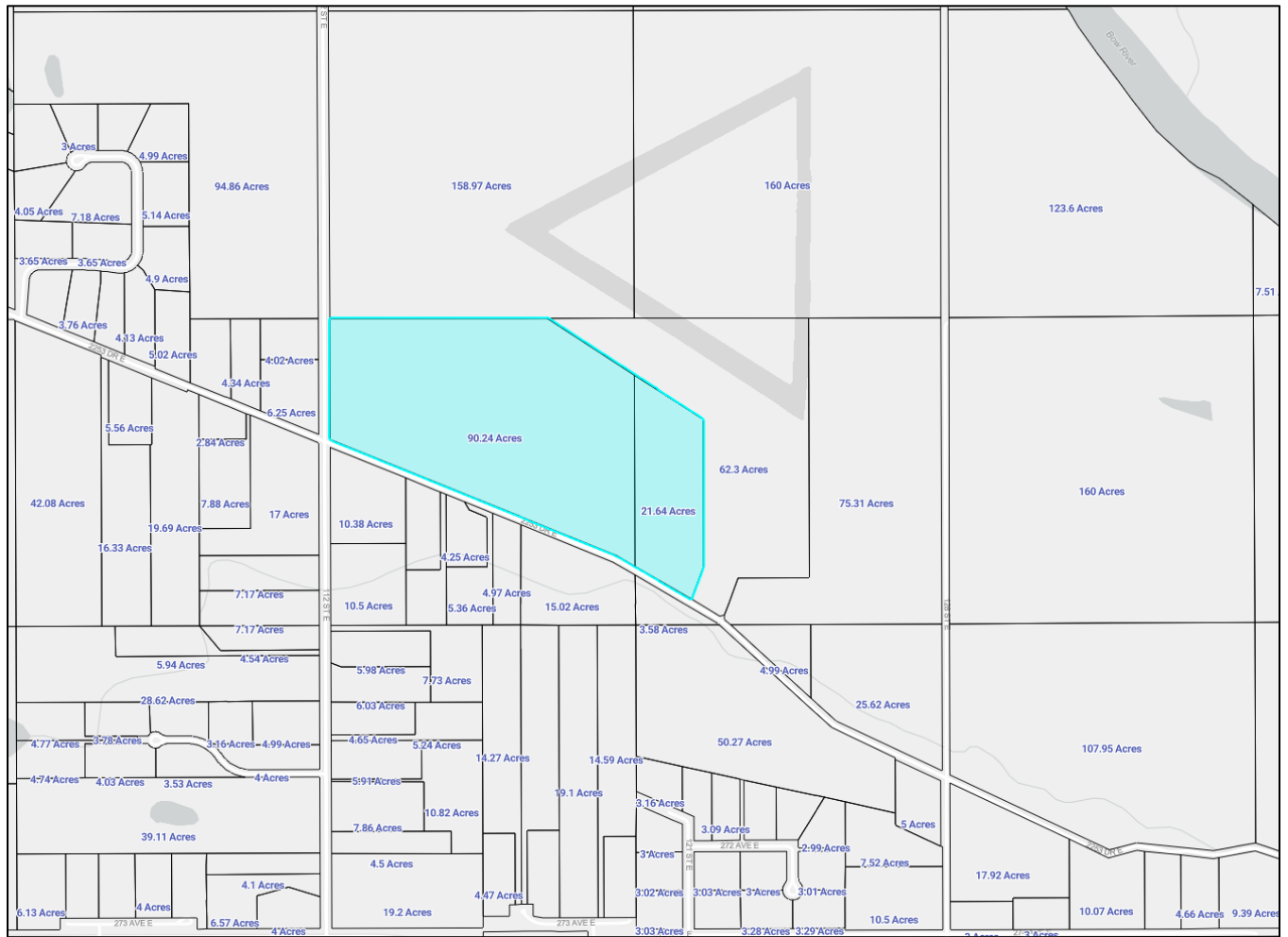


APPENDIX A: HALF MILE MAP – LAND USE



- | | | | |
|--|--|--|---|
| <ul style="list-style-type: none"> --- Recuring Minor Stream Roads --- Gravel --- Chips Seal / Oil | <ul style="list-style-type: none"> Pavement PlanArea Area Structure Plan Land Use Districts A- Agricultural | <ul style="list-style-type: none"> CR- Country Residential CRA- Country Residential Sub A MR- Municipal Reserve In Transition | <ul style="list-style-type: none"> Parcels Townships World_Hillshade |
|--|--|--|---|

