


**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

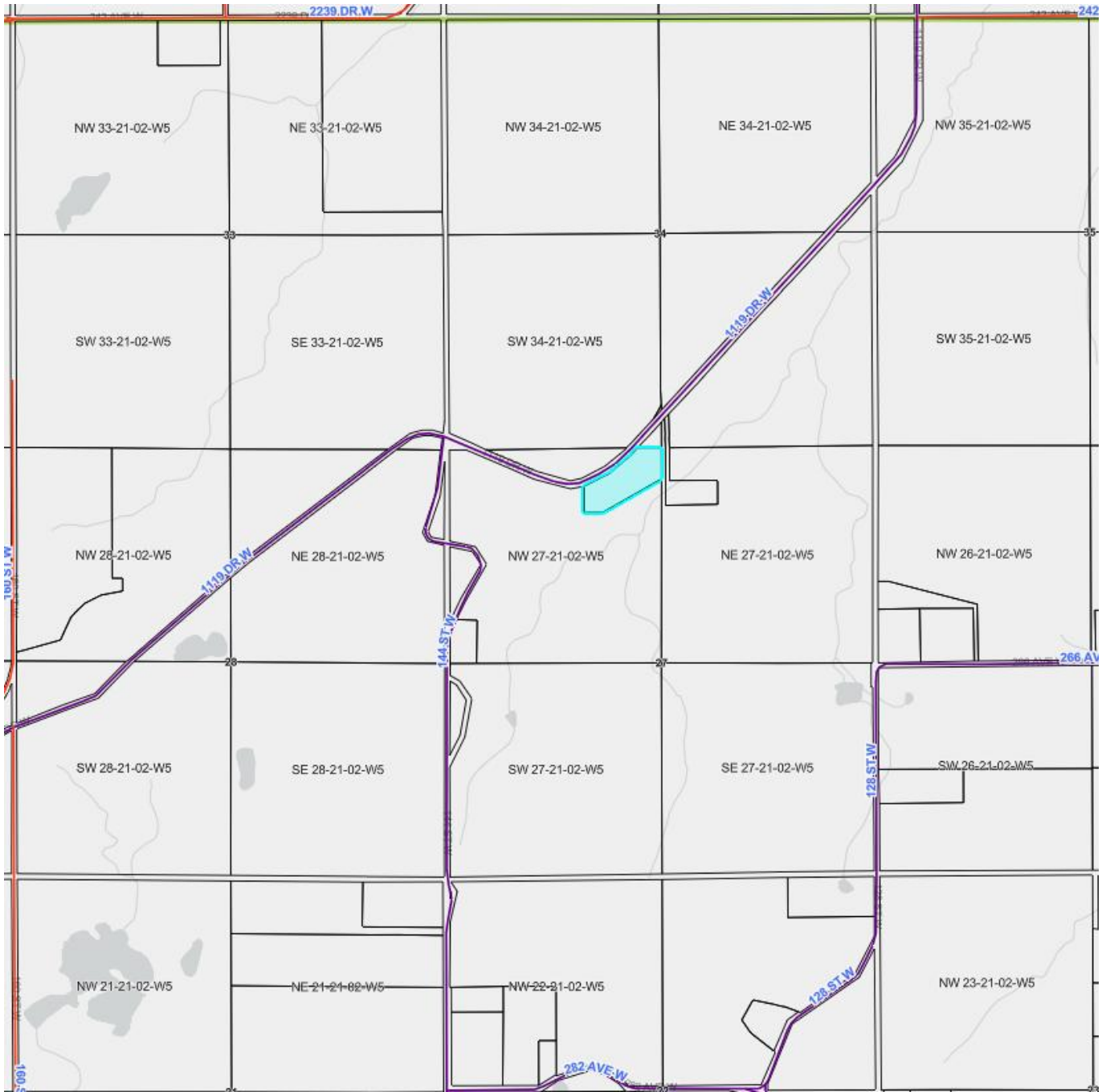
MAP 3 – ORTHO PHOTO

APPENDIX B: BYLAW 66/2025

APPENDIX C: EXCERPT FROM COUNCIL MINUTES

OCTOBER 8, 2025

APPENDIX A: MAP SET – LOCATION MAP



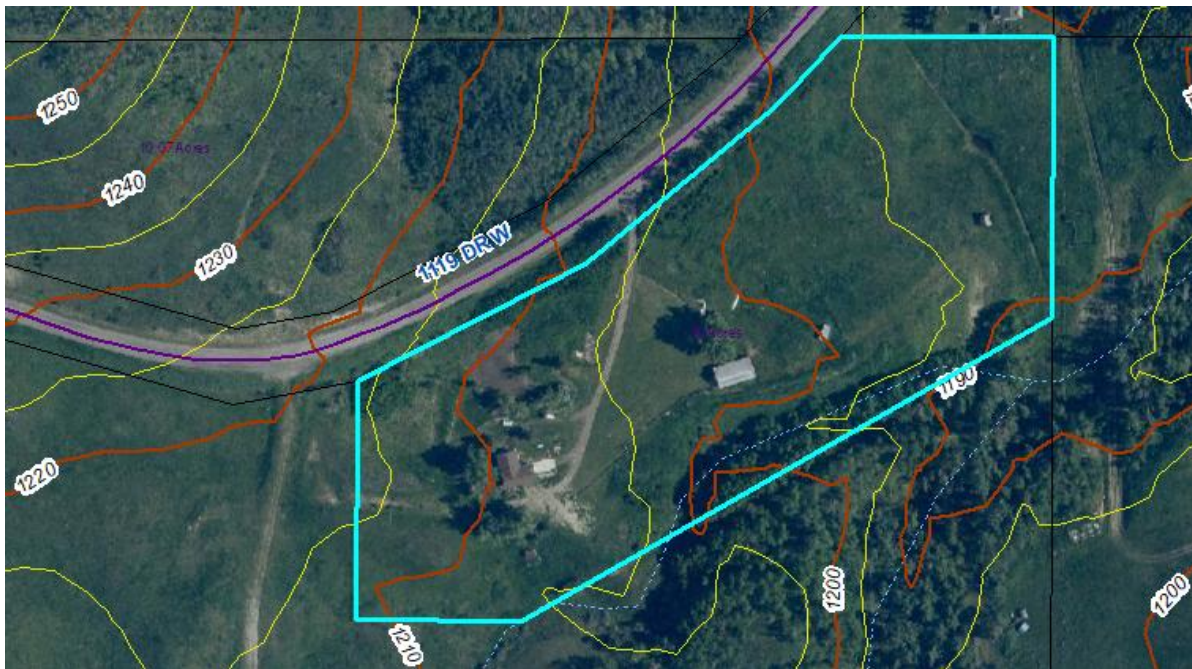
APPENDIX A: SITE PLAN

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