


**PUBLIC HEARINGS AND MEETINGS
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL
 SITE SPECIFIC AMENDMENT
 May 6, 2026
 To be heard at: 10:00 AM**

REQUEST FOR LAND USE REDESIGNATION		
	LEGAL DESCRIPTION: PTN. NE 12-19-29 W4	
	LANDOWNERS: High River Agricultural Society	
	AGENT: Legacies Academy Foundation	
	AREA OF SUBJECT LANDS: 80.28 acres	
	CURRENT LAND USE: DC#32 (Agricultural Societies)	
<p>PROPOSAL: Site Specific Amendment to the Direct Control District #32 land use rules to authorise Educational Services, Private/Charter use as a Permitted Use on Ptn. NE 12-19-29 W4M.</p> <p>Additionally, Site Specific Amendment to the Direct Control District #32 land use rules to authorise Private Amenity Space (accessory to the Educational use on site) as a Permitted Use on Ptn. NE 12-19-29 W4M</p>		
DIVISION NO: 1	REEVE: Rob Siewert	FILE MANAGER: Pierre-David Karolyi

EXECUTIVE SUMMARY

Location of Subject Lands

The subject parcel is located north adjacent to the Town of High River and is surrounded by High River town limits on its east, south and west sides. It is adjacent to Highway 2A to the east and Highway 543 East to the north.

Policy Evaluation

The application has been reviewed within the terms of the Intermunicipal Development Plan with the Town of High River, Growth Management Strategy, the Municipal Development Plan (MDP) 2010 and the Land Use Bylaw.

Referral Consideration

The application was provided to the required internal and external agencies for comment.

HISTORY

Following the elimination of Commercial District land use and the redesignation of the subject parcel to Direct Control District #32, Council approved a Master Development Permit in 2018 to bring the High River Agricultural Society’s operations into full compliance. At that time, the existing buildings were confirmed as non-conforming, while a shed and office trailers were approved. The site supports a variety of agricultural events held throughout the year.

Eamon’s Service Station (garage use) was approved under a separate Development Permit in 2016. In 2020, a site-specific amendment introduced Personal Services Establishments as a permitted use on the parcel, and a Barber Shop was subsequently approved by Development Permit in 2021 within the Call of the West Museum

The main floor of the Agricultural Society Building is presently occupied by the Foothills County Community & Emergency Services department.

PURPOSE OF APPLICATION

The application is to request to further amend the Land Use district for the subject 80.28-acre Direct Control District #32 parcel to allow for Educational Services, Private/Charter, as a permitted use, as well as Private Amenity Space (accessory to the Educational use on site) which is presently reserved for the primary Agricultural Society use on site.

The applicant notes that the proposal is for a private school which would begin by occupying the second floor of the existing Agricultural Society building, which is an 8196.8 sq. ft. area, with the possibility to extend to the main floor in the future, and for school related recreational and agriculturally focused at various outdoor locations within the subject parcel. The application notes an anticipated 10 staff members and 72 students from grades 1 to 6, with potential to expand up to grade 12 with each consecutive year, capped at 12 students per grade level. Operations are to run from 8:00 am to 4:00 pm Monday through Friday, with occasional weekend activities when pre-approved.

Different additional locations on the grounds are considered for learning activities:

1. Open field (southwest portion of the parcel): flexible space for movement, play and seasonal learning;
2. Treed area (southwest corner of the parcel): nature based exploration, observation and imaginative play;
3. Fenced area (north of the Agricultural Society building): seasonal sports and active play space;
4. Area south of the Agricultural Society building: animal husbandry and small-scale agricultural learning, gardening and care;
5. Arena: access to arena stewardship and horsemanship experiences through a school-use arrangement.

Further, the applicant is considering "Future Partnership Ideas" extracurricular activities including:

1. Student-run concession stands and seasonal markets
2. Agricultural literacy and gardening
3. Trades & skills mentorship
4. Community and senior events

Note: *The applicant has provided additional detail regarding the proposal. This has been included as **Appendix B: Applicant's Project Proposal**.*

SITE CONSIDERATIONS

Access

Access is provided via an existing approach from Highway 543 East. An egress access to the south passes through High River town limits towards Highway 2A. Pick up and drop off for students is proposed in a one-way counterclockwise flow path (see map below) with a "Hug & Go" area by the building. Some parking will be provided to escort children to the door and for volunteering. Traffic is expected mainly between 8:00-8:30 am and 3:30-4:00 pm.



Current Land

Subject parcel

Direct Control District #32, including a site-specific amendment for a Barber Shop within the Call of the West Museum building as approved in 2021

Adjacent Lands

Agricultural Land Use District to the north across Highway 543 East, and Urban Reserve District* within the Town of High River to the west, south and east.

**The Urban Reserve District is intended to support rural forms of Development and temporary Uses prior to transitioning to a more urban form through an Area Structure Plan, Neighbourhood Outline Plan and/or land use redesignation.*



POLICY EVALUATION

Intermunicipal Development Plan (IDP) with the Town of High River

The application is consistent with the IDP. Section 3.4 of the IDP notes the High River Agricultural Society Grounds as an *Important Historical or Cultural Feature* along with George Land Memorial Park, Murals, Museum of the Highwood, Sheppard Family Park, and the RCAP Station High River.

The Town of High River has not provided comment at the time of this staff report.

Municipal Development Plan (2010)

The Recreation section of the MDP2010 refers to recreational and education opportunities, and its policies 2, 3, 5 and 7 provide that proposals for recreational development shall be compatible with and designed in consideration of surrounding area and land uses, shall be set back to a

reasonable distance from highways, and shall have proven water supply system and wastewater disposal system adequate to meet the needs of the development.

Land Use Bylaw

Under Land Use Bylaw 60/2014 (LUB) the Direct Control District would not permit Educational Services, Private/Charter, nor Private Amenity Space (for other than accessory uses to the Agricultural Society) as a permitted or discretionary use, as defined within the LUB. The definitions read:

EDUCATIONAL SERVICES, PRIVATE/CHARTER means development for instruction and education purposes, involving assembly for educational, training or instruction purposes by a private school system or individual and includes administration offices, dormitory and accessory buildings. Typical facilities would include private schools, charter schools, or seminaries, community colleges, universities, technical and vocational facilities that are privately owned or operated;

PRIVATE AMENITY SPACE means development of private open space reserved for private uses, for active or passive recreational use and includes all natural and man-made landscaping, facilities, playing fields, buildings, and other structures that are consistent with the general purpose of private amenity space, the open space and associated recreational facilities are privately owned, operated, and maintained by a landowner, a homeowner's association, or a community association.

