

**FOOTHILLS COUNTY
COUNCIL AGENDA - REVISED**



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

	Pages
A. GENERAL MATTERS	
A.1 Call Meeting to Order	
A.2 Approval of the Agenda	
B. MISCELLANEOUS MUNICIPAL ITEMS	
B.1 Enforcement Services - 2026 First Quarter Report	3
Presented by: Manager of Enforcement Services Gareth Joels	
B.2 2026 Road Event - Chinook Gran Fondo	16
Presented by: Deputy Director of Community & Emergency Services and Manager of Legislative Services Sherri Barrett	
B.3 2026 Road Event - Granary Hill Climb	45
Presented by: Deputy Director of Community & Emergency Services and Manager of Legislative Services Sherri Barrett	
B.4 2026 Road Event - Millarville Half Marathon	60
Presented by: Deputy Director of Community & Emergency Services and Manager of Legislative Services Sherri Barrett	
B.5 Fibre Installation - Foothills Regional Landfill	75
Presented by: Manager of Information Technology Hollis Jacobsen	
B.6 Foothills County/Turner, Karanfilov, Dimitrova - NW 26-21-01 W5M - Request to Set Purchase Price	77
Presented by: Municipal Lands Administrator Donna Fowler	
B.7 Moir - 674 Avenue E - Request for Extension of Dust Control	84
Presented by: Director of Public Works Wiaan Kruger	
B.8 2025 Reserve Transfers	86
Presented by: Director of Corporate Services Reginald Hammond	
B.9 Unpaid Accounts Receivable Invoice to Taxes - Roll # 1927132940	87
Presented by: Director of Corporate Services	
B.10 Policy #300-008 Benefits - Amendment	88
Presented by: Director of Corporate Services Reginald Hammond	
*B.11 Fee Bylaw Amendment - Bylaw 21/2026 (2nd & 3rd Reading)	91

Presented by: Director of Public Works Wiaan Kruger

C. SCHEDULED MEETINGS & PUBLIC HEARINGS

- C.1 10:00 a.m. - Avail LLP Audit Presentation 94
Presented by: Avail LLP Michelle Lutz
- C.2 11:00 a.m. - STARS - Presentation 144
Presented by: Donor Relations and Development Officer Jackie Seely
- C.3 1:30 p.m. - 2480574 Alberta Ltd. - NW/NE 28-21-28 W4M (A to CR, MR & ER) 173
Presented by: Planning Officer Pierre-David Karolyi
- C.4 2:30 p.m. - CLOSED SESSION - Draft Off-Site Levy Bylaw
Presented by: Director of Planning Heather Hemingway

D. MISCELLANEOUS PLANNING ITEMS

- D.1 Alberta Government Rural Renewal Program - Entrepreneur Stream 202
- D.2 Land Use Bylaw 60/2014 - Amendments to Reduce Red Tape 204
- D.3 Wiebe - NW 27-21-02 W5M - Bylaw 66/2025 (2nd & 3rd Reading) 228
Deputy Reeve Oel, Councillor Alger and Councillor McHugh
- D.4 Irwin - NW 18-19-27 W4M - Bylaw 72/2025 (2nd & 3rd Reading) 233
- D.5 Edge Tech Solutions Enterprises Inc. - NE 22-22-03 W5M - Development Permit 26D 082 239
- D.6 Greater Calgary Regional Table - CMRB Trust Funds 255

E. SUBDIVISION APPROVING AUTHORITY ITEMS

- E.1 Irwin - NW 18-19-27 W5M - Request for Subdivision

F. CONFIDENTIAL CLOSED SESSION

- F.1 Advice from Officials - ATIA s. 29


G. MOTIONS ARISING FROM CONFIDENTIAL CLOSED SESSION

H. ACKNOWLEDGEMENTS AND INFORMATION ITEMS

- H.1 Skyview Concerned Citizens Group - Big Rock Solar Project 257

I. OTHER MATTERS

- 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

DEPARTMENT:	
	TOPIC: Foothills Enforcement Services – First Quarter Report
REPORT PREPARED BY: Kristine Allaire REPORT PRESENTED BY: 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 – 1st Quarter



Foothills Enforcement Services

2026 – 1st 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
YEAR TO DATE CALLS FOR SERVICE	101

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



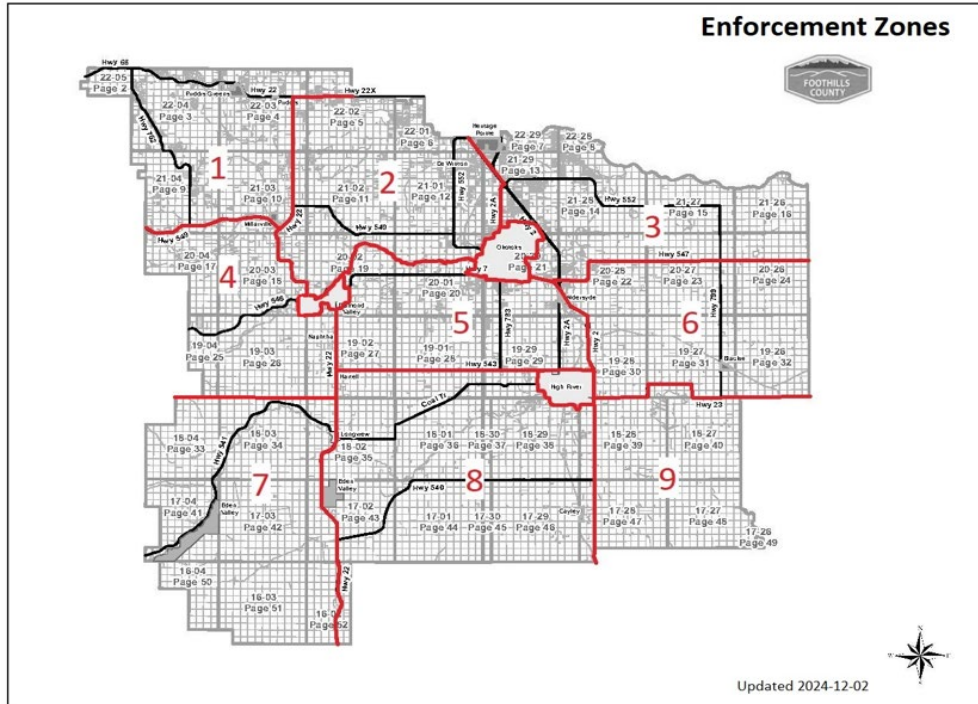
Figure 2 illustrates the top five calls for service received. Of the total requests received, the top five account for 65% of the total call volume.

Fig. 3

Bylaw Related calls		Provincial Statute Related Calls	
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
Assist Agency/Department		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

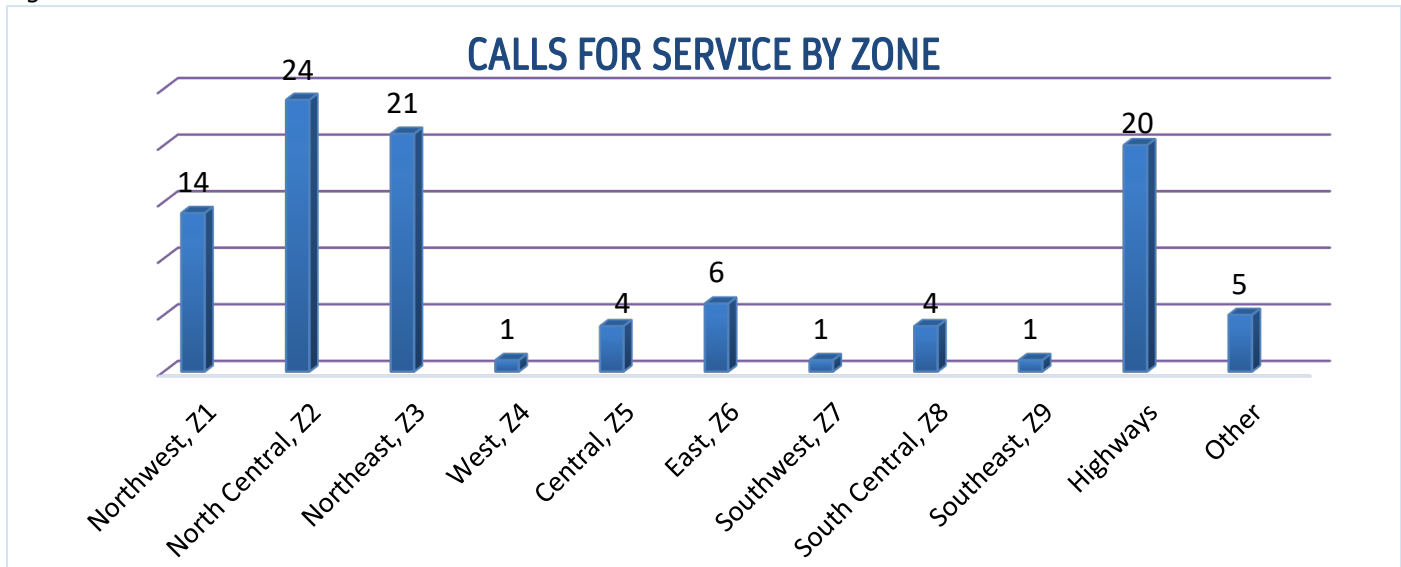


Figure 5 illustrates the calls for service by zones. In 2026 – Q1, the top calls for service were received in the North Central (Z2) zone followed by the Northeast (Z3) and Highway zones. The Northwest (Z1) received the fourth most calls while the East (Z6) zone rounded out the top five based on calls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

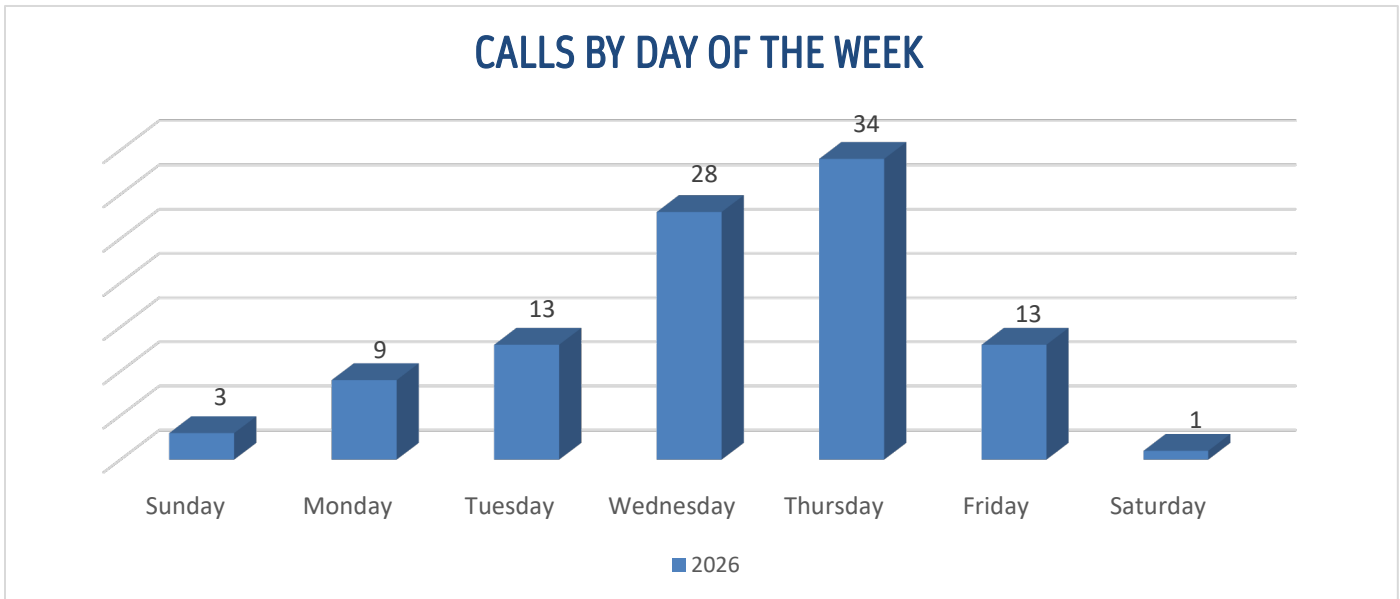


Fig. 7

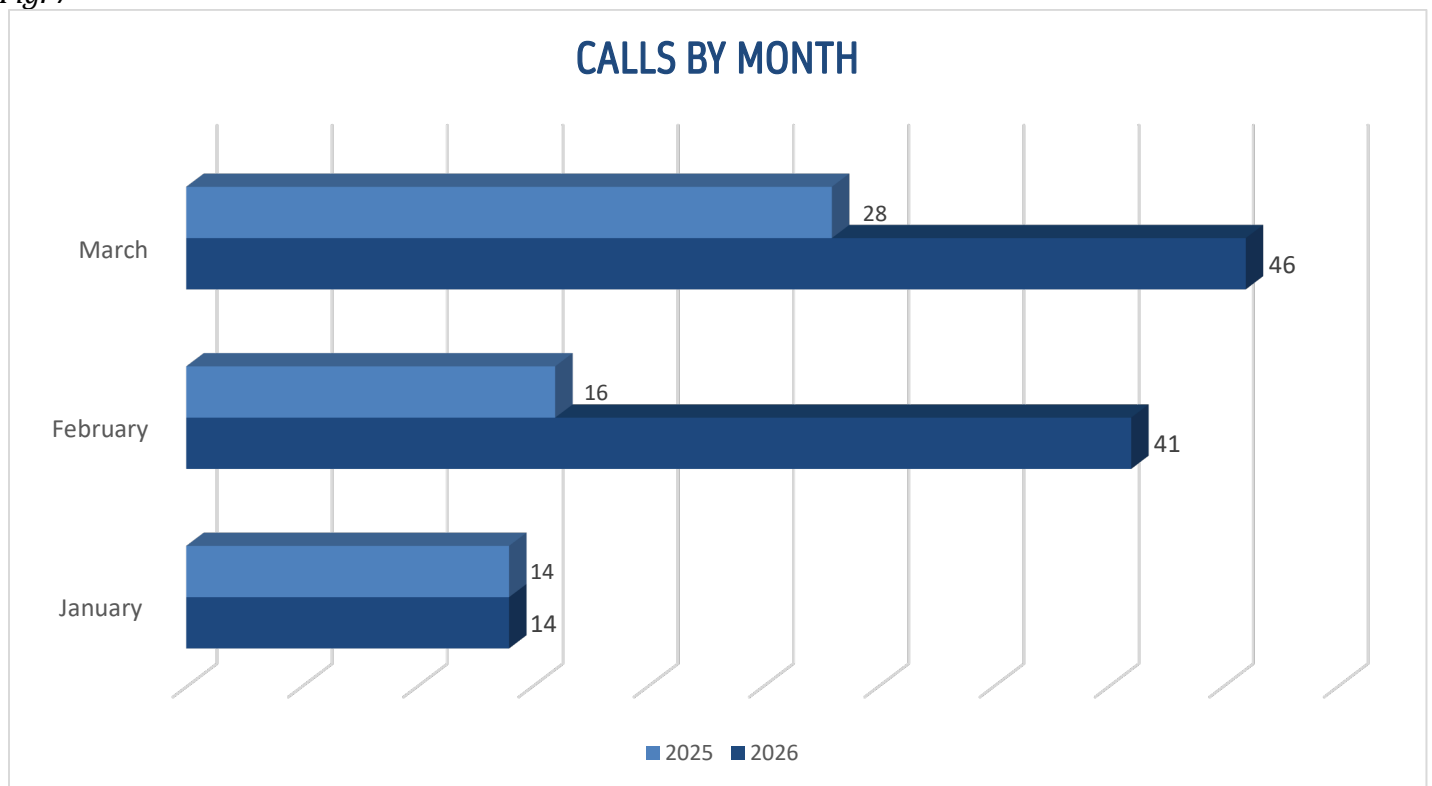


Fig. 8

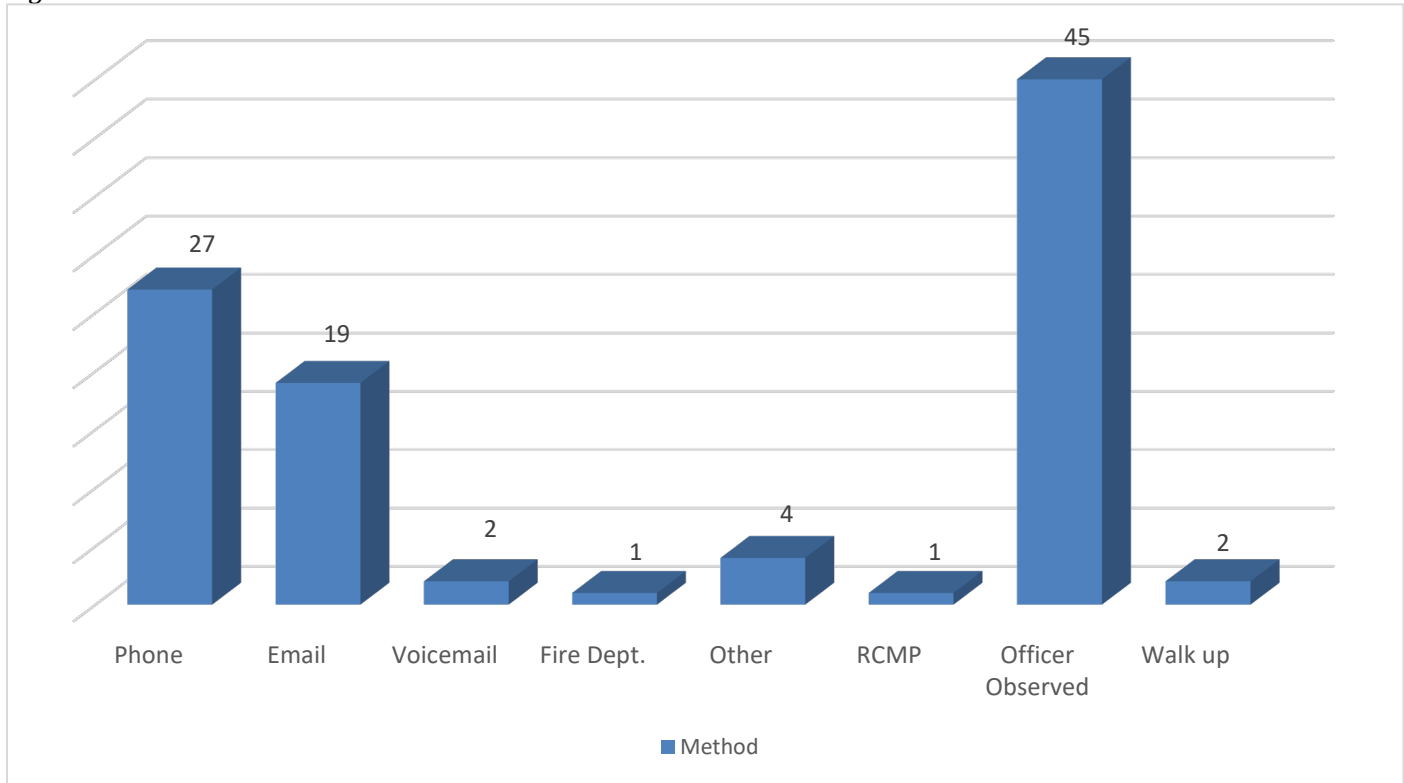
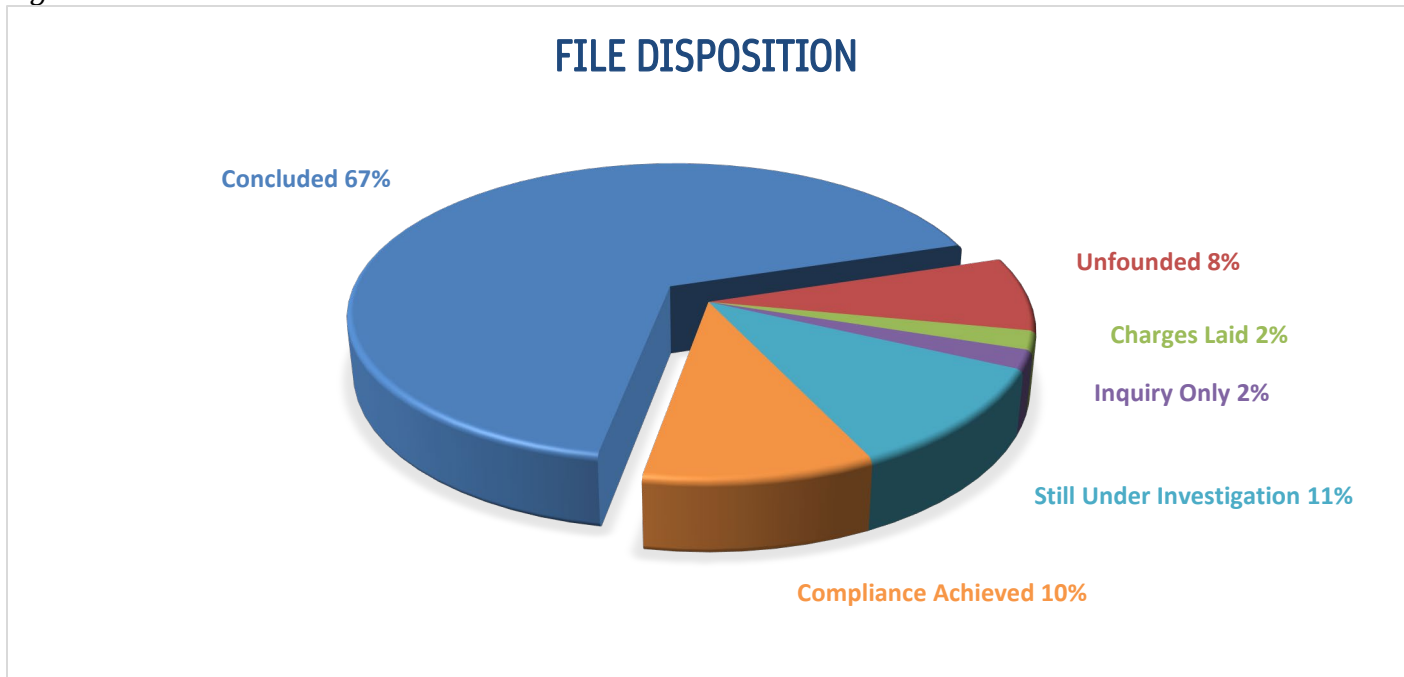


Figure 9 illustrates the file disposition for files initiated in 2026 – Q1. Of the 101 calls for service, 11 files remain open and under investigation; 80 files were concluded, only 2 (2%) were concluded through the issuance of a citation; 2 files were inquiry only calls and 8 of the calls were unfounded.

Fig. 9



Foothills Enforcement Services



2026 CITATIONS ISSUED:

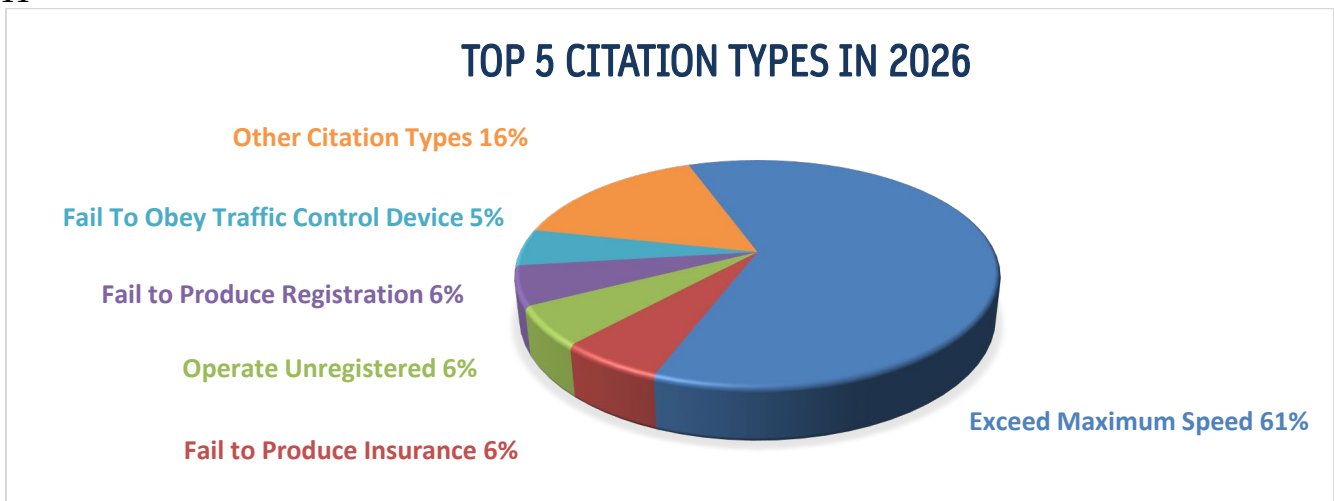
The first quarter of 2026 has shown a substantial increase in traffic enforcement activity, with 267 citations issued. More than doubling, in comparison to the number of citations written in 2025 – Q1 of 114. Figure 10 below illustrates a break down of bylaw, mandatory court and total citations and warnings 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
YEAR TO DATE CITATIONS ISSUED	0	0	0	0	0

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

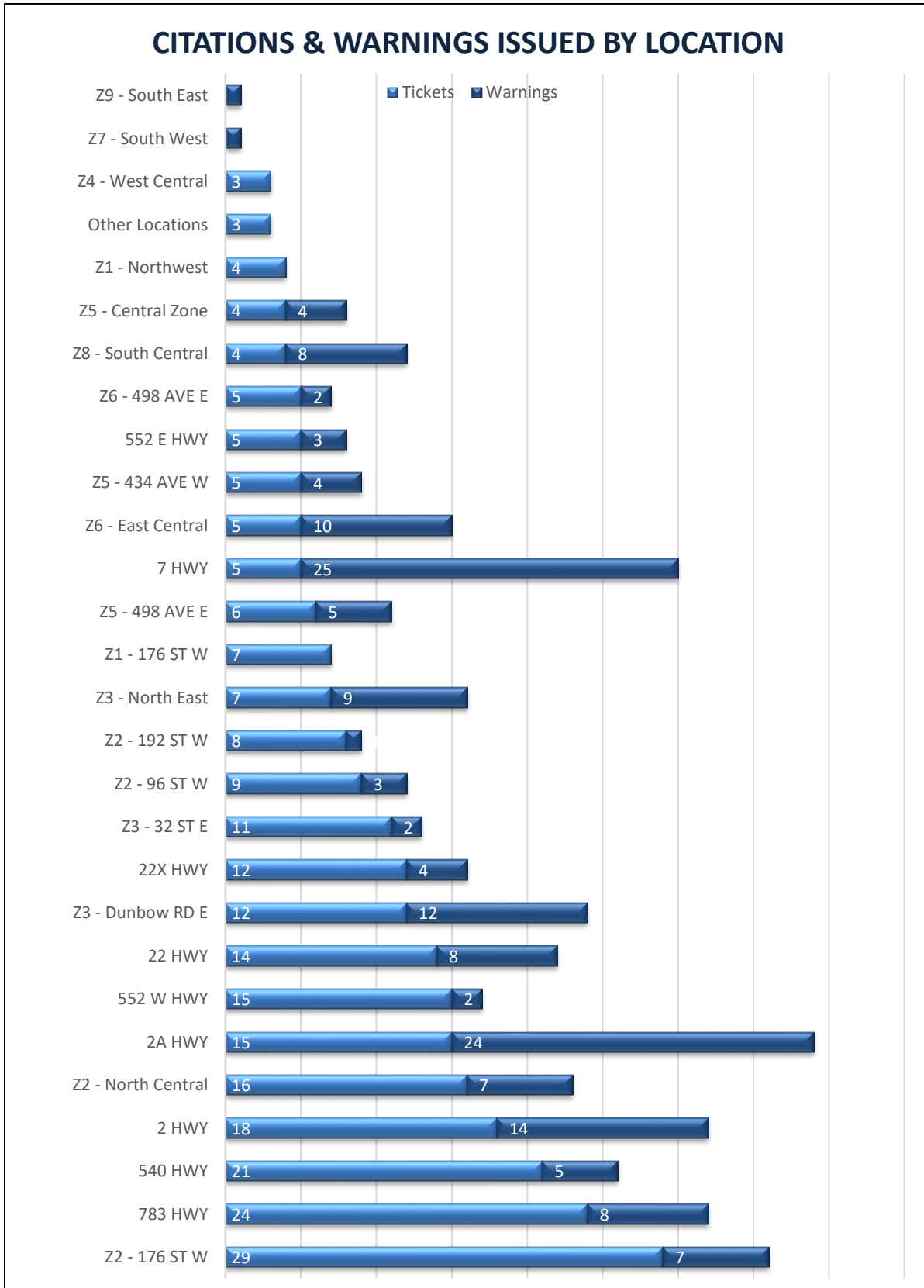


Fig. 13

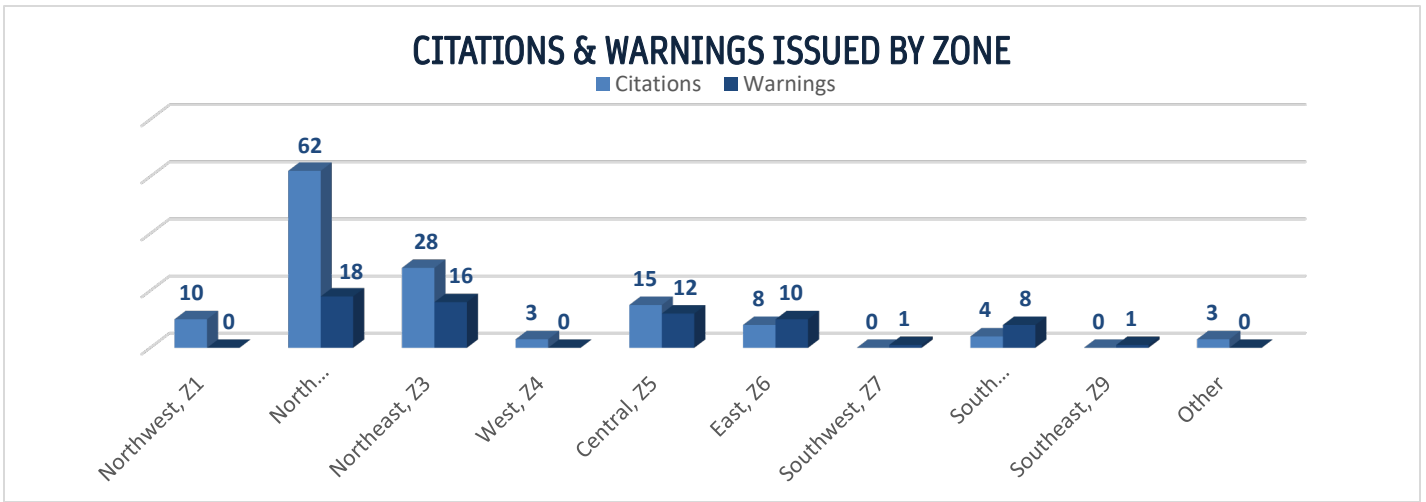


Figure 13 illustrates citations and warnings issued by enforcement zones. There were 267 total citations issued, with 1 being issued for a contravention of the Community Standards Bylaw, operating of Off Highway Vehicles on highway.

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

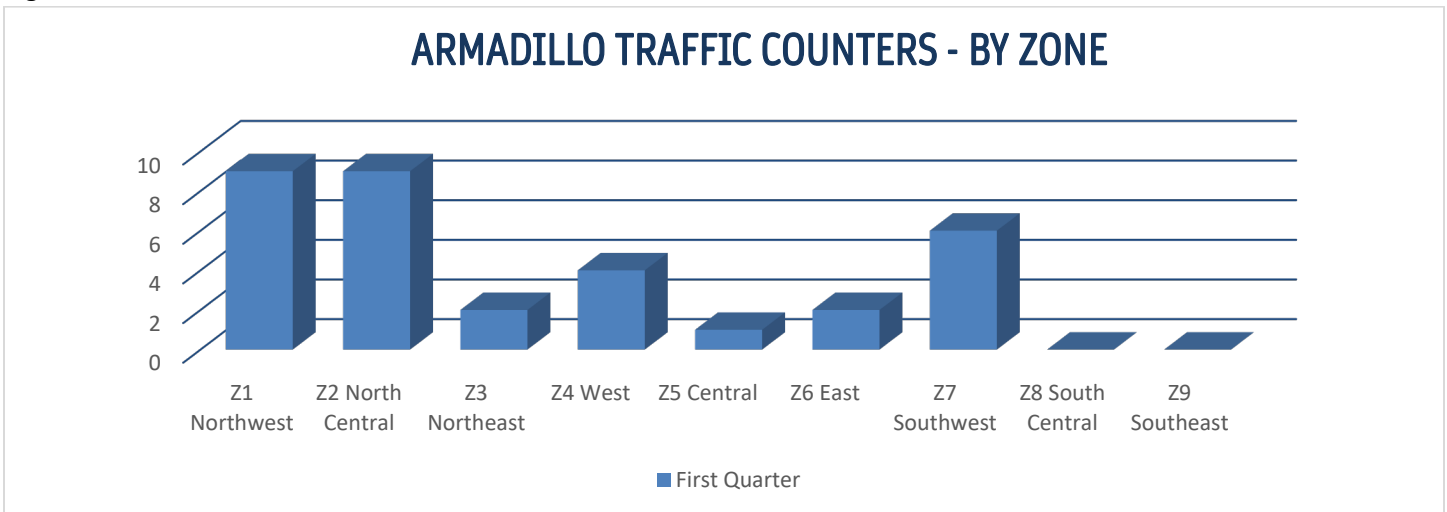


Figure 14 above illustrates the number of Armadillo deployments by zone.

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
Total	24	3463 hrs	9	1319 hrs	33	4782 hrs

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



DEPARTMENT: EMERGENCY MANAGEMENT	
	TOPIC: Special Event – Chinook Gran Fondo
REPORT PREPARED BY: Corinne Wight – Administrative Assistant, Emergency Services REPORT PRESENTED BY: 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 19th annual event of the Chinook Classic on June 21st 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 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

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: 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 192nd 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.