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

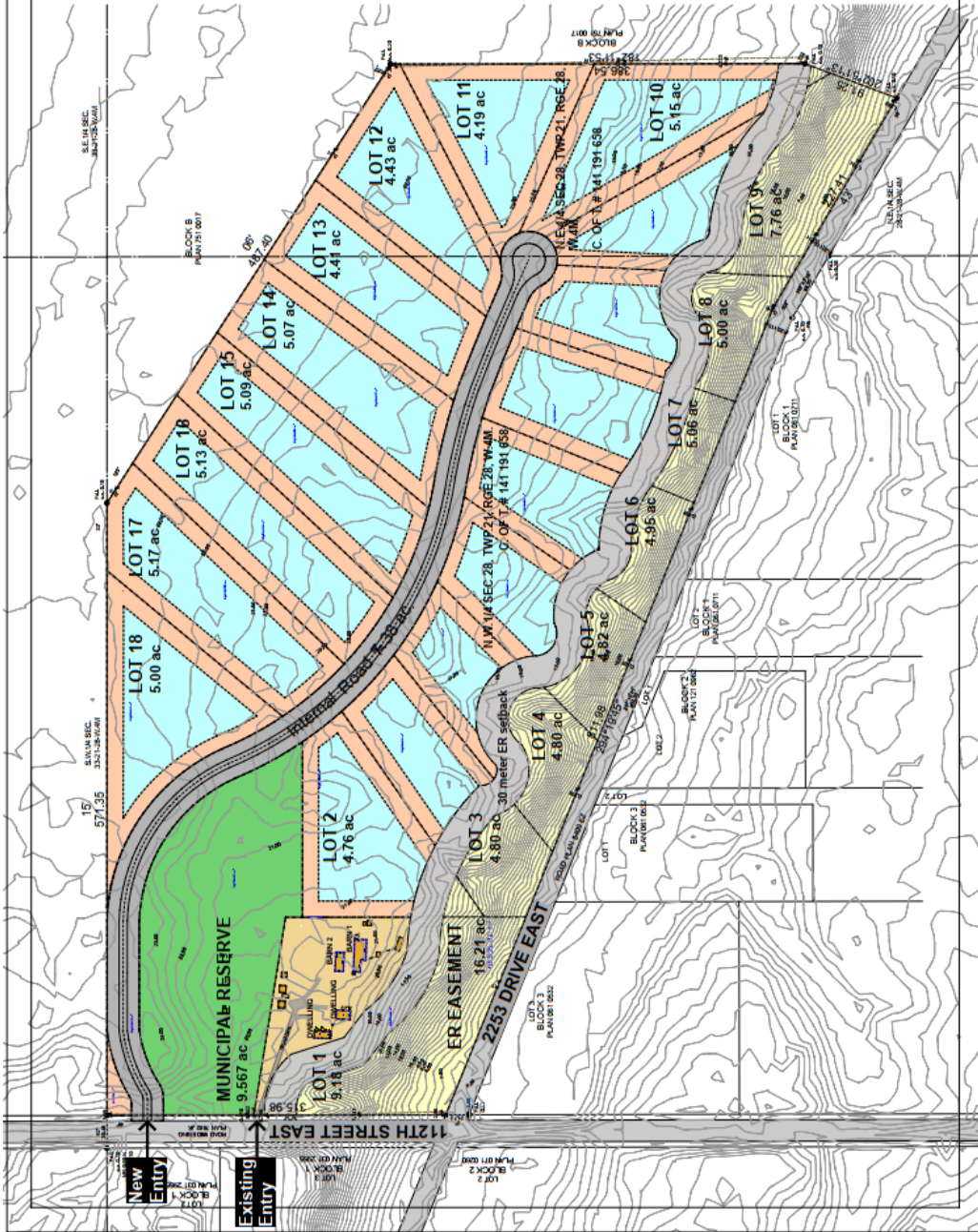
Statistics

	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

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 112th 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 112th 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 m³/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

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:

Lot 1 Building Area Calculations	Footprint Area m2	Basement Area m2	Total Habitable Area m2
Dwelling 1	104.45	104.45	208.90
Dwelling 2	100.25	102.25	200.50
Shops	117.56		
Barn 1	281.70		
Shelters	91.67		
Grainery	14.30		
Total Area	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 1-8th

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 112th 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 112th 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 112th 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 112th 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 112th 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 112th 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 21st, 2025. We'll aim to address any questions and incorporate constructive comments where feasible.

Thank you for your time and consideration.

Kind Regards,

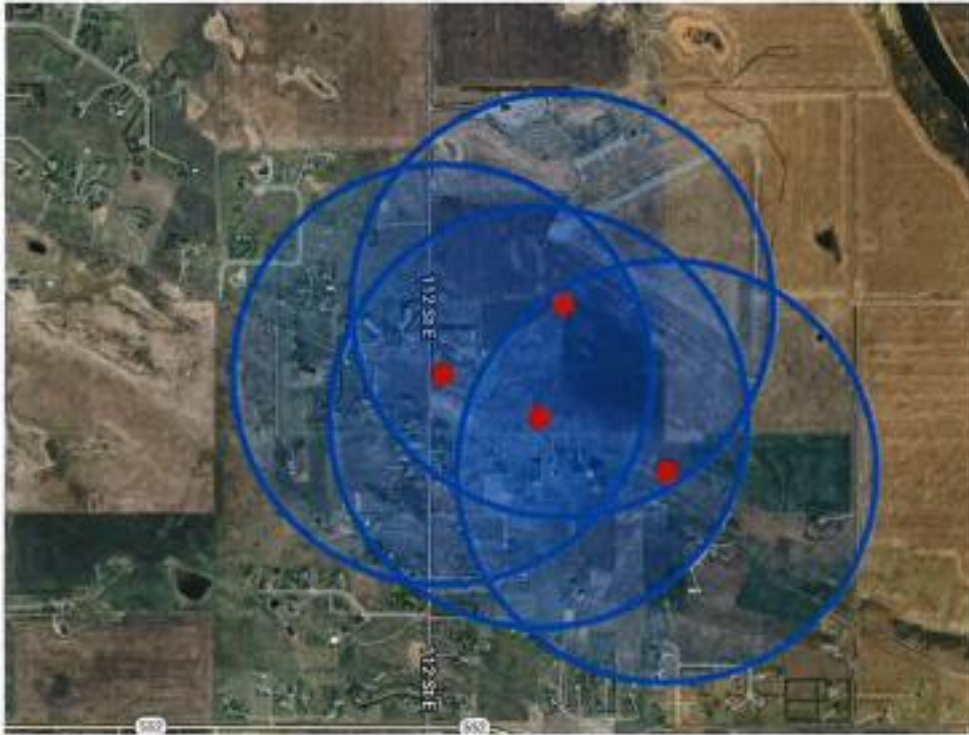
Seth Allred
[REDACTED]

Map of Proposed Sub-Division



* Staff note: the official plan has since been modified, see Appendix C

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 .