


**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

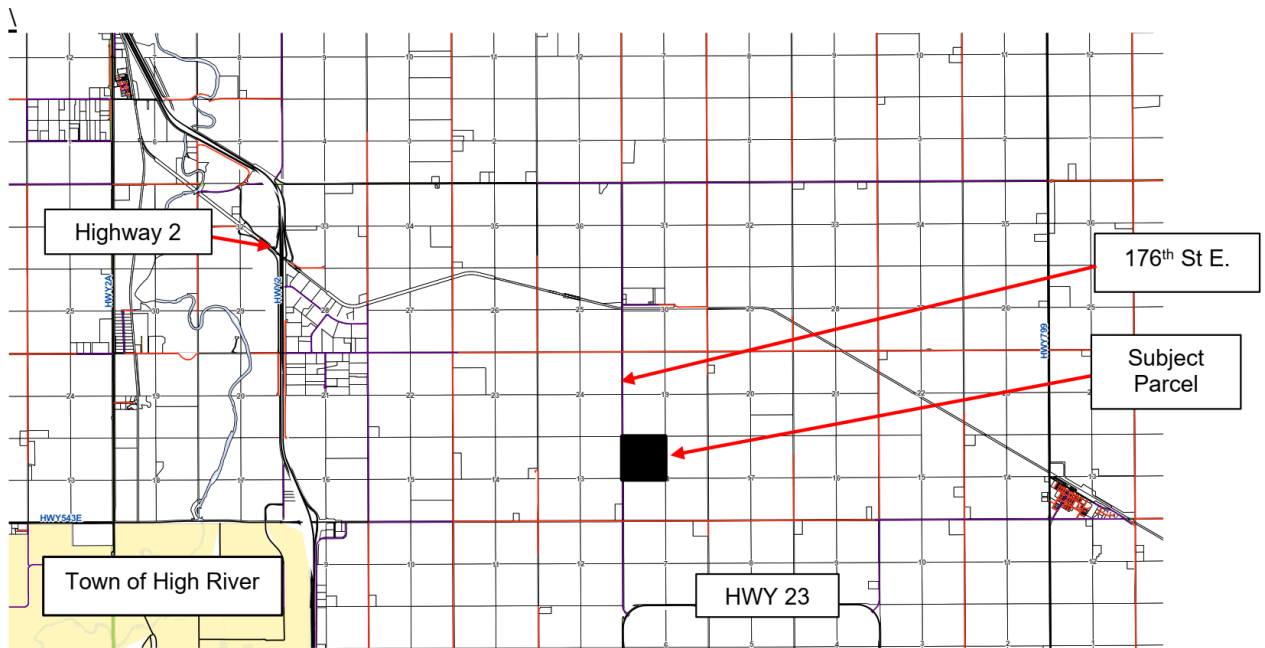
APPENDIX B:

Excerpt from November 26, 2025 Council Meeting minutes

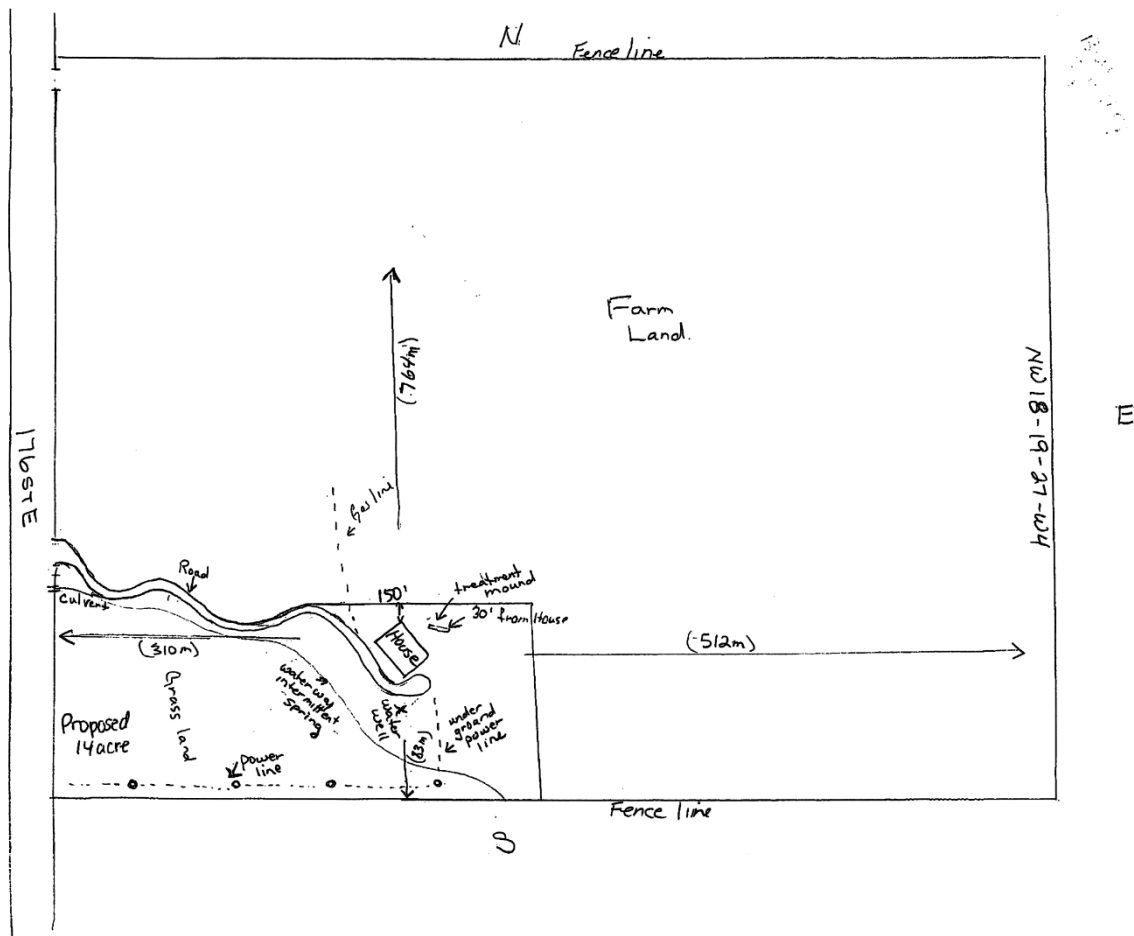
APPENDIX C:

Bylaw 72/2025

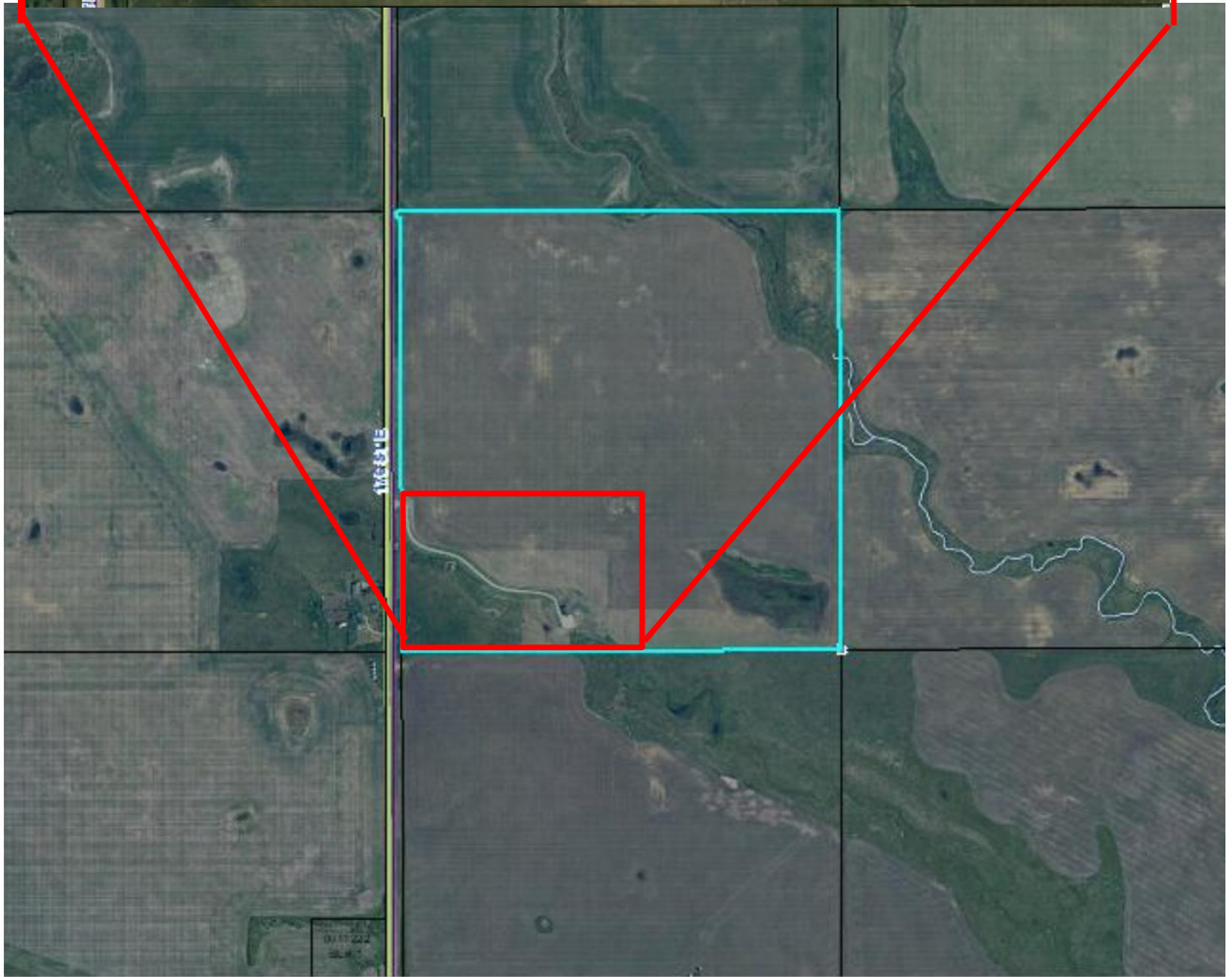
APPENDIX A: LOCATION MAP



APPENDIX A: ACCEPTED SITE PLAN



APPENDIX A: ORTHO PHOTO



APPENDIX B: Excerpt from November 26, 2025 Council Meeting minutes

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

APPENDIX C: BYLAW

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 .