PERMITTED USE means the use of land, a building, or buildings provided for in this Bylaw that must comply with all provisions of the Land Use Bylaw unless a variance is provided. The Approving Authority must issue a Development Permit with or without conditions as provided for in this Bylaw for a permitted use. All permitted uses require the issuance of a Development Permit, unless identified as "Development Permit not required" or exempt under this Bylaw;

DISCRETIONARY USE means the use of land or a building provided for in this Bylaw for which the Approving Authority may issue a Development Permit with or without conditions as provided for in this Bylaw;

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	
Alberta Health Services – Environmental Public Health	Does not have any concerns with the information as provided. However, some comments to pass onto the applicant are the following: Any existing or future private sewage disposal systems must be completely contained within the property boundaries and must comply with the most recent Alberta Private Sewage Systems Standard of Practice. Prior to installation of any sewage disposal system, a proper geotechnical assessment should be conducted by a qualified professional engineer.
Town of High River	The town has not provided comment at the time of this report.
ATCO Gas & Transmission	No concerns
Alberta Transportation and Economic Corridors	After review, Alberta Transportation and Economic Corridors have no concerns, or objections with the proposed land use amendment. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies. In reviewing the application, the proposed development falls within the permit area of a provincial highway as outlined in the Highways Development and Protection Act/Regulation. The proposed development, however, will not cause any concern for ongoing highway operation or future highway expansion. Alberta Transportation and Economic Corridors, therefore, issues an exemption from the permit requirements for the development listed above pursuant to Section 25 of the <i>Highways Development and Protection Regulation</i> .
INTERNAL	
Public Works	No comments or concerns
PUBLIC	
Western Wheel	April 22 nd and 29 th , 2026
Landowners (Half Mile)	No letters submitted at the time of this report.

SUMMARY

Bylaw XX/2026

The application requests Council approve a Site-Specific Amendment to the Direct Control District #32 (DC#32) Agricultural Societies land use rules for the existing 80.28-acre parcel to allow for Educational Services, Private/Charter use as a Permitted Use, and Private Amenity Space (accessory to the Educational use on site) as a Permitted Use.

It is additionally requested that Council provide direction respecting the following:

1. Council may choose to deem the use approved under the request for Site-Specific Amendment as either a Permitted or Discretionary Use for the parcel.
2. Council may consider including Private Amenity Space (accessory to Educational use on site) as a permitted or discretionary use for the parcel; **OR** Council may consider amending Direct Control District #32 by changing "Private Amenity Space (accessory to the primary Agricultural Society use on site)" to "Private Amenity Space (accessory to approved uses on site)".

OPTIONS FOR COUNCIL CONSIDERATION

OPTION #1 – FIRST READING APPROVAL – PERMITTED USE

Subsequent finalization of the Bylaw through approval of 2nd and 3rd reading; and issuance of a development permit (by a Development Officer, acting as Development Authority) will be required prior to the property being developed/used in this manner.

Council may choose to grant 1st reading to the application for a Site-Specific Amendment to the Direct Control District #32 Land Uses to allow for Educational Services, Private/Charter use and Private Amenity Space (accessory to Educational use on site) as Permitted Uses on Ptn. NE 12-19-29 W4M, for the following reasons:

In their consideration of the criteria noted in Recreation Policies 2, 3, 5 and 7 of the MDP2010, Council is of the opinion that amendment to the land use district and subsequent intended use of the subject lands would be compatible with surrounding land uses in the area, not unduly interfere with neighbouring land uses or materially interfere with or affect the use, enjoyment or value of neighbouring properties, and has adequate water supply system and wastewater disposal systems. The application is consistent with the IDP with the Town of High River

Council may choose to impose the following suggested conditions:

Recommended Conditions for Option #1:

1. Submission of a development permit application for Educational Services, Private/Charter use;
2. Final redesignation application fees to be submitted;

OPTION #2 – FIRST READING APPROVAL – DISCRETIONARY USE

Subsequent finalization of the Bylaw through approval of 2nd and 3rd reading; and issuance of a development permit (by a Development Officer, acting as Development Authority) will be required prior to the property being developed/used in this manner.

Council may choose to grant 1st reading to the application for a Site-Specific Amendment to the Direct Control District #32 Land Uses to allow for Educational Services, Private/Charter use and Private Amenity Space (accessory to Educational use on site) as Discretionary Uses on Ptn. NE 12-19-29 W4M, for the following reasons:

In their consideration of the criteria noted in Recreation Policies 2, 3, 5 and 7 of the MDP2010, Council is of the opinion that amendment to the land use district and subsequent intended use of the subject lands would be compatible with surrounding land uses in the area, not unduly interfere with neighbouring land uses or materially interfere with or affect the use, enjoyment or value of neighbouring properties, and has adequate water supply system and wastewater disposal systems. The application is keeping with the IDP with the Town of High River

Council may choose to impose the following suggested conditions:

Recommended Conditions for Option #2:

1. Submission of a development permit application for Educational Services, Private/Charter use;
2. Final redesignation application fees to be submitted;

OPTION #3 – REFUSAL

Council may choose to refuse the application for a Site-Specific Amendment to the Direct Control District #32 Land Uses to allow for Educational Services, Private/Charter use and Private Amenity Space (accessory to Educational use on site) as Permitted Uses on Ptn. NE 12-19-29 W4M, for the following reasons:

In their consideration of the criteria noted in the Recreation Policies of the MDP2010, Council is of the opinion that amendment to the land use district and subsequent intended use of the subject lands would not conform with the policies of the Municipal Development plan and the Direct Control District #32 in the Land Use Bylaw 60/2014.

APPENDICES

APPENDIX A: MAP SET

LOCATION MAP

HALF MILE MAP – LAND USE

ORTHO PHOTO

APPENDIX B: SUPPORTING DOCUMENTATION

PROPOSED FLOOR PLAN UPPER FLOOR

APPLICANT'S PROJECT PROPOSAL

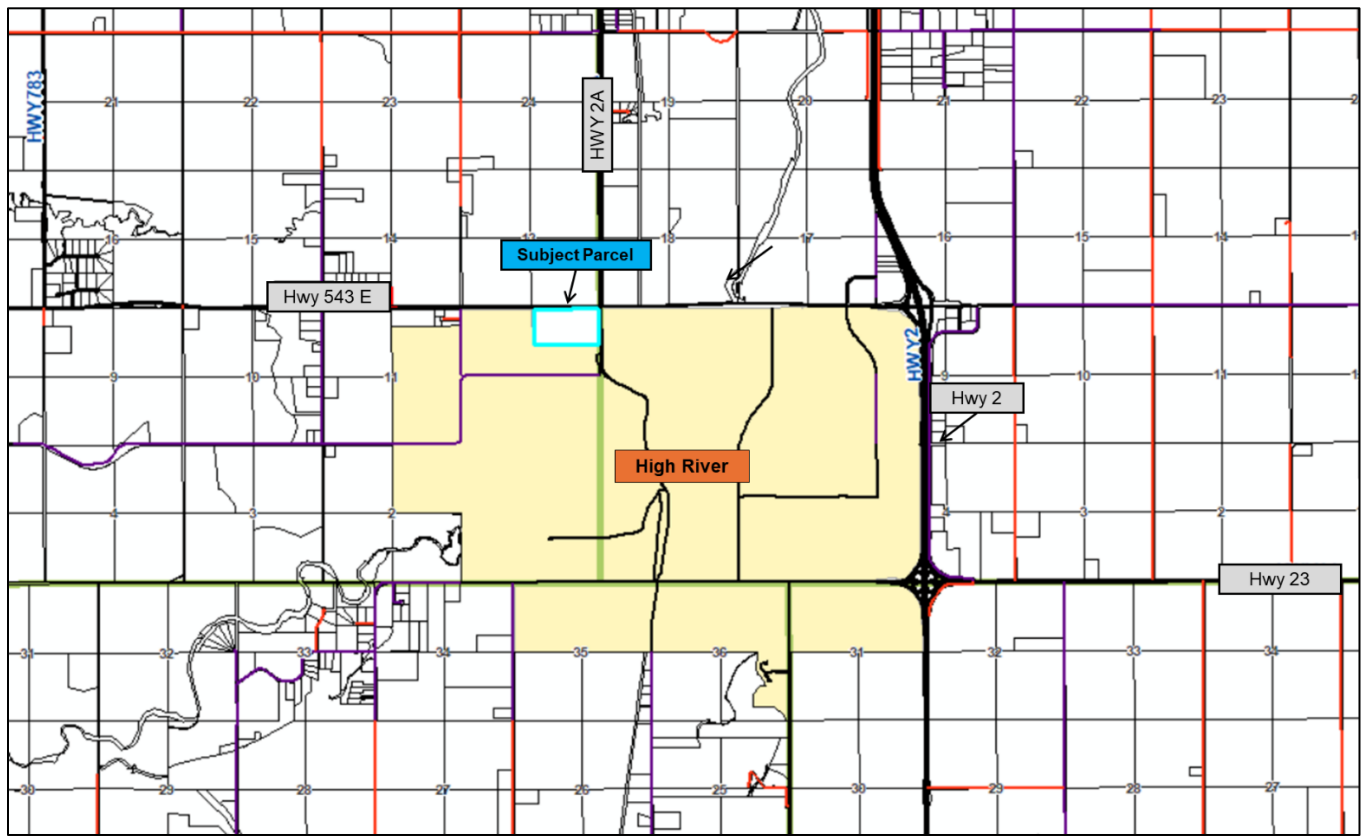
APPENDIX C:

