


**FOOTHILLS COUNTY
COUNCIL AGENDA**



Wednesday, May 6, 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 2026 Road Event - Branch Out Bike Tour	3
Presented by: Deputy Director Community Emergency Services Peter Stapley	
B.2 2026-2027 Gravel Crushing Program - Award Of Tender	29
Presented by: Technical Lead - Public Works Cyril Mitchell and Public Works Advisor Mike Gallant	
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B.4 Davisburg Cemetery Concrete Ribbon Project	31
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B.8 574 Green Haven View - Servicing Options Report	38
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B.9 High River District Health Care Foundation - Request For Sponsorship	76
Presented by: Manager of Legislative Services Sherri Barrett	
B.10 Bow River Basin Council - Request to Meet With Council	79
Presented by: Deputy Reeve Suzanne Oel	
C. SCHEDULED MEETINGS & PUBLIC HEARINGS	

C.1	10:00 a.m. - High River Agricultural Society - NE 12-19-29 W4M - Site Specific Amendment Presented by: Planning Officer Pierre-David Karolyi	81
C.2	11:00 a.m. - Southern Alberta Land Trust Society - Presentation to Council	
C.3	1:30 p.m. - Deka Ventures Ltd. - SE 22-20-01 W5M - Redesignation A to DC #26 Presented by: Planning Officer Pierre-David Karolyi	125
C.4	3:00 p.m. - Annual Assessment Report Presented by: Manager of Assessment & Taxation Teresa Lemon	147
D.	MISCELLANEOUS PLANNING ITEMS	
D.1	Hastie - NW 25-19-27 W4M - Development Permit 26D 066	158
D.2	Heritage Estates Land Use - Request to Waive Resubmission Period & Fee	176
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E.1	McEwan - SE 21-21-03 W5M - Request for Boundary Adjustment	179
F.	CONFIDENTIAL CLOSED SESSION	
F.1	Advice from Officials - ATIA s. 29	
G.	MOTIONS ARISING FROM CONFIDENTIAL CLOSED SESSION	
H.	ACKNOWLEDGEMENTS AND INFORMATION ITEMS	
I.	OTHER MATTERS	
I.1	Lunch	
I.2	Accounts – May 6, 2026 Councillors McHugh, Callister and Kendall	
I.3	Minutes – April 29, 2026	
I.4	Committee Reports	
I.5	Next Meeting – May 13, 2026	
I.6	Adjourn	

DEPARTMENT: EMERGENCY MANAGEMENT	
	TOPIC: Special Event – Branch Out Bike Tour
REPORT PREPARED BY: Corinne Wight – Administrative Assistant, Emergency Services REPORT PRESENTED BY: Peter Stapley - Deputy Director Community Emergency Services	

PURPOSE OF REQUEST