


**SUBDIVISION APPROVING AUTHORITY ITEM
PLANNING AND DEVELOPMENT REPORT
SUBDIVISION APPROVAL (BOUNDARY ADJUSTMENT)
May 6, 2026**

REQUEST FOR SUBDIVISION APPROVAL (BOUNDARY ADJUSTMENT)		
APPLICATION INFORMATION	FILE NO. F2103-21SE	
	LEGAL DESCRIPTIONS:	<ol style="list-style-type: none"> 1. Plan 2311782, Block 1, Lot 1, PTN: SE 21-21-03-W5M 2. Ptn. SE 21-21-03-W5M
	LANDOWNERS:	<ol style="list-style-type: none"> 1. Kenneth and Linda McEwan 2. Kenneth and Linda McEwan
	AREA OF SUBJECT LANDS:	<ol style="list-style-type: none"> 1. 34.04 acres 2. 69.50 acres
	CURRENT LAND USES:	<ol style="list-style-type: none"> 1. Agricultural District 2. Agricultural District
	PROPOSED LAND USES:	<ol style="list-style-type: none"> 1. Agricultural District 2. Agricultural District
	MUNICIPAL ADDRESSES:	<ol style="list-style-type: none"> 1. 240030 290 Ave W 2. None
<p>PROPOSAL: Boundary adjustment which proposes the following: 15.43 +/- acres to be subtracted from PTN: SE 21-21-03-W5M and 15.43 +/- acres to be added to Plan 2311782, Block 1, Lot 1, PTN: SE 21-21-03-W5M.</p>		
DIVISION NO: 3	COUNCILLOR: Laura Kendall	FILE MANAGER: Theresa Chipchase

PURPOSE OF REQUEST

Subdivision application for the purposes of a boundary adjustment which proposes to subtract 15.43 +/- acres from PTN: SE 21-21-03-W5M and to add 15.43 +/- acres to Plan 2311782, Block 1, Lot 1, PTN: SE 21-21-03-W5M.

The boundary adjustment will result in the following changes to the existing parcel sizes:

- **Ptn. SE 21-21-03-W5M** – 69.50 acres to 54.07 +/- acres
- **Plan 2311782, Block 1, Lot 1, PTN: SE 21-21-03-W5M** – 34.04 acres to 49.41 +/- acres

NOTE: Appendix B of this staff report outlines the details of the landowner's request.

EXECUTIVE SUMMARY

SUMMARY OF PROPOSAL

Location

The parcels are located directly north of 290th Avenue West and 145 metres west of 240th Street West. Which is 3.5 kilometres north of Highway 549, approximately 4.0 kilometres northwest of the Hamlet of Millarville and approximately 4 kilometres south of Plummers Road.