DIRECT CONTROL DISTRICT #32

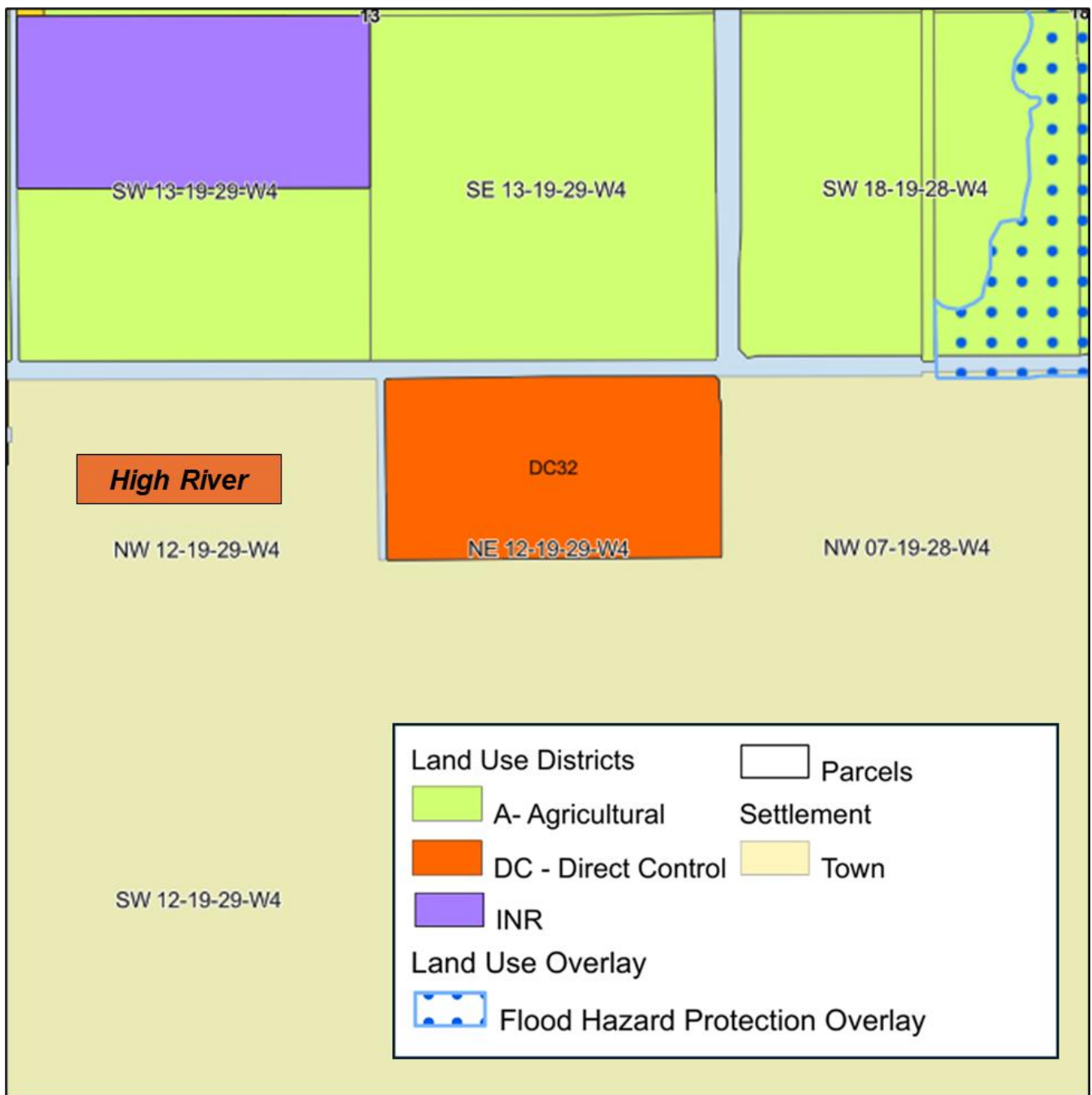
APPENDIX D:

PROPOSED BYLAW

APPENDIX A: LOCATION MAP



APPENDIX A: HALF MILE MAP – LAND USE

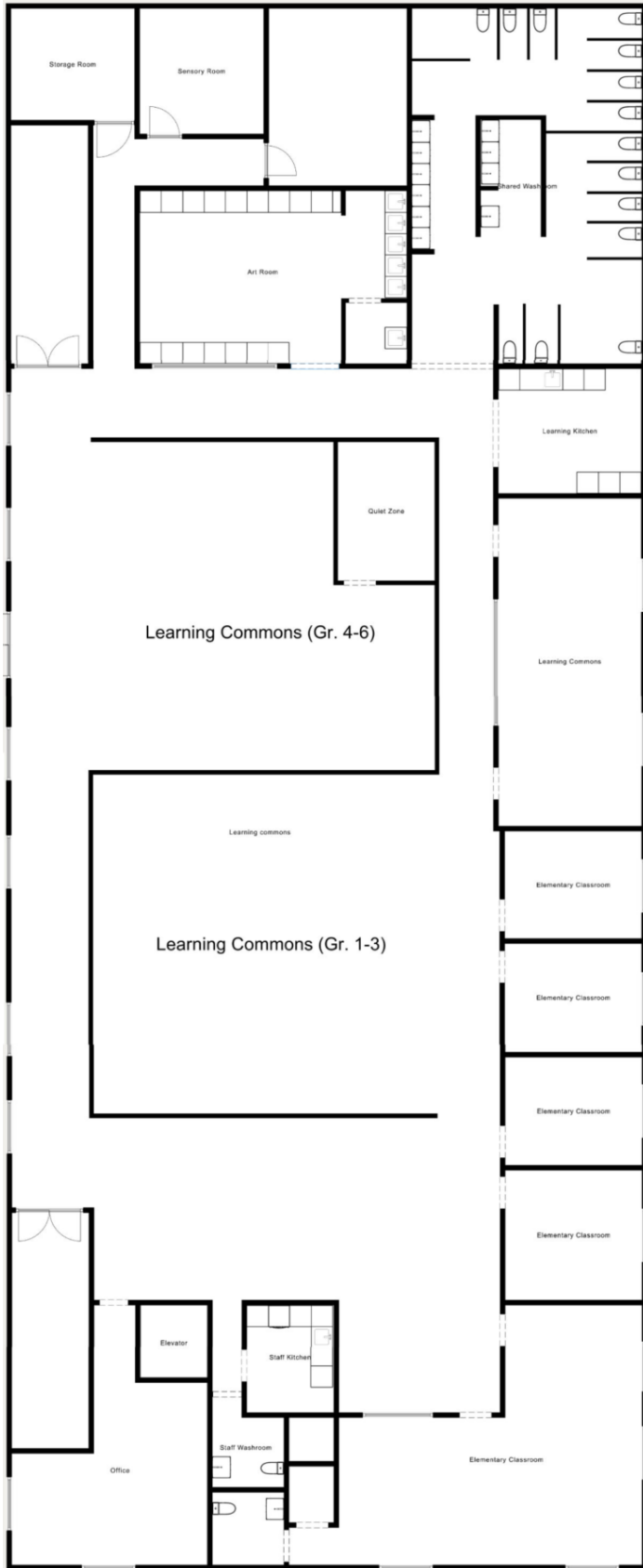


APPENDIX A: ORTHO PHOTO



* Agricultural Society Building indicated in red.

APPENDIX B: PROPOSED FLOOR PLAN UPPER FLOOR



Legacies Academy & High River Agricultural Society

Updated Proposal

January 2026

A Shared Vision for Place, Purpose, and Community

Dear Foothills County,

Legacies Academy is guided by a simple but deeply held belief: children thrive when they are known, honoured, and given space to grow—both literally and figuratively. As a school rooted in relationship, stewardship, and community, we are seeking a partnership that reflects these values in practice.

It is with great respect for the legacy and role of the High River Agricultural Society that we propose a partnership centred on shared space, shared values, and a shared investment in the next generation.

Why the High River Agricultural Society

The Ag Society grounds represent far more than a building. They are a living expression of heritage, land stewardship, community gathering, and responsibility—values that align naturally with our educational vision.

We believe this partnership offers a rare opportunity:

- To strengthen intergenerational connections within High River
 - To bring new life and learning into an existing community space
 - To foster early appreciation for agriculture, land, animals, and rural heritage
-

Who We Are

Legacies Academy - A Haven for Learning

Legacies Academy is an Alberta Education–accredited private school located in High River. Our mission is to build up and empower each child so they leave behind their own legacy. We exist to create a haven for growth and learning—one that honours the whole child academically, socially, emotionally, and relationally.

Our educational approach is intentionally child-honouring:

- Multi-age classrooms
- Experiential, hands-on learning
- Deep connection to nature and community
- Emphasis on responsibility, care, and stewardship

As our school community grows, so does our responsibility to ensure that our physical environment continues to reflect our values.

Quick Snapshot

2026-2027 School Year

- Grade 1 - 6
 - Approximately 12 students per grade level
 - 72 students maximum
 - High number of siblings in attendance, approximately 40-50 families
- Estimated staff at this location:
 - 5 Certificated Teachers (*full time and part time*)
 - 2 Educational Assistants (*full time*)
 - 2 Administrators (*1 full time and 1 part time*)
 - Specialist who come and go occasionally
- Total estimated employees on site daily:
 - 7-10 Staff Members

Future School Year

- There is potential for the school to expand by one grade level each consecutive school year, this growth is assessed each year
 - Classes would remain capped at 12 students per grade level
 - As our school community grows, so does our responsibility to ensure that our physical environment continues to reflect our values.
-

School House History

Legacies Academy was founded in the midst of a global pandemic, in order to offer an alternative schooling option with smaller class sizes. Housed in a beautifully renovated historic home from 1910, it embodies the charm of a one-room schoolhouse. As a result, we coined the term "Home-Style Schooling," because Legacies provides a warm environment that becomes like a second-home to all who enter.

Our philosophy is deeply rooted in fostering a nurturing and inclusive environment where each child's unique journey is honoured. We prioritize personalized attention, reject a one-size-fits-all approach, and emphasize the holistic development of every student. We believe that education extends beyond academics to encompass lifelong growth and fulfillment. The goal of our educational philosophy is to pursue a deep understanding of the complexities of education and a genuine commitment to fostering lifelong learners who are empowered to navigate life's challenges with purpose and authenticity.

Our approach draws inspiration from various educational philosophies. By embracing a multifaceted approach, we create a rich and dynamic learning environment that nurtures curiosity, creativity, and wonder while respecting the rights and autonomy of both children and educators. We are dedicated to fostering a collaborative dialogue between students, educators, parents, and specialists. It is through this shared commitment to holistic learning that every voice is valued and each individual student can thrive. This collaborative effort ensures that learning is meaningful, authentic, and tailored to the unique needs and interests of each learner.

A Place for the Wild & Free

At Legacies Academy, we foster a nurturing environment where children can explore their interests freely, both indoors and outdoors, while engaging in hands-on learning experiences that promote holistic development in art, music, language, math, science, and fine motor skills. Childhood is a time of wonder and exploration, where play is fundamental. So, we create an environment that integrates academic standards authentically, fostering holistic development alongside academic achievement.

Our vision for Legacies Academy is rooted in the belief that innovation and transformation are essential in education. The main focus is to create an inclusive environment that honours each child's unique potential, regardless of their beliefs or background. The name Legacies Academy intentionally reflects our belief that every child has the ability to leave an impact on the world; our mission is to empower each child to reach their full potential and leave behind their own lasting legacy.

To authentically implement this mission, we challenge traditional approaches to education and continuously seek new and better ways of fostering student growth and learning. By analyzing unmet needs in traditional school settings and embracing uncertainty, we embraced the one-room style schoolhouse model by transforming a house into a welcoming learning environment. As leaders and educators, we aspire to operate at the edge of your competence, constantly pushing boundaries as we create learning environments that reflect our mission statement and vision.

“Home-Style” Environment

Home-style refers to an educational approach that seeks to replicate the nurturing, personalized environment of a home within the context of formal schooling. Overall, home-style schooling seeks to create a nurturing and supportive educational environment that values each student as an individual and promotes their growth and development in all aspects of life. Key characteristics include:

Nurturing Environment: The atmosphere is one of warmth, comfort, and familiarity, creating a sense of security and belonging for students.

Individualized Attention: Students receive personalized attention and support tailored to their unique needs, strengths, and learning styles.