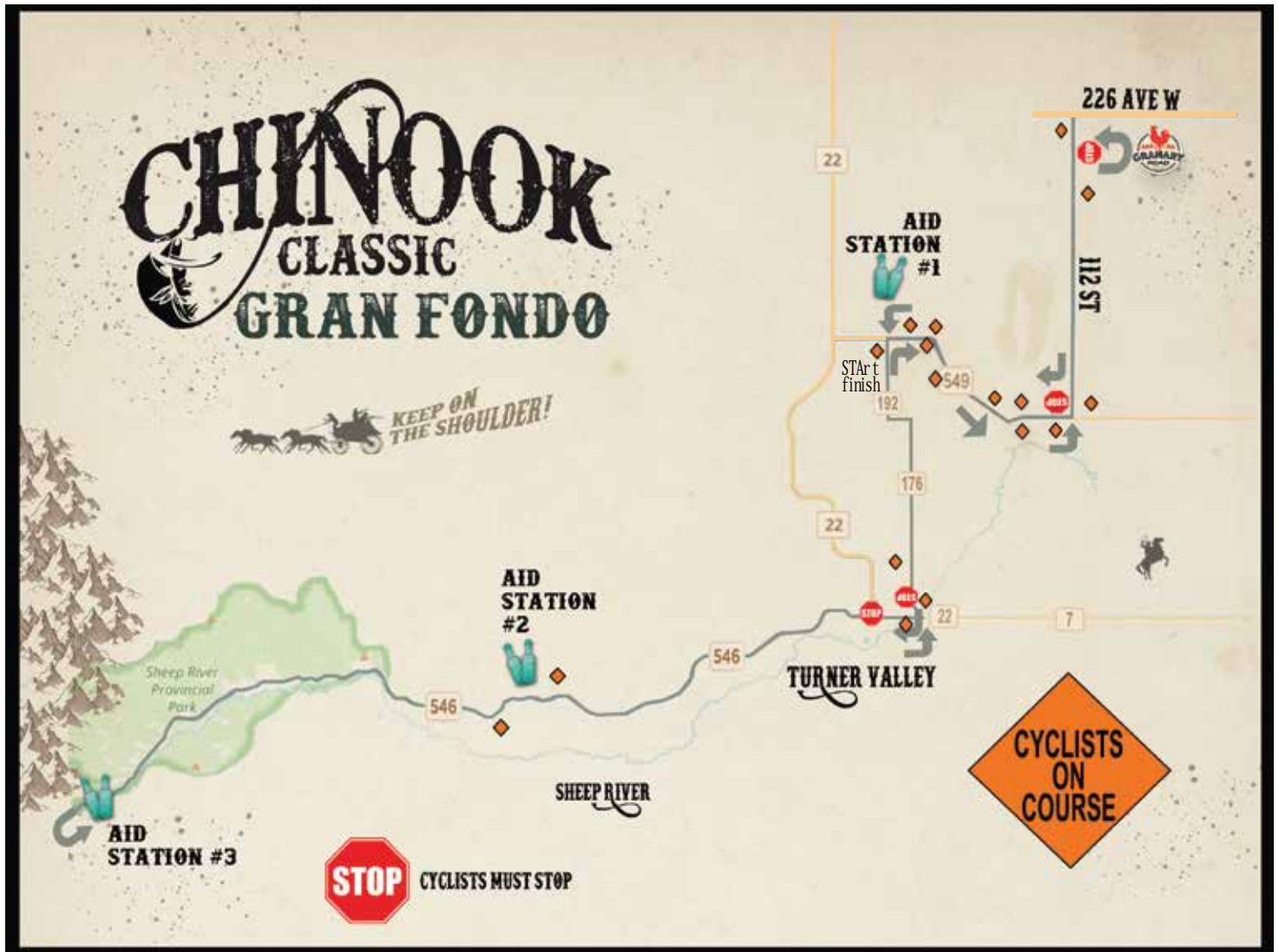
Safety

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

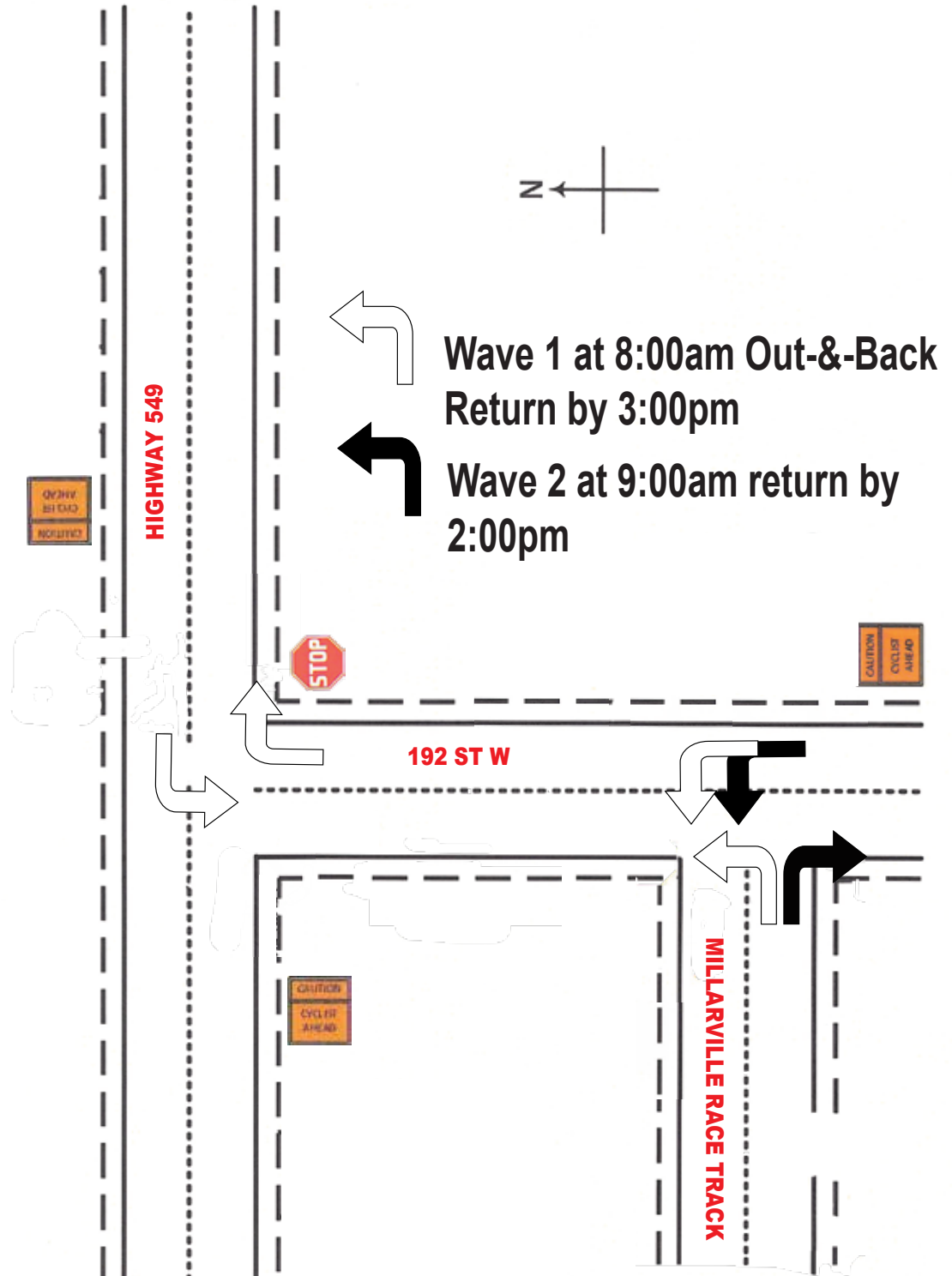


Sign Locations



- 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)

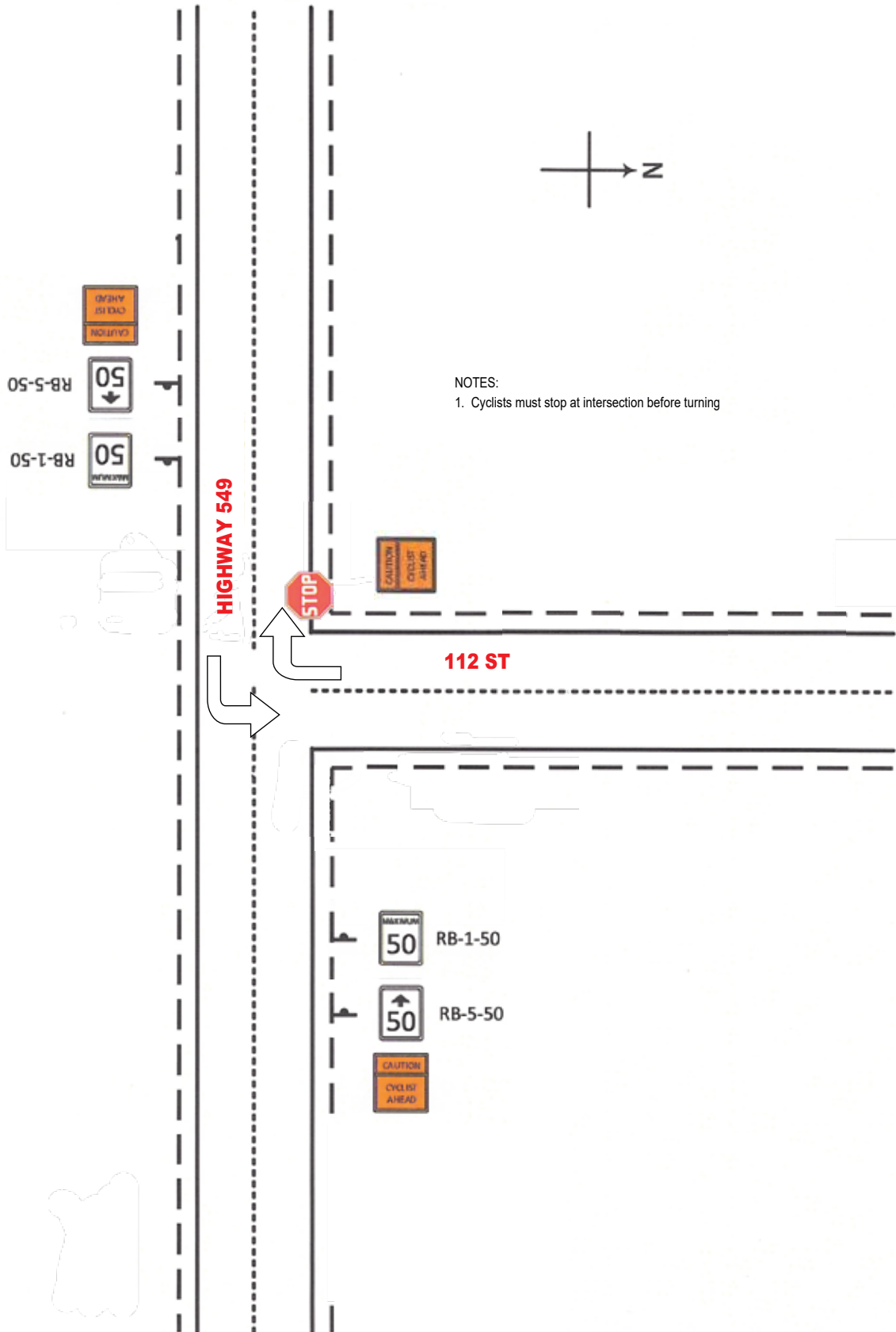
TAS PLAN HW 549 & 192 ST W



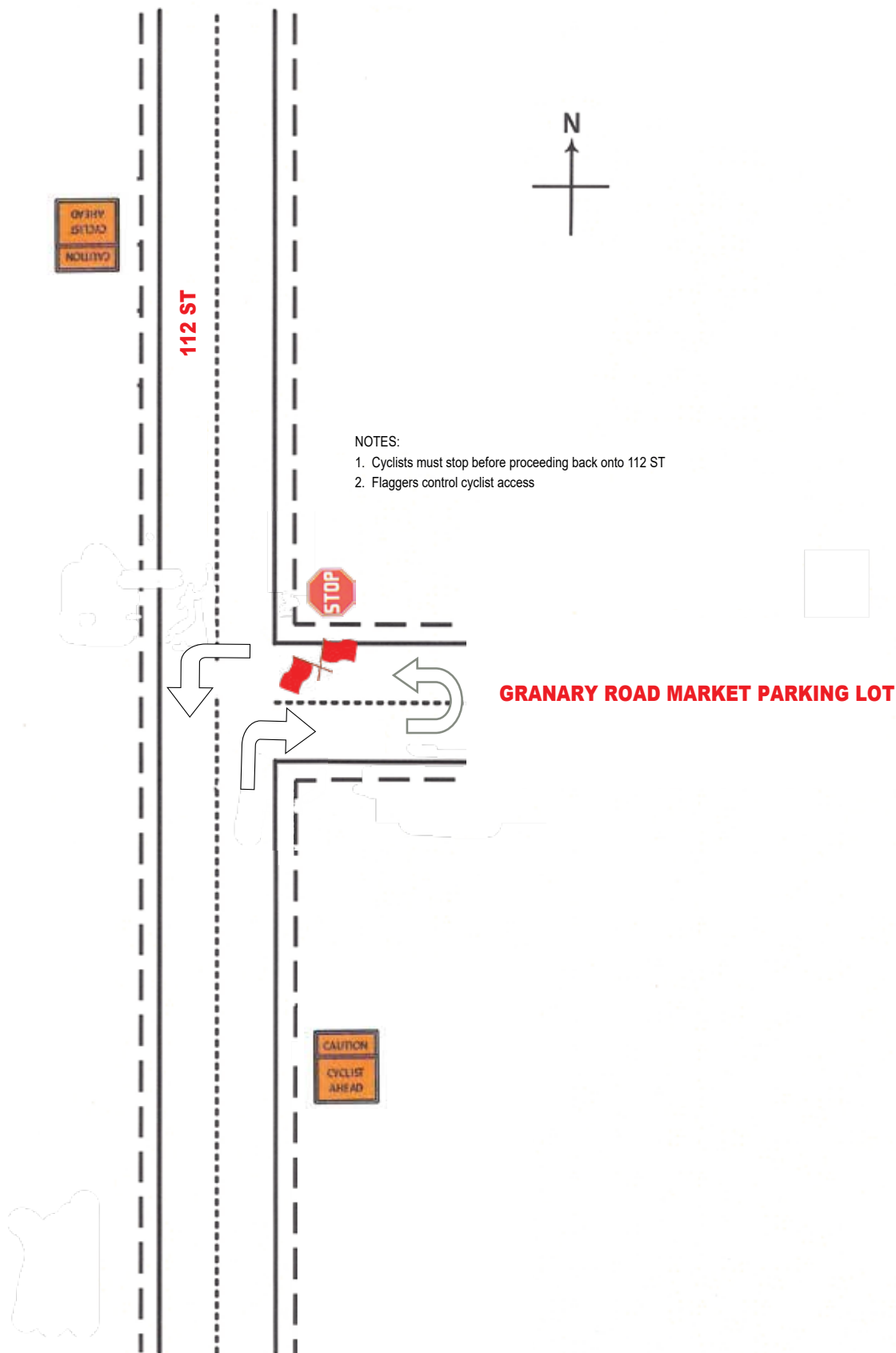
July 21, 2026

- 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

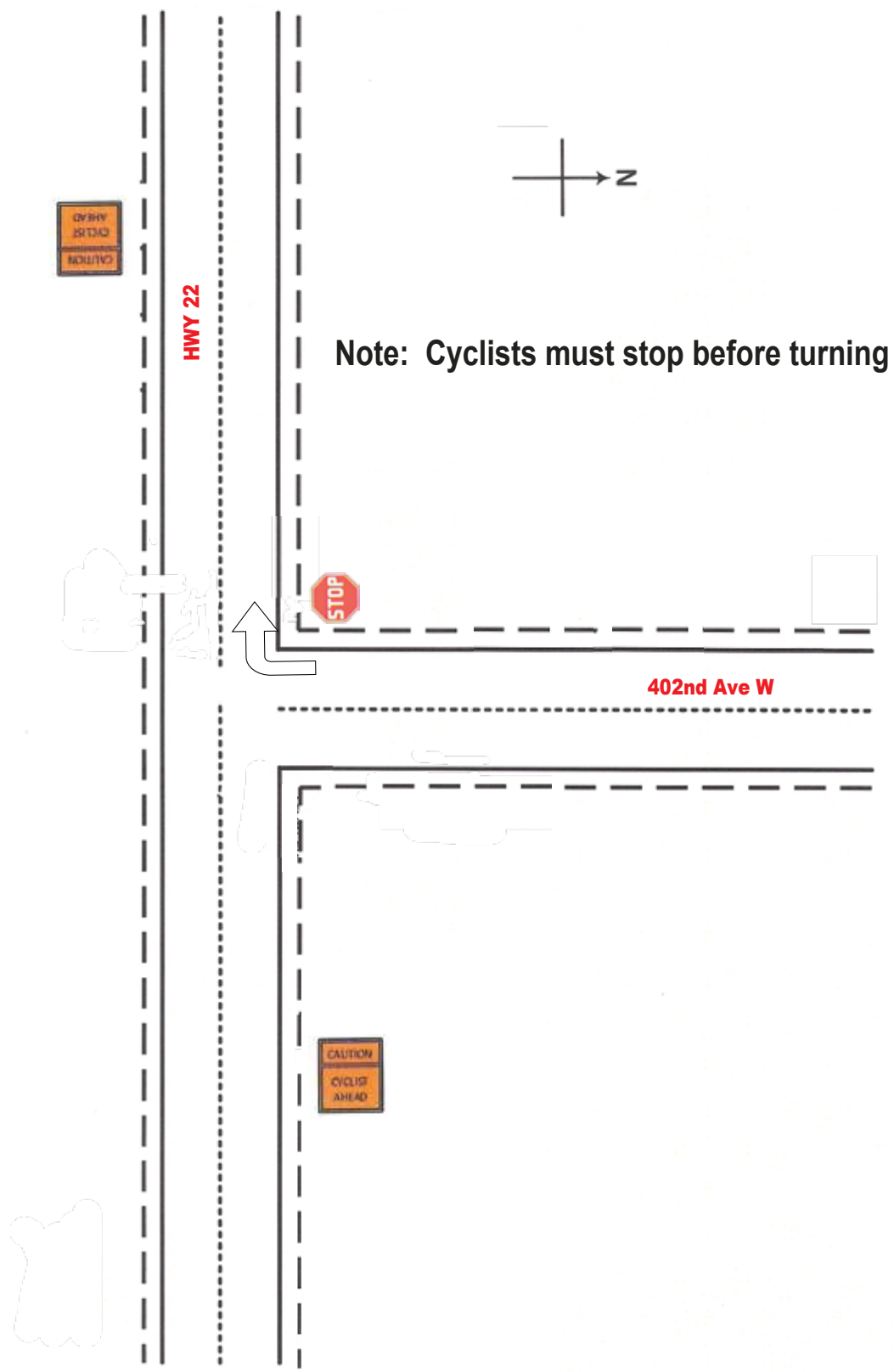


TAS PLAN 112 ST & Granary Road



- NOTES:
- 1. Cyclists must stop before proceeding back onto 112 ST
 - 2. Flaggers control cyclist access

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

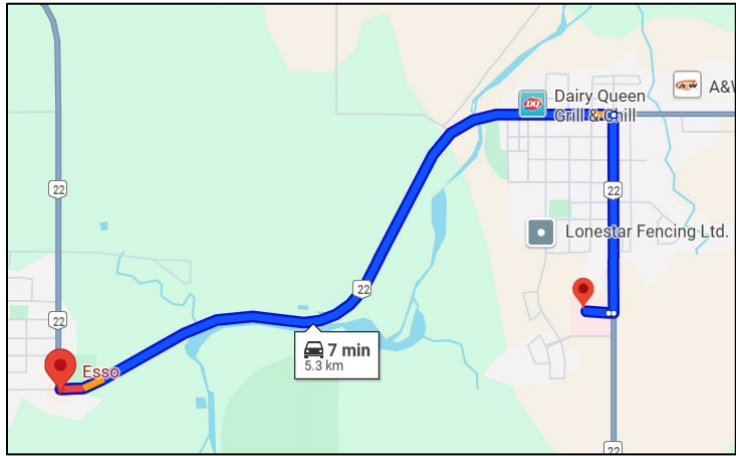
Medical Team utilizes cell phones through course in Foothills County and satellite phones in Sheep River Prov park. Pilot and Sweep vehicles will have technical support personnel with first aid kits and satellite phones to connect with medical team as needed.

Contact List

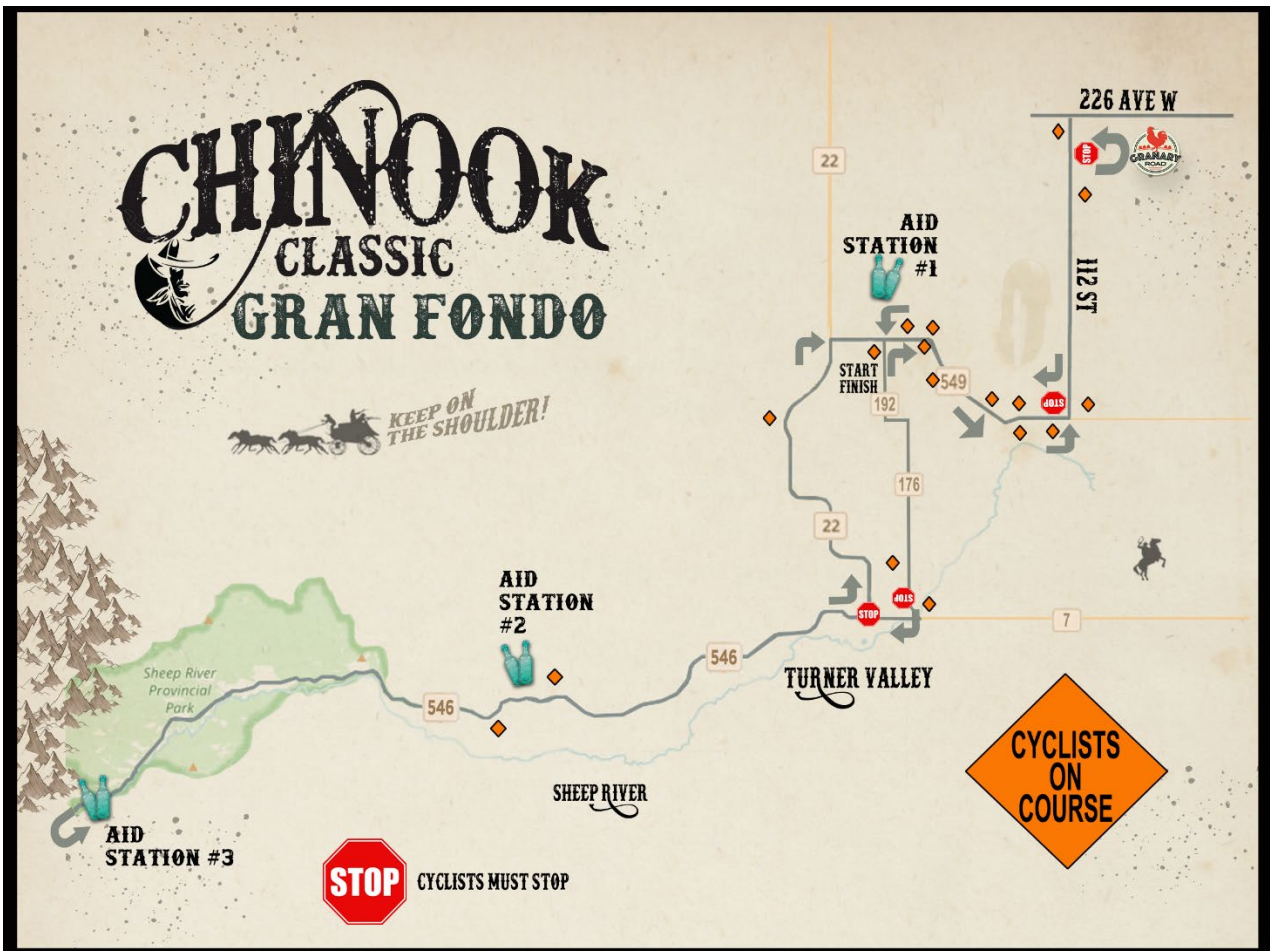
Role	Name	Contact	Phones
Medical Lead	Dee Stoesz (Mahikan Medical) - Basic Life Support Training & Primary Care Paramedic	[REDACTED]	Cell & Satellite
ERP Coordinator	Tom Bamford	[REDACTED]	Cell
Road Flaggers	Diversified Staffing (staff flaggers)	[REDACTED]	Cell
Pilot Vehicle	Cal Zaryski	[REDACTED]	Cell & 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.	Announcement 1: 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. Course Marshals: 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.	Announcement 1: 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. Course Marshals: 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.	Announcement 1: 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.	Announcement 1: 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.	Announcement 1: 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.	Announcement 1: 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



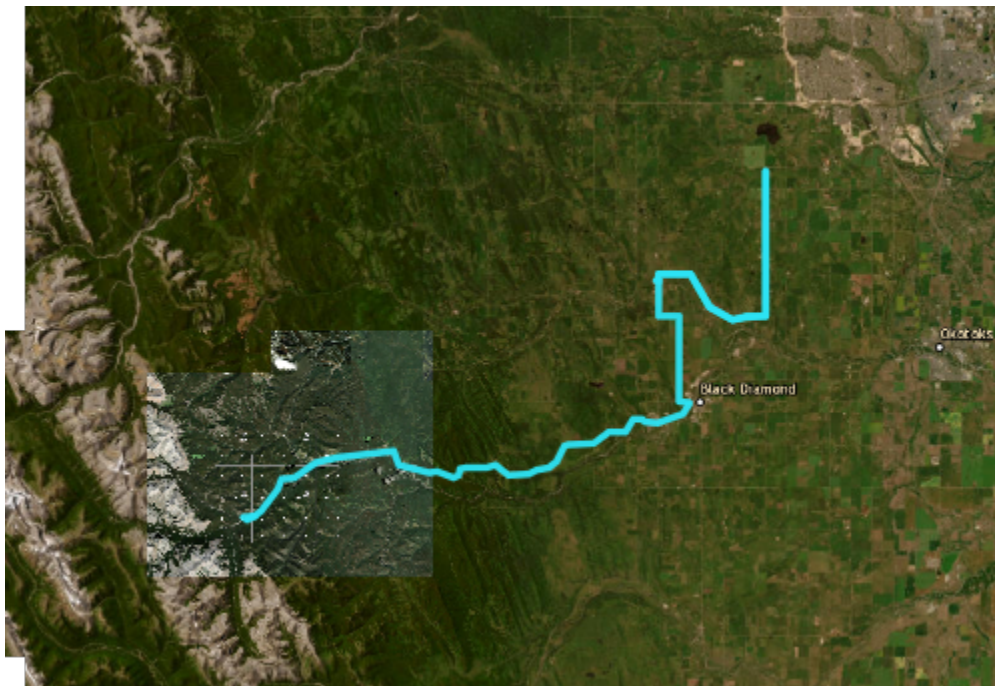
Heather Hemingway, RPP, MCIP
Director of Planning

HH/dn

Transportation and Economic Corridors Notice of Application Decision

Special Event in Proximity of a Provincial Highway

Permit Number:	RPATH0071523	Issued Date:	April 20, 2026
Event Name:	Chinook Classic Gran Fondo Cycle		
Event Start Date:	June 21, 2026	Event End Date:	June 21, 2026
On-Site Contact:	President, [REDACTED], tom@platinumracing.ca		
Highway(s):	22, 7, 546, 549	Municipality:	Foothills County, Kananaskis I.D., Turner Valley, Black Diamond
Decision By:	Andy Juma	Issuing Office:	Southern Region / Calgary
Description of Event:	Repeat of event. Participant cycling event with riders obeying all traffic signs and riding single file on shoulder. Use of: HWY 549, HWY 7, HWY 22		



Please accept this letter as Transportation and Economic Corridors' approval to use portions of the highway(s)

listed for above noted event. You must also obtain permission from all affected municipalities for use of their roadways. Please inform the local R.C.M.P. of your schedule.

This event shall be conducted in a manner that will not create any hazard to either the participants or the motoring public. If cyclists are involved, they must follow the rules of the road when riding along the highways. Only peace officers or certified flag persons shall direct or attempt to control traffic. Support vehicles must maintain the normal highway speed if any part of the vehicle is crossing the white shoulder line into the driving lane. Proper warning signs should be placed in advance to advise motorists of the event occurring along the highway. The signs are to be removed following the completion or suspension of the event.

Approval of the event is based on the provided information. Should any changes of the submitted plans occur, approval from the department is required. Please ensure that all appropriate Provincial and Federal Acts and Regulations are adhered to regarding this event. You are responsible for obtaining all necessary permits. Transportation and Economic Corridors will not assume any responsibility for any incidents that may occur on the highway during, or as a result of, the event. Due care must be exercised.

All rules and regulations must be followed as outlined in the Transportation and Economic Corridors Special Events Guide and any additional requirements as indicated herein:

1. The event organizer, event participants, and their associates shall indemnify and hold harmless Transportation and Economic Corridors, its employees and agents from any and all claims, demands, actions, and costs whatsoever that may arise, directly or indirectly, from anything done or omitted to be done in the proposed operation.
2. This approval does not excuse violation of any other legislation, regulation, bylaw, or act, which may affect the event. The event organizer is responsible for obtaining any other permits or approvals from other agencies and jurisdictions as may be required, including local and federal government approvals.
3. The event organizer is responsible for ensuring that the Traffic Accommodation Strategy is implemented and the highway is adequately signed to notify motorists of the event taking place.
4. Removal or modification of any highway facilities, i.e. signs, posts, rails, etc. is prohibited without prior written permission from Transportation and Economic Corridors.
5. Traffic may be stopped for a maximum period of five (5) minutes each occurrence, and traffic queues must be allowed to fully clear before stopping traffic again. Only peace officers or certified flag persons shall direct or attempt to control traffic.
6. Support vehicles must maintain the normal highway speed if any part of the vehicle is crossing the white shoulder line into the driving lane. All support vehicles must be parked off the road surface a minimum of 15 metres from the edge of pavement.
7. The event organizer shall inform the local RCMP Detachment and/or local police of your event schedule a minimum of 2 days in advance of the start of the event.
8. A copy of this approval must be kept at the site during all activities associated with this event. The event organizer / on-site contact is required to provide proof of this approval when

requested, including appropriate insurance and other documentation.

9. This approval is for events held during daylight hours only. Any traffic control or activity on the highways after sunset and before sunrise will not be permitted without the express written consent of Transportation and Economic Corridors.

10. Any supplemental lighting used must be directed away from the highway, so as not to interfere with or distract passing motorists.

11. The event shall be immediately suspended or cancelled during periods of inclement weather, reduced visibility, or during poor driving conditions, to ensure safety of participants and motorists.

12. Proper warning and/or notification signs shall be placed in advance of the event, to advise motorists of event participants along the highway. These signs are to be removed following completion or suspension of the event.

13. Any collisions or other incidents involving the event participants and other road users must be reported to Transportation and Economic Corridors through the RPATH portal and immediately to the RCMP / local police, and the Park Ranger-in-Charge if filming occurs in a Provincial Park.

Prior to commencement of your event, please consult Transportation and Economic Corridors' online road reports at <http://511.alberta.ca> for any road construction or other activities that may affect the event.

Transportation and Economic Corridors wishes your organization a successful and safe event.

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, updates, or require additional information.



Issued by **Andy Juma, Development and Planning Technologist**, on **April 20, 2026** on behalf of the Minister of Transportation and Economic Corridors

CERTIFICATE OF LIABILITY INSURANCE

This certificate is issued as a matter of information only and confers no rights upon the certificate holder and imposes no liability on the insurer. This certificate does not amend, extend or alter the coverage afforded by the policies below.

1. CERTIFICATE HOLDER - NAME AND MAILING ADDRESS		2. INSURED'S FULL NAME AND MAILING ADDRESS	
Foothills County		Platinum Racing Inc	
High River	AB	POSTAL CODE T1V 1Z5	Calgary
			AB
			POSTAL CODE T2W 3B1

3. DESCRIPTION OF OPERATIONS/LOCATIONS/AUTOMOBILES/SPECIAL ITEMS TO WHICH THIS CERTIFICATE APPLIES (but only with respect to the operations of the Named Insured)

Operations: Organizer of Swim-Bike-Run Triathlon, and Cycling Events

Insurer: Certain Underwriters at Lloyd's, Under Agreement No. MKL2026001; UMRB6027MKL2026001 as arranged by Markle Canada Limited
 Event: Chinook Gran Fondo Cycle - June 21, 2026

4. COVERAGES

This is to certify that the policies of insurance listed below have been issued to the insured named above for the policy period indicated notwithstanding any requirements, terms or conditions of any contract or other document with respect to which this certificate may be issued or may pertain. The insurance afforded by the policies described herein is subject to all terms, exclusions and conditions of such policies.

LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS


TYPE OF INSURANCE	INSURANCE COMPANY AND POLICY NUMBER	EFFECTIVE DATE YYYY/MM/DD	EXPIRY DATE YYYY/MM/DD	LIMITS OF LIABILITY (Canadian dollars unless indicated otherwise)		
				COVERAGE	DED.	AMOUNT OF INSURANCE
COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE OR <input checked="" type="checkbox"/> OCCURRENCE <input type="checkbox"/> PRODUCTS AND / OR COMPLETED OPERATIONS <input type="checkbox"/> EMPLOYER'S LIABILITY <input type="checkbox"/> CROSS LIABILITY <input type="checkbox"/> WAIVER OF SUBROGATION <input type="checkbox"/> TENANTS LEGAL LIABILITY <input type="checkbox"/> POLLUTION LIABILITY EXTENSION <input type="checkbox"/> <input type="checkbox"/>	Markel Canada Ltd. CAS949731-02	2026/04/15		COMMERCIAL GENERAL LIABILITY		
				BODILY INJURY AND PROPERTY DAMAGE LIABILITY - GENERAL AGGREGATE		\$2,000,000
				- EACH OCCURRENCE		\$2,000,000
				PRODUCTS AND COMPLETED OPERATIONS AGGREGATE		\$2,000,000
				<input type="checkbox"/> PERSONAL INJURY LIABILITY		\$2,000,000
				OR		
				<input checked="" type="checkbox"/> PERSONAL AND ADVERTISING INJURY LIABILITY		
				MEDICAL PAYMENTS		
				TENANTS LEGAL LIABILITY	\$2,500	
				POLLUTION LIABILITY EXTENSION		
Host Liquor Liability	\$2,500					
<input checked="" type="checkbox"/> NON-OWNED AUTOMOBILES	Markel Canada Ltd. CAS949731-02	2026/04/15		NON-OWNED AUTOMOBILES		\$2,000,000
<input checked="" type="checkbox"/> HIRED AUTOMOBILES				HIRED AUTOMOBILES	\$2,500	
AUTOMOBILE LIABILITY <input type="checkbox"/> DESCRIBED AUTOMOBILES <input type="checkbox"/> ALL OWNED AUTOMOBILES <input type="checkbox"/> LEASED AUTOMOBILES ** ** ALL AUTOMOBILES LEASED IN EXCESS OF 30 DAYS WHERE THE INSURED IS REQUIRED TO PROVIDE INSURANCE				BODILY INJURY AND PROPERTY DAMAGE COMBINED		
				BODILY INJURY (PER PERSON)		
				BODILY INJURY (PER ACCIDENT)		
				PROPERTY DAMAGE		
EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/>				EACH OCCURRENCE		
				AGGREGATE		
OTHER LIABILITY (SPECIFY) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>						

5. CANCELLATION

Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavor to mail 30 days written notice to the certificate holder named above, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives.