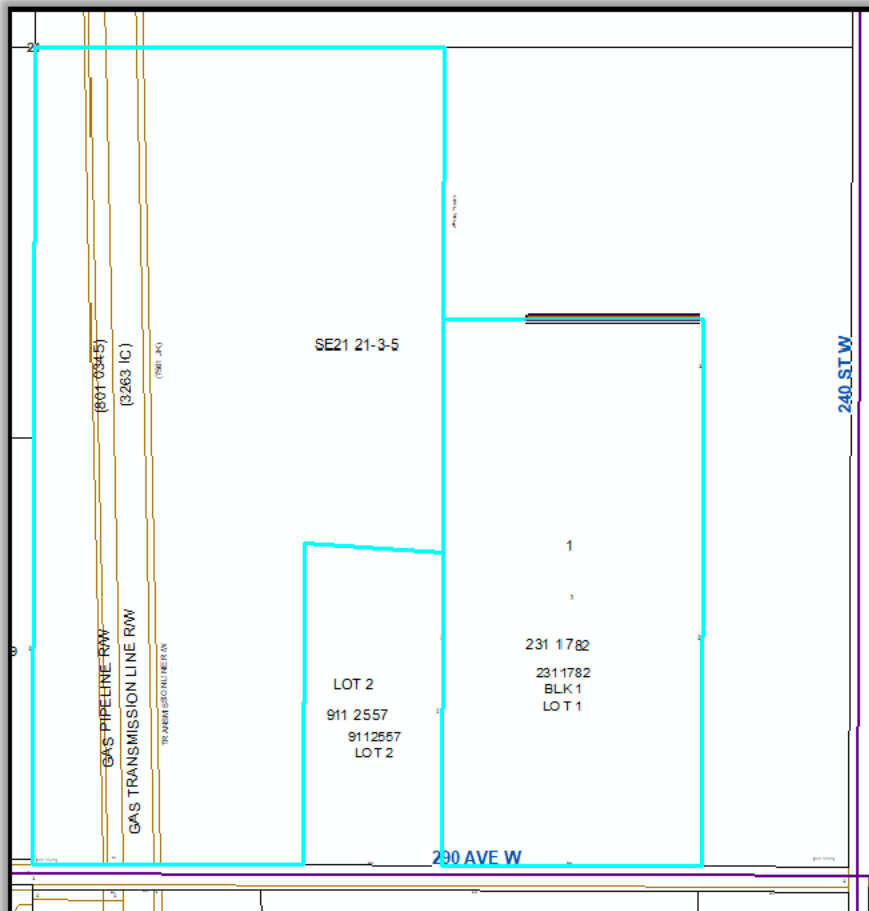
Access

Access to the east parcel is obtained from an approach constructed within the southeast corner of the property from 290th Avenue West to the residence on this property, along with a field approach west of the access to the residence. An additional approach to this parcel is also provided along the east boundary of the parcel from 240th Street West which appears to have once provided access to the yard site and was later removed in favour of the current driveway.

Access to the west parcel is obtained from a field approach located along the south side of the parcel with a secondary access created by the utility disturbance, east of the field approach. Access to the outdoor riding arena on this parcel is obtained via a driveway that has been introduced through the drainage course within this parcel.

Title Registrations

Ptn. SE 21-21-03-W5M includes registrations for a gas pipeline right of way, and two transmission line right of ways, all exist along the west boundary of the property and would not be impacted by the proposed boundary adjustment and are shown on the map below.



RESERVES

1991 – Deferred reserve caveat registered on the titles for Ptn. SE 21-21-03-W5M

2023 – Deferred reserve caveat registered on Plan 2311782, Block 1, Lot 1

SITE CONSIDERATIONS

PHYSIOGRAPHY

Ptn. SE 21-21-03-W5M – consists of rolling grassland sloping from the northeast to the south. There is a persistent drainage course through this property running from the northeast to the south through a small drainage channel. Natural ponding also exists within the drainage course, with wetland vegetation present as well as what appears to be willow, scrub brush and possible aspen and spruce along the drainage and within groves along the north and southeast boundaries of this lot. Lands outside of the riding arena and drainage are for the most part hay land.

Plan 2311782, Block 1, Lot 1, Ptn: SE 21-21-03-W5M – contains the applicant's yard site consisting of a residence, a detached garage, three large accessory buildings and four horse shelters. Outside of the yard site, the lands are a mix of hay land to the north and east, horse paddocks directly west of the residence and intermittent drainage within groves of aspen and spruce along the south boundary with a small wetland to the southwest of the yard site and in the extreme southeastern corner of the property at the intersection of 290th Avenue and 240th Street.

QUARTER SECTION BACKGROUND

Quarter originally split into two 80 acre parcels

1989 – one 28.54 acre lot was subdivided from the east 80 acre parcel with a 51.50 acre balance parcel remaining

1991 – 10.50 acre lot subdivided from the west 80 acre parcel with a 69.50 acre balance parcel remaining. The 1991 subdivision included deferral of reserves on the 80 acre parcel and the 10.50 acre lot and registration of an acquisition of land agreement for 17 feet of road widening along the south boundary of the 80 acre parcel and the 10.50 acre lot

2023 – Approval of a boundary adjustment to add 5.50 acres to the 28.54 acre lot, subtracting 5.50 acres from the east 80 acre parcel, with the 80 acre parcel reduced to 74.50 acres and the 28.54 acre lot increased to 34.04 acres.

POLICY EVALUATION

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

REFERRAL CONSIDERATIONS

Referred to required Provincial and Municipal bodies as well as Utilities.

CIRCULATION REFERRALS

REFEREE	COMMENTS
EXTERNAL	
TC Energy	Based on a review of the information provided, TC Energy has expressed no concerns with this project as proposed.