Flexibility: The curriculum and schedule are often more flexible, allowing for customization based on the interests and pace of individual students.

Integration of Home Life: Home-style schooling incorporates elements of home life into the educational experience, blurring the lines between home and school.

Emphasis on Relationships: Strong relationships between students, teachers, and caregivers are prioritized, fostering a sense of community and mutual respect.

Holistic Development: Beyond academic learning, home-style schooling aims to promote the holistic development of students, including their social, emotional, and physical well-being.

Our Mission

Mission Statement

Our mission at Legacies Academy is to nurture each child's growth, empowerment, and unique potential, fostering a haven for learning where they can leave their own lasting legacy.

Legacy ~ (n.) Something that somebody has done successfully and has a positive effect.

Vision for our Mission

By fostering a culture of acknowledgment, value, and respect for each child, we create a nurturing environment where everyone can thrive. Our commitment to our renegade revolution, guided by the principles of GRACE (gratitude, resilience, aspiration, courage, and empathy) ensures that every educator at Legacies Academy is aligned with our mission and values. Together, we are redefining education and shaping the future - one renegade educator at a time.

At Legacies Academy, our mission is to nurture each child's growth, empowerment, and unique potential, fostering a haven for learning where they can leave their own lasting legacy. Grounded in a unified philosophy of renegade revolution and transformative teaching practices, we are committed to redefining education and shaping the future - one renegade educator at a time. Rooted in the belief that every child is unique and worthy of dignity, our mission is to create a nurturing and empowering environment where every child can flourish and thrive. Through rich experiences, student-led inquiry, and a holistic approach to education, we empower students to uncover their potential, unleash their minds, and leave behind their own lasting legacy of resilience, compassion, and purpose.

Our Philosophy

Renegade Revolution

At the heart of our educational philosophy lies a profound respect for and belief in the unique journey of each student. We understand that every learner possesses a diverse range of strengths, challenges, and individual characteristics that shape their educational path. We strive to delve deeply into the complexities of each student's difficulties to uncover the root causes and tailor holistic solutions. By immersing ourselves in the intricacies of each child's learning profile, we tailor holistic approaches to unlock their full potential. We reject a one-size-fits-all approach, opting instead for personalized attention that nurtures growth, resilience, and self-awareness. By embracing the essence of each student's challenges as opportunities for growth and self-discovery, we guide them on a transformative journey towards lifelong learning.

renegade ~ (n.) *a person who deserts and betrays an organization, country, or set of principles*

revolution ~ (n.) *a forcible overthrow of a government or social order, in favour of a new system*

We embrace a philosophy of redefining education by deserting educational practices and principles that have met their limitations. Instead, we have reordered the priorities involved in the education of children and are driven toward uncovering the potential and unleashing the minds of every child. We challenge traditional approaches and empower students to embrace their uniqueness and inherent worth.

We Believe ...

- We believe in 'Home-style Schooling' which means creating a warm, welcoming environment that becomes a second home to each student.
 - We believe that childhood is a time to foster wonder, creativity, and discovery through exploration, rich learning experiences and open-ended invitations.
 - We believe that children can receive quality academic education, while also nurturing their sense of curiosity, joy, awe and wonder that encompass a positive childhood.
 - We believe that there are four teachers: the adults, the students, the classroom environment and nature. We are on this journey together and we are equals.
 - We believe that children learn because they want to and are invested in the process, not because they are forced to remember or regurgitate information.
 - We believe in letting children learn at their own pace and always honouring the child; who they are, where they are and providing what they need.
 - We believe in giving children an abundance of opportunities, time and access to beauty of art, music, literature, nature, and their own imaginations.
 - We believe this path isn't just for childhood but for a lifetime of pursuing interests, responding to adversity and building a life based on purpose, not perfection.
-

Proposed Land Use

For 2026/2027 School Year

Within Existing Spaces

Use of Space

Legacies Academy proposes leasing the entire upper floor of the Ag Society building to house our elementary program. This space would allow us to:

- Accommodate growing enrolment
- Maintain small, relational learning communities
- Preserve our original location for Preschool and Kindergarten students

We envision the potential to expand thoughtfully into the lower level in the future, should growth require it.

Treed Area - Nature-Based Exploration, Observation, and Imaginative Play



Purpose & Use

- Quiet exploration and inquiry-based learning
- Observation of plants, insects, and seasonal changes
- Imaginative play using natural materials (sticks, stones, leaves)
- Nature journaling, sketching, and storytelling

Learning Focus

- Environmental awareness and respect for living things
- Creativity, imagination, and narrative development
- Scientific observation and curiosity
- Emotional regulation through calm, restorative play

Supervision & Care

- Clear expectations for respectful interaction with nature
- No permanent structures or environmental alteration
- Emphasis on "leave it better than you found it" stewardship

Animal Husbandry - Small-Scale Agricultural Learning & Care



Purpose & Use

- Introduction to food systems and animal care
- Raised garden beds for planting, tending, and harvesting
- Limited, supervised animal care (e.g., chickens or rabbits), if approved

Learning Focus

- Responsibility and daily care routines
- Understanding where food comes from
- Empathy toward living things
- Long-term planning, patience, and follow-through

Supervision & Care

- Strict adherence to safety, hygiene, and animal welfare standards
- Age-appropriate student involvement under adult guidance
- Full responsibility for setup, care, and maintenance assumed by Legacies Academy

Arena & Agricultural Connection

We are particularly excited about the possibility of occasional weekday arena access through a designated school-use arrangement. Under direct adult supervision and small group structures, students would:

- Participate in horsemanship experiences
- Learn respect for animals, equipment, and facilities
- Volunteer time toward basic arena care and maintenance

This reciprocal approach allows students not only to benefit from the space, but to give back through service and responsibility.

Benefits to the High River Agricultural Society

This partnership offers tangible and relational benefits:

- A stable, long-term tenant with a proven record of care and responsibility
- Consistent building use during weekdays, enhancing security and vitality
- Youth engagement with agriculture and land stewardship, strengthening community continuity
- Opportunities for shared programming, summer camps, and educational events
- A visible commitment to investing in children and the future of High River

Legacies Academy approaches tenancy as stewardship. We care for spaces as if they were our own.

Future Partnership Ideas

Learning Rooted in Responsibility, Community, and Real Life

How This Supports the Ag Society

These partnerships:

- Activate the space during weekdays
- Build future community members who value agriculture and stewardship
- Increase visibility and vitality of Ag Society programming
- Create goodwill and long-term relationships with families
- Position the Ag Society as a **living educational partner**, not just a venue

This space becomes:

- A learning ecosystem and community hub
 - A place where children learn how the real world works—safely, slowly, and meaningfully
-

Student-Run Concession Stand

Partnership: Legacies / Ag Society

What This Looks Like

- Students plan, prepare, and operate a concession stand during events
- Rotating student teams manage:
 - Business planning
 - Menu design & pricing
 - Baking/cooking (with food safety training)
 - Customer service
 - Cash handling & budgeting
- Profits reinvested into student-led projects or community giving

Skills Developed

- Entrepreneurship & innovation
- Financial literacy & money sense
- Communication & teamwork
- Accountability & responsibility
- Problem-solving under real constraints

Why It Matters

This is authentic, hands-on learning where students experience ownership, risk, and reward in a safe, mentored environment. It transforms math, literacy, and social skills into lived experience.