6. BROKERAGE/AGENCY FULL NAME AND MAILING ADDRESS		7. ADDITIONAL INSURED NAME AND MAILING ADDRESS (Commercial General Liability- but only with respect to the operations of the Named Insured)	
Drayden Insurance Ltd.		Foothills County	
100, 10927 - 170 Street			
Edmonton	AB	POSTAL CODE	
BROKER CLIENT ID:			
CERTIFICATE NUMBER:	High River	AB	POSTAL CODE

8. CERTIFICATE AUTHORIZATION		CONTACT NUMBER(S)	
ISSUER Susan Fasenko, CIP, CAIB		TYPE Phone	NO.
DAMAGE INSURANCE BROKER		TYPE Fax	NO.
AUTHORIZED REPRESENTATIVE		TYPE	NO.
SIGNATURE OF AUTHORIZED REPRESENTATIVE		DATE 2026/04/07	EMAIL ADDRESS sfasenko@drayden.com

DEPARTMENT: EMERGENCY MANAGEMENT	
	TOPIC: Special Event – Granary Hill Climb
REPORT PREPARED BY: Corinne Wight – Administrative Assistant, Emergency Services REPORT PRESENTED BY: 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 10th 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 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 4th, 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:

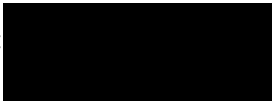
- The general information contained within this document.
- Other key personnel, their roles, responsibilities and contact information.
- Medical and other emergency equipment locations, if provided.
- Method(s) used for communication with other key personnel, volunteers, or patrons i.e. cell phone,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

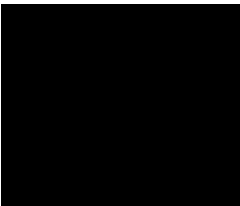
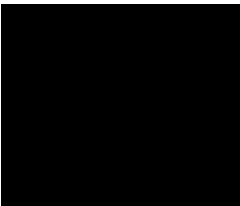
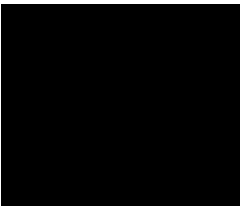
Important issues to remember when dealing with an active threat

- 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

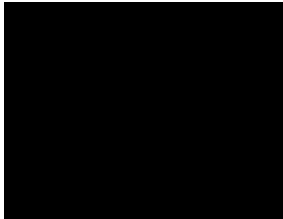
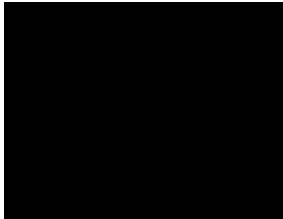
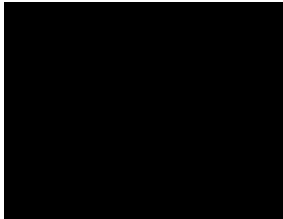
The Event Organizer and/or Emergency Planning Committee will develop the Special Event Emergency Response Plan and evaluate emergency response procedures to the emergency situations. The Emergency Action Response Plan will be updated and revised, as required.


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:	

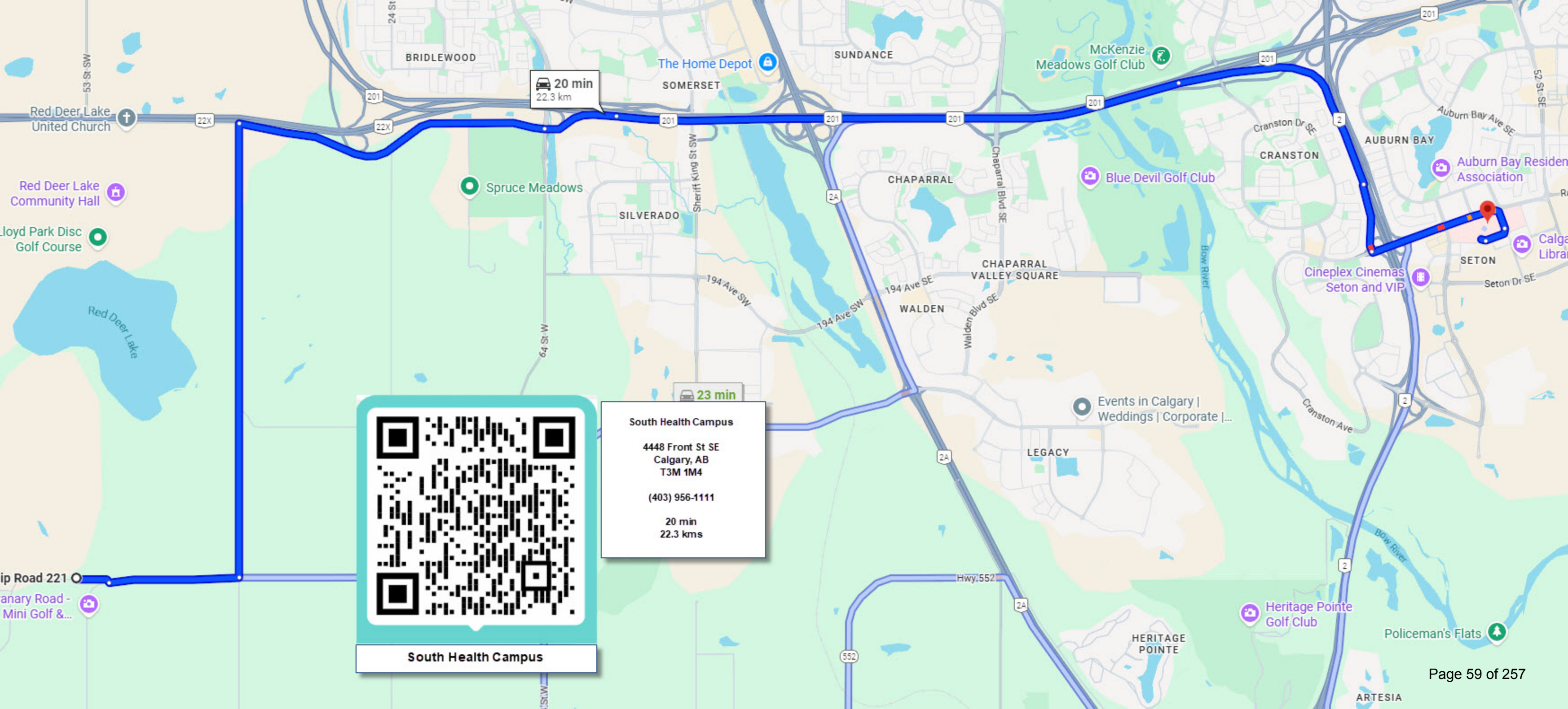
7. LIST OF EMERGENCY CONTROL PERSONNEL

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

DEPARTMENT: EMERGENCY MANAGEMENT	
	TOPIC: Special Event – Millarville Half Marathon
REPORT PREPARED BY: Corinne Wight – Administrative Assistant, Emergency Services REPORT PRESENTED BY: 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 20th, 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.



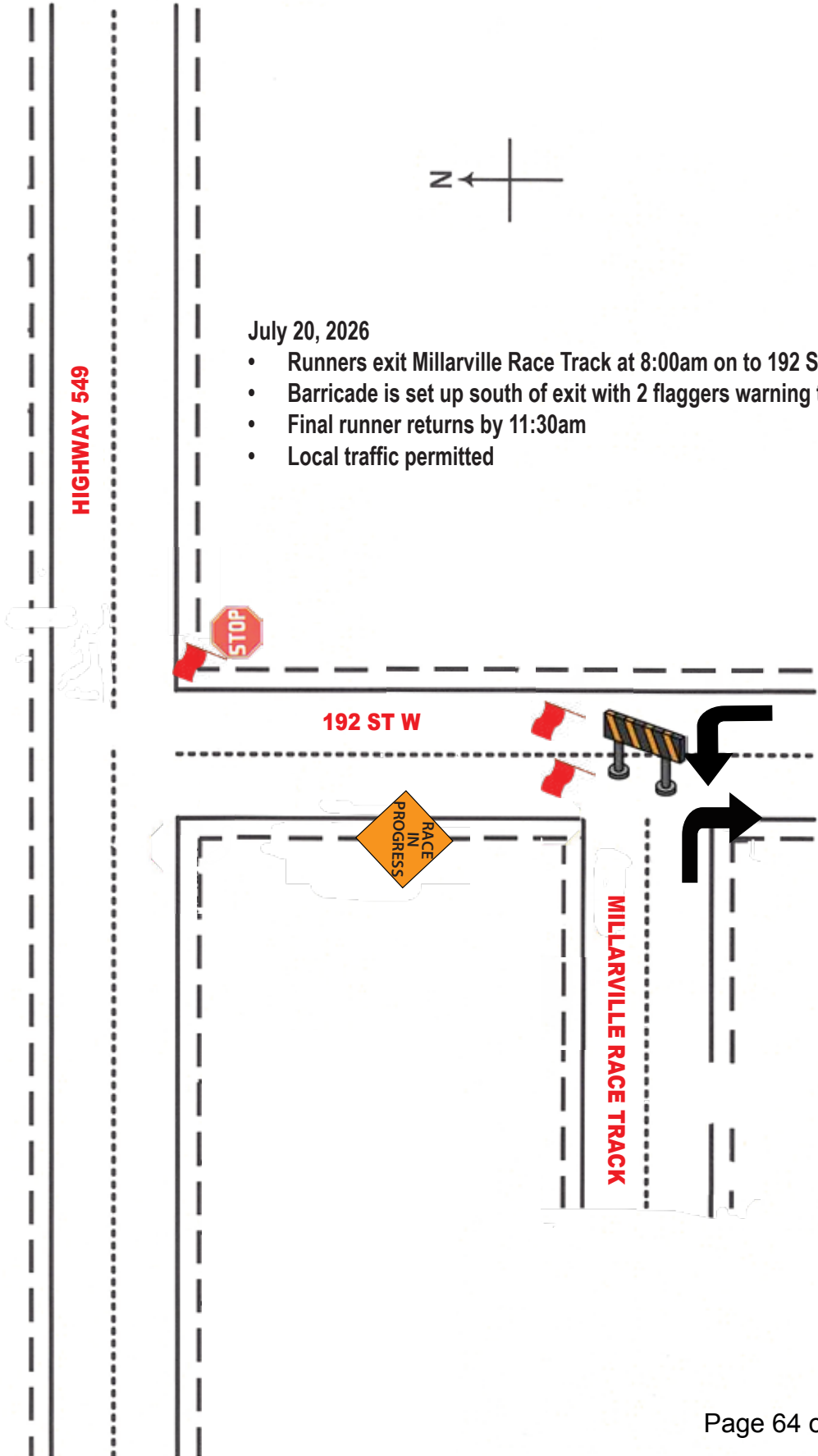
Start time: 8:00am

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.

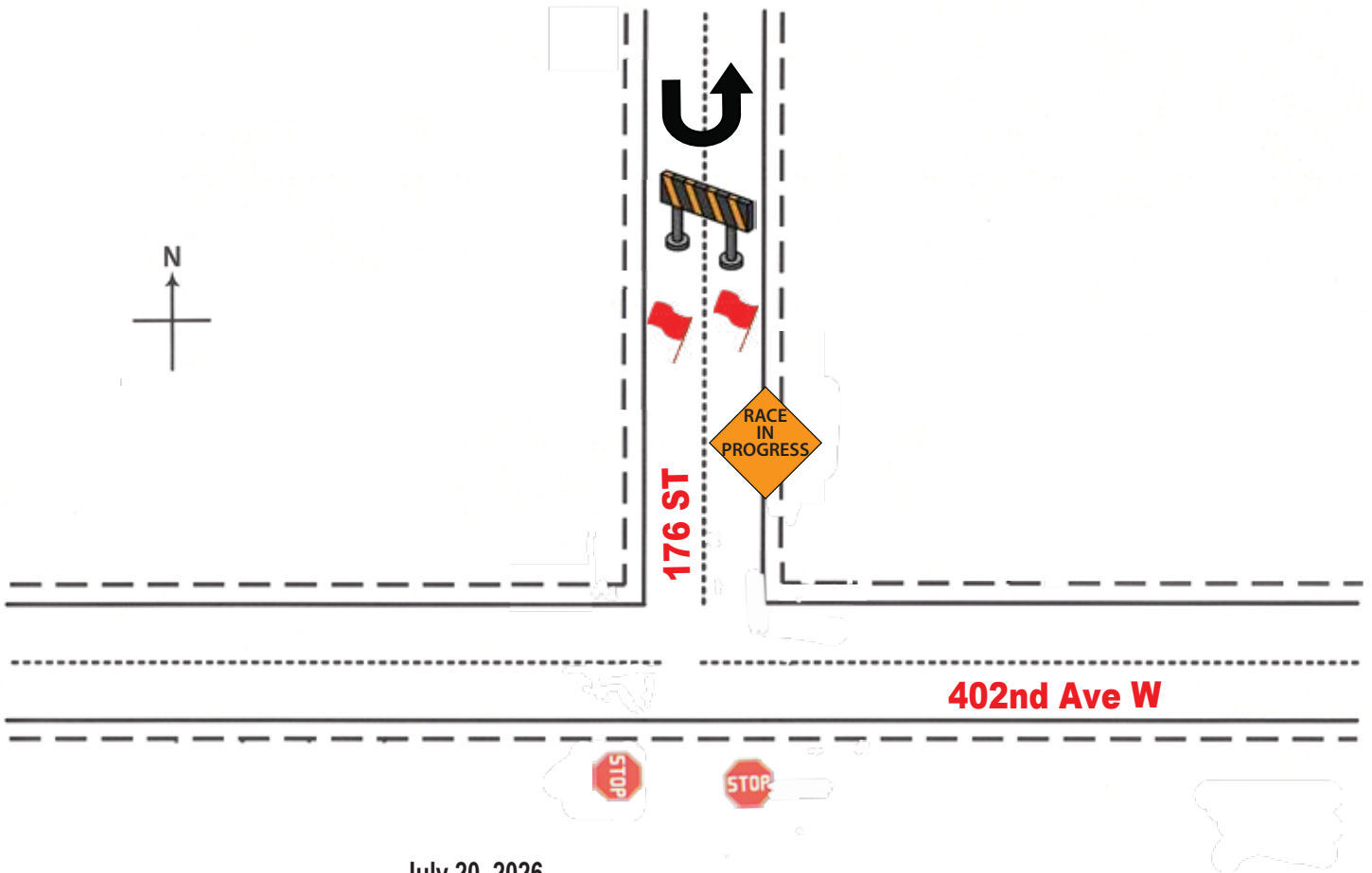
- 22+ "Athletes on Course" road signs. Posted at every entrance to course.
- Multiple support vehicles on course
- Mobile first aid support on course

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 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

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. 192nd Street just 500m north of 338 Ave
2. 176th Ave just 500m south of 338 Ave
3. 176th Ave and 376 Ave W
4. 176th 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 176th 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 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	
	TOPIC: LANDFILL FIBRE PROJECT: FIBRE INSTALLATION
REPORT PREPARED BY: Manager Hollis Jacobsen	
REPORT PRESENTED BY: Manager of Information Technology Hollis Jacobsen	

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	
Total Budget	\$ 485,058.00	\$ (183,340.63)	\$ 301,717.37	

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	



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

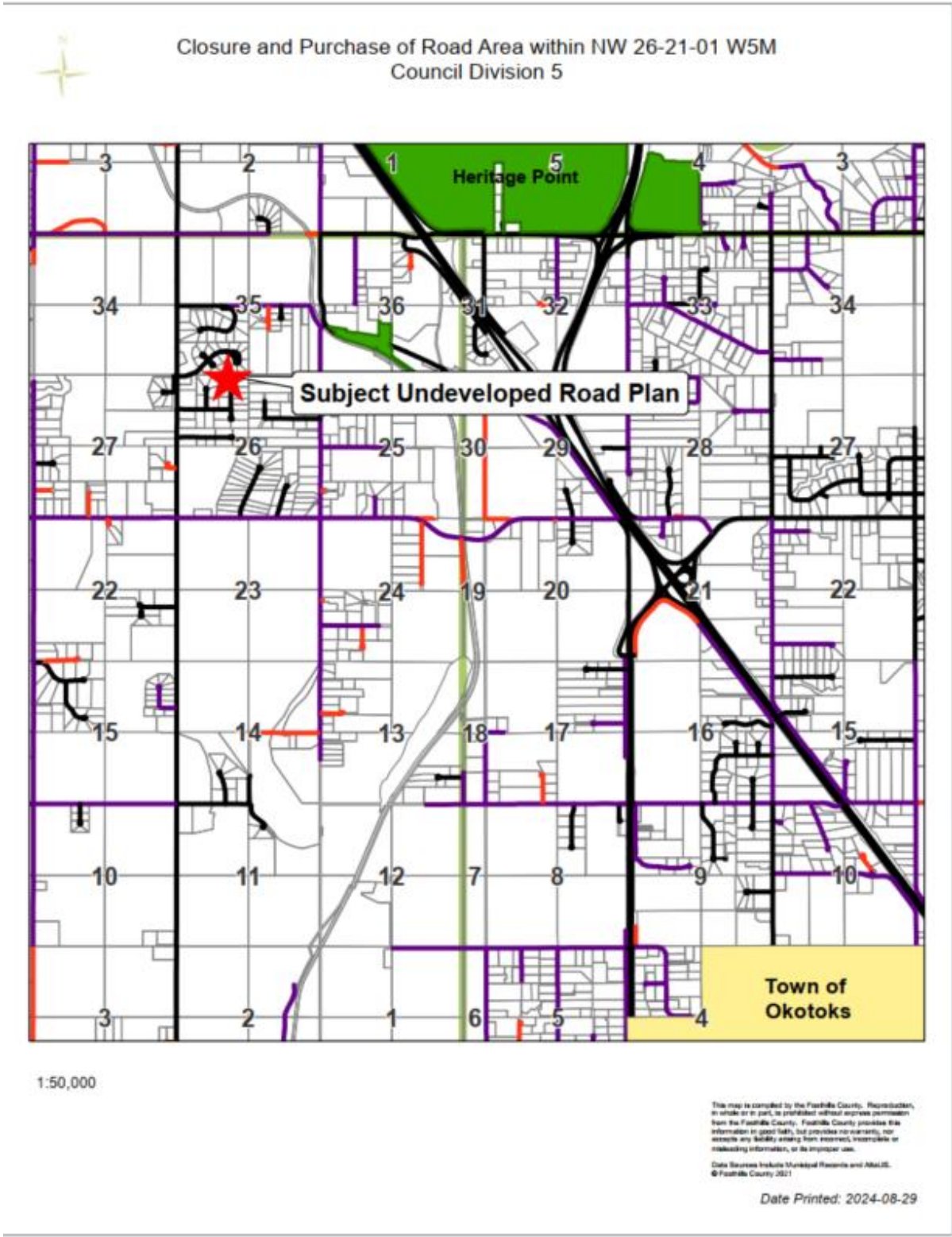
APPENDIX A – Location Map & Orthophotos

APPENDIX B – Council Resolution 806

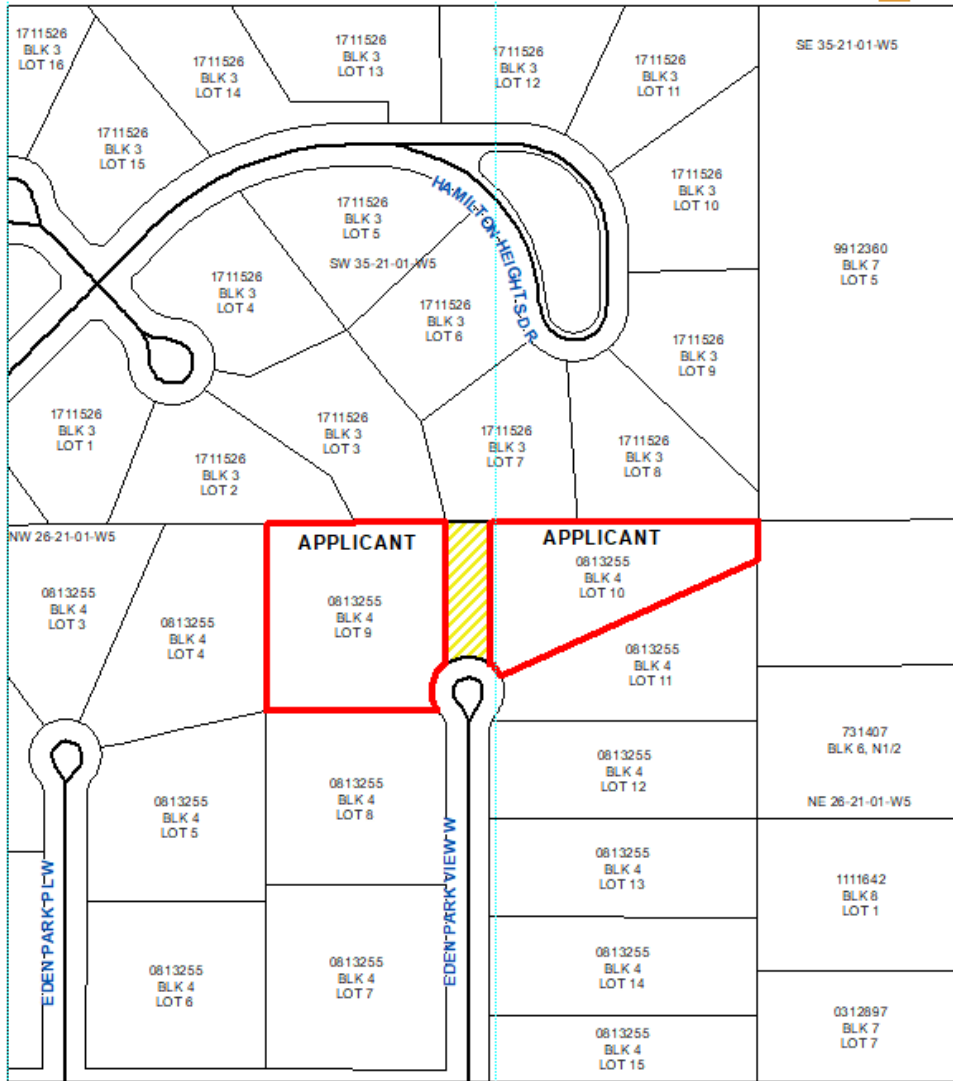
APPENDIX C – Market Value Estimate

APPENDIX D – January 7, 2026 Applicant Letter

**APPENDIX A:
LOCATION MAP**



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

File No: NW-26-21-1-5

Legal: Turner/Karanfilov/Dimitrova

Subject: 4.00 acres

Parcel Size: 26

Mkt Zone: 26

Trees: River/Creek:

Views: River/Creek:

Market Value Estimate

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	Date	Acres	Sale Price	Time Adj	Loc Adj	Size Adj	Trees Adj	View Adj	River/Creek Adj	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

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

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

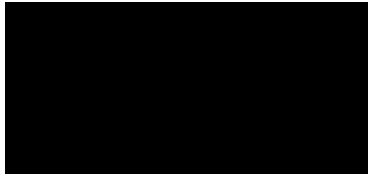
We are writing to formally ask for an extension of the road dust control at 216140 674 Ave. E. by at least 50 meters to the west at the county's expense.


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



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

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

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

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

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

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 65th 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.

MUNICIPAL ITEM
FEE BYLAW AMENDMENT
April 29, 2026

REQUEST FOR SECOND AND THIRD READING OF BYLAW 21/2026	
	TOPIC: Fee Bylaw Amendment
PROPOSAL: Review proposed amendments to the current Fee Bylaw 09/2026	
REPORT PREPARED BY: Wiaan Kruger, Director of Public Works	

PURPOSE OF REQUEST

Council to review the proposed amendments to the current Fee Bylaw 09/2026 and to consider granting second and third readings to Bylaw 21/2026.

BACKGROUND

The Municipal Government Act allows Council to pass bylaws regarding services provided by the municipality, which includes establishing the fees charged for providing those services. Foothills County has consolidated the fees charged for providing goods and services into a Fee Bylaw, which is generally reviewed and amended annually.

The County's current fees, rates and charges are found in Fee Bylaw Schedules A to O as contained in Bylaw 09/2026, which was passed at the April 1, 2026 Council meeting.

First Reading proposing a decrease from \$5 to \$3 per transfer station garbage bag was granted on April 22, 2026.

SUMMARY OF PROPOSED AMENDMENTS

Fee Bylaw Schedule G – Utility Rates and Fees:

- 1. Transfer station garbage bag fee
 - a. Decrease the fee per bag from \$5 to \$3

REQUEST OF COUNCIL

Should Council support the amendments as proposed, Council is respectfully requested to grant second and third reading to Bylaw 21/2026 to authorize an amendment to Bylaw 09/2026, being a Bylaw of Foothills County for the purpose of establishing fees, rates, and charges for services, licenses, permits and approvals provided to the public by the County, including Fee Bylaw Schedules A to O.

APPENDICES

APPENDIX A: Fee Bylaw 09/2026

APPENDIX B: Proposed Amendment to Fee Bylaw 09/2026

BYLAW 09/2026

A BYLAW OF FOOTHILLS COUNTY, IN THE PROVINCE OF ALBERTA, TO AUTHORIZE AN AMENDMENT TO FEE BYLAW 67/2025; AS AMENDED

WHEREAS the Municipal Government Act RSA 2000, c M-26, as amended, provides that a municipality may pass bylaws regarding services provided by the municipality, which includes establishing the fees charged for providing those services;


AND WHEREAS the Council of Foothills County in the Province of Alberta passed Bylaw 67/2025, being a Bylaw for the purpose of establishing fees, rates, and charges for services, licenses, permits, and approvals provided to the public by the County, including Fee Bylaw Schedules A to O;

AND WHEREAS it is now deemed expedient to amend Bylaw 67/2025.

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "Fee Bylaw".
2. That Bylaw 67/2025, being the Fee Bylaw, shall be amended as outlined within Fee Bylaw Schedules A, B, C, D, E, F, G, H, I, J, K, L, M, N and O attached hereto and forming part of this Bylaw;
3. Bylaw 67/2025 and any amendments thereto are hereby rescinded upon this Bylaw coming into effect.
4. This Bylaw is passed when it receives third reading and is signed pursuant to the Municipal Government Act.

FIRST READING: March 25, 2026




Reeve

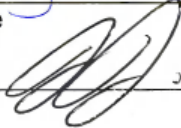


CAO

SECOND READING: April 1, 2026



Reeve



CAO

THIRD READING: April 1, 2026



Reeve



CAO

PASSED IN OPEN COUNCIL assembled at the Town of High River in the Province of Alberta this 1st day of April, 2026.

BYLAW 21/2026

A BYLAW OF FOOTHILLS COUNTY, IN THE PROVINCE OF ALBERTA, TO AUTHORIZE AN AMENDMENT TO FEE BYLAW 09/2026; AS AMENDED

WHEREAS the Municipal Government Act RSA 2000, c M-26, as amended, provides that a municipality may pass bylaws regarding services provided by the municipality, which includes establishing the fees charged for providing those services;

AND WHEREAS the Council of Foothills County in the Province of Alberta passed Bylaw 09/2026, being a Bylaw for the purpose of establishing fees, rates, and charges for services, licenses, permits, and approvals provided to the public by the municipality;

AND WHEREAS it is now deemed expedient to amend Bylaw 09/2026.

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "Fee Bylaw".
2. That Bylaw 09/2026, being the Fee Bylaw, shall be amended as outlined within Fee Bylaw Schedules A, B, C, D, E, F, G, H, I, J, K, L, M, N and O attached hereto and forming part of this Bylaw;
3. Bylaw 09/2026 and any amendments thereto are hereby rescinded upon this Bylaw coming into effect.
4. This Bylaw is passed when it receives third reading and is signed pursuant to the Municipal Government Act.

FIRST READING: April 22, 2026

Reeve

CAO

SECOND READING:

Reeve

CAO

THIRD READING:

Reeve

CAO

PASSED IN OPEN COUNCIL assembled at the Town of High River in the Province of Alberta this ____ day of _____, 20__.

FOOTHILLS COUNTY
Consolidated Financial Statements
For the year ended December 31, 2025

DRAFT

FOOTHILLS COUNTY
TABLE OF CONTENTS
For the year ended December 31, 2025

INDEPENDENT AUDITOR'S REPORT	1 - 2
MANAGEMENT REPORT	3
FINANCIAL STATEMENTS	
CONSOLIDATED STATEMENT OF FINANCIAL POSITION	4
CONSOLIDATED STATEMENT OF OPERATIONS	5 - 6
CONSOLIDATED STATEMENT OF REMEASUREMENT GAINS AND LOSSES	7
CONSOLIDATED STATEMENT OF CHANGE IN NET FINANCIAL ASSETS	8
CONSOLIDATED STATEMENT OF CASH FLOW	9
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS	10 - 29
SCHEDULES TO THE CONSOLIDATED FINANCIAL STATEMENTS	30 - 32

INDEPENDENT AUDITOR'S REPORT

To: The Reeve and Members of Council of
the Foothills County

Opinion

We have audited the consolidated financial statements of the Foothills County which comprise the consolidated statement of financial position as at December 31, 2025, and the consolidated statements of operations, remeasurement gains and losses, change in net financial assets and cash flow for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of the Foothills County as at December 31, 2025, the results of its operations, remeasurement gains and losses, change in its net financial assets and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the County in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the County's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the County or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the County's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

INDEPENDENT AUDITOR'S REPORT, continued

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the County's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the County's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Lethbridge, Alberta

April 29, 2026

Can't Show Avaiillpsig.png

Chartered Professional Accountants

MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL REPORTING

Management of the Foothills County is responsible for the preparation, accuracy, objectivity and integrity of the accompanying consolidated financial statements and all other information contained within this Financial Report. Management believes that the consolidated financial statements present fairly the County's financial position as at December 31, 2025 and the results of its operations for the yearend then ended.

The consolidated financial statements have been prepared in compliance with legislation, and in accordance with Canadian public sector accounting standards (PSAS).

The consolidated financial statements include certain amounts based on estimates and judgments. Such amounts have been determined on a reasonable basis in order to ensure the consolidated financial statements are presented fairly in all material respects.

In fulfilling its responsibilities and recognizing the limits inherent in all systems, management has designed and maintains a system of internal controls to produce reliable information and to meet reporting requirements on a timely basis. The system is designed to provide management with reasonable assurance that transactions are properly authorized and assets are properly accounted for and safeguarded.

These systems are monitored and evaluated by management and reliable financial information is available for preparation of the consolidated financial statements.

The external auditors have full access to the Audit Committee with and without the presence of management. The County Council has approved the consolidated financial statements.

The consolidated financial statements have been audited by Avail LLP Chartered Professional Accountants, the independent external auditors appointed by the County. The accompanying independent Auditor's Report outlines their responsibilities, the scope of the examination and their opinion on the County's consolidated financial statements.