CIRCULATION REFERRALS

FortisAlberta	We have reviewed the plan and determined that no easement is required by FortisAlberta.
TELUS	Thank you for including TELUS in your circulation. At this time, TELUS has no concerns with the proposed activities
MeotaGas	Meota Gas Co-operative has no issue with this application
INTERNAL	
Public Works	Both parcels have existing approaches, approach to Plan 2311782, Block 1, Lot 1 has no concerns, recommend installation of a culvert within the approach to SE 21-21-03-W5M (balance parcel) as standing water was observed on the upstream side of this approach. Road widening caveat 891108835 can be discharged Road widening caveat 231271309 is to remain Road widening caveat 911287110 is to remain
GIS/Mapping	As there does not appear to be any development or change in approaches addressing has no concerns

REQUEST OF THE SUBDIVISION APPROVING AUTHORITY

The Subdivision Approving Authority is respectfully requested to approve the Subdivision application for the purpose of a boundary adjustment which proposes to subtract 15.43 +/- acres from PTN: SE 21-21-03-W5M and to add 15.43 +/- acres to Plan 2311782, Block 1, Lot 1, Ptn: SE 21-21-03-W5M. Resulting in Ptn. SE 21-21-03-W5M to be reduced from 69.50 acres to 54.07 +/- acres and Plan 2311782, Block 1, Lot 1, Ptn, SE 21-21-03-W5M to be increased from 34.04 acres to 49.41 +/- acres.

The Subdivision has been evaluated in terms of Section 654 of the Municipal Government Act and Section 9 of the Matters Related to Subdivision and Development Regulation and therefore it is recommended that the application be approved as per the tentative plan for the following reasons:

- The application is consistent with Section 9 of the Matters Related to Subdivision and Development; and
- The subject lands have the appropriate land use designations.

In consideration of the criteria noted within the Agricultural Policy of the MDP2010, the Subdivision Authority is of the opinion that the lands are suitable for the intended use and further that the application falls within the density provisions and lot size restrictions within the County's Land Use Bylaw.

Further, in accordance with Sections 654 and 655 of the Municipal Government Act, the application be approved subject to the following conditions:

1. Boundary adjustment and consolidation to be effected by Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such other means satisfactory to the Registrar of the South Alberta Land Titles District;

2. It is the Landowners responsibility to provide a Real Property Report or an 'as built' drawing signed and sealed by an Alberta Land Surveyor, certifying the location of the adjacent municipal road(s), approaches, septic tank and field, and water well(s) are within the boundaries of the appropriate properties and that the site plan is surveyed according to municipal setback requirements;
3. Landowners are to provide all utility easements and agreements, to the satisfaction of the County and the utility companies;
4. All accesses are to be located, and culverts and approaches installed to current Municipal Subdivision Road Construction standards, to the satisfaction of the County's Public Works department;
5. All addressing requirements are to be provided to the satisfaction of the County's GIS department;
6. Landowners are to pay all arrears of taxes on the existing parcels prior to finalization of the subdivision;
7. Submission of subdivision endorsement fees.

APPENDICES

APPENDIX A - MAP SET:

LOCATION MAP

HALF MILE MAP – LAND USE

HALF MILE MAP - PARCEL SIZES

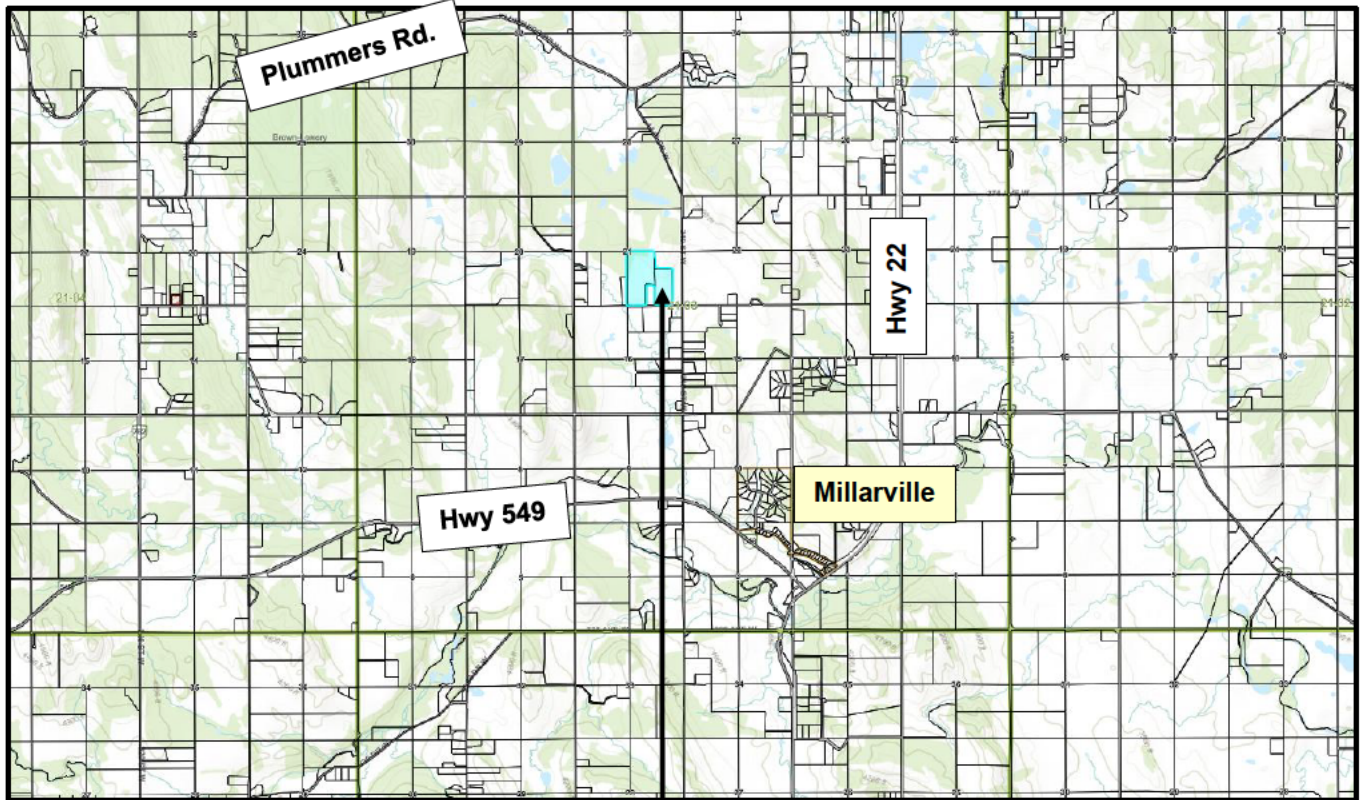
SITE PLAN

ORTHO PHOTO

APPENDIX B:

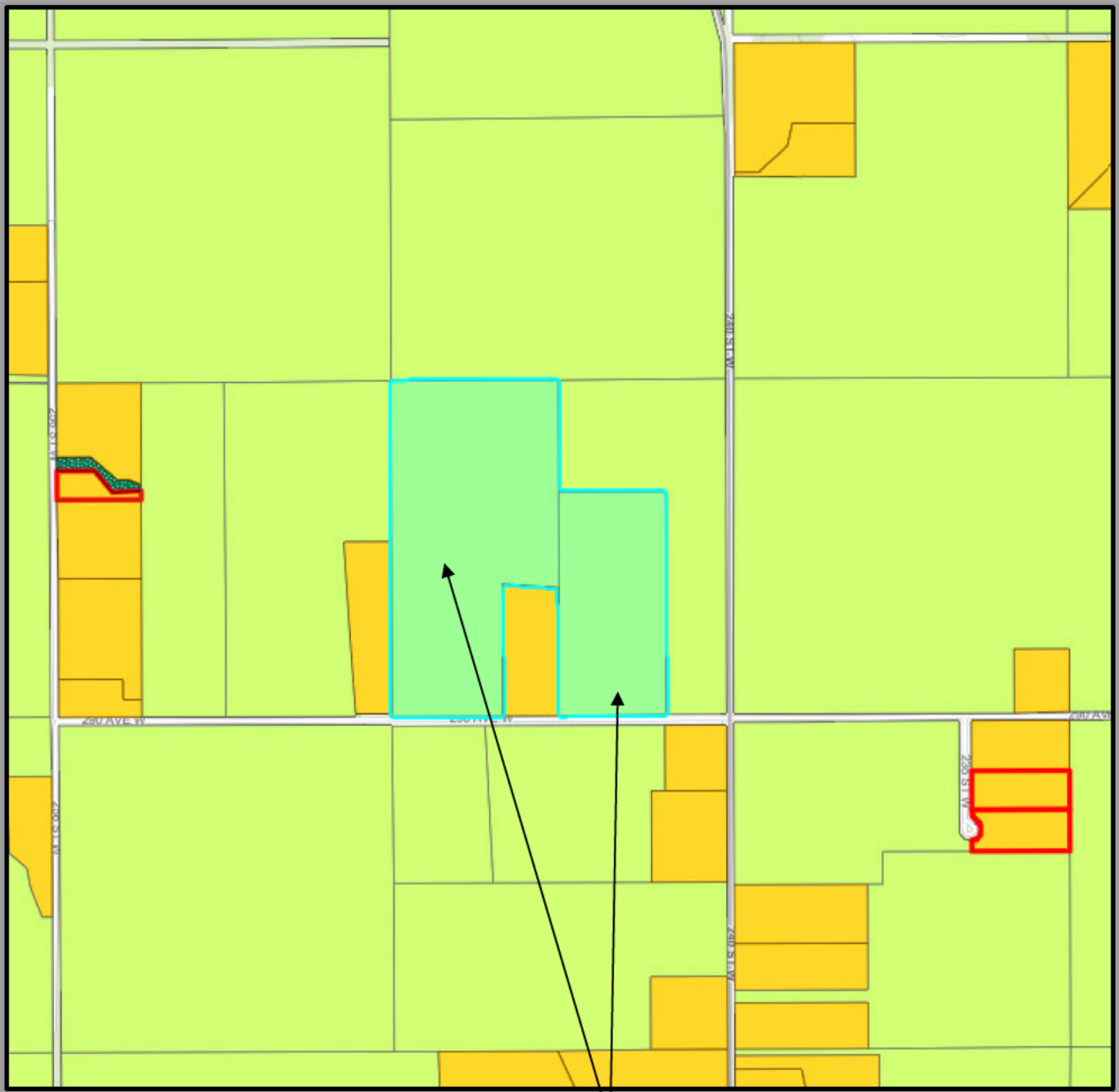
LANDOWNERS SUPPORTING DOCUMENTATION

APPENDIX A: LOCATION MAP



Subject Parcels

APPENDIX A: HALF MILE MAP – LAND USE

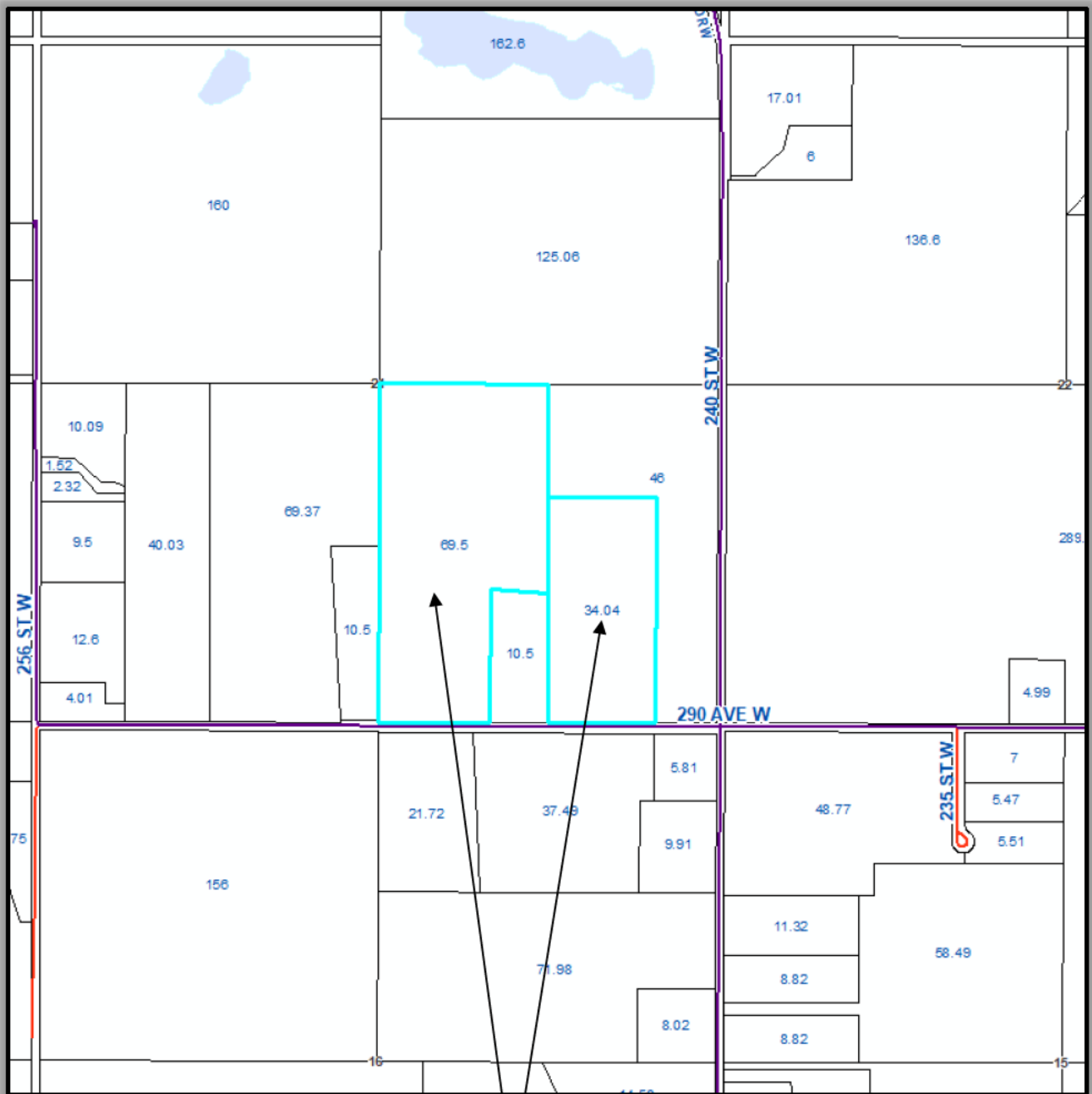


Subject Parcels

Legend

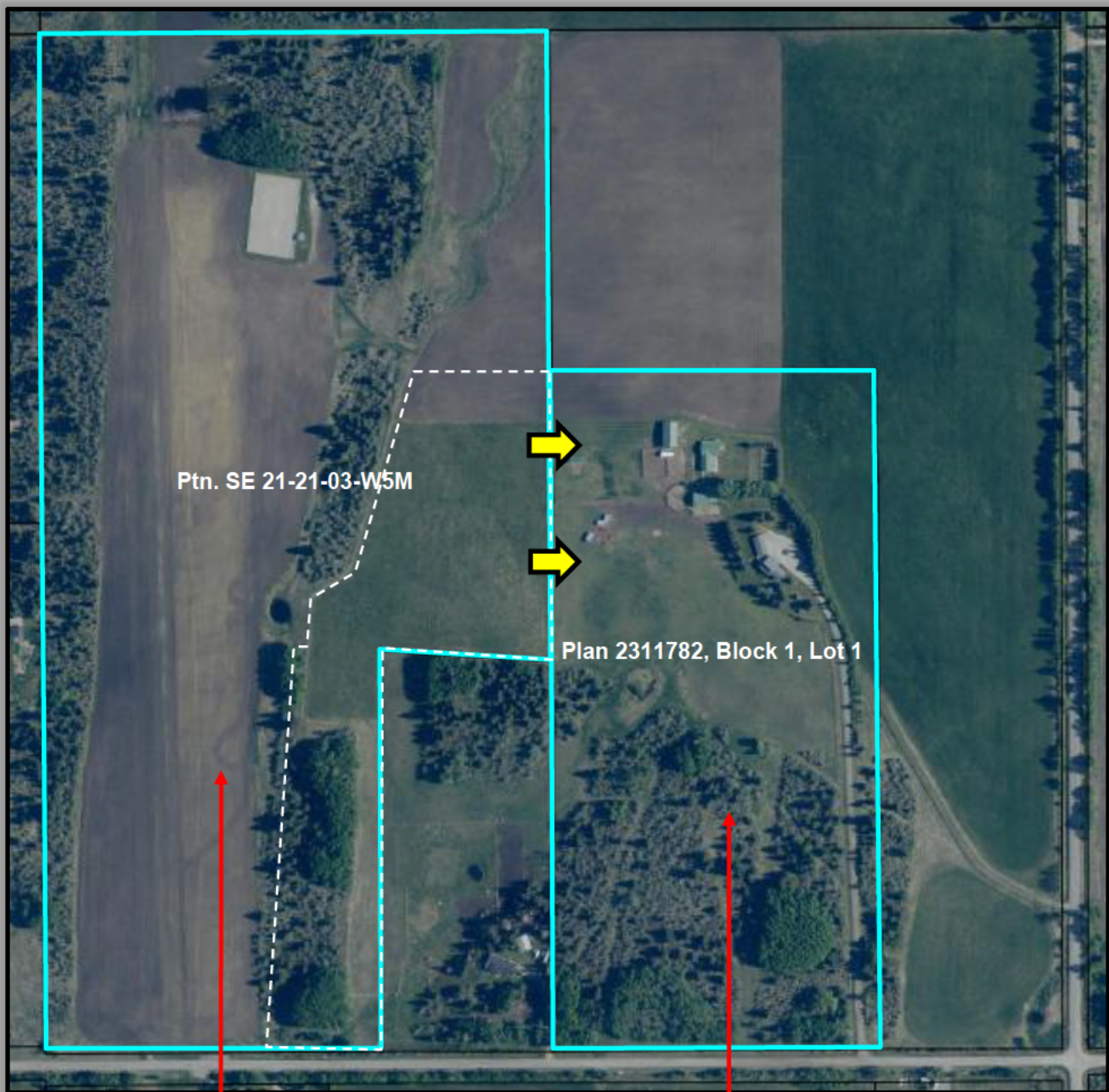
- Hard Surface (Chip/oil)
- Gravel
- Developer Pavement
- Pavement
- ▭ Flood Hazard Protection District
- ▭ In Transition
- ▭ A- Agricultural
- ▭ AA- Agricultural Sub A
- ▭ CR- Country Residential
- ▭ CRA- Country Residential Sub A
- ▭ DC - Direct Control
- ▭ BP- Bussiness Park
- ▭ RB- Rural Business
- ▭ INR- Natural Resource Extraction
- ▭ EP- Environmental Protection
- ▭ ER- Environmental Reserve
- ▭ MR- Municipal Reserve
- ▭ MLR- Municipal Land/Reserve District