Arena Stewardship & Horsemanship Program

Partnership: Legacies / Ag Society / How He Loves Me Stables

What This Looks Like

- Supervised weekday riding experiences
- Student involvement in:
 - Basic animal care
 - Arena setup and cleanup
 - Equipment care and safety
- Learning tied to responsibility, empathy, and stewardship

Skills Developed

- Respect for animals and land
- Discipline & perseverance
- Safety awareness
- Service-minded leadership

Why It Matters

Children learn that privilege comes with responsibility. This reinforces character formation, not just skill acquisition.

Agricultural Literacy & Garden-to-Table Program

Partnership: Ag Society / Local Farmers / Community Garden / Families in Need

What This Looks Like

- Raised beds, seasonal planting, and harvesting
- Lessons on:
 - Food systems
 - Soil health
 - Sustainability
- Harvest used for:
 - Student-run concession
 - Community meals
 - Donation programs

Skills Developed

- Systems thinking
- Environmental stewardship
- Patience and long-term planning
- Connection to food sources

Why It Matters

Students understand where food comes from and develop respect for the labour and land that sustains communities.

Trades & Skills Mentorship

Partnership: Legacies / Eamon's Garage / Local mechanics/carpenters/welders

What This Looks Like

- Skill demonstrations and mentorship days
- Students explore:
 - Mechanics
 - Tool safety
 - Problem-solving
- Optional student projects (with supervision)

Skills Developed

- Practical problem-solving
- Respect for skilled trades
- Fine motor skills
- Career awareness

Why It Matters

Not all intelligence is academic. This honours diverse strengths and opens pathways often overlooked in traditional schooling.

History & Heritage Partnership

Partnership: Legacies / Call of the West Museum

What This Looks Like

- Curriculum-connected history programming
- Students act as:
 - Junior docents
 - Exhibit helpers
 - Story collectors (oral history projects)
- Integration of writing, research, and storytelling

Skills Developed

- Historical thinking
- Communication & presentation
- Research & writing
- Community connection

Why It Matters

Students see themselves as contributors to local history, not just consumers of information.

Seasonal Markets & Student Vendors

Partnership: Ag Society / Community Makers

What This Looks Like

- Students create and sell:
 - Baked goods
 - Handmade items
 - Garden produce
- Market preparation includes branding, pricing, and promotion

Skills Developed

- Entrepreneurship
- Creativity & design
- Financial literacy
- Public speaking

Why It Matters

Students learn confidence, ownership, and pride in their work while engaging with the broader community.

Community Events & Service Learning

Partnership: Ag Society / Local Nonprofits

What This Looks Like

- Students assist with event setup, hosting, or cleanup
- Service projects tied to:
 - Food drives
 - Community celebrations
 - Fundraisers

Skills Developed

- Service leadership
- Collaboration
- Empathy & responsibility

Why It Matters

Children learn that they belong to a community—and that their contribution matters.

Youth Leadership & Event Planning

Partnership: Ag Society Board / Event Committees

What This Looks Like

- Older students assist with:
 - Event planning
 - Scheduling
 - Volunteer coordination
- Age-appropriate leadership roles

Skills Developed

- Leadership & organization
- Communication
- Decision-making

Why It Matters

Students experience leadership as service, not authority.

The Gathering Grounds

Partnership: Legacies / Seasons (or other nearby senior living communities)

What This Looks Like

- Intergenerational Connection & Hospitality
- Students host seniors on a regular schedule (e.g., bi-weekly or monthly)
- A welcoming Gathering Grounds space is prepared with tables, tea, coffee, and simple baked treats
- Students greet guests, serve refreshments, and engage in unhurried, meaningful conversation
- Experiences are relational, calm, and guided gently by adults rather than structured programming

Possible Experiences

- Story-sharing and conversation
- Reading aloud (books, poetry, letters, or devotionals if appropriate)
- Simple games, puzzles, or seasonal crafts
- Oral history conversations (e.g., "What was school like when you were my age?")
- Baking together or preparing treats for future gatherings

Skills Developed

- Communication and active listening (empathy / emotional intelligence)
- Intergenerational respect and awareness

Why It Matters

The Gathering Grounds creates a space where children and seniors are seen, valued, and known. Students learn that community extends beyond their peers, while seniors experience purpose, connection, and joy.

Thank You

A Shared Legacy

We believe the High River Agricultural Society and Legacies Academy are united by a common purpose: to steward what has been entrusted to us—land, community, and children—well.

**18.32 DIRECT CONTROL DISTRICT #32 (DC 32)
AGRICULTURAL SOCIETIES****DC#32****18.32.1 PURPOSE AND INTENT**

To allow the operation of agricultural societies, and accessory community recreational facilities providing services and facilities for the agricultural related, recreational, tourism, or social needs of the community.

This district recognizes the need for the community associations and agricultural societies to operate as a viable business thus allowing a multitude of uses accessory to the principal use of the sites. This district will allow for the Direct Control by Council over development on the following lands:

High River Agricultural Society

- Ptn. NE 12-19-29-W4, North 1402.5' (80.28 acres)

Millarville Racing and Agricultural Society

- Plan 1310854, Block 2, Lot 1, NE 12-21-03-W5 (65.31 acres)
- Plan 5354HR, Parcel A, NE 12-21-03-W5 (10.42 acres)

Okotoks Agricultural Society

- Plan 0214196, Block 11, Lot 1, NW 09-21-29-W4 (18.97 acres)

18.32.2 PERMITTED USES

Accessory Buildings not requiring a development permit
 Accessory Uses to the Agricultural Society (i.e. Washrooms, parking, storage and/or maintenance facilities)
 Administration Offices for Agricultural Society
 Agricultural, General
 Arena, Commercial (as part of the Agricultural Society only)
 Arena, Limited Public (as part of the Agricultural Society only)
 Assembly use
 Community buildings and facilities
 Dwellings, Single Family
 Dwelling, Manufactured Home
 Dwelling, Mobile home on lots 80 acres or greater in size
 Home Office
 Park
 Private Amenity Space (accessory to the primary Agricultural Society use on site)
 Public Works
 Signs not requiring a development permit
 Solar Power System, Private (Not requiring a Development Permit)

18.32.3 DISCRETIONARY USES

Accessory Building (Requiring a development permit)
Agricultural, Intensive use (accessory to the primary Agricultural Society use on site)
Agricultural Support Services
Animal Boarding Services
Auctioneering Services
Auctioneering Services, Livestock
Business Offices
Campground, Minor - (accessory to the primary Agricultural Society use on site)
Commercial Business
Conference Centre
Cultural Facilities (accessory to the primary Agricultural Society use on site)
Dwelling, Mobile Home on lots less than 80 acres in size
Dwelling, Moved On
Dwelling Temporary
Food Service, (accessory to the primary Agricultural Society use on site)
Home based business Type I - only on parcels with a residence
Home based business Type II - only on parcels with a residence
Library and Exhibit (accessory to the primary Agricultural Society use on site)
Lot Grading
Man-made water bodies, privates requiring a permit
Outdoor Storage (accessory to the primary Agricultural Society use on site)
Public Market
Public or Quasi Public Installations and Facilities
Recreation, indoor
Recreation, outdoor
Retail store (accessory to the primary Agricultural Society use on site)
Signs requiring a development permit
Secondary Suite, Detached
Secondary Suite, Principal
Solar Power System, Private (Requiring a Development Permit)
Special Events
Temporary (short-term) Manure Storage
Utility Services, Minor

18.32.4 LAND USE REQUIREMENTS

18.32.4.1 Standards of the development shall be at the discretion of Council.

18.32.5 DEVELOPMENT REQUIREMENTS

18.32.5.1 Maximum Height of Structures:

- a. Principal buildings, first vehicle garage, and car ports:
 - i. 12m (39.37 ft.);
- b. Accessory Buildings and Arenas.
 - i. 10.67m (35 ft.);
- c. Radio antennas, internet towers and wind turbines:
 - i. 16m (52.49 ft.);
- d. Or as determined by Council.