Chief Administrative Officer

Director of Corporate Services

FOOTHILLS COUNTY
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at December 31, 2025

	2025	2024
Financial assets		
Cash and temporary investments (note 2)	\$ 50,797,282	\$ 67,805,338
Taxes and grants in place of taxes receivable (note 3)	3,013,675	3,217,601
Trade and other receivables (note 4)	6,697,923	8,071,055
Land held for resale	598,267	-
Investments (note 5)	457,589	457,587
	61,564,736	79,551,581
Liabilities		
Bank indebtedness (note 6)	1,755,000	-
Accounts payable and accrued liabilities	11,064,460	12,528,451
Employee benefit obligations (note 7)	1,360,851	1,296,381
Deposits	9,904,928	8,624,218
Provision for gravel pit reclamation (note 8)	1,808,847	1,738,823
Deferred revenue (note 9)	17,344,040	19,185,128
Long-term debt (note 10)	8,336,952	9,874,226
Asset retirement obligation (note 11)	2,662,765	2,544,448
	54,237,843	55,791,675
Net financial assets	7,326,893	23,759,906
Non-financial assets		
Prepaid expenses	720,349	575,546
Inventory for consumption (note 12)	4,068,553	4,174,447
Intangible assets (note 13)	8,643,587	8,643,587
Tangible capital assets (schedule 2)	257,700,622	231,362,123
	271,133,111	244,755,703
Accumulated surplus (note 14 and schedule 1)		
Accumulated operating surplus	278,460,004	268,515,609
Accumulated remeasurement gains (losses)	-	-
	\$ 278,460,004	\$ 268,515,609

Commitments and contingencies (note 25)

Approved on behalf of Council:

Councillor _____

Councillor _____

FOOTHILLS COUNTY
CONSOLIDATED STATEMENT OF OPERATIONS
For the year ended December 31, 2025

	Budget (Unaudited)	2025	2024
Revenue			
Net municipal taxes (note 15)	\$ 50,268,251	\$ 50,044,403	\$ 45,825,078
User fees and sales of goods	5,959,413	7,610,067	7,583,138
Government transfers for operating (note 16)	1,642,670	1,799,688	1,777,663
Investment income	1,800,000	1,506,398	2,513,577
Penalties and costs of taxes	629,000	802,487	684,780
Licenses and permits	1,615,000	2,193,556	1,735,831
Gain on disposal of tangible capital assets	10,000	181,244	437,659
Rental	550,800	589,222	512,802
Other	604,500	855,364	686,422
Fines	113,500	86,296	31,161
	63,193,134	65,668,725	61,788,111
Expenses (note 17)			
General government			
Legislative	1,230,879	1,244,195	1,175,099
Administration	10,682,113	9,101,904	8,437,909
Protective services			
Protective services	10,947,495	11,168,647	10,521,593
Ambulance services and first aid	247,500	234,132	228,834
Transportation services			
Roads, streets, walks, lighting	35,449,021	27,259,774	27,337,134
Airport	20,875	302,462	21,927
Storm sewers and drainage	-	76,791	-
Environmental use and protection			
Water supply and distribution	7,381,970	6,113,527	6,027,733
Wastewater treatment and disposal	251,384	537,148	489,558
Waste management	394,512	422,233	429,296
Public health and welfare			
Family and community support services	705,327	752,109	668,070
Cemeteries and crematoriums	371,597	378,957	334,618
Planning and development			
Land use planning, zoning and development	3,520,740	3,315,245	2,863,052
Economic and agricultural development	1,292,607	1,428,028	1,265,129
Recreation and culture			
Recreation boards	2,500,000	2,328,934	2,199,214
Parks and recreation	1,932,925	1,826,614	1,814,873
Culture - libraries, museums, halls	842,000	761,449	699,140
	77,770,945	67,252,149	64,513,179
Deficiency of revenue over expenses before capital revenue	(14,577,811)	(1,583,424)	(2,725,068)

FOOTHILLS COUNTY
CONSOLIDATED STATEMENT OF OPERATIONS
For the year ended December 31, 2025

	Budget (Unaudited)	2025	2024
Capital revenue			
Government transfers for capital (note 16)	6,930,348	9,901,487	9,046,487
Contributed assets (note 18)	-	666,870	1,257,354
	6,930,348	10,568,357	10,303,841
(Deficiency) excess of revenue over expenses	(7,647,463)	8,984,933	7,578,773
Accumulated operating surplus, beginning of year	268,515,609	268,515,609	260,936,836
Foothills Regional Airport Ltd. (note 19)	-	959,462	-
Accumulated operating surplus, end of year	\$ 260,868,146	\$ 278,460,004	\$ 268,515,609

DRAFT

FOOTHILLS COUNTY
CONSOLIDATED STATEMENT OF REMEASUREMENT GAINS AND LOSSES
For the year ended December 31, 2025

	2025	2024
Accumulated remeasurement gains (losses), beginning of year	\$ -	\$ -
Unrealized gains (losses) attributable to:		
Equity investments	-	-
Amounts reclassified to statements of operations:		
Equity investments realized gains	-	-
Net remeasurement gains (losses) for the year	-	-
Accumulated remeasurement gains (losses), end of year	\$ -	\$ -

DRAFT

FOOTHILLS COUNTY
CONSOLIDATED STATEMENT OF CHANGE IN NET FINANCIAL ASSETS
For the year ended December 31, 2025

	Budget (Unaudited)	2025	2024
(Deficiency) excess of revenue over expenses	\$ (7,647,463)	\$ 8,984,933	\$ 7,578,773
Acquisition of tangible capital assets	(32,106,548)	(42,642,776)	(20,350,921)
Amortization of tangible capital assets	17,128,794	16,595,321	16,974,439
Contributed tangible capital assets	-	(666,870)	(1,257,354)
Net loss on disposal of tangible capital assets	-	403,204	432,444
Proceeds on disposal of tangible capital assets	-	661,120	505,328
	(14,977,754)	(25,650,001)	(3,696,064)
Net change in inventory for consumption	-	105,893	(926,429)
Net change in prepaid expense	-	(144,803)	(37,007)
Net financial assets of Foothills Regional Airport Ltd. (note 19)	-	270,965	-
	-	232,055	(963,436)
Change in net financial assets	(22,625,217)	(16,433,013)	2,919,273
Net financial assets, beginning of year	23,759,906	23,759,906	20,840,633
Net financial assets, end of year	\$ 1,134,689	\$ 7,326,893	\$ 23,759,906

FOOTHILLS COUNTY
CONSOLIDATED STATEMENT OF CASH FLOW
For the year ended December 31, 2025

	2025	2024
Operating transactions		
Excess of revenue over expenses	\$ 8,984,933	\$ 7,578,773
Adjustments for items which do not affect cash		
Net loss on disposal of tangible capital assets	403,204	432,444
Amortization of tangible capital assets	16,595,321	16,974,439
Contributed tangible capital assets	(666,870)	(1,257,354)
Accretion of asset retirement obligation	118,317	113,061
Excess of revenue over expenses of Foothills Regional Airport Ltd.	(72,707)	-
	25,362,198	23,841,363
Net change in non-cash working capital items		
Taxes and grants in place of taxes receivable	203,926	(490,780)
Trade and other receivables	1,384,005	(1,965,160)
Land held for resale	(519,739)	109,126
Investments	(2)	-
Inventory for consumption	105,893	(926,429)
Prepaid expenses	(144,803)	(37,007)
Accounts payable and accrued liabilities	(1,469,177)	4,537,087
Employee benefit obligations	64,470	144,986
Deposits	1,280,710	4,268,661
Deferred revenue	(1,841,088)	(3,135,600)
Provision for gravel pit reclamation	70,024	40,116
Bank indebtedness	1,755,000	-
	26,251,417	26,386,363
Capital transactions		
Proceeds on disposal of tangible capital assets	661,120	505,328
Acquisition of tangible capital assets	(42,642,776)	(20,350,921)
	(41,981,656)	(19,845,593)
Investing transactions		
Cash of Foothills Regional Airport Ltd.	259,457	-
Financing transactions		
Repayment of long-term debt	(1,537,274)	(1,500,613)
(Decrease) increase in cash and temporary investments	(17,008,056)	5,040,157
Cash and temporary investments, beginning of year	67,805,338	62,765,181
Cash and temporary investments, end of year	\$ 50,797,282	\$ 67,805,338

FOOTHILLS COUNTY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2025

1. Significant accounting policies

The consolidated financial statements of the County are the representations of management prepared in accordance with public sector accounting standards for local government established by the Chartered Professional Accountants of Canada. Significant aspects of the accounting policies adopted by the County are as follows:

(a) Reporting entity

The consolidated financial statements reflect the assets, liabilities, revenue and expenses, changes in fund balances and change in financial position of the reporting entity which comprises all of the organizations that are owned or controlled by the County and are, therefore, accountable to the Council for the administration of their financial affairs and resources.

Taxes levied also includes requisitions for educational, health care, social and other external organizations that are not part of the municipal reporting entity.

The statements exclude trust assets that are administered for the benefit of external parties. Interdepartmental and organizational transactions and balances are eliminated.

(b) Basis of accounting

The financial statements are prepared using the accrual basis of accounting. The accrual basis of accounting records revenue as it is earned and measurable. Expenses are recognized as they are incurred and measurable based upon receipt of goods or services and/or the legal obligation to pay.

Funds from external parties and earnings thereon restricted by agreement or legislation are accounted for as deferred revenue until used for the purpose specified.

Government transfers, contributions and other amounts are received from third parties pursuant to legislation, regulation or agreement and may only be used for certain programs, in the completion of specific work, or for the purchase of tangible capital assets. In addition, certain user charges and fees are collected for which the related services have yet to be performed. Revenue is recognized in the period when the related expenses are incurred, services performed or the tangible capital assets are acquired.

(c) Inventories for resale

Land held for resale is recorded at the lower of cost and net realizable value. Cost includes costs for land acquisition and improvements required to prepare the land for servicing such as clearing, stripping, and leveling charges. Related development costs incurred to provide infrastructure such as water and waste water services, roads, sidewalks, and street lighting are recorded as physical assets under their respective function.

1. Significant accounting policies, continued

(d) Investments

Investments in derivatives and equity instruments quoted in an active market are carried at fair value with transactions costs expensed upon initial recognition. Unrealized changes in fair value are recognized in the statement of remeasurement gains and losses. When the investment is disposed of the accumulated gains or losses are reclassified to the statement of operations.

Investments in interest bearing securities are recorded at amortized cost. Investment premiums and discounts are amortized on the net present value basis over the term of the respective investments. When there has been a loss in value that is other than a temporary decline, the respective investment is written down to recognize the loss.

(e) Debt charges recoverable

Debt charges recoverable consist of amounts that are recoverable from municipal agencies or other local governments with respect to outstanding debentures or other long-term debt pursuant to annexation orders or joint capital undertakings. These recoveries are recorded at a value that equals the offsetting portion of the unmatured long-term debt, less actuarial requirements for the retirement of any sinking fund debentures.

(f) Deferred revenue

Deferred revenue represent government transfers, donations, and other amounts which have been collected, but for which the related services have yet to be performed or agreement stipulations have not been met. These amounts will be recognized as revenues when revenue recognition criteria have been met. Interest earned on deferred revenues, reserves, and offsite levies are calculated using an average investment earnings monthly.

(g) Long-term debt

Long-term debt is initially recognized net of any premiums, discounts, fees and transactions costs, with interest expense recognized using the effective interest method. Long-term debt is subsequently measured at amortized cost.

1. Significant accounting policies, continued

(h) Asset retirement obligation

A liability for an asset retirement obligation is recognized at the best estimate of the amount required to retire a tangible capital asset at the financial statement date when there is a legal obligation for the town to incur retirement costs, the past transaction or event giving rise to the liability has occurred, it is expected that future economic benefits will be given up, and a reasonable estimate of the amount can be made. The best estimate of the liability includes all costs directly attributable to asset retirement activities, based on information available at year-end. The best estimate of an asset retirement obligation incorporates a present value technique, when the cash flows required to settle or otherwise extinguish an asset retirement obligation are expected to occur over extended future periods.

When a liability for an asset retirement obligation is initially recognized, a corresponding asset retirement cost is capitalized to the carrying amount of the related tangible capital asset. The asset retirement cost is amortized over the useful life of the related asset. Asset retirement obligations which are incurred incrementally with use of the asset are recognized in the period incurred with a corresponding asset retirement cost expensed in the period.

At each financial reporting date, the town reviews the carrying amount of the liability. The town recognizes period-to-period changes to the liability due to the passage of time as accretion expense. Changes to the liability arising from revisions to either the timing, the amount of the original estimate of undiscounted cash flows or the discount rate are recognized as an increase or decrease to the carrying amount of the related tangible capital asset. The town continues to recognize the liability until it is settled or otherwise extinguished. Disbursements made to settle the liability are deducted from the reported liability when they are made.

(i) Revenue recognition

Revenue from transactions with no performance obligation is recognized at realizable value when the County has the authority to claim or retain an inflow of economic resources and identifies a past transaction or event giving rise to an asset.

Revenue from transactions with performance obligations is recognized as the performance obligations are satisfied by providing the promised goods or services to the payor. User fees are recognized over the period of use, sales of goods are recognized when goods are delivered. Licenses and permits with a single performance obligation at a point in time are recognized as revenue on issuance, those which result in a continued performance obligation over time are recognized over the period of the license or permit as the performance obligation is satisfied.

(j) Tax revenue

Tax revenues are recognized when the tax has been authorized by bylaw and the taxable event has occurred.

Requisitions operate as a flow through and are excluded from municipal revenue.

FOOTHILLS COUNTY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2025

1. Significant accounting policies, continued

(k) Government transfers

Government transfers are the transfer of assets from senior levels of government that are not the result of an exchange transaction, are not expected to be repaid in the future, or the result of a direct financial return.

Government transfers are recognized in the financial statements as revenue in the period in which events giving rise to the transfer occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be determined.

(l) Requisition over-levy and under-levy

Over-levies and under-levies arise from the difference between the actual property tax levy made to cover each requisition and the actual amount requisitioned.

If the actual levy exceeds the requisition, the over-levy is accrued as a liability and property tax revenue is reduced. Where the actual levy is less than the requisition amount, the under-levy is accrued as a receivable and as property tax revenue.

Requisition tax rates in the subsequent year are adjusted for any over-levies or under-levies of the prior year.

(m) Use of estimates

The preparation of financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expense during the period. Where measurement uncertainty exists, the financial statements have been prepared within reasonable limits of materiality. Actual results could differ from those estimates.

There is measurement uncertainty related to asset retirement obligations and the provision for gravel pit reclamation as these involves estimates in determining settlement amount, discount rates and timing of settlement. Changes to any of these estimates and assumptions may result in change to the obligation.

(n) Valuation of financial assets and liabilities

The County's financial assets and financial liabilities are measured as follows:

<u>Financial statement component</u>	<u>Measurement</u>
Cash	Cost and amortized cost
Short-term investments	Amortized cost
Trade and other receivables	Lower of cost or net recoverable value
Investments	Fair value and amortized cost
Loans receivable and debt charges recoverable	Amortized cost
Accounts payable and accrued liabilities	Cost
Deposit liabilities	Cost
Bank indebtedness and long-term debt	Amortized cost

FOOTHILLS COUNTY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2025

1. Significant accounting policies, continued

(o) Non-financial assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the normal course of operations. The change in non-financial assets during the year, together with the excess of revenues over expenses, provides the consolidated Change in Net Financial Assets for the year.

(i) Tangible capital assets

Tangible capital assets are recorded at cost which includes all amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets is amortized on a straight-line basis over the estimated useful life as follows:

	Years
Land improvements	10-40
Buildings	25-40
Engineered structures	5-70
Machinery and equipment	10-20
Vehicles	8-20

Amortization is charged at 50% in the year of acquisition and no amortization is charged in the year of disposal. Assets under construction are not amortized until the asset is available for productive use.

(ii) Contributions of tangible capital assets

Tangible capital assets received as contributions are recorded at fair value at the date of receipt and also are recorded as revenue.

(iii) Intangible asset

Intangible assets with an indefinite life are not amortized and are monitored annually for impairment.

(iv) Leases

Leases are classified as capital or operating leases. Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as capital leases. All other leases are accounted for as operating leases and the related lease payments are charged to expenses as incurred.

(v) Inventories

Inventories held for consumption are recorded at the lower of cost and replacement cost.

(vi) Cultural and historical tangible capital assets

Works of art for display are not recorded as tangible capital assets but are disclosed.

FOOTHILLS COUNTY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2025

1. Significant accounting policies, continued

(p) Contaminated sites liability

Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic or radioactive material or live organism that exceeds an environmental standard. The liability is recorded net of any expected recoveries. A liability for remediation of a contaminated site is recognized when a site is not in productive use and is management's estimate of the cost of post-remediation including operation, maintenance and monitoring.

(q) Future change in accounting policy

The following summarizes upcoming changes to Canadian public sector accounting standards. In 2026, the County will continue to assess the impact and prepare for the adoption of these standards. While the timing of standard adoption may vary, certain standards must be adopted concurrently.

a) The Conceptual Framework of Financial Reporting in the Public Sector

The Conceptual Framework is the foundation for public sector financial reporting standard setting. It replaces the conceptual aspects of Section PS 1000 Financial Statement Concepts and Section PS 1100 Financial Statement Objectives. The conceptual framework highlights considerations fundamental for the consistent application of accounting issues in the absence of the specific standards. The standard is applicable for the fiscal years beginning on or after April 1, 2026.

b) PS 1202 Financial Statement Presentation

Section PS 1202 sets out general and specific requirements for the presentation of information in general purpose financial statements. The financial statement presentation principles are based on the concepts within the Conceptual Framework. The standard is applicable for the fiscal years beginning on or after April 1, 2026.

2. Cash and temporary investments

	2025	2024
Cash	\$ 427,970	\$ 4,272,207
Temporary investments	46,594,570	60,081,236
Bonds	3,774,742	3,451,895
	\$ 50,797,282	\$ 67,805,338

The temporary investments are comprised of guaranteed investment certificates and term deposits with interest rates ranging between 2.55% and 3.22% and maturity dates of May 2026 to October 2026. The carrying value of these investments approximates fair value.

The bond portfolio has interest rates in the range of 2.65% to 3.05% with maturity dates from 2026 to 2032. The market value of the bonds as at December 31, 2025 was \$3,818,177.

FOOTHILLS COUNTY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2025

3. Taxes and grants in place of taxes receivables

	2025	2024
Taxes and grants in place of taxes receivable	\$ 2,600,418	\$ 3,039,859
Arrears	880,370	339,827
	3,480,788	3,379,686
Allowance for doubtful accounts	(467,113)	(162,085)
	\$ 3,013,675	\$ 3,217,601

4. Trade and other receivables

	2025	2024
Due from provincial government	\$ 4,122,048	\$ 4,766,534
Trade receivables	803,502	837,816
Goods and Services Tax (GST)	676,191	631,575
Utilities	602,330	950,276
Other receivables	469,902	832,993
Due from local government	40,000	67,941
Allowance for doubtful accounts	(16,050)	(16,080)
	\$ 6,697,923	\$ 8,071,055

5. Investments

	2025		2024	
	Carrying value	Market value	Carrying value	Market value
Sheep River Regional Utility Corp.	\$ 457,293	\$ 457,293	\$ 457,293	\$ 457,293
Portfolio investments	296	296	294	294
	\$ 457,589	\$ 457,589	\$ 457,587	\$ 457,587

The County purchased 10 class A common shares in Sheep River Regional Utility Corp. (SRRUC) for 10% ownership in the amount of \$1.

SRRUC was formed in partnership with the Town of Diamond Valley, Foothills County and the Village of Longview. SRRUC is responsible for distribution of water to its partnering municipalities.

Effective July 27, 2016, the County advanced a shareholder loan to SRRUC in the amount of \$457,292 to contribute to the purchase of a water system asset. The loan is non-interest bearing and has no specific terms of repayment. The loan is secured by a general security agreement, land mortgage over SRRUC's assets, and other security, resolutions, and certificates.

FOOTHILLS COUNTY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2025

6. Bank indebtedness

Under its credit facility with TD Canada Trust, the County holds a line of credit to a maximum of \$2,000,000. The line of credit is due on demand and bears interest at the prime rate less 0.75%. As at December 31, 2025 the line of credit balance was drawn at \$1,755,000 (2024 - undrawn).

7. Employee benefit obligations

	2025	2024
Vacation	\$ 843,532	\$ 695,942
Post employment benefits	481,368	589,921
Overtime	35,951	10,518
	<u>\$ 1,360,851</u>	<u>\$ 1,296,381</u>

Vacation

The vacation liability is comprised of the vacation that employees are deferring to future years. Employees have either earned the benefits (and are vested) or are entitled to these benefits within the next budgetary year.

Post-employment benefits

The County provides a service recognition benefit for its employees. Retiring employees over the age of 55 with over 10 years of service to the County are eligible to receive 1% of salary for each year of employment. Councilors who have served more than two terms (six years) receive 1% of salary for each year served.

Overtime

The overtime liability is comprised of overtime hours that employees have earned and are entitled to within the next budgetary year.

8. Provision for gravel pit reclamation

The estimated total liability related to reclamation work on various gravel pits including final coverage and landscaping is \$1,808,847 (2024 - \$1,738,823).

The County has not designated assets for settling reclamation liabilities.

FOOTHILLS COUNTY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2025

9. Deferred revenue

	2025	2024
Lower Highwood Flood Mitigation	\$ 9,068,135	\$ 10,471,376
Canada Community Building Fund	3,546,182	2,922,771
Municipal Sustainability Initiative	2,310,968	2,626,093
Flood Recovery Erosion Control	1,748,283	1,697,362
Local Government Fiscal Framework	451,793	1,197,923
Hoeh Dike Reinforcement Grants	107,424	104,295
United Way Healthy Aging Alberta	70,005	134,558
Alberta Jobs, Economy and Trade Grant	29,250	-
Millarville Racing and Ag Society	12,000	12,000
Alberta Community Policing Grant	-	14,250
Alberta Health Services	-	4,500
	\$ 17,344,040	\$ 19,185,128

Funding in the amount of \$5,974,500 (2024 - \$5,554,084) was received in the current year from various provincial grant programs. The use of these funds is restricted to eligible projects under the various programs.

FOOTHILLS COUNTY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2025

10. Long-term debt

	2025	2024
Tangible capital assets		
Road debenture	\$ 2,833,979	\$ 3,032,356
Heritage Pointe Fire Hall	2,223,113	2,381,637
Aldersyde shop	285,047	557,158
Fire Hall Land	173,072	343,101
Equipment purchase	-	294,667
	5,515,211	6,608,919
Intangible assets		
Aldersyde Water License	2,821,741	3,265,307
	\$ 8,336,952	\$ 9,874,226
Current portion	\$ 1,277,790	\$ 1,537,274

Principal and interest repayments are due as follows:

	Principal	Interest	Total
2026	\$ 1,277,790	\$ 220,181	\$ 1,497,971
2027	839,388	188,062	1,027,450
2028	859,634	167,816	1,027,450
2029	880,425	147,025	1,027,450
2030	901,775	125,675	1,027,450
Thereafter	3,577,940	371,617	3,949,557
	\$ 8,336,952	\$ 1,220,376	\$ 9,557,328

Debenture debt is repayable to Alberta Capital Finance Authority and is issued on the credit and security of the County at large. The average annual interest rate is 2.59% for 2025 (2024 - 2.59%).

Interest on long-term debt amounted to \$248,228 (2024 - \$285,183).

The County's total cash payments for interest in 2025 were \$257,341 (2024 - \$294,002).

FOOTHILLS COUNTY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2025

11. Asset retirement obligation

Asbestos abatement

The County owns buildings which contains asbestos and, therefore, the County is legally required to perform abatement activities upon renovation or demolition of this building. Abatement activities include handling and disposal of the asbestos in a prescribed manner when it is disturbed.

Engineering Structures

The County owns and operates a wastewater treatment plant and sewage lagoons where there is a legal obligation for decommissioning and land reclamation upon the permanent retirement of such assets from services. Retirement costs include decommissioning of the infrastructure, reclamation of land surface, revegetation, and work around water considerations according to the method the retirement obligation is likely to be fulfilled.

Machinery and equipment

The County owns fuel and oil tanks where there is a legal obligation under an environmental code of practice to dispose of the assets in a prescribed manner at the end of its useful life.

At December 31, 2025, the discounted amount (2024 - discounted amount) of estimated future cash flows required to settle this obligation is \$2,662,765 (2024 - \$2,544,448). The accretion rate used was 4.65%.

The County has not designated assets for settling the abatement and retirement activities.

Asset retirement obligations are expected to be settled over the next 2 to 33 years.

	2025	2024
Balance, beginning of year	\$ 2,544,448	\$ 2,431,387
Liabilities incurred	-	-
Liabilities settled	-	-
Change in estimated cash flows	-	-
Accretion expenses	118,317	113,061
Balance, end of year	\$ 2,662,765	\$ 2,544,448

12. Inventory for consumption

	2025	2024
Road gravel	\$ 2,773,191	\$ 2,924,423
Sanding chips, fines, salt	530,751	343,144
Other	424,115	537,813
Parts, tires, blades	340,496	369,067
	\$ 4,068,553	\$ 4,174,447

FOOTHILLS COUNTY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2025

13. Intangible asset

Indefinite intangible assets consist of water licenses with a carrying value of \$8,643,587.

14. Accumulated operating surplus

Accumulated operating surplus consists of internally restricted and unrestricted amounts and equity in tangible capital assets as follows:

	2025	2024
Unrestricted surplus	\$ 2,090,395	\$ 2,111,016
Internally restricted reserves (note 20)	21,025,117	38,817,557
Equity in tangible capital assets (note 21)	249,522,646	222,208,756
Equity in intangible assets (note 22)	5,821,846	5,378,280
	\$ 278,460,004	\$ 268,515,609

15. Net municipal property taxes

	Budget (Unaudited)	2025	2024
Net municipal taxes (after requisitions)			
Real property taxes	\$ 33,025,162	\$ 32,537,947	\$ 32,280,355
Commercial/industrial property taxes	9,711,229	9,946,403	8,007,888
Farmland property taxes	1,569,051	1,593,380	1,609,306
Power, pipe, cable t.v. and railway	5,913,373	5,917,237	3,882,140
Federal grants in place of property taxes	37,287	37,287	33,232
Provincial grants in place of property taxes	809	809	817
Local improvement levy	11,340	11,340	11,340
	50,268,251	50,044,403	45,825,078
Requisitions			
Alberta School Foundation Fund	26,592,999	26,593,000	22,559,212
Separate School Board	2,692,804	2,692,804	2,176,000
Seniors' Foundation	1,079,858	1,079,858	1,030,512
Designated Industrial Property	53,352	53,352	46,025
	\$ 30,419,013	\$ 30,419,014	\$ 25,811,749

FOOTHILLS COUNTY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2025

16. Government transfers

	Budget (Unaudited)	2025	2024
Transfers for operating:			
Provincial government	\$ 1,642,670	\$ 1,410,369	\$ 1,441,821
Local government	-	389,319	335,842
	1,642,670	1,799,688	1,777,663
Transfers for capital:			
Provincial government	6,930,348	8,094,979	5,822,293
Federal government	-	1,806,508	3,224,194
	6,930,348	9,901,487	9,046,487
	\$ 8,573,018	\$ 11,701,175	\$ 10,824,150

17. Expenses by object

	Budget (Unaudited)	2025	2024
Salaries, wages and benefits	\$ 25,700,684	\$ 23,941,886	\$ 21,944,832
Contracted and general services	10,878,651	7,284,916	5,517,748
Materials, goods and utilities	11,146,464	7,101,740	8,295,949
Bank charges and short-term interest	62,000	104,013	90,978
Interest on long-term debt	1,703,503	248,228	285,183
Other expenditures	2,237,500	2,582,903	1,979,848
Transfers to local boards and agencies	6,281,822	6,076,022	5,725,652
Purchases from other governments	2,631,527	2,614,356	2,715,386
Amortization of tangible capital assets	17,128,794	16,595,321	16,974,439
Accretion of asset retirement obligation	-	118,317	113,061
Loss on disposal of tangible capital assets	-	584,447	870,103
	\$ 77,770,945	\$ 67,252,149	\$ 64,513,179

18. Contributed assets

During the year, the County assumed control of various lands. The transactions have been recorded at the fair market value at the date of assumption and the contribution has been recognized as revenue during the year.

FOOTHILLS COUNTY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2025

19. Foothills Regional Airport Ltd.

During the year, the FRA was dissolved into the County's operations effective September 2025. The following balances and transactions from the FRA have been transferred to the County:

Financial assets	\$	276,148
Liabilities		5,183
<hr/>		
Net financial assets		270,965
Non-financial assets		688,497
<hr/>		
Accumulated surplus	\$	959,462
<hr/>		
Total revenue	\$	133,097
Total expenses		60,390
<hr/>		
Excess of revenue over expenses	\$	72,707
<hr/>		

20. Reserves

Council has set up reserves for various purposes. These reserves are either required by legislation or set up at the discretion of Council to provide funding for future expenses.

Public reserve

Funds in this reserve are acquired through sale of public reserve land or through cash in lieu of land payments. Under the Municipal Government Act, certain subdivisions are required to contribute land for school and recreational purposes.

Public transportation

This reserve consists of unexpended public transportation grant funds. These funds are intended to assist in the provision of transportation of seniors and disabled residents.

Family and Community Support Services (FCSS) reserve

This reserve is the result of unexpended grant funds that will be used at the discretion of Council under the recommendation of the FCSS board to fund future Family and Community Support Services projects.

Cayley offsite contributions

This reserve consists of off site levies and profit from the development and sale of lots in Cayley. Funds will be used for future Cayley developments.

Provincial 75th Anniversary grant

In 1980 the Province of Alberta gave each municipality a grant as part of the Provincial 75th anniversary celebration. Council at that time set up funds as a reserve. The funds from this grant are used to fund operations during the year and reduce the requirement for borrowing until taxes are collected. Excess funds are invested and the interest income is recorded as general revenue.

Blackie cemetery

In 2002, a donation that is to be used for improvements and maintenance at the Blackie cemetery was received from a Blackie business.

20. Reserves, continued

Aldersyde water system

These funds are being set aside for future upgrades as required to the Aldersyde water system.

Calgary annexation compensation

Funds in this reserve came from the compensation paid by the City of Calgary for lost revenue from land annexed into the City of Calgary in 2005. These funds will be used to fund future projects as determined by Council.

Foothills cemetery

In 2010, Foothills County assumed responsibility for the operations of the Foothills cemetery. The reserves include provisions for future operating expenditures, future capital construction, perpetual maintenance and columbarium construction. These reserves can only be used for the Foothills cemetery upon approval of the cemetery Board.

Reserve for future expenses

A reserve has been set up to fund future capital projects. These funds can be used at the discretion of council.

Gladys Union and Pine Creek cemetery

In 2018 Foothills County assumed responsibility for the operations of the Pine Creek Cemetery and the Gladys Union Cemetery. These reserves are the result of these Societies dissolving and turning over the balance in their bank accounts to the County. These reserves can be used at the discretion of Council to enhance these cemeteries.

Cayley cemetery

This reserve is a result from donations and transfers that is to be used for improvements and maintenance at the Cayley cemetery.

Recreation

This reserve is the result of donations received to be used for various recreation items including the West Foothills Recreation Facility and the Fieldhouse.

Hawk's Landing water system

These funds are to be used to maintain the water, sewer, and irrigation system at Hawk's Landing.

Airport

These funds are being set aside for future capital expenditures as required for the Airport.

FOOTHILLS COUNTY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2025

20. Reserves, continued

	2025	2024
Public reserve	\$ 2,151,580	\$ 1,550,171
Public transportation	31,895	31,282
FCSS reserve	6,985	6,985
Cayley offsite contributions	1,242,328	1,242,328
Provincial 75th Anniversary grant	3,111,430	3,111,430
Blackie cemetery	5,298	5,298
Aldersyde water system	-	14,981,398
Calgary annexation compensation	550,488	550,488
Foothills cemetery	755,001	773,844
Reserve for future expenses	12,320,428	15,820,428
Gladys Union cemetery	10,117	10,117
Pine Creek cemetery	17,735	17,735
Cayley cemetery	13,717	23,290
Recreation	481,657	476,366
Hawk's landing water system	216,397	216,397
Airport	110,061	-
	\$ 21,025,117	\$ 38,817,557

21. Equity in tangible capital assets

	2025	2024
Tangible capital assets (schedule 2)	\$ 579,327,167	\$ 540,752,952
Accumulated amortization (schedule 2)	(321,626,545)	(309,390,829)
Asset retirement obligation (note 11)	(2,662,765)	(2,544,448)
Long-term debt (note 10)	(5,515,211)	(6,608,919)
	\$ 249,522,646	\$ 222,208,756

22. Equity in intangible assets

	2025	2024
Intangible assets (note 13)	\$ 8,643,587	\$ 8,643,587
Long-term debt (note 10)	(2,821,741)	(3,265,307)
	\$ 5,821,846	\$ 5,378,280

FOOTHILLS COUNTY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2025

23. Debt limits and debt servicing limit

Section 276(2) of the Municipal Government Act requires that debt and debt limits as defined by Alberta Regulation 255/00 for the County be disclosed as follows:

	2025	2024
Total debt limit	\$ 98,503,086	\$ 92,682,168
Total debt	10,091,952	9,874,226
	\$ 88,411,134	\$ 82,807,942
Debt servicing limit	\$ 16,417,181	\$ 15,447,028
Debt servicing	1,497,971	1,794,615
	\$ 14,919,210	\$ 13,652,413

The debt limit is calculated at 1.5 times revenue of the municipality (as defined in Alberta Regulation 255/00) and the debt service limit is calculated at 0.25 times such revenue. Incurring debt beyond these limitations requires approval by the Minister of Municipal Affairs. These thresholds are guidelines used by Alberta Municipal Affairs to identify municipalities which could be at financial risk if further debt is acquired. The calculation taken alone does not represent the financial stability of the municipality. Rather, the financial statements must be interpreted as a whole.

24. Local authorities pension plan

Employees of the County participate in the Local Authorities Pension Plan (LAPP), which is one of the plans covered by the Alberta Public Sector Pensions Plans Act. The LAPP is financed by the employer and employee contributions and by investment earnings of the LAPP Fund.

Contributions for current service are recorded as expenditures in the year in which they become due.

The County is required to make current service contributions to the LAPP of 8.45% of pensionable earnings up to the year's maximum pensionable earnings under the Canada Pension Plan and 11.65% on pensionable earnings above this amount.

Total current service contributions by the County to the LAPP in 2025 were \$1,460,042 (2024 - \$1,368,870). Total current service contributions by the employees of the County to the LAPP in 2025 were \$1,303,728 (2024 - \$1,222,850).

At December 31, 2024, the LAPP disclosed an actuarial surplus of \$19.56 billion.

FOOTHILLS COUNTY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2025

25. Commitments and contingencies

The County is a member of the Alberta Municipal Insurance Exchange (MUNIX) which provides liability insurance. The investment in this program is not reflected as an asset in the accompanying financial statements.

Under the terms of membership, the County could become liable for its proportionate share of any claim losses in excess of the funds held by the exchange. Any liability incurred would be accounted for as a current transaction in the year the losses are determined.

In 2007 the County entered into an agreement with Lafarge Canada Inc. Under this agreement Lafarge Canada Inc. will have unrestricted use (subject to bans and speed limits imposed) of a designated haul road and the County will be responsible for the road's upkeep. In consideration of the cost involved to maintain the road, Lafarge Canada Inc. has agreed to pay through gravel the equivalent of \$1,300,000 or 1 million tonnes of gravel, over 25 years.

The County has commenced construction of the Aldersyde water treatment plant and associated pipeline infrastructure capital project for an estimated cost of \$49,411,458. As of year end, \$40,339,313 has been spent. The project is expected to be completed in July 2026.

26. Salary and benefits disclosure

Disclosure of salaries and benefits for elected municipal officials, the chief administrative officer and designated officers as required by Alberta Regulation 313/2000 is as follows:

	(1) Salary	(2) Benefits & allowances	2025	2024
Council				
Division 1	\$ 95,406	\$ 11,222	\$ 106,628	\$ 100,648
Division 2	112,633	7,786	120,419	104,185
Division 3	88,403	6,936	95,339	88,552
Division 4	94,416	10,649	105,065	99,031
Division 5	83,654	10,477	94,131	92,455
Division 6	95,499	7,652	103,151	99,553
Division 7	81,098	10,979	92,077	90,797
Chief Administrative Officer - 1.0	266,910	38,364	305,274	293,176
Designated Officers - 7.0	\$ 1,162,550	\$ 222,938	\$ 1,385,488	\$ 1,041,458

(1) Salary includes regular base pay, bonuses, overtime, lump sum payments, gross honoraria and any other direct cash remuneration.

(2) Benefits and allowances include the employer's share of all employee benefits and contributions or payments made on behalf of employees including pension, health care, dental coverage, vision coverage, group life insurance, accidental disability and dismemberment insurance, long- and short-term disability plans, professional memberships, and tuition.

FOOTHILLS COUNTY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2025

27. Contaminated sites liability

The County has adopted PS3260 liability for contaminated sites. The County did not identify any financial liabilities in 2025 (2024 - nil) as a result of this standard.