APPENDIX A: HALF MILE MAP – LOT SIZES



Subject Parcels

APPENDIX A: ORTHO PHOTO



Ptn. SE 21-21-03-W5M decreased from 69.50 acres to 54.07 +/- ac

Plan 2311782, Block 1, Lot 1 increased from 34.04 acres to 49.41 +/- ac

15.43 +/- acres to be removed from Ptn. SE 21-21-03-W5M and consolidated with Plan 2311782, Block 1, Lot 1, as approximately shown on the map above by the white dotted line.

February 9, 2026

To: Theresa Chipchase, Planning & Development Dept. and Council, Foothills County

Cc: Laura Kendall, Division 3 Councillor, Foothills County

From: Ken and Linda McEwen, [REDACTED]

Re: Application for Boundary Adjustment – LSD SE ¼ 21, 21, 3, W5M

We are joint owners of 2 land parcels: Lot 1, Block 1, Plan 2311782 (34.04 acres) and Lot 2&7, Plan 9112557 (69.56 acres) within the SE ¼ 21, 21, 3 W5M. Under Foothills County Land Use Bylaw, both properties are classified as "A" - Agricultural District. Our 2 properties are being used for hay production (Lot 2&7) and for grazing of livestock (Lot 1), and will continue as an Agricultural District. Our home, barns, horse shelters, automatic waters etc. are located on the 34.04 acre parcel (Lot 1).

The above properties are fairly flat with some rolling sections. Ground cover consists of pasture grass, hay under cultivation, brush, tree stands and some wet areas.

We are proposing to increase the 34.04 acre parcel (Lot 1) by 15.43 +/- acres so that all of the livestock pasture area is included under one title and to provide separation from the cultivated hay land under a separate title. The 69.56 acre parcel (Lot 2&7) will be reduced by 15.43 +/- acres.

Our primary reason for this boundary adjustment is to provide and secure more pasture for our horses to graze on. The required additional pasture land is adjacent to where the horses reside but technically on a different land parcel - our hay producing parcel. The additional grazing land requested is not producing hay and is not practical for haying purposes.

The newly proposed property line is practical and workable based on existing fencing, natural windbreak for animals, location of existing brush and tree stands, and location of hay land. Please refer to the google map topographic. The newly proposed property line does not impact the current surface conditions, so there is no requirement for brush/tree removal or fence adjustments. All of the livestock grazing areas will have access to the barn, shelters and automated waterers.

Both properties have access from 290 Avenue West.

Please contact us for any further clarifications.

Sincerely,

Ken and Linda McEwen [REDACTED]