18.32.5.2 Maximum Lot Coverage

- a. No building or group of buildings including their accessory buildings and impervious surfaces shall cover more than sixty (60) percent of the lot area.

18.32.5.3 Maximum Floor Area of Arena Building:

- a. The maximum allowable size of the Arena Building for an Arena, Commercial, or Arena, Limited Public shall be at the discretion of Council.

18.32.5.4 Maximum Dwelling Unit Density

- a. Maximum dwelling unit density for a parcel under 80 acres is one Dwelling, Single Family and either one Dwelling, Secondary Suite, or one Dwelling, Temporary, where the use is listed as a permitted or discretionary use in the specific district in accordance with Section 10.26 Secondary Suites and Section 10.10 on Dwellings.
- b. Maximum dwelling unit density for a parcel 80 acres or larger in size is two Dwellings, Single Family and either one Dwelling, Secondary Suite, or one Dwelling, Temporary, where the use is listed as a permitted or discretionary use in the specific district in accordance with Section 10.26 Secondary Suites and Section 10.10 Dwellings.

18.32.5.5 Minimum Yard Setback Requirements:

- a. Front Yard Setback:
 - i. 15m (49.21 ft.) from the right of way of an Internal Subdivision Road.
 - ii. 48m (157.48ft.) from the centre line of a Municipal Road.
 - iii. 64m (209.97 ft.) from the centreline of a Municipal Road, Major.
 - iv. 40m (131.23 ft.) from the ultimate right of way or 70 meters from the centreline of a Provincial highway, whichever is greater.
 - v. Or as determined by Council.
- b. Side Yard Setback:
 - i. 15m (49.21 ft.) from property line.
 - ii. Or as determined by Council.
- c. Rear Yard Setback:
 - i. 15m (49.21 ft.) from property line.
 - ii. Or as determined by Council.
- d. If the title to a lot is subject to a caveat in respect of a land dedication or an agreement for the acquisition of land for road widening purposes, the dedicated area or area of future road widening shall be considered the future property boundary for which setback distances set out shall apply.

18.32.5.6 Corner Parcel Restrictions:

- a. In accordance with Sections 9.27.9 - 9.27.12.

18.32.5.7 Other Minimum Setback Requirements:

- a. See Section 9.27 "Special Setback Requirements" of Land use bylaw for additional setback requirements that may apply.

-
- b. The Approving Authority may require a greater building setback for any use which, in the opinion of the Approving Authority, may interfere with the amenity of adjacent uses.

18.32.5.8 Minimum habitable area per Dwelling, (except for Dwelling, temporary):

- a. 100 m² (1,077 sq. ft.)

18.32.6 SPECIAL PROVISIONS

18.32.6.1 The number of non-resident employees working on site for an Arena, Commercial shall be at the discretion of Council.

18.32.6.2 The maximum number of Business Visits per day for Arena, Commercial shall be at the discretion of Council.

18.32.6.3 Any minor home business or occupation must be conducted within a dwelling and/or accessory building(s) or on a parcel on which a dwelling is located and where one or more residents of the parcel is the owner or part owner of the occupation or business.

18.32.6.4 Any minor home business shall not occupy more than 50% of the gross floor area of the principle dwelling plus the area of accessory structures.

18.32.6.5 Outdoor Storage:

- a. On parcels 10 acres and larger, exterior storage may be allowed if, in the opinion of the Approving Authority, the exterior storage is adequately screened.
- b. a maximum of 5 vehicles or equipment may be stored outdoors.

18.32.6.6 Manure Management:

- a. Applicants for Arena, Commercial or Arena, shall provide a manure management plan to the satisfaction of Council as a part of the development permit application for their facility unless requested to do so by Council as part of the Land Use Bylaw amendment application.

18.32.6.7 Development Permit:

- a. To ensure that each Agricultural Society is permitted to operate in the same manner as they have been historically and to clearly provide direction to each society going into the future, a Development Permit is required for each Agricultural Society parcel or parcels outlining the uses and activities that will be included on the site to allow. An additional Development Permit will be required for any new uses that occur on site that are not in accordance with the regular Development Permit approval.

18.32.6.8 Emergency Response Plan:

- a. Each site will be required to have an Emergency Response Plan, approved by the Director of Emergency Management and Council that deals with each use approved for the site. New uses approved will require an addendum or additional Emergency Response Plan to accommodate for that use as per the discretion of the Director of Emergency Management.

18.32.6.9 Special Events:

- a. Special events will be approved at the discretion of Council that are above and beyond the approved Development Permit.

18.32.6.10 Safety and Fire Code Requirements:

- a. Applicants shall be required to provide proof of compliance or the ability to become compliant with all Provincial Safety Code and Fire Code requirements as part of the development permit application for their facility unless requested to do so by Council as part of the Land Use Bylaw amendment application.

18.32.6.11 Landscaping and Screening:

- a. Landscaping shall be completed in accordance with the Municipal Screening Standards (Appendix G of this Bylaw).
- b. Levels and methods of screening of the site shall be completed in accordance with the Municipal Screening Standards (Appendix G of this Bylaw).

18.32.6.12 Nuisance:

- a. No offensive noise, vibration, smoke, dust, odor, heat, glare, electrical or radio disturbance detectable beyond the boundary of the lot.

18.32.6.13 Camping:

- a. Campground, minor may be allowed, accessory to the principal use of the site, at the discretion of the approving authority.
- b. Campground, major is neither permitted nor discretionary under this district.
- c. Whether camping is approved in support of regular events or special events on site, shall be at the discretion of Council and will be outlined in the Development Permit. Council may also specify:
 - i. The maximum number of camping units permitted per event.
 - ii. The maximum length of stay; and
 - iii. Number of events where camping shall be permitted annually.

18.32.6.14 The Approving Authority, may, as a condition of issuing a Development Permit impose any condition that addresses a relevant planning and development matter, including but not limited to:

- a. Location and maximum size of Arena building to be constructed.
- b. Development setbacks.
- c. Hours of operation.
- d. Number of non-resident employees.
- e. Number of vehicle visits per day.
- f. Number of Animal units permitted on the property.
- g. Size and number of structures permitted on site.
- h. Number of events or contests permitted annually.
- i. Requirements for evacuation and emergency response plans.
- j. Upgrades on municipal roads.
- k. Mitigation of impacts on municipal roads.
- l. Compliance reporting requirements.