28. Financial instruments

The County's financial instruments consist of cash and temporary investments, accounts receivable, investments, debt charges recoverable, bank indebtedness, accounts payable and accrued liabilities, deposit liabilities, requisition over-levy, and long-term debt. It is management's opinion that the County is not exposed to significant interest or risk arising from these financial instruments.

The County is subject to credit risk with respect to taxes and grants in place of taxes receivables and trade and other receivables. Credit risk arises from the possibility that taxpayers and entities to which the County provides services may experience financial difficulty and be unable to fulfil their obligations. The large number and diversity of taxpayers and customers minimizes the credit risk.

Unless otherwise noted, the carrying value of the financial instrument approximates fair value.

29. Budget amounts

The 2025 budget for the County was approved by Council on December 4, 2024 and has been reported, including any subsequent amendments, in the consolidated financial statements for information purposes only. These budget amounts have not been audited, reviewed, or otherwise verified.

The approved budget contained reserve transfers, capital additions and principal payments on debt as expenditures. Since these items are not included in the amounts reported in the consolidated financial statements, they have been excluded from the budget amounts presented in these financial statements.

	Budgeted deficit per financial statements	\$ (7,647,463)
Less:	Capital expenditures	(32,106,548)
	Long-term debt repayments	(2,450,983)
Add:	Amortization of tangible capital assets	17,128,794
	Transfers from reserves	76,200
	Proceeds on long-term debt acquired	25,000,000
Equals: Balanced budget		\$ -

FOOTHILLS COUNTY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2025

30. Prior period adjustment

The prior year figures have been adjusted to account for a building that was contributed to the County in a prior year. The effects of these adjustments are as follows:

- increase in tangible capital asset building cost of \$1,116,570 as of December 31, 2023 and December 31, 2024
- increase in tangible capital asset building accumulated amortization of \$1,116,570 as of December 31, 2023 and 2024.

As the building would have been fully amortized by December 31, 2023, there is no impact on prior year excess of revenue over expenses or accumulated surplus.

31. Subsequent events

The County has authorized a \$31,000,000 debenture to finance the Aldersyde water treatment plant and associated pipeline infrastructure. Of this amount, \$11,000,000 was received in January 2026, with the remaining proceeds expected later in 2026.

32. Segmented disclosure

The County provides a range of services to its ratepayers. For each reported segment, revenues and expenses represent both amounts that are directly attributable to the segment and amounts that are allocated on a reasonable basis. The accounting policies used in these segments are consistent with those followed in the preparation of the financial statements as disclosed in Note 1.

Refer to the schedule of segmented disclosure (schedule 3).

33. Approval of financial statements

These financial statements were approved by Council and Management.

34. Comparative figures

Certain comparative figures have been reclassified to conform to the financial statement presentation adopted in the current year.

FOOTHILLS COUNTY
SCHEDULES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2025

Schedule of changes in accumulated operating surplus

Schedule 1

	Unrestricted	Restricted reserves	Equity in tangible capital assets	Equity in intangible assets	2025	2024
Balance, beginning of year	\$ 2,111,016	\$ 38,817,557	\$ 222,208,756	\$ 5,378,280	\$ 268,515,609	\$ 260,936,836
Excess of revenue over expenses	8,984,933	-	-	-	8,984,933	7,578,773
Unrestricted funds designated for future use	(578,897)	578,897	-	-	-	-
Restricted funds used for tangible capital assets	-	(18,481,398)	18,481,398	-	-	-
Current year funds used for tangible capital assets	(24,161,379)	-	24,161,379	-	-	-
Contributed tangible capital assets	(666,870)	-	666,870	-	-	-
Disposal of tangible capital assets	1,064,324	-	(1,064,324)	-	-	-
Amortization of tangible capital assets	16,595,321	-	(16,595,321)	-	-	-
Asset retirement obligation accretion expense	118,317	-	(118,317)	-	-	-
Long-term debt related to tangible capital assets repaid	(1,093,708)	-	1,093,708	-	-	-
Long-term debt related to intangible assets repaid	(443,566)	-	-	443,566	-	-
Foothills Regional Airport Ltd.	160,904	110,061	688,497	-	959,462	-
Change in accumulated surplus	(20,621)	(17,792,440)	27,313,890	443,566	9,944,395	7,578,773
Balance, end of year	\$ 2,090,395	\$ 21,025,117	\$ 249,522,646	\$ 5,821,846	\$ 278,460,004	\$ 268,515,609

DRAFT

FOOTHILLS COUNTY
SCHEDULES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2025

Schedule of tangible capital assets

Schedule 2

	Land	Land improvements	Buildings	Engineered structures	Machinery and equipment	Vehicles	2025	2024 (restated)
Cost:								
Balance, beginning of year	\$ 23,233,689	\$ 3,632,418	\$ 47,538,613	\$ 410,742,040	\$ 34,520,234	\$ 21,085,958	\$ 540,752,952	\$ 524,623,721
Acquisitions	2,307,171	727,885	1,883,327	6,953,829	4,977,798	1,178,451	18,028,461	11,994,203
Work-in-progress	-	54,679	20,866	25,894,139	-	-	25,969,684	9,614,073
Disposals	-	-	-	(3,069,556)	(1,630,269)	(724,105)	(5,423,930)	(5,211,040)
Write downs	-	-	-	-	-	-	-	(268,005)
Balance, end of year	25,540,860	4,414,982	49,442,806	440,520,452	37,867,763	21,540,304	579,327,167	540,752,952
Accumulated amortization:								
Balance, beginning of year	-	1,512,982	17,479,507	258,643,497	19,033,039	12,721,804	309,390,829	296,957,659
Annual amortization	-	146,192	1,234,013	11,517,982	2,353,182	1,343,952	16,595,321	16,974,439
Disposals	-	-	-	(2,628,295)	(1,071,048)	(660,262)	(4,359,605)	(4,541,269)
Balance, end of year	-	1,659,174	18,713,520	267,533,184	20,315,173	13,405,494	321,626,545	309,390,829
Net book value	\$ 25,540,860	\$ 2,755,808	\$ 30,729,286	\$ 172,987,268	\$ 17,552,590	\$ 8,134,810	\$ 257,700,622	\$ 231,362,123
2024 net book value	\$ 23,233,689	\$ 2,119,436	\$ 30,059,106	\$ 152,098,543	\$ 15,487,195	\$ 8,364,154	\$ 231,362,123	

Land of \$666,870 (2024 engineered structures - \$1,257,354) was acquired as contributed tangible capital assets.

FOOTHILLS COUNTY
SCHEDULE TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2025

Schedule of segmented disclosure								Schedule 3
	General government	Protective services	Transportation services	Environmental services	Public health services	Planning and development	Recreation and culture	Total
Revenue								
Net municipal taxes	\$ 50,044,403	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,044,403
User fees and sales of goods	685,299	258,593	1,089,396	4,924,923	185,948	72,817	393,091	7,610,067
Government transfers for operating	763,883	126,653	-	69,030	655,625	184,497	-	1,799,688
Investment income	1,494,673	-	11,725	-	-	-	-	1,506,398
Penalties and costs of taxes	802,487	-	-	-	-	-	-	802,487
Licenses and permits	-	-	-	-	-	2,193,556	-	2,193,556
Gain on disposal of capital assets	181,244	-	-	-	-	-	-	181,244
Rental	66,007	-	119,272	-	-	893	403,050	589,222
Other	4,415	-	271,092	1,162	-	577,907	788	855,364
Fines	-	86,296	-	-	-	-	-	86,296
	54,042,411	471,542	1,491,485	4,995,115	841,573	3,029,670	796,929	65,668,725
Expenses								
Salaries, wages and benefits	5,405,207	4,701,155	7,858,443	1,253,267	286,066	3,889,213	548,535	23,941,886
Contracted and general services	1,799,685	847,783	2,595,329	1,107,042	171,851	635,246	127,980	7,284,916
Materials, goods and utilities	169,594	2,530,008	3,321,703	517,512	138,496	179,406	245,021	7,101,740
Bank charges and short-term interest	103,544	-	469	-	-	-	-	104,013
Interest on long-term debt	-	77,218	120,586	50,424	-	-	-	248,228
Other expenditures	2,582,903	-	-	-	-	-	-	2,582,903
Transfers to local boards and agencies	-	2,333,536	-	179,035	468,067	5,000	3,090,384	6,076,022
Purchases from other governments	-	41,119	-	2,563,616	-	9,621	-	2,614,356
Amortization of tangible capital assets	285,169	871,960	13,133,746	1,307,996	66,586	24,787	905,077	16,595,321
Loss on disposal of tangible capital assets	-	-	584,448	-	-	-	-	584,447
Accretion of asset retirement obligation	-	-	24,301	94,015	-	-	-	118,317
	10,346,102	11,402,779	27,639,025	7,072,907	1,131,066	4,743,273	4,916,997	67,252,149
Excess (deficiency) of revenue over expenses before capital revenue	43,696,309	(10,931,237)	(26,147,540)	(2,077,792)	(289,493)	(1,713,603)	(4,120,068)	(1,583,424)
Other								
Government transfers for capital	-	447,979	7,727,879	604,633	-	-	1,120,996	9,901,487
Contributed assets	-	-	666,870	-	-	-	-	666,870
	-	447,979	8,394,749	604,633	-	-	1,120,996	10,568,357
Excess (deficiency) of revenue over expenses	\$ 43,696,309	\$ (10,483,258)	\$ (17,752,791)	\$ (1,473,159)	\$ (289,493)	\$ (1,713,603)	\$ (2,999,072)	\$ 8,984,933

FOOTHILLS COUNTY

INDICATORS OF FINANCIAL CONDITION
For the year ended December 31, 2025

DRAFT



Introduction

A Key Performance Indicator (KPI) is a metric used to evaluate factors that are crucial to the success of an organization. The importance of each KPI may change with time depending on the goals and strategic plans of the organization.

When reviewing KPIs, it is important to not only compare to past performance and desired goals, but to consider industry standards and benchmarks.

The following information has been provided in order to provide you some insight into some important KPIs for your organization.

It is important to review the underlying information of your municipality in order to determine cause and create desired change.

The underlying data for this report was taken from the financial data publicly available found on the Alberta Municipal Affairs website.

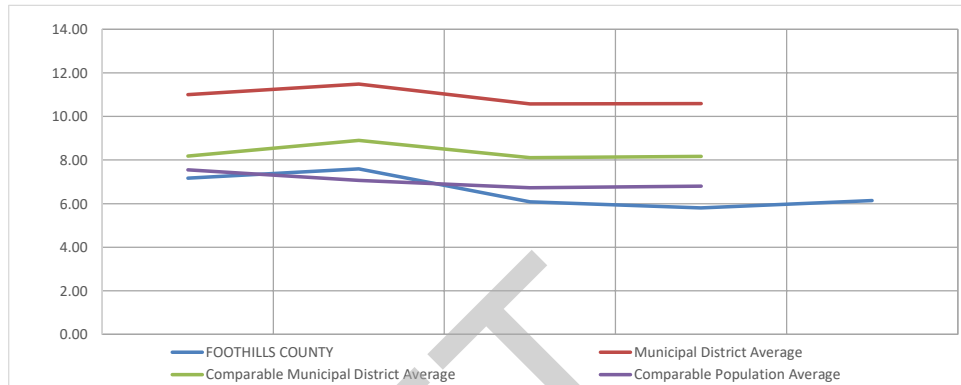
Comparable municipalities were determined based on a range of 75% to 125% of your population.

2021 2022 2023 2024 2025

SUSTAINABILITY INDICATORS

Assets to Liabilities

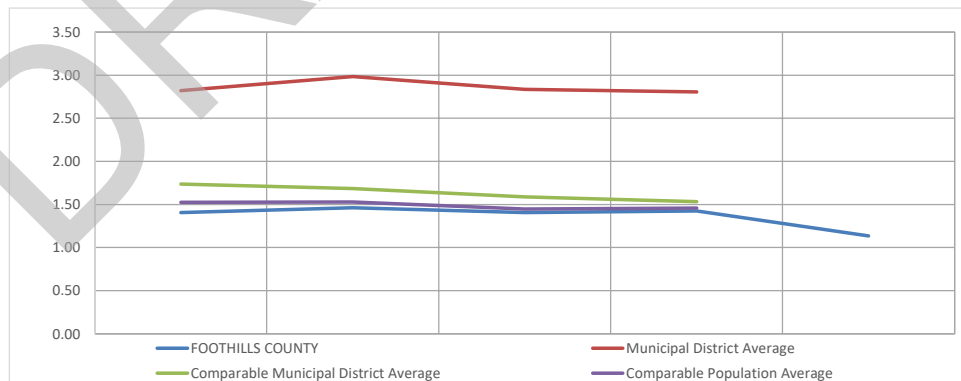
This indicator illustrates the extent a government finances its operations by issuing debt. A ratio higher than one indicates that a government has accumulated surplus and has assets greater than debt. A ratio of less than one indicates that debt is greater than assets and the government has been financing its operations by issuing debt.



Total assets	300,300,667	301,693,612	312,260,809	324,307,281	332,697,845
Total liabilities	41,859,254	39,712,138	51,323,976	55,791,675	54,237,842
Assets to liabilities	7.17	7.60	6.08	5.81	6.13
Municipal District Average	10.99	11.49	10.58	10.59	
Comparable Municipal District Average	8.18	8.91	8.11	8.17	
Comparable Population Average	7.56	7.07	6.73	6.81	

Financial assets to liabilities

This indicator illustrates the ratio of a government's financial assets to its liabilities. A result lower than one indicates a net debt position and future revenues will be required to pay for past transactions. A result higher than one indicates net financial assets and financial resources are on hand that can finance future operations. A trend showing increases in net debt or reductions in net financial assets may not be sustainable.



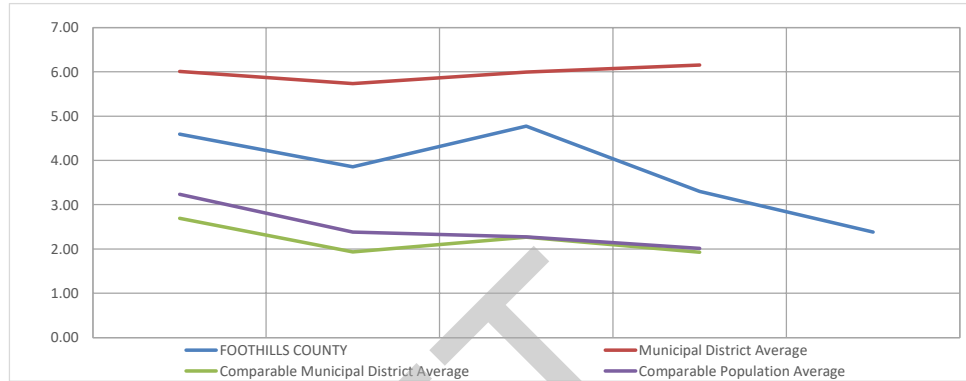
Total financial assets	58,870,051	58,134,229	72,164,610	79,551,581	61,564,736
Total liabilities	41,859,254	39,712,138	51,323,976	55,791,675	54,237,842
Financial assets to liabilities	1.41	1.46	1.41	1.43	1.14
Municipal District Average	2.82	2.99	2.83	2.81	
Comparable Municipal District Average	1.74	1.68	1.59	1.53	
Comparable Population Average	1.52	1.53	1.45	1.46	

FOOTHILLS COUNTY
INDICATORS OF FINANCIAL CONDITION
For the year ended December 31, 2025

2021 2022 2023 2024 2025

Current Ratio

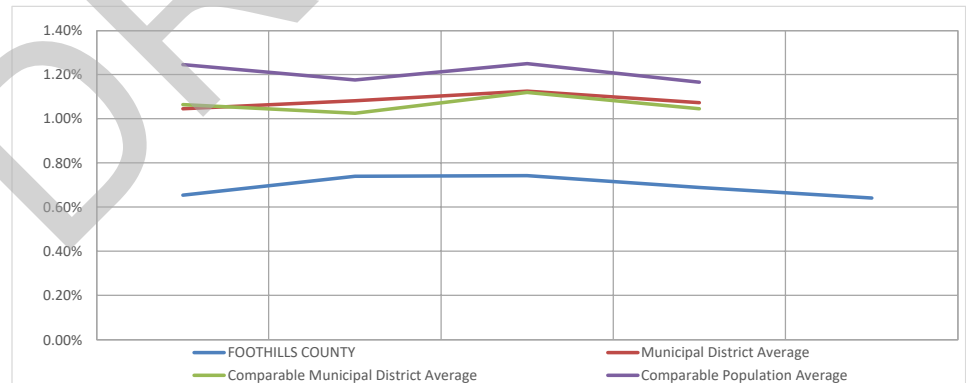
The ratio of current assets (cash, temporary investments, accounts receivable) to current liabilities (accounts payable, temporary borrowings, current repayment obligations on long-term borrowings). This ratio is an indication of the governments ability to meet short term obligations.



Current assets	58,233,375	54,030,180	71,597,897	79,093,994	60,508,880
Current liabilities	12,687,503	14,015,759	14,998,928	23,986,324	25,363,028
Assests to liabilities	4.59	3.85	4.77	3.30	2.39
Municipal District Average	6.01	5.74	5.99	6.15	
Comparable Municipal District Average	2.70	1.93	2.27	1.93	
Comparable Population Average	3.24	2.38	2.27	2.02	

Operating expenses to taxable assessment

This indicator provides the trend of government spending over time in relation to the growth in the economy. A trend that shows total expense is growing at a faster rate than the growth in the economy may not be sustainable.



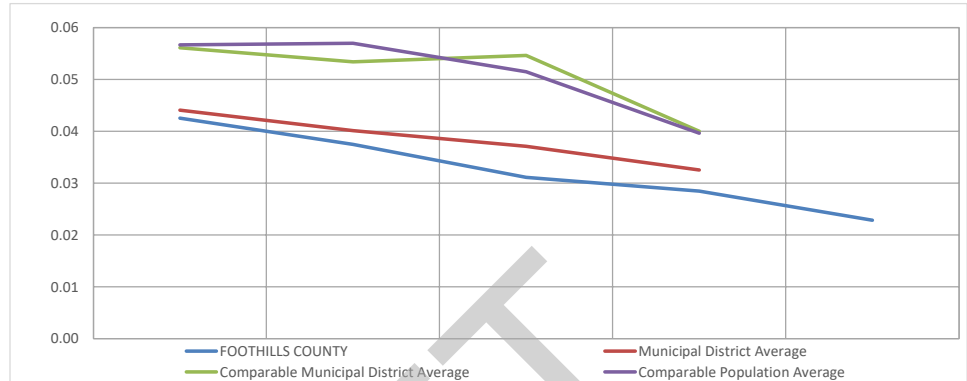
Operating expenses	52,781,295	58,641,470	63,224,534	64,513,179	67,252,147
Taxable assessment	8,064,558,790	7,920,648,053	8,502,819,856	9,370,586,730	10,473,292,863
Operating expenses to taxable assessment	0.65%	0.74%	0.74%	0.69%	0.64%
Municipal District Average	1.05%	1.08%	1.13%	1.07%	
Comparable Municipal District Average	1.06%	1.03%	1.12%	1.05%	
Comparable Population Average	1.25%	1.18%	1.25%	1.17%	

2021 2022 2023 2024 2025

FLEXIBILITY INDICATORS

Public debt charges to revenues

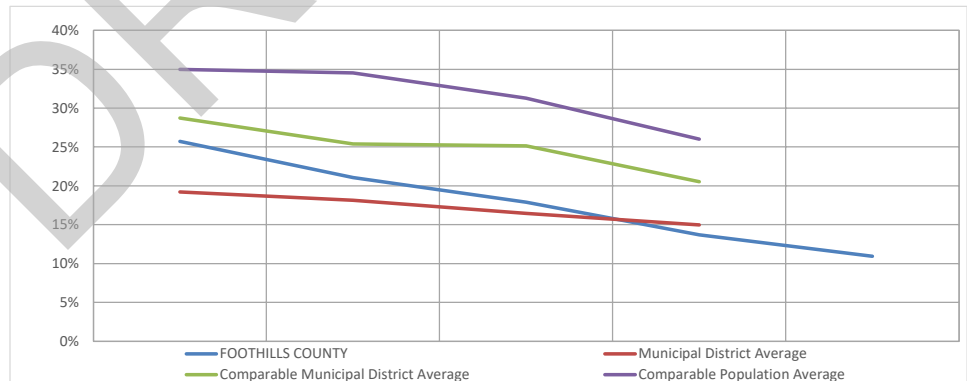
This indicator measures public debt charges as a percentage of revenues. It illustrates the extent to which past borrowing decisions present a constraint on the ability to meet financial and service commitments in the current period. Specifically, the more a government uses revenues to fund debt servicing, the less will be available for program spending.



Debt servicing	2,029,734	2,055,075	1,794,615	1,794,614	1,497,971
Operating revenue	47,745,494	54,879,528	57,689,385	63,045,465	65,668,725
Public debt charges to revenues	0.04	0.04	0.03	0.03	0.02
Municipal District Average	0.04	0.04	0.04	0.03	
Comparable Municipal District Average	0.06	0.05	0.05	0.04	
Comparable Population Average	0.06	0.06	0.05	0.04	

Debt to Revenue Percentage

The total amount of municipal borrowings, including long term capital leases, as a percentage of total municipal revenues. This indicator demonstrates the growth in revenue compared to changes in debt. An increasing trend would indicate the municipality is increasing its debt load faster than its revenue is growing, which may not be sustainable.



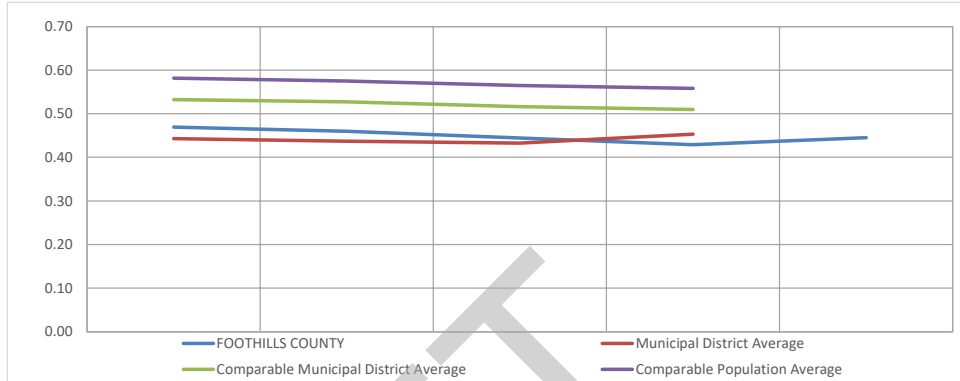
Total long term debt principal balance	15,069,179	13,095,228	11,374,839	9,874,226	8,336,952
Total revenue	58,575,950	62,181,531	63,544,415	72,091,952	76,237,082
Debt to revenue	26%	21%	18%	14%	11%
Municipal District Average	19%	18%	16%	15%	
Comparable Municipal District Average	29%	25%	25%	21%	
Comparable Population Average	35%	35%	31%	26%	

FOOTHILLS COUNTY
INDICATORS OF FINANCIAL CONDITION
For the year ended December 31, 2025

2021 2022 2023 2024 2025

Net book value to cost of tangible capital assets

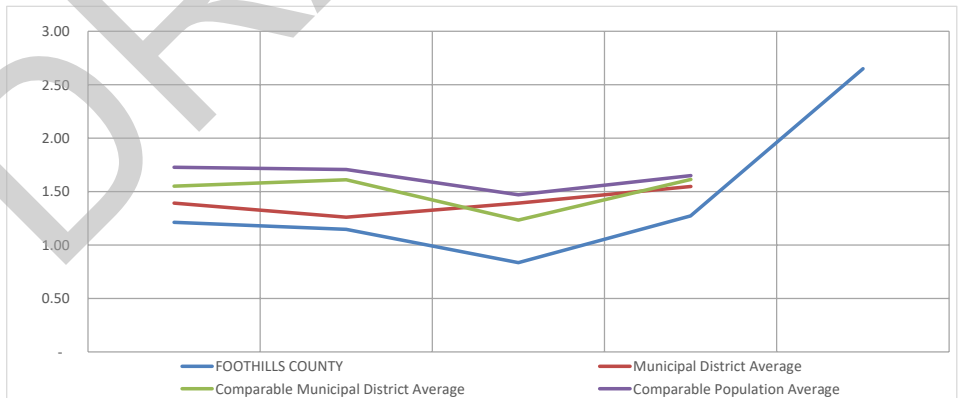
This indicator is important because it reports the extent that the estimated useful lives of tangible capital assets are available to provide its services. If a government's scale, scope and level of services remain unchanged or grow, its asset base could eventually impair flexibility because of the impending future costs of capital asset repair or replacement.



Net book value	236,387,361	238,464,091	236,309,644	231,362,113	257,700,622
Cost of tangible capital assets	503,296,054	518,406,894	532,150,741	539,636,380	579,327,167
Net book value to cost of tangible capital assets	0.47	0.46	0.44	0.43	0.44
Municipal District Average	0.44	0.44	0.43	0.45	
Comparable Municipal District Average	0.53	0.53	0.52	0.51	
Comparable Population Average	0.58	0.57	0.56	0.56	

Infrastructure Investment

The total cost of annual additions (through purchases or construction) to tangible capital assets (vehicles, equipment, buildings, roads, utility infrastructure, land) relative to the annual amortization (depreciation) on all tangible capital assets - measured as a five-year average.

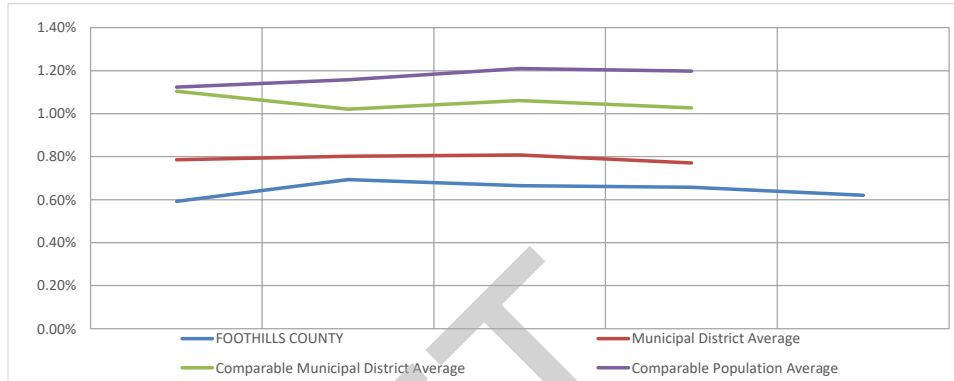


Tangible capital assets additions	19,612,390	19,584,261	14,299,974	21,608,274	43,998,143
Annual amortization expense	16,177,187	17,083,239	17,128,794	16,974,440	16,595,321
Additions to amortization expense	1.21	1.15	0.83	1.27	2.65
Municipal District Average	1.39	1.26	1.39	1.55	
Comparable Municipal District Average	1.55	1.61	1.23	1.61	
Comparable Population Average	1.73	1.71	1.47	1.65	

2021 2022 2023 2024 2025

Own source revenues to taxable assessment

This indicator is important because it shows the ratio of a local government's own source revenues to its tax base. A change in the size of a local government's taxable assessment or a change in the rate of growth in assessment in relation to changes in own source revenues could influence flexibility.

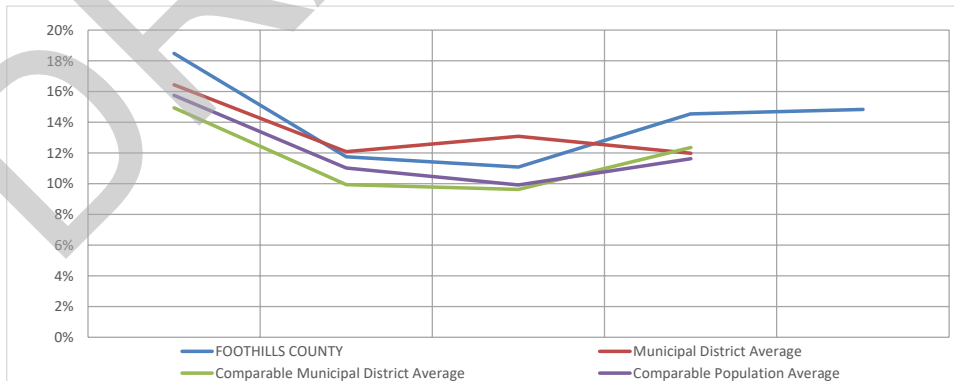


Own source revenues (net of government transfers)	47,745,494	54,879,528	56,494,601	61,603,644	64,925,225
Taxable assessment	8,064,558,790	7,920,648,053	8,502,819,856	9,370,586,730	10,473,292,863
Own source revenues to taxable assessment	0.59%	0.69%	0.66%	0.66%	0.62%
Municipal District Average	0.79%	0.80%	0.81%	0.77%	
Comparable Municipal District Average	1.10%	1.02%	1.06%	1.03%	
Comparable Population Average	1.12%	1.16%	1.21%	1.20%	

VULNERABILITY INDICATORS

Government transfers to total revenues

The purpose of this ratio is to show the proportion of revenues that provincial or local governments receive from other governments. This indicator offers a perspective on the degree of vulnerability a government faces as a result of its dependence on another level of government for revenues.



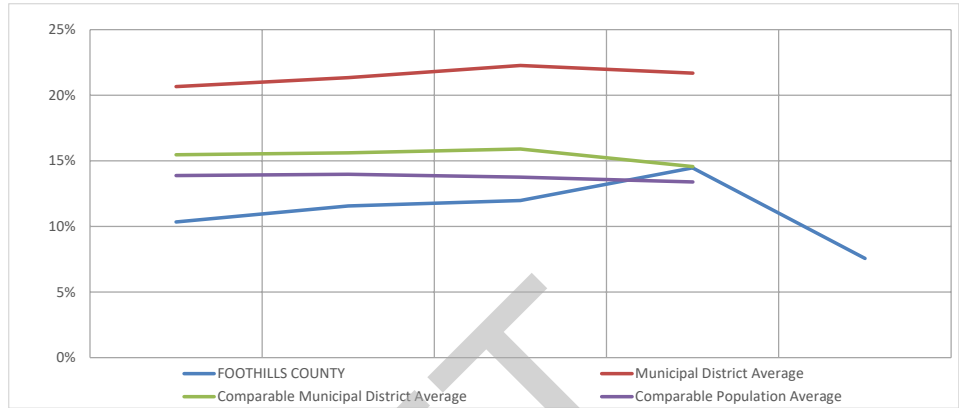
Government transfers (including capital)	10,830,456	7,302,003	7,049,814	10,488,308	11,311,857
Total revenues (including capital)	58,575,950	62,181,531	63,544,415	72,091,952	76,237,082
Government transfers to total revenues	18%	12%	11%	15%	15%
Municipal District Average	16%	12%	13%	12%	
Comparable Municipal District Average	15%	10%	10%	12%	
Comparable Population Average	16%	11%	10%	12%	

2021 2022 2023 2024 2025

OTHER INDICATORS

Reserves to total accumulated surplus

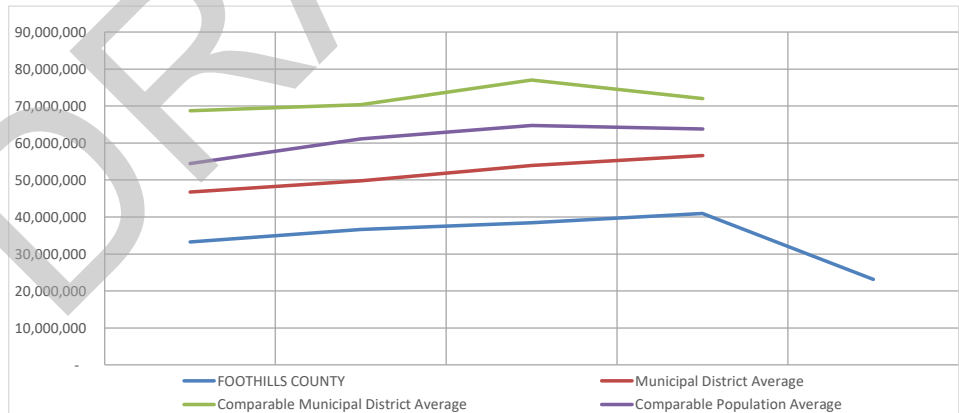
The purpose of this ratio is to show the proportion of total accumulated surplus that has been internally restricted. This indicator provides insight on the change in reserves in relation to overall accumulated surplus. A decrease would show that the government has drawn on past reserves to fund current operations.



Accumulated surplus - restricted	26,740,044	30,288,492	31,205,174	38,817,557	21,025,117
Overall accumulated surplus	258,441,413	261,981,474	260,936,833	268,515,606	278,460,003
Restricted surplus to accumulated surplus	10%	12%	12%	14%	8%
Municipal District Average	21%	21%	22%	22%	
Comparable Municipal District Average	15%	16%	16%	15%	
Comparable Population Average	14%	14%	14%	13%	

Accumulated surplus available for future use

Accumulated surplus, to the extent it has not been invested in Tangible Capital Assets, represents overall surplus that is available for future use. This consists of unrestricted surplus and reserves and shows trends in spending vs. saving. This indicator only shows total surplus; the overall size of the municipality is not taken into account.



Accumulated surplus - restricted	26,740,044	30,288,492	31,205,174	38,817,557	21,025,117
Accumulated surplus - unrestricted	6,499,572	6,324,120	7,228,241	2,111,020	2,090,400
Total accumulated surplus	33,239,616	36,612,612	38,433,415	40,928,577	23,115,517
Municipal District Average	46,717,275	49,815,475	53,934,924	56,591,338	
Comparable Municipal District Average	68,723,511	70,408,491	77,086,186	72,025,412	
Comparable Population Average	54,441,950	61,140,504	64,719,424	63,798,109	

Comparable Listing

Comparables were determined on a range of 75% to 125% of your population

Total Municipal District Count: 63

Comparables - Same Type (4)

Municipal District list with a comparable population

FOOTHILLS COUNTY
GRANDE PRAIRIE NO. 1, COUNTY OF
RED DEER COUNTY
STURGEON COUNTY

Comparables - Any Type (8)

List used for comparable populations

BEAUMONT
CAMROSE
CHESTERMERE
FOOTHILLS COUNTY
GRANDE PRAIRIE NO. 1, COUNTY OF
RED DEER COUNTY
STONY PLAIN
STURGEON COUNTY

DRAFT

April 29, 2026

Reeve and Council
Foothills County
PO Box 5605
High River, Alberta T1V 1M7

Ladies and Gentlemen:

We have completed our audit of the financial statements of Foothills County for the year ended December 31, 2025. Our audit included consideration of internal control relevant to the preparation of the financial statements to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of internal control. Accordingly, our review of any given control was limited and would not disclose all weaknesses in the system or all matters which an in-depth study might indicate. As you know, the maintenance of an adequate system of internal controls is the responsibility of the Reeve and Council.