-
- m. Noise.
 - n. Buffering.
 - o. Lighting.
 - p. Outdoor storage.
 - q. Parking requirements.
 - r. Screening of facilities.
 - s. Proof of compliance with fire and safety codes inspections of the facility.
 - t. Manure Storage provisions.
 - u. Any other condition that Council deems necessary.

18.32.6.15 Design Guidelines:

- a. All development located within the Highway 2A Industrial Area structure plan (H2A) Area Structure Plan) area shall comply with the Highway 2A Corridor Design Guidelines (2021), as may be amended, or replaced by Council from time to time.

18.32.6.16 Lighting:

- a. All lighting must be in accordance with Section 9.15 of this Land use bylaw and with the Municipal Dark Sky Bylaw.

18.32.6.17 Lot Drainage:

- a. A Development agreement shall be entered into for lot grading to the satisfaction of the Director, Public Works and Engineering.
- b. Lot grading and drainage shall be in accordance with Section 9.17 of the Land use bylaw.

18.32.7 PROCEDURE

18.32.7.1 Notwithstanding the procedure established for development permit applications in Section 4, an application for development permit in respect of lands referred to in Section 18.32.1 shall be referred by the Development Officer to the Council for its approval or refusal.

18.32.7.2 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 18.32.1. The council may approve a development permit application with or without conditions or may refuse an application for development permit.

18.32.7.3 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 18.32.1.

18.32.8 DEFINITIONS PERTINENT TO THIS REGULATION WHICH WILL BE ADDED TO SECTION 2.5 DEFINITIONS

Administration Office means a specific building or rooms within a building providing for the day-to-day business operation of a facility or primary use on a parcel and may include kitchen and washroom facilities for staff use.

Food Service, Accessory means the serving of food, which may or may not have been prepared on site, in support of an approved principal use on the premises. The service may occur either on a day to day basis or for special events and may include the service of alcoholic beverages under license from the Alberta Gaming and Liquor Commission or equivalent body. It may also include food service from food trucks licensed to operate in Foothills County.



The Municipal District of Foothills No. 31

Box 5605, 309 Macleod Trail S.
High River, AB T1V 1M7
Telephone (403) 652-2341 or (403) 931-1905
Fax (403) 652-7880

COPY

February 1, 2018

High River Agricultural Society
Box 5271
High River, AB T1V 1M4
CANADA

Dear Sir or Madam:

Re: Development Permit PTN: NE 12-19-29 W4M.

Please be advised that at its January 24, 2018 meeting, Council passed the following resolution:

MOVED that Development Permit 17D 264 for operation of the High River Agricultural Society under the Direct Control District #32 land use rules within the 80.28 +/- acre portion of Plan on NE 12-19-29 W4M 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 up to a maximum of 250 participants / spectators per use/event;
 - Up to 10 Rodeo's per year with a maximum of 2,000 participants / spectators, this is considered a Special Agriculture Event approved under this permit;
 - Guy Weadick event with a maximum of 8,000 participants over four days, this is considered a Special Agriculture Event;
 - Horse Boarding up to 40 horses maximum
 - Stall rental for both indoor and outdoor;
 - Two yearly Tractor Pull / Car Show events with a maximum of 1,000 participants/spectators;
 - Pancake Breakfast for 200 people;
 - Two yearly Model T events with a maximum of 1,000 participants/spectators;
 - Temporary Camping (minor) for Agriculture Events only;
 - Old Country Fair, 2-day event with approximately 500 people per day;
 - This approval allows for a 30' x 40' office trailer that must meet the following requirements:
 - Must be placed in the location as shown on the site plan;
 - The office trailer must get all Safety Code Permits, before being moved onto the property, being building, plumbing, gas, septic and electrical and all applicable inspections. Safety Codes may require engineering specific to the use and occupancy and fire suppression;
 - The applicants must obtain a Roadside Development Permit from Alberta Transportation and provide proof to the Development Officer of the M.D. of Foothills; TRAILER NO LONGER ON SITE.
3. This approval allows for a 14' x 30' shed that must meet the following requirements:
 - Must be placed in the location as shown on the site plan;

No Shed on property

- The shed must get all Safety Code Permits, before being moved onto the property, being building, plumbing, gas, septic, and electrical (if applicable) and must receive all inspections. Safety Codes may require engineering specific to the use and occupancy;
- The applicants must obtain a Roadside Development Permit from Alberta Transportation and provide proof to the Development Officer of the M.D. of Foothills;

✓ 4

This approval allows for Camping, Minor, that must meet the following requirements:

07/12/23

- A site plan must be submitted showing the camping area and number of camping sites, size of each space and laneways. This must be designed in accordance with enough room for emergency vehicles to be able to access;
- Camping is only permitted as an accessory use to the agriculture events occurring on the site;

✓ 5

No services are permitted for the camping (i.e. electricity, water and dumping waste). 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, etc. and anything not specifically mentioned as being approved in condition #2 of this permit approval;

✓ 6

06/01/23

The applicants must submit an Emergency Response Plan for approval to our Director of Emergency Management, Clayton Terletski, to include all uses approved under this permit, this must be done within 6 months of the date of this decision;

→ 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:

- 8:00 AM – 10:00 PM for daily arena and grounds use, 7 days a week;
- 8:00 AM – 2:00 AM for Special Events and the Senior Pro Rodeo on Friday and Saturday;
- 8:00 AM – 3:00 AM for Guy Weadick Days on Friday and Saturday;

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

In order to use well water for any purpose, the applicants must have a valid water license and proof is required to be submitted to the Development Officer of the M.D. of Foothills. Should a water license not exist, the applicants will be required to either obtain one or alternatively use a cistern;

14

08/04/23

A manure management plan is required to be submitted to the Development Officer of the M.D. of Foothills;

15

An overall operating business license is required annually; 234/127

16

A fire inspection of all buildings must be conducted as per our Municipal Fire Chief;

17

07/12/23

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. This permit does not contemplate signage, any future signage both for the Ag Society or for any other purpose falls under the current approval, Development Permit 17D 035, or alternatively must be applied through additional Development Permits;

19. 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;
20. 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 wilful 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.
21. The applicants would need to enter into an easement agreement with the Town of High River to allow for an additional egress on the south side of the property;
22. 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;
23. It is the applicants 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/ld

cc. Attendees (2)

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 a Site-Specific Amendment to the Direct Control District #32 land use rules to allow for Educational Services, Private/Charter and Private Amenity Space (accessory to the Educational use on site) as Permitted Uses on Ptn. NE 12-19-29 W4M.

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

- 1. Under SECTION 18.32 DIRECT CONTROL DISTRICT #32, the following shall be added under Section 18.32.2 PERMITTED USES:

Educational Services, Private/ Charter on Ptn. NE 12-19-29 W4M

Private Amenity Space (accessory to the Educational use on site) on Ptn. NE 12-19-29 W4M

- 2. This Bylaw shall have effect on the date of its third reading and upon signing.

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 20 . day of