During the course of our audit for the year ended December 31, 2025, we identified no significant matters which may be of interest to the Council.

This communication is prepared solely for the information of the Council members and management of Foothills County and is not intended for any other purpose. We accept no responsibility to a third party who uses this communication.

We would like to thank Disha Joshi, CPA, CA, Reginald Hammond, CPA, CGA, CLGM, and the rest of the Foothills County accounting staff for their assistance during our audit. Thank you for the continuing opportunity to be of service to your organization and we look forward to serving you in the future. If you have any questions or concerns regarding our audit or any other issues with which you may require our assistance, please do not hesitate to contact us.

Thank you.

Yours truly,

AVAIL LLP

Michelle Lutz, CPA, CA

April 29, 2026

Reeve and Council
Foothills County
PO Box 5605
High River, Alberta T1V 1M7

Ladies and Gentlemen:

RE: 2025 ANNUAL AUDIT OF FOOTHILLS COUNTY

We are pleased to provide the following report relating to our audit of the financial statements of Foothills County for the year ending December 31, 2025.

During the course of our audit we identified matters which may be of interest to the Council. The objective of an audit is to obtain reasonable assurance whether the financial statements are free of material misstatement and it is not designed to identify matters that may be of interest to the Council in discharging its responsibilities. Accordingly an audit would not usually identify all such matters.

The matters identified are included in this report which has been prepared solely for the information of the Council and is not intended for any other purpose. As such, we accept no responsibility to a third party who uses this report. Should any member of the audit committee or equivalent wish to discuss or review any matter addressed in this letter or any other matters related to financial reporting, please do not hesitate to contact us at any time.

Our report is intended to assist the Council in fulfilling its obligation with respect to the 2025 financial statements. We have also attached a separate communication regarding the role of the Council and our recommendations for the Council of the County.

We would be pleased to further discuss any of the issues addressed in the report or any other issue which may be of interest or concern to the Council.

Yours truly,

AVAIL LLP

Michelle Lutz, CPA, CA
Enclosure

I. Purpose and Scope of Examination

We refer you to our communication dated April 13, 2026, which outlines the purpose and scope of our examination.

II. Results of Examination

As a result of our examination, we report that, in our opinion, the financial statements as at December 31, 2025 present fairly, in all material respects, the financial position of the County in accordance with Canadian public sector accounting standards.

Throughout the course of our examination, we received full co-operation from County officials and employees. No restrictions were imposed on the method or extent of our examination. We were given access to all records, documents and other supporting data and were furnished all information and explanations we required. In addition, we had the opportunity to discuss accounting matters with County officials.

III. Communication with Council

In accordance with the auditing standard "communications with those having oversight responsibility for the financial reporting process", the following matters are recommended to be communicated to the Council.

Matters to be Communicated	Reference/Comment
1. Significant Deficiencies in Internal Controls	During our audit, we did not encounter any significant deficiencies in internal controls.
2. Illegal Acts and Fraud	<p>An audit conducted in accordance with generally accepted auditing standards does not provide assurance about an entity's compliance with the laws and regulations that may affect it. These standards include, however, a requirement that the nature, extent and timing of the auditors' procedures should be designed so that, in the auditors' professional judgment, the risk of not detecting a material misstatement in the financial statements is reduced to an appropriately low level.</p> <p>However, due to the nature of illegal acts, an auditor conducting an audit in accordance with generally accepted auditing standards may not detect an illegal act, or recognize an act as being illegal, even if the effect of its consequences on the financial statements is material.</p> <p>Based on the results of our testing, we did not identify any illegal, improper or questionable payments or acts nor any acts committed with the intent to deceive, involving either misappropriation of assets or misrepresentation of financial information.</p>

3. Significant Accounting Principles and Policies	We refer you to note 2 to the financial statements for a summary of significant accounting policies adopted by the County.
4. Management's Judgments and Accounting Estimates	<p>There were no disagreements between management and ourselves regarding management's judgments and accounting estimates.</p> <p>Going Concern Assumption - It is now a requirement that management make an assessment each year regarding the County's ability to continue as a going concern. This assessment requires management to make certain judgments about the County's ability to meet its obligations in the foreseeable future.</p> <p>Management has advised that they are aware of no events or conditions that cast doubt upon the County's ability to continue as a going concern in the foreseeable future, and there is no intention to liquidate the County's assets or otherwise cease operations.</p>
5. Written Representation from Management	As requested, management has provided us written representations that it has fulfilled its responsibility for the preparation of the financial statements and that it has provided us with the required information for us to complete our audit.
6. Other Information in Documents Containing Audited Financial Statements	Should the County issue any report during the year that includes the audited financial statements, we will be required to read the unaudited information in the report prior to its release to ensure consistency with the information presented in the financial statements.
7. Disagreements with Management	There were no disagreements between management and ourselves with respect to the County's accounting policies or presentation and disclosure in the financial statements.
8. Difficulties Encountered in Performing the Audit	The full co-operation of management and other personnel was received during our examination.
9. Financial Statement Disclosure	There were no contentious financial statement disclosure issues.
10. Other Matters	No other matters were noted.

11. Emerging Issues	<p>Future Accounting Changes</p> <p>The Public Sector Accounting Board has issued the following accounting standards:</p> <p><u>PS 1202 – Financial Statement Presentation</u> (effective fiscal years beginning April 1, 2026)</p> <p>A new standard has been proposed to replace PS 1201 Financial Statement Presentation and is intended to provide an improved financial reporting framework.</p> <p>Some of the key proposed changes are:</p> <ul style="list-style-type: none"> • liabilities will be separated into two categories: financial and non-financial • the Statement of Financial Position will be restructured to present total assets followed by total liabilities to arrive at net assets • the net debt indicator will be removed from the Statement of Financial Position and will be shown on a separate statement “Statement of Net Financial Assets or Net Financial Liabilities” • the requirement to present a Statement of Changes in Net Financial Assets (Debt) will be removed • other minor changes are proposed to the Statement of Cash Flows and budgeted information <p><u>Conceptual Framework for Financial Reporting in the Public Sector</u> (effective fiscal years beginning April 1, 2026)</p> <ul style="list-style-type: none"> • the new conceptual framework provides additional guidance and clarity, and builds on the previous framework • the conceptual framework lays the foundation for principles-based standards in the public sector
---------------------	--

Foothills County
 Unadjusted Financial Statement Misstatements
 For the year ended December 31, 2025

Unadjusted Financial Statement Misstatements	Proposed Adjustments Dr (Cr)				
			Balance Sheet		
	Opening Equity	Income Statement	Assets	Liabilities	Closing Equity
Carryforwards					
2024 SRRUC	\$ (514,122)	\$ -	\$ 515,639	\$ (1,516)	\$ (514,122)
West Foothills land	(482,440)	482,440	-	-	-
2024 firefighter accrual	96,060	(96,060)	-	-	-
Current year					
2025 SRRUC	\$ -	\$ (8,808)	\$ 12,180	\$ (3,372)	\$ (8,808)
Subtotal	(900,502)	377,572	527,819	(4,888)	(522,930)
Income taxes	-	-	-	-	-
Total	\$ (900,502)	\$ 377,572	\$ 527,819	\$ (4,888)	\$ (522,930)



April 8, 2026

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

RE: Request for Funding Increase

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.



403-295-1811



570-1441 Aviation Park NE
Calgary, AB T2E 8M7



info@stars.ca | stars.ca

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.

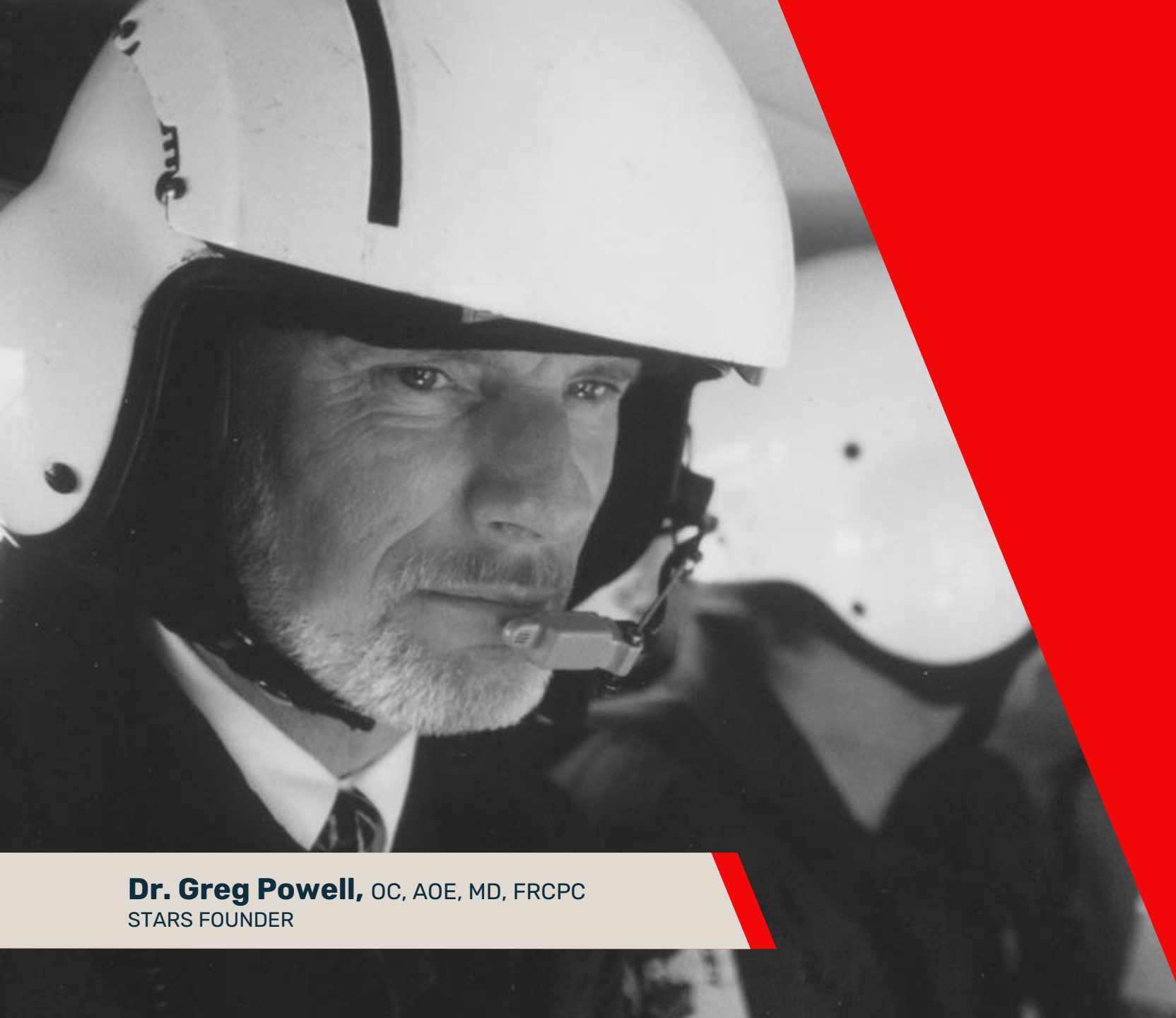


CRITICAL CARE, ANYWHERE

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**

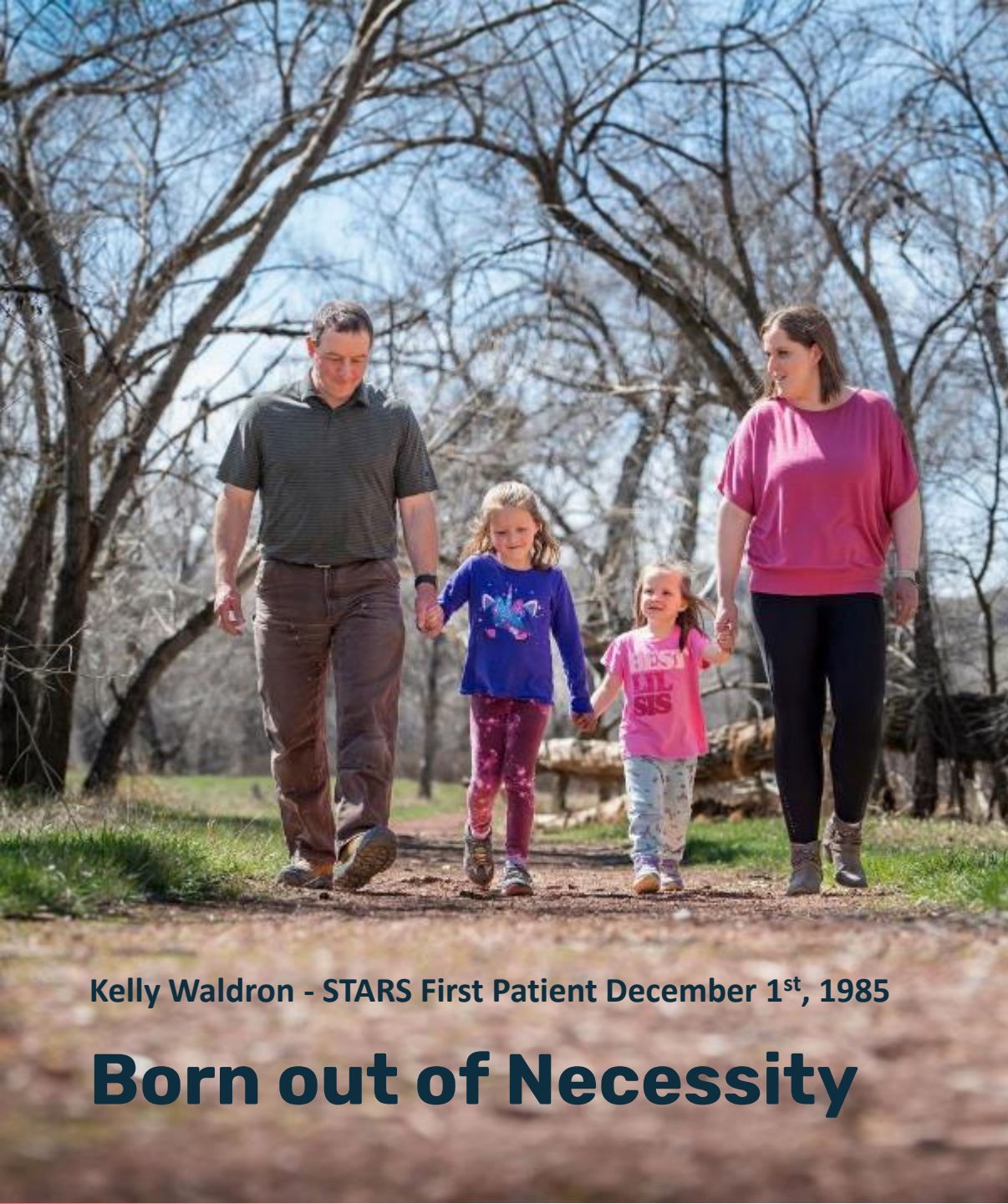


Critical care, anywhere. Since 1985.

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 1st, 1985

Born out of Necessity

**FORTY
YEARS.
ONE
MISSION.**

STARS[®]40



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%



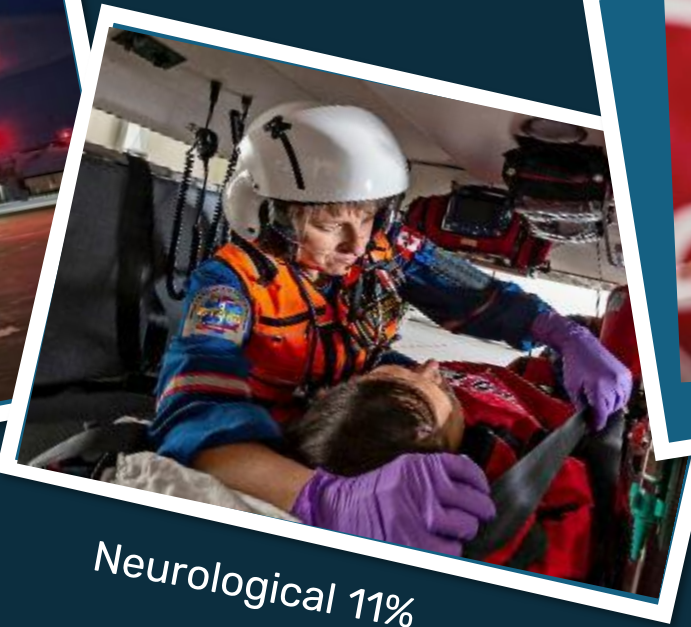
Other Medical Distress 17%



Trauma 17%



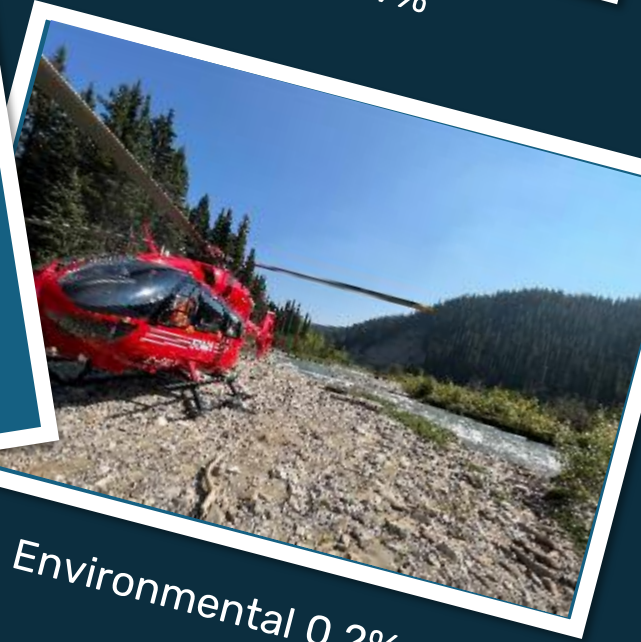
Pulmonary 13%



Neurological 11%



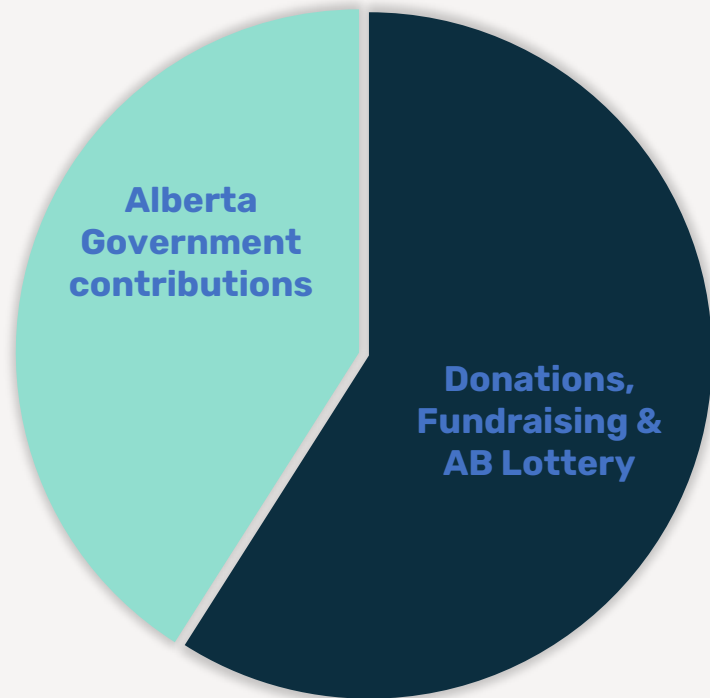
Obstetrical 2%



Environmental 0.2%

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
TOTAL SCENE CALLS ONLY (Average of 29 scene calls per year)	35	32	33	21	24	145
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
TOTAL SCENE + IFT's (Average of 17 IFTs per year)	46	56	51	35	42	230

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



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 - 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

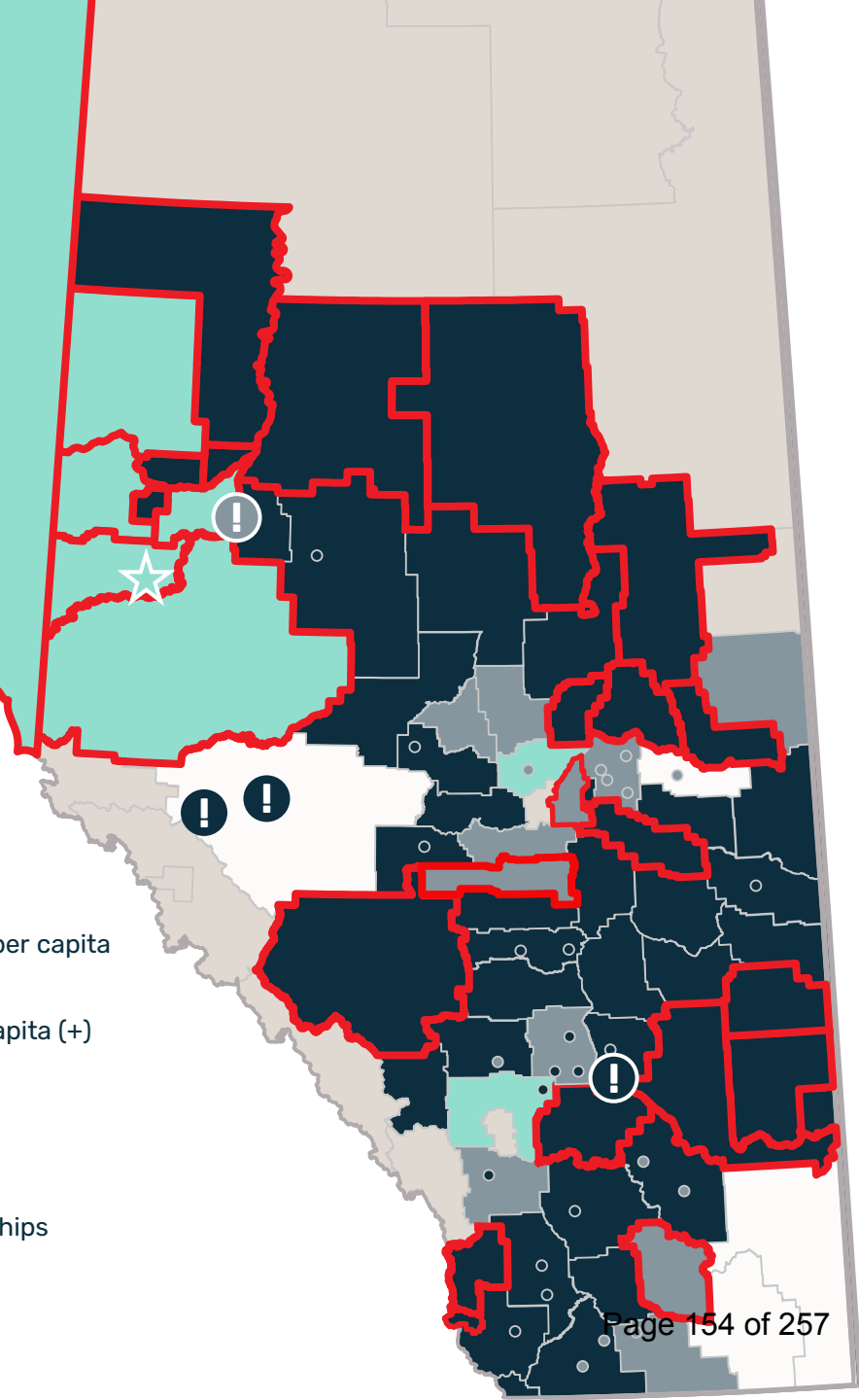
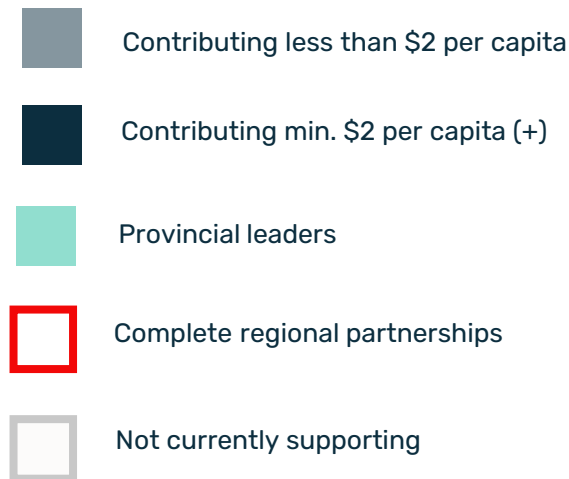
REGIONAL LEADERS

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

\$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**.



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**.

2025

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
TOTAL SCENE CALLS ONLY (Average of 29 scene calls per year)	35	32	33	21	24	145
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
TOTAL SCENE + IFT's (Average of 17 IFTs per year)	46	56	51	35	42	230

* 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.

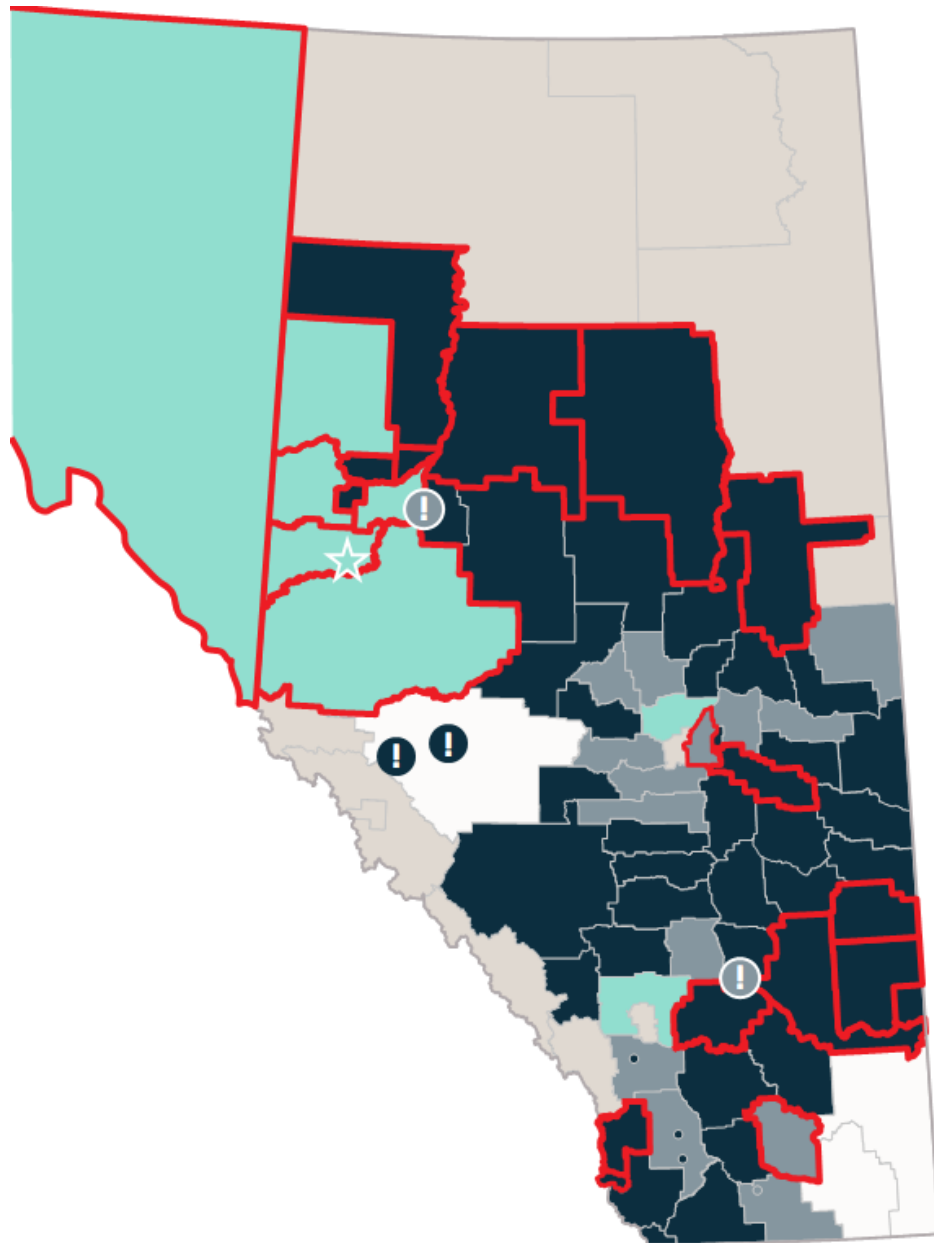
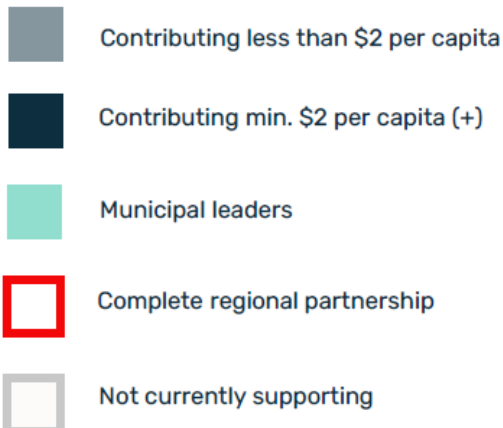
- 95% AB Municipalities in partnership
- Includes Peace River Regional District, B.C.
- 75% Regional Leaders

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.

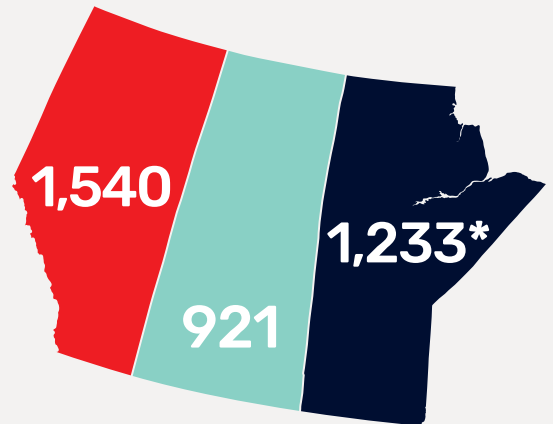


Scan the code to see Theo's full story.

YOUR IMPACT THIS YEAR

MISSIONS:

TOTAL: **3,694** YEARLY



AVERAGE DAILY: **10**



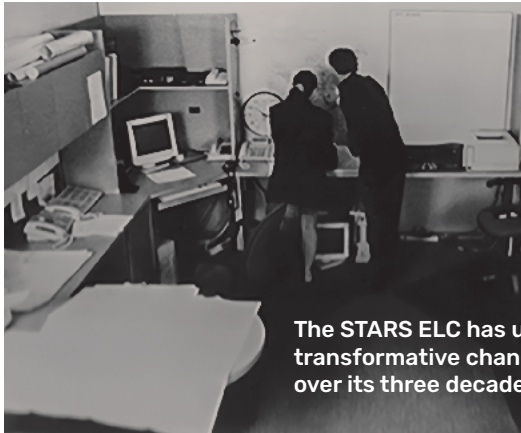
**Includes fixed-wing and helicopter missions*

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

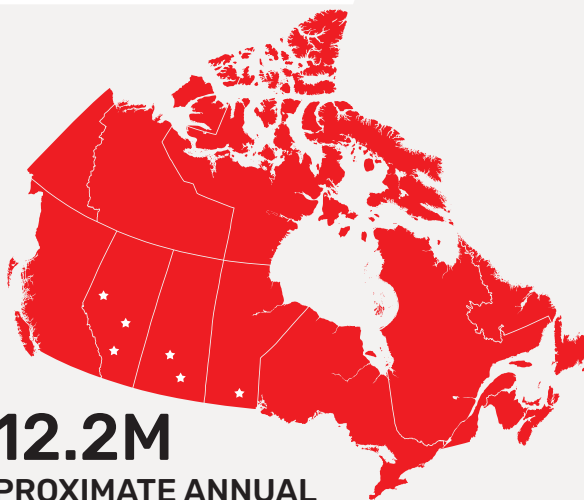


“Every call, every mission, we just want to make a difference for our patients. Knowing that Theo is thriving is the reason why we do what we do.”

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.

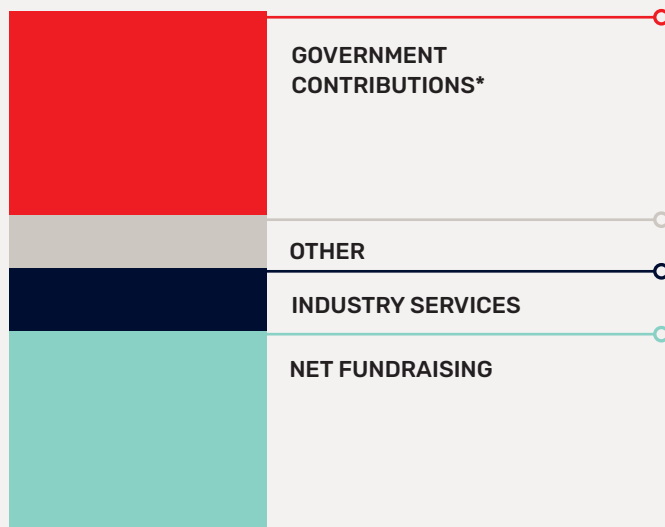
HOW WE'RE FUNDED



\$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 / stars.ca

JACKIE SEELY
DONOR RELATIONS & DEVELOPMENT OFFICER
403-793-1262
jseely@stars.ca

**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:	COUNCILLOR:	FILE MANAGER:
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 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.

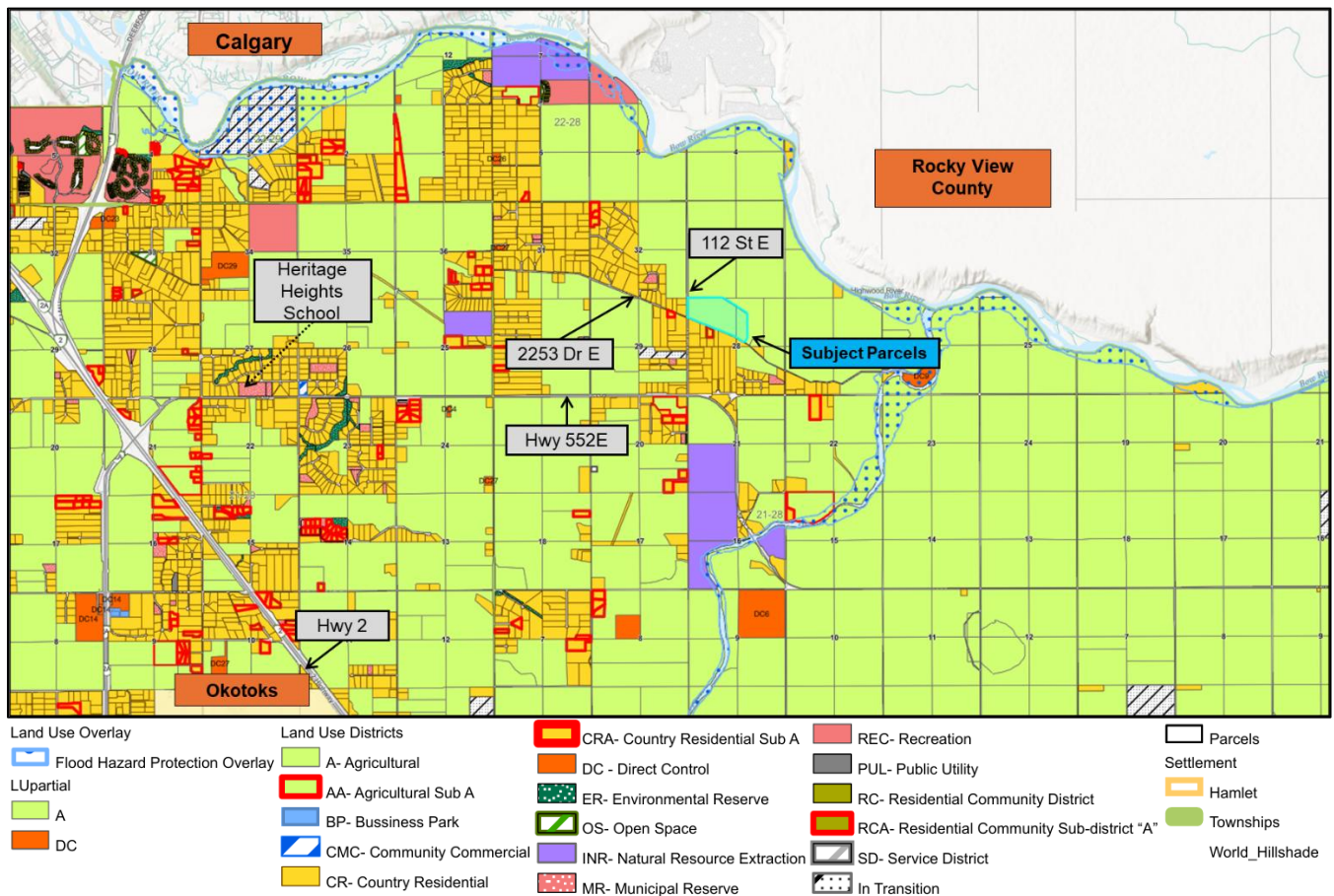
PURPOSE OF APPLICATION

Bylaw XX/2026

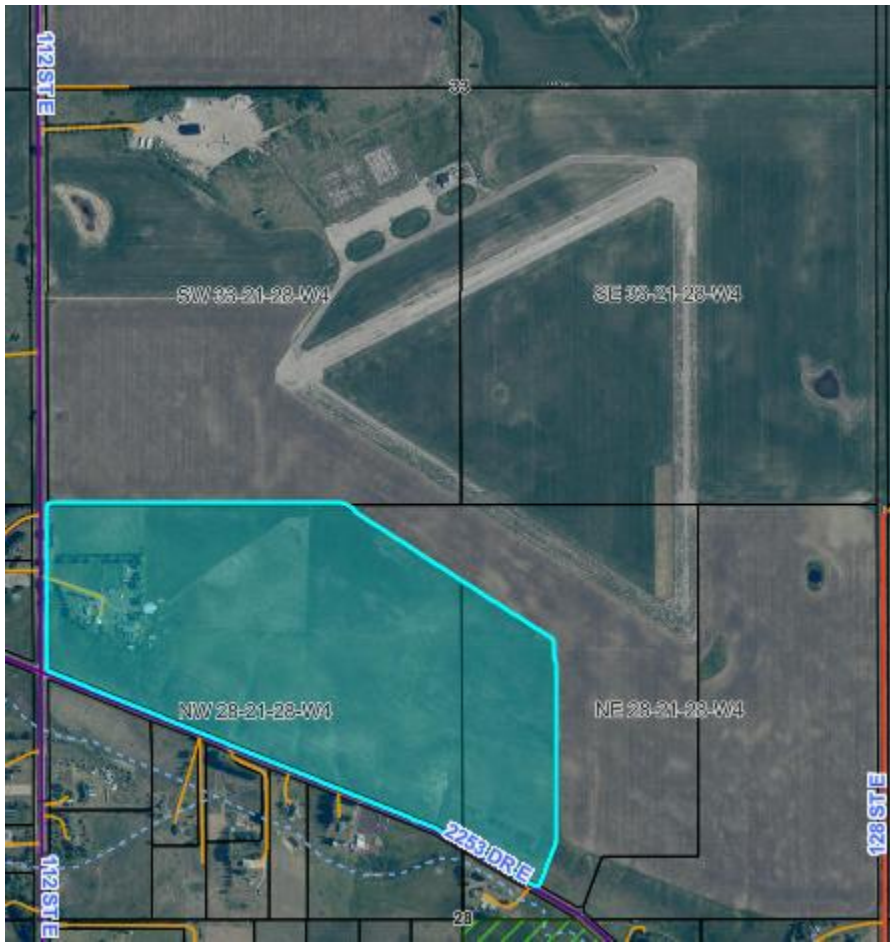
The Council has received an application to further amend the Land Use Bylaw by authorizing redesignation of portions of NW 28-21-28 W4 and NE 28-21-28 W4 from Agricultural District to Country Residential District to allow the future subdivision of eighteen (18) 4.41 +/- acre to 9.18 +/- acre Country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

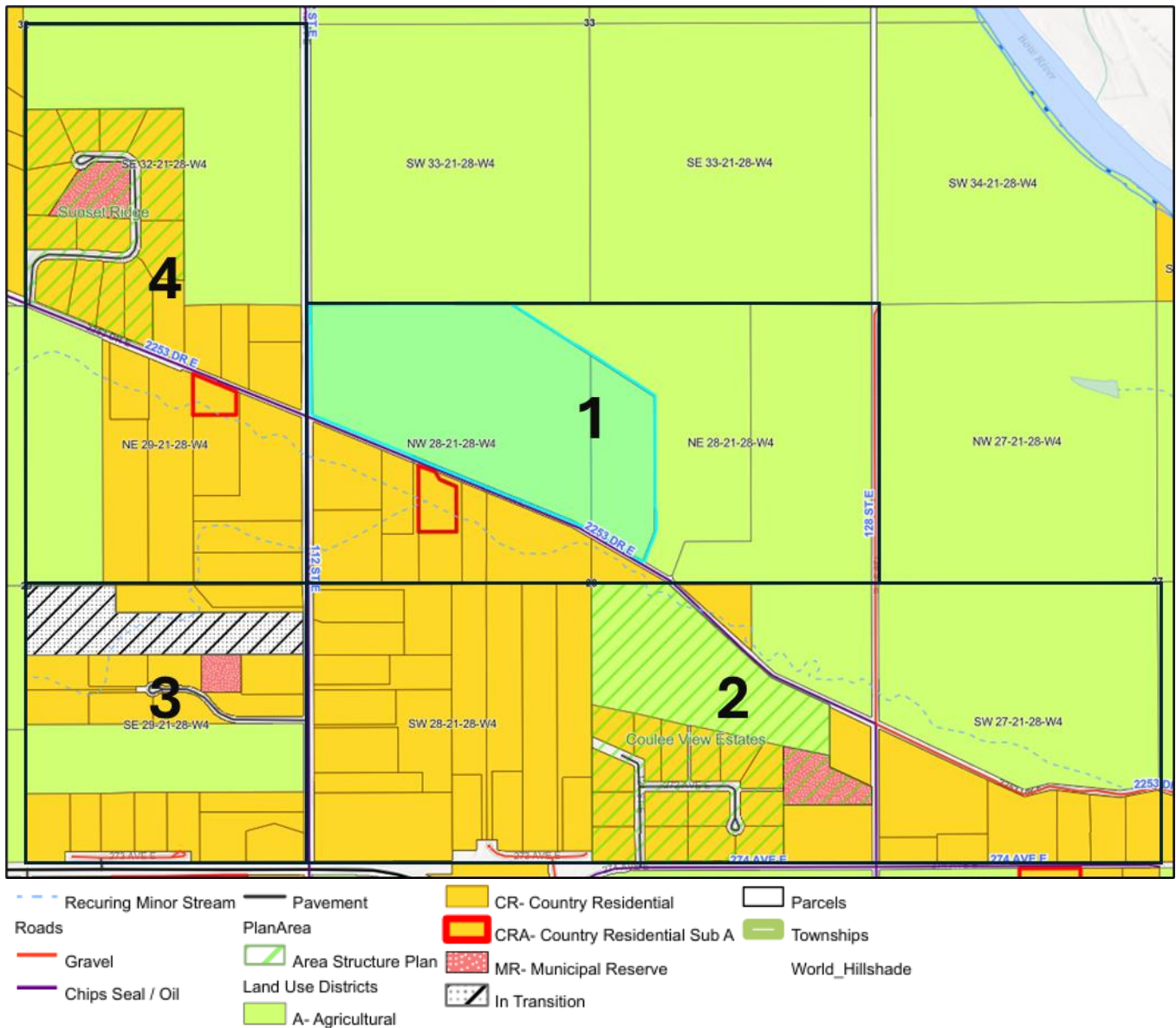


NW & NE QUARTER SECTION & HALFMILE BACKGROUND



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.

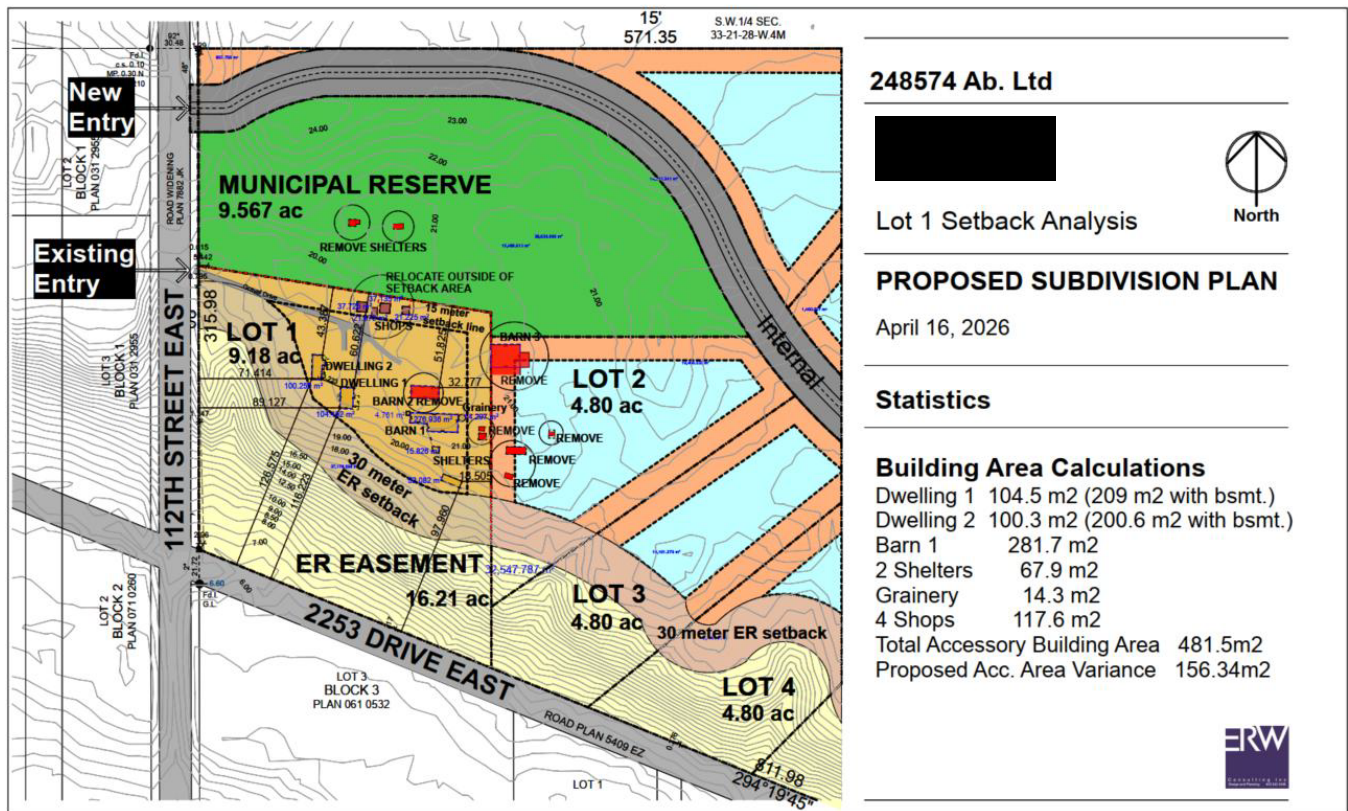
SITE CONSIDERATIONS

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
--------------------------	--

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

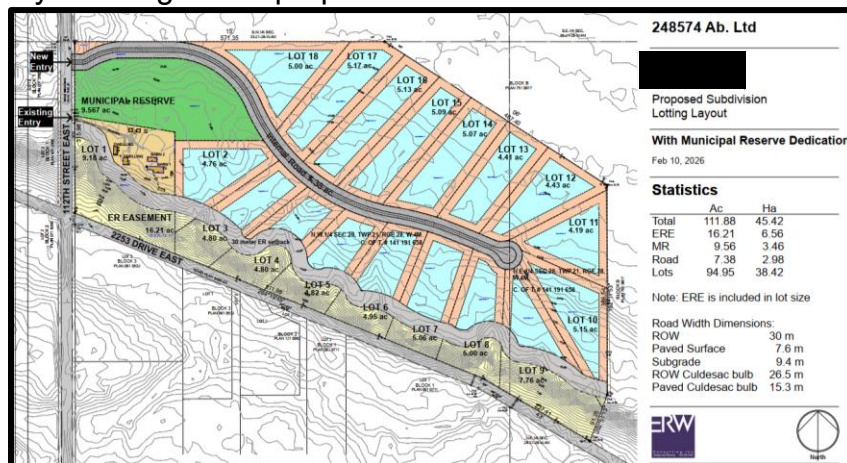
Bylaw XX/2026

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

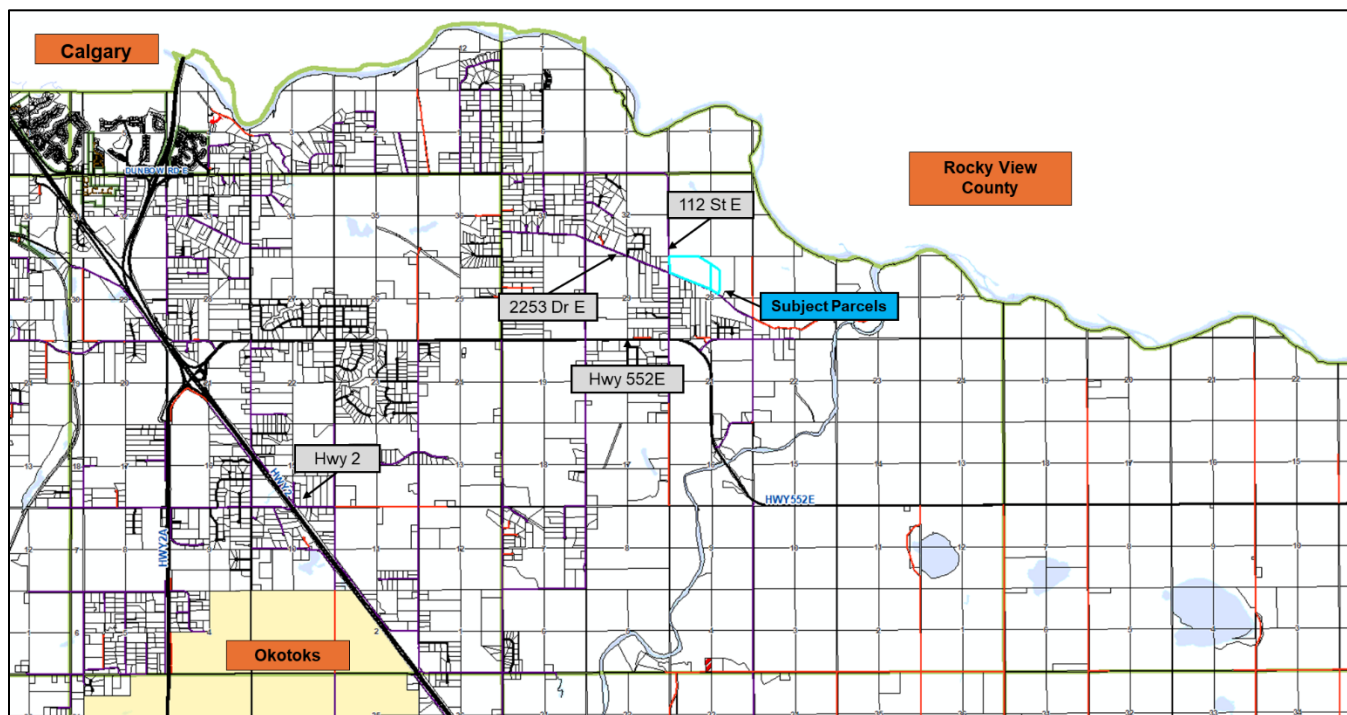
APPENDIX C: SUPPORTING DOCUMENTATION

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

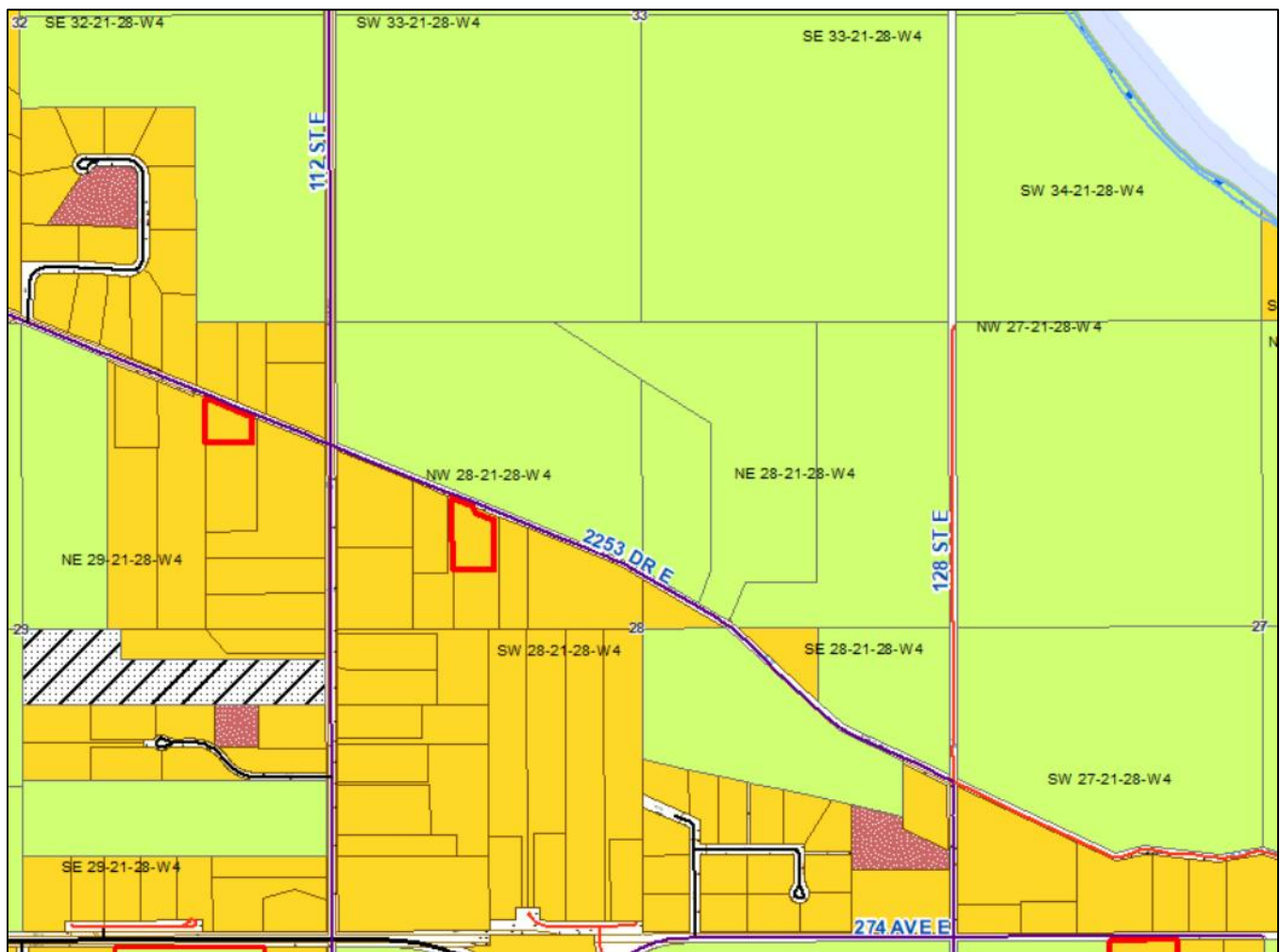
APPENDIX D:

PROPOSED BYLAW

APPENDIX A: LOCATION MAP

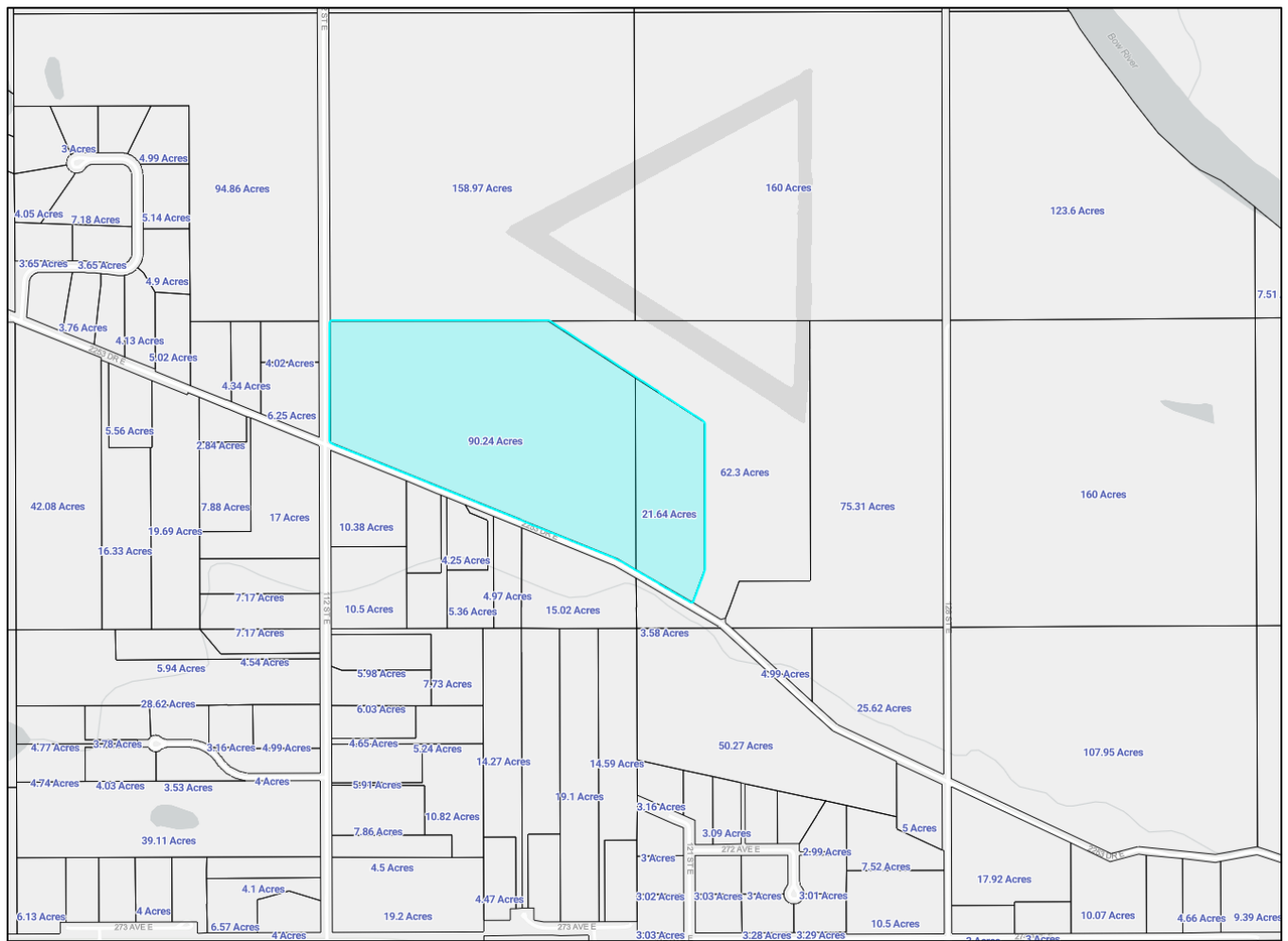


APPENDIX A: HALF MILE MAP – LAND USE

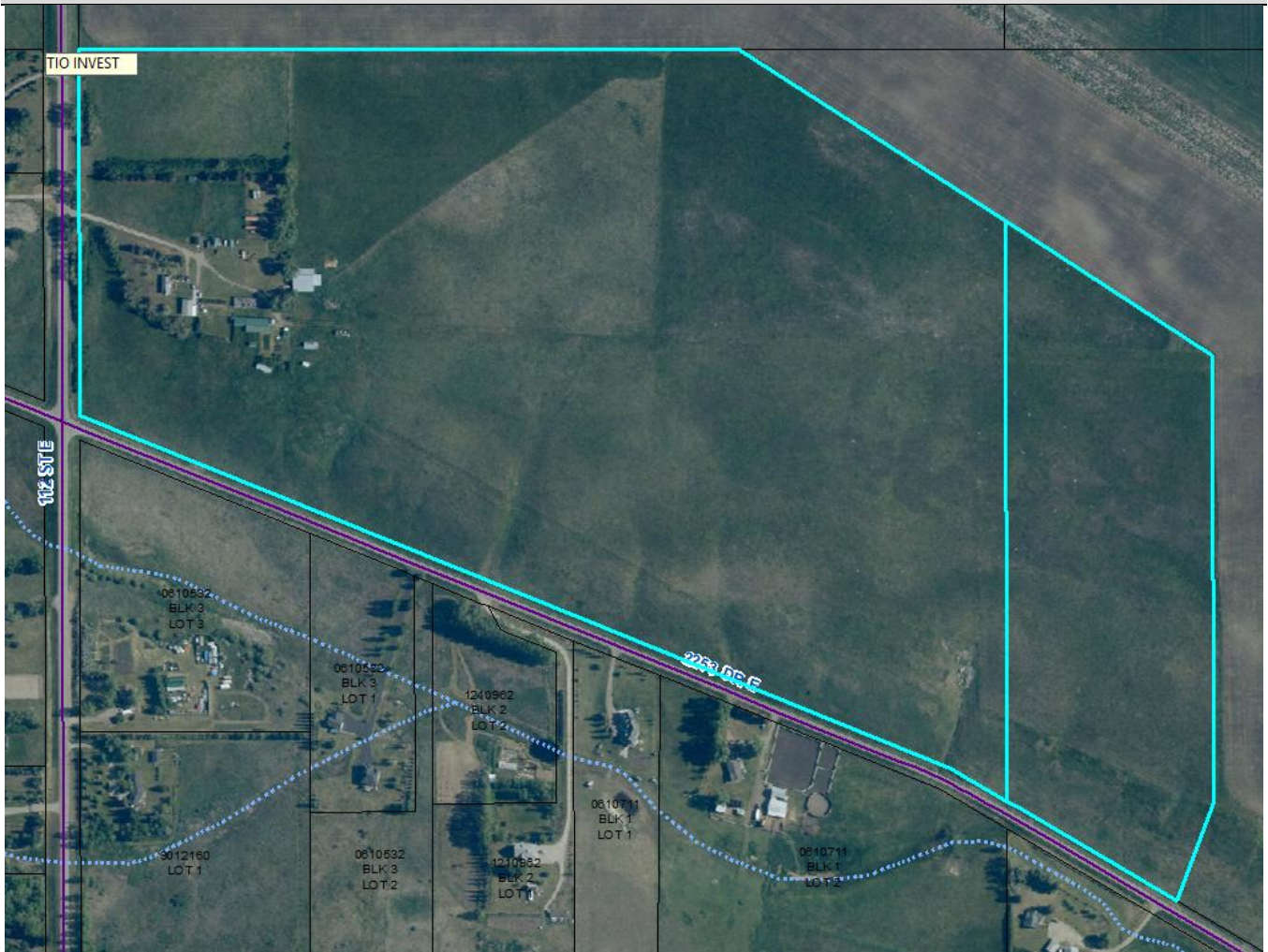


- | | | | |
|---|---|---|--|
| <ul style="list-style-type: none"> --- Recuring Minor Stream Roads --- Gravel --- Chips Seal / Oil | <ul style="list-style-type: none"> Pavement PlanArea Area Structure Plan Land Use Districts A- Agricultural | <ul style="list-style-type: none"> CR- Country Residential 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

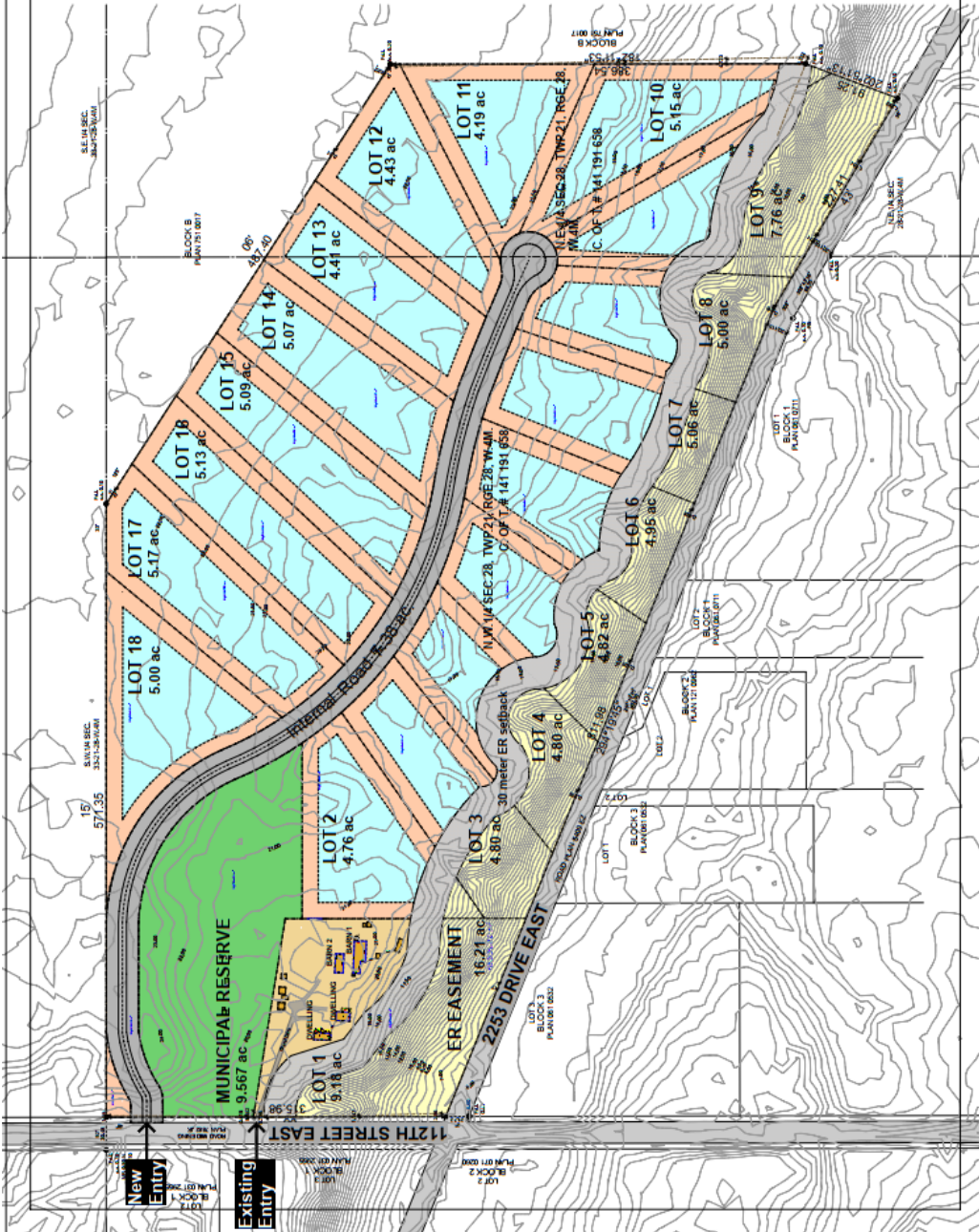
Feb 10, 2026

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.



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,

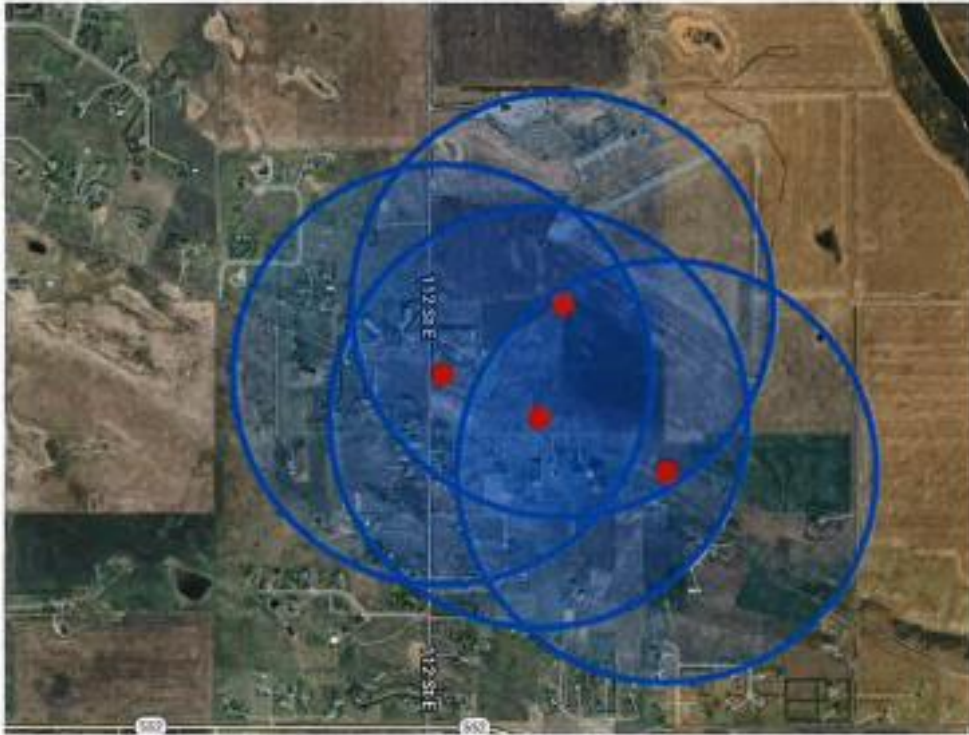
Seth Allred
[REDACTED]

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 .

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

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

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>FOOTHILLS COUNTY</p>	<p>PROPOSAL: Review policy topics with Council regarding potential Land Use Bylaw amendments to reduce red tape</p>
<p>FILE MANAGER: 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 10m² 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 1m² (10.8 sq. ft.) in size meeting max. height requirements.
 - ii. Array in excess of 1m² (10.8 ft²) but no greater than 10m² (107.6 ft²) 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>Conclusion: 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>Conclusion: 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 ² (136 ft ²) – 223m ² (2400 ft ²)	50m ² (538 ft ²)	63m ² (674.6 ft ²)
Agricultural (19 records)	2.4m ² (26 ft ²) – 111.5m ² (1200 ft ²)	39 m (420 ft ²)	46 m ² (495.5 ft ²)
<i>Conclusion: The median array area was approximately 537.9 ft² (50.0 m²) on 2–20 acre / Country Residential parcels and 420.0 ft² (39.0 m²) 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.

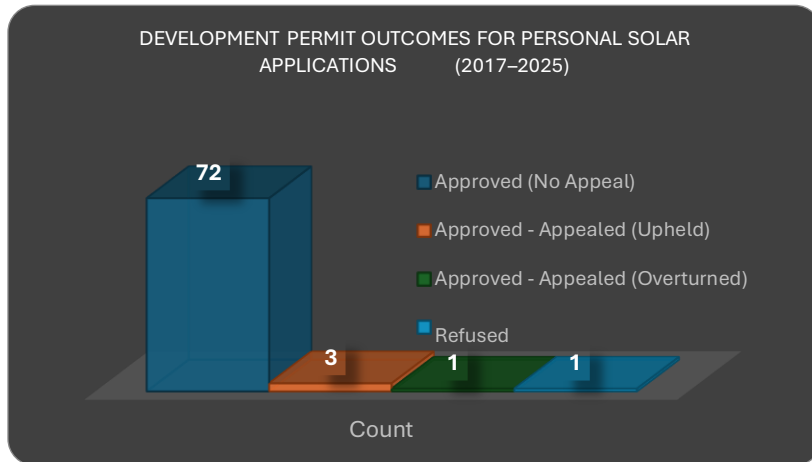
Height of Ground Mount systems:

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>Conclusion: 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 ²)
Total Array Area	300 - 350 sq.ft. (27.9 - 32.5 m²)

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

AGRICULTURAL	
Component	Annual Usage
Farm Operation	~15,936 kWh/year
Residence	~7,200 kWh/year
Total required solar production	~23,136 kWh/year
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 ²)
Total Array Area	~1050 sq.ft. (97.5 m²)

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 ²)
Total Array Area	400–500 sq.ft. (37.2m²-46.5m²)

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 m² (25 ft²10.7 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 1m² but no greater than 10m² 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 m² (25 ft².) 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 m² (500 ft²) in size. or
- b. On Agricultural District parcels, the cumulative freestanding solar array(s) solar array not exceeding 56 m² (1000 ft²) 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 2.33m² (25 ft²) 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 ² 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.

Standard	Requirement
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.

Parcel Size (acres)	Arena Size (sq. ft.)
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)

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
 2ND AND 3RD READING TO BYLAW 66/2025
 April 29, 2026**

APPLICATION INFORMATION		File No. 25R039
The following Councillors can vote on this item: <i>Deputy Reeve Oel, Councillor Alger, Councillor McHugh</i>		
	LEGAL DESCRIPTION: PTN. NW 27-21-02 W5M; Plan 0111533, Block 1, Lot 2	
	LANDOWNERS: Tyler Wiebe	
	AREA OF SUBJECT LANDS: 10.0 Acres	
	CURRENT LAND USE: Country Residential District	
	PROPOSED LAND USE: Country Residential District	
PROPOSAL: 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.		
LOCATION: The subject parcel is located directly south of 1119 Dr W, approximately 540m east of 144 St W.		
DIVISION NO: 5		COUNCILLOR: Alan Alger
FILE MANAGER: Brittany Smith		

PURPOSE OF REQUEST:

Request to Council to provide 2nd and 3rd 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 1st reading of the Bylaw have been met.

COUNCIL ACTION REQUESTED:

Council is requested to consider granting 2nd and 3rd 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

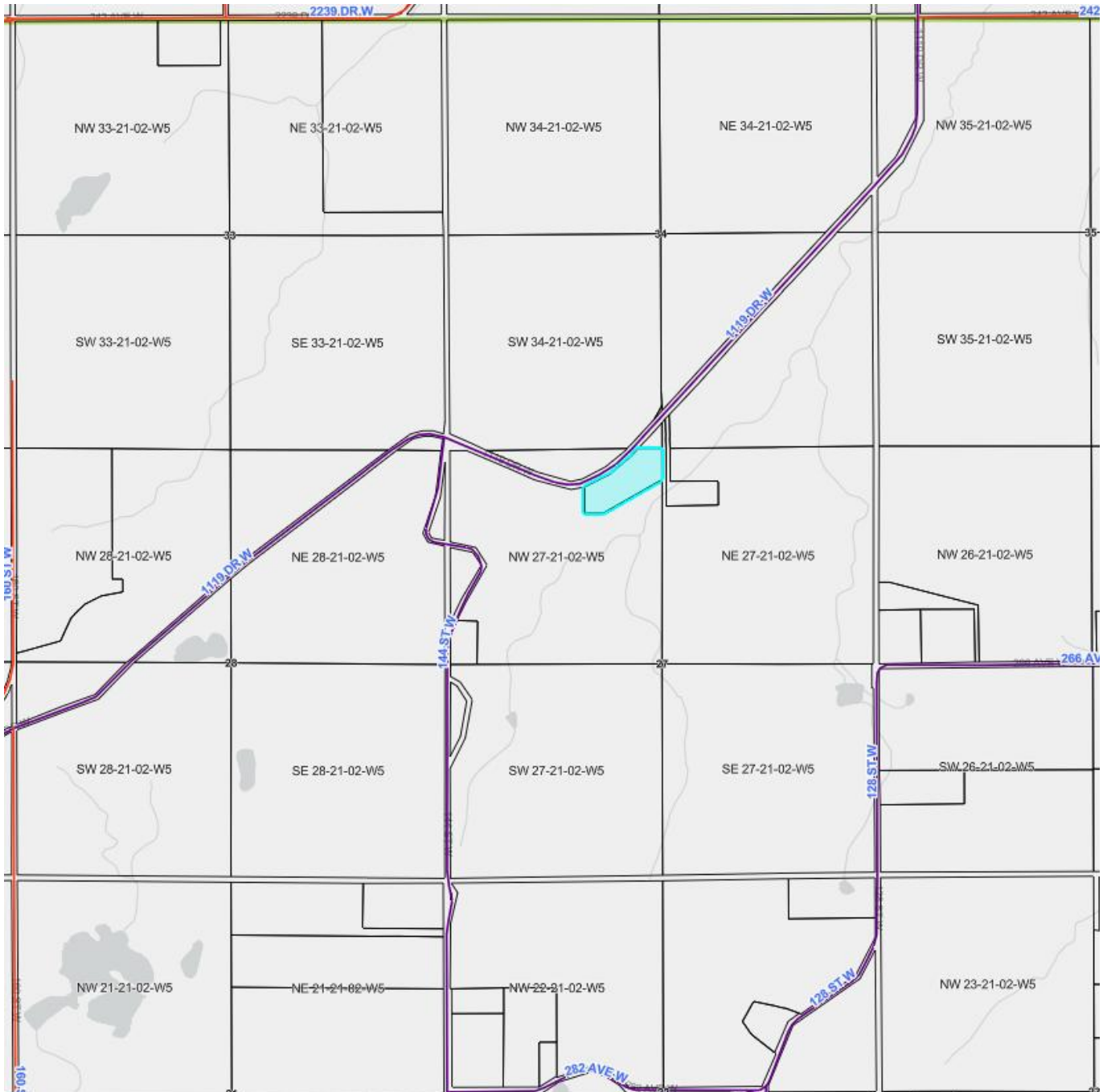
MAP 3 – ORTHO PHOTO

APPENDIX B: BYLAW 66/2025

APPENDIX C: EXCERPT FROM COUNCIL MINUTES

OCTOBER 8, 2025

APPENDIX A: MAP SET – LOCATION MAP



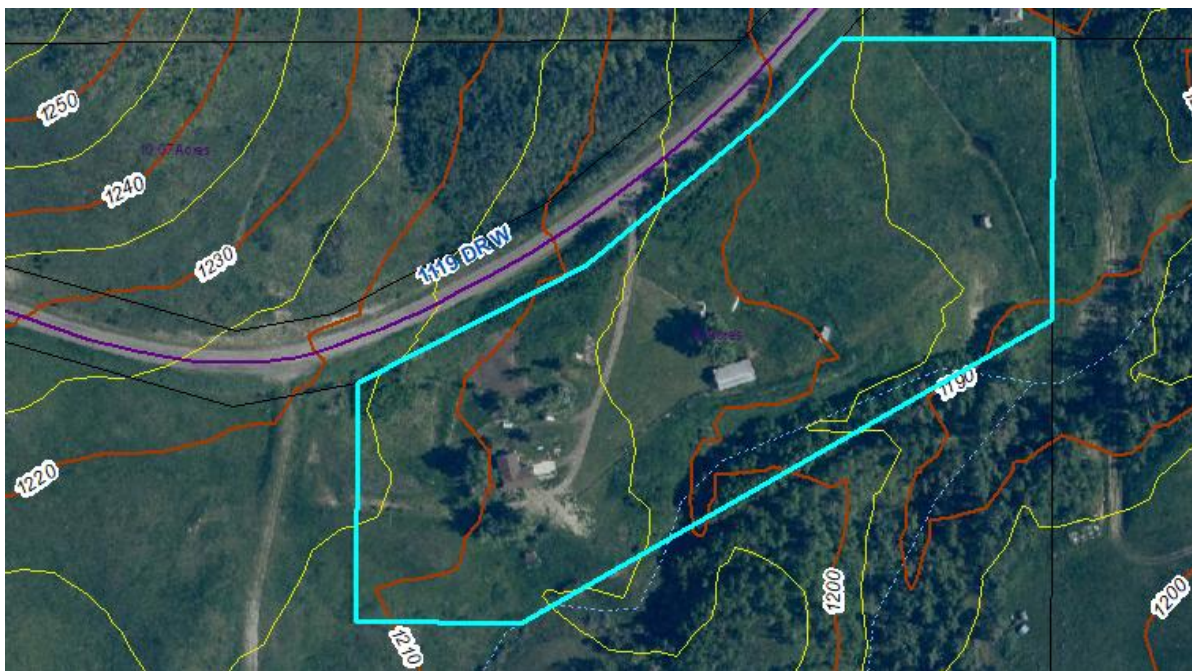
APPENDIX A: SITE PLAN

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
 2nd AND 3rd READING TO BYLAW 72/2025
 April 29, 2026**

REQUEST FOR 2nd AND 3rd READING TO BYLAW 72/2025	
APPLICATION INFORMATION	
	LEGAL DESCRIPTION: Ptn. NW 18-19-27 W4M
	LANDOWNER: Carrie Irwin
	AREA OF SUBJECT LANDS: 158.99 acres
	CURRENT LAND USE: Agricultural
	PROPOSED LAND USE: Country Residential District (CR)
NUMBER & SIZE OF PROPOSED PARCEL: 1 x +/-14 acre parcel	
PROPOSAL: 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.	
DIVISION NO: 1	REEVE: Rob Siewert
FILE MANAGER: Kari Furnell	

PURPOSE OF REQUEST

- Request for Council to:
1. Review and consider the revised site plan; and
 2. Provide 2nd and 3rd reading to Bylaw 72/2025

BACKGROUND

November 26th, 2025 – Council granted 1st 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 1st reading of the Amendment have been completed.

COUNCIL ACTIONS REQUESTED

Council is respectfully requested to consider granting 2nd and 3rd 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

APPENDIX A - MAP SET:

Location Map
Initial Site Plan
Ortho Photo

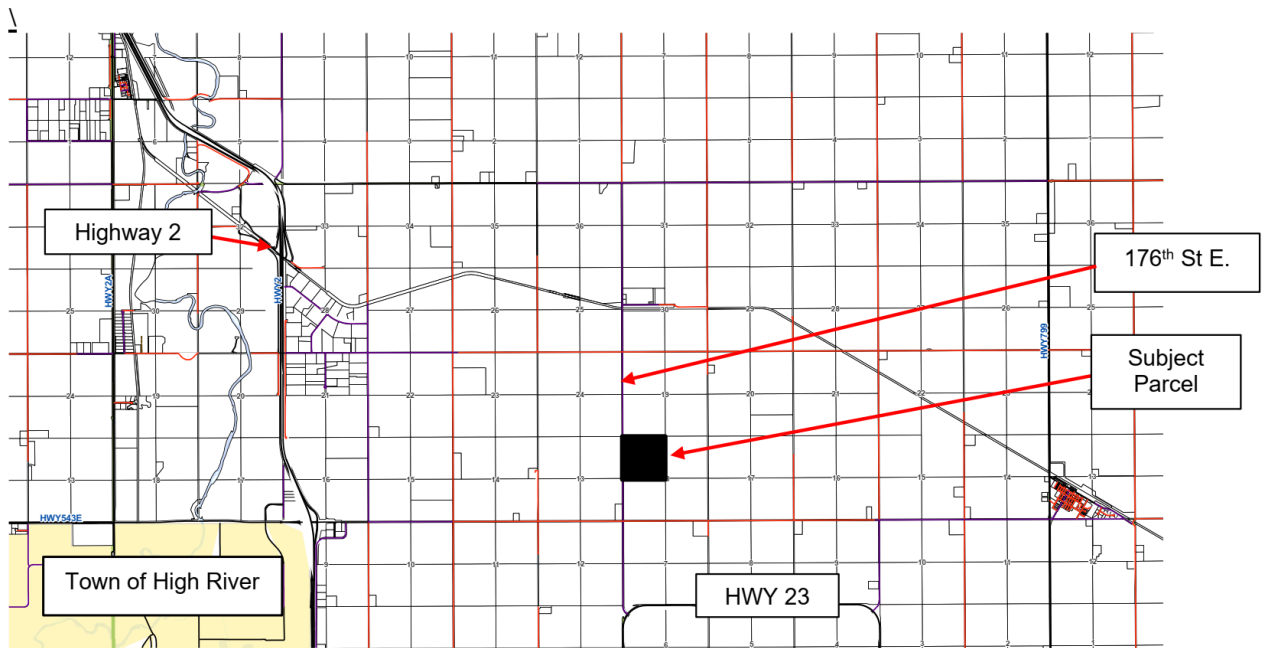
APPENDIX B:

Excerpt from November 26, 2025 Council Meeting minutes

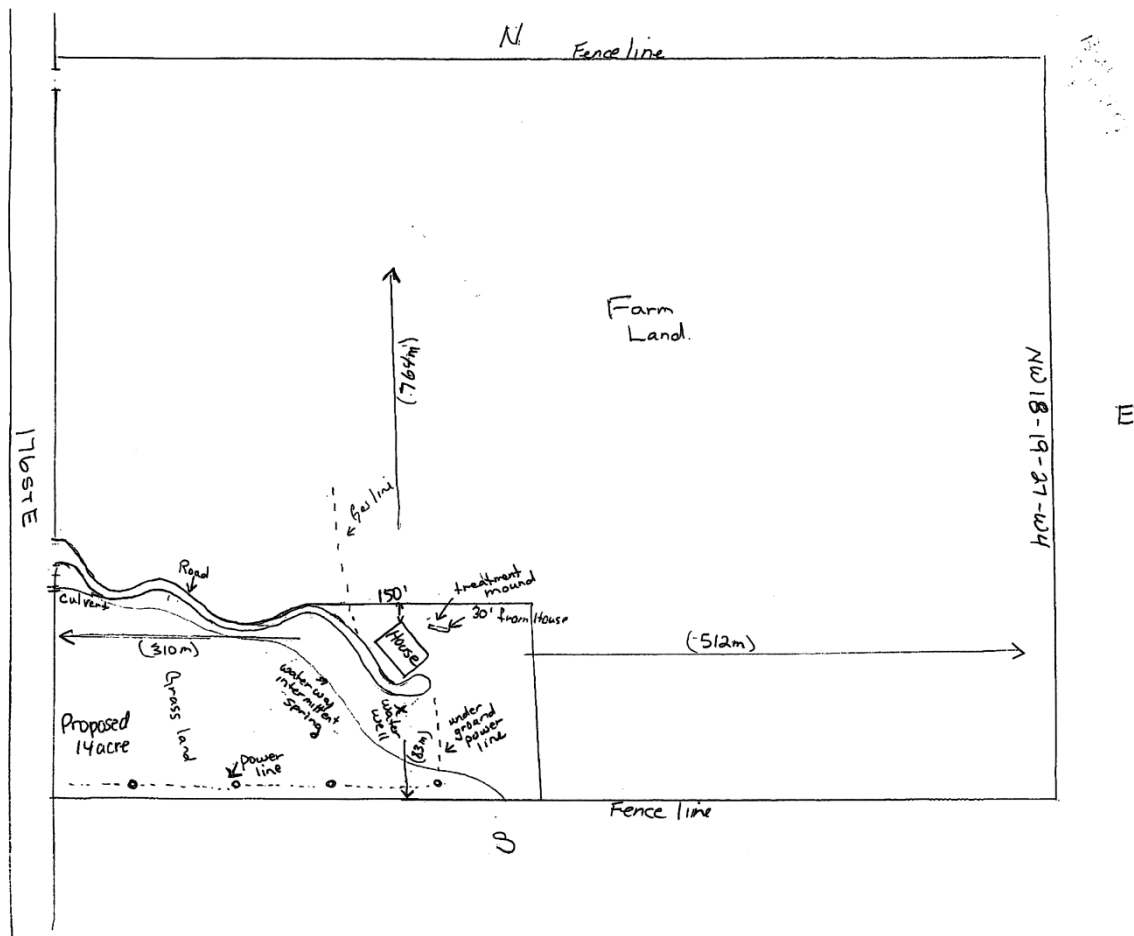
APPENDIX C:

Bylaw 72/2025

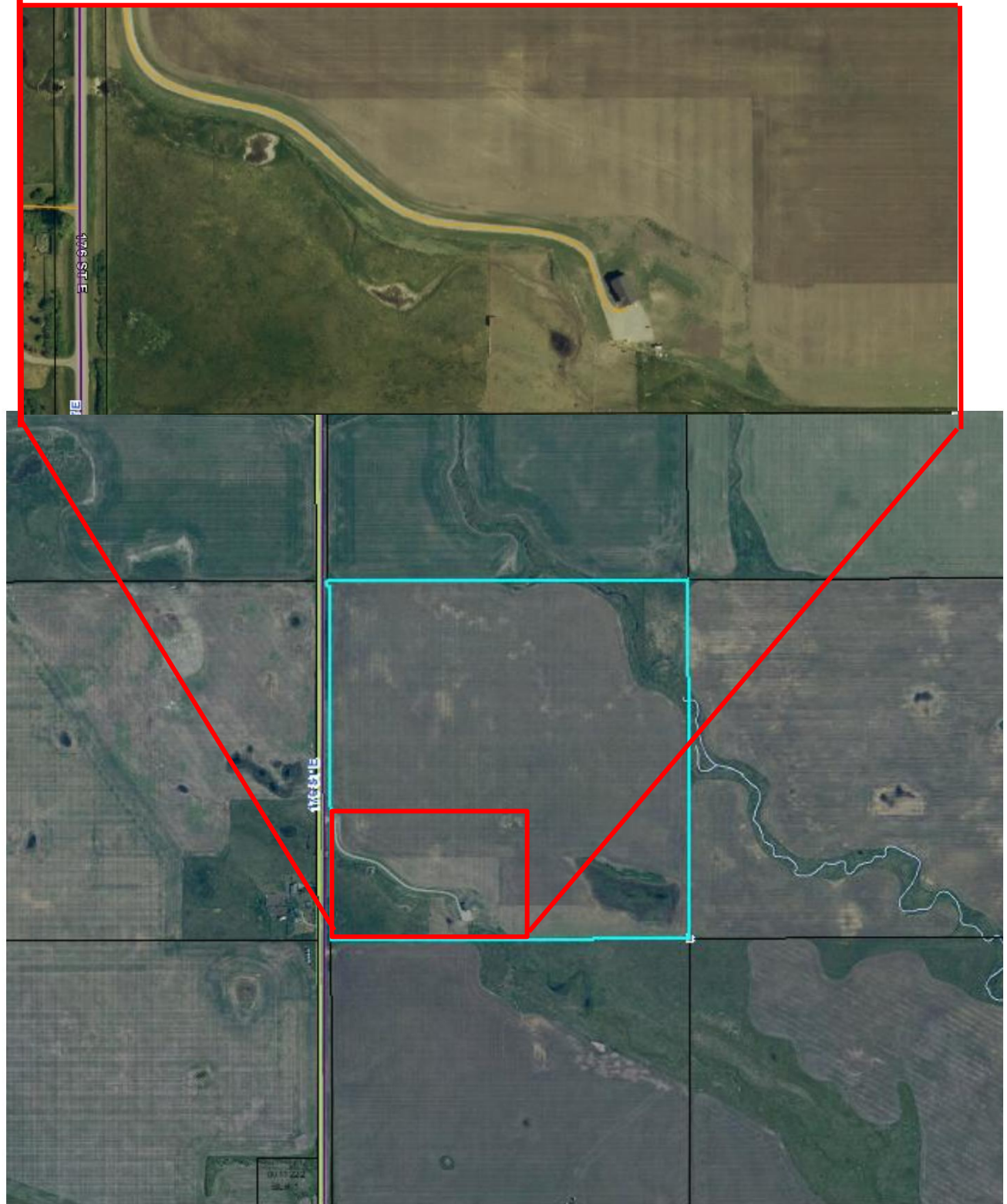
APPENDIX A: LOCATION MAP



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**

APPLICATION INFORMATION		FILE NO. 26D 082
	DATE APPLICATION DEEMED COMPLETE: March 9, 2026	
	LEGAL DESCRIPTION: Plan 1211902, Block 1, Lot 4; Ptn. NE 22-22-03 W5M	
	LANDOWNER: EdgeTech Solutions Enterprises Inc	
	APPLICANTS: EdgeTech Solutions Enterprises Inc./Keith Hache	
PROPOSAL: Development Permit application for a Direct Control District #22 (DC#22) property to allow for: <ul style="list-style-type: none"> a. Dwelling, Single Family with attached Garage b. Variance to Height c. Relaxations of Setbacks d. Temporary Accessory Buildings 		
DIVISION NO: 4	DEPUTY REEVE: Suzanne Oel	
FILE MANAGER: 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:

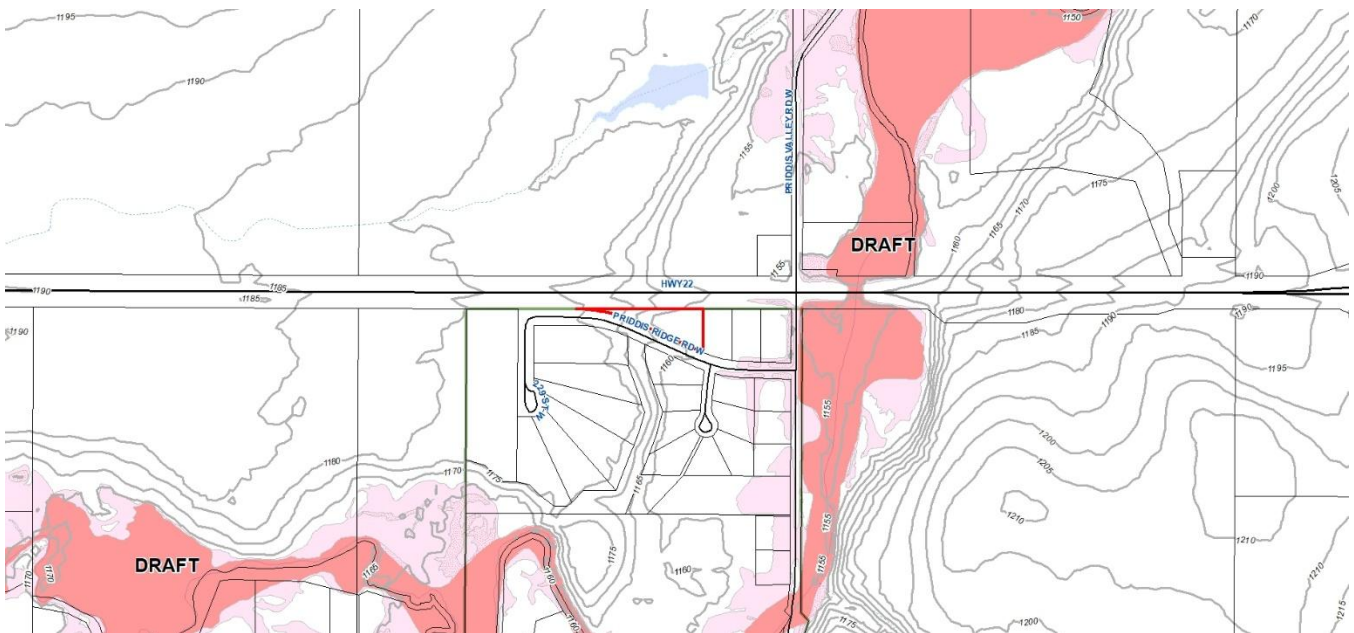
Access:

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.

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works	<p>The following report is recommended:</p> <ul style="list-style-type: none"> • Lot Grading/Overland Drainage Plan <p>Additional Comments:</p> <ul style="list-style-type: none"> • 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; • The approach is to be developed to meet, at minimum, Foothills County Standard for a common approach.
Safety Codes Officer	Building and Fire Code requirements, including for temporary structures, will need to be complied with.
EXTERNAL	
Alberta Transportation (ATEC)	<ul style="list-style-type: none"> • 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. • 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).
Meota Gas Co-op Association Ltd.	No concerns
PUBLIC	<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

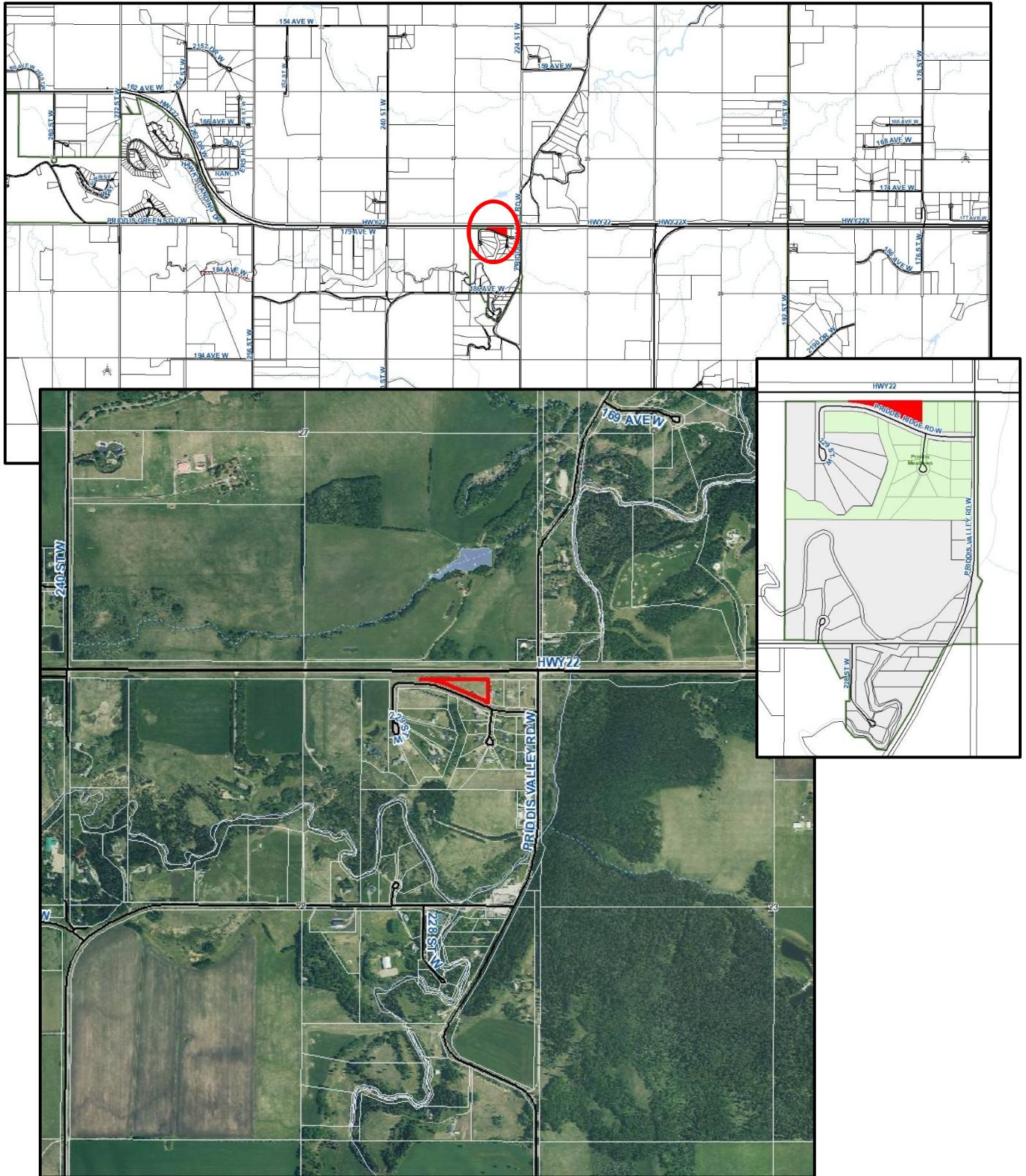
SITE PLAN

APPENDIX B: DIRECT CONTROL DISTRICT #22

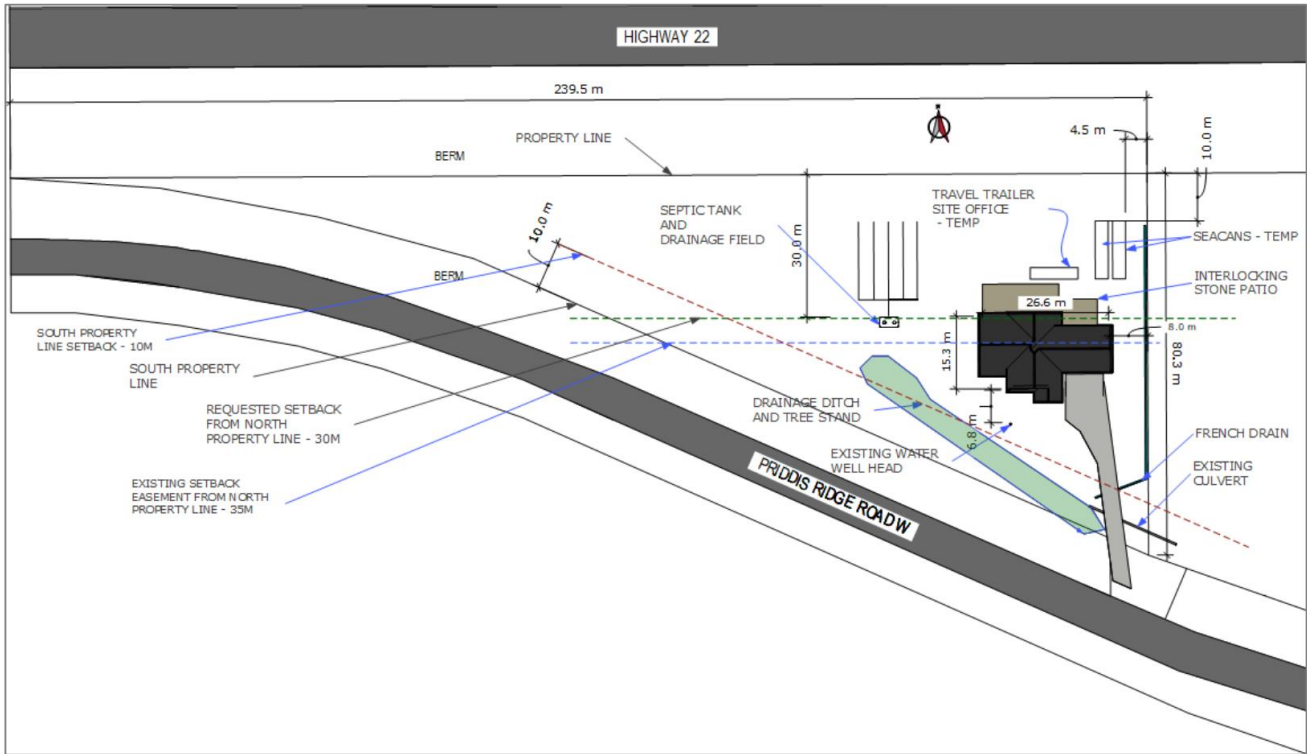
APPENDIX C: DEVELOPMENT PERMIT 24D 070 DECISION

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

DEPARTMENT: Legislative Services	
	TOPIC: Greater Calgary Regional Table - CMRB Trust Funds
REPORT PRESENTED BY: CAO Ryan Payne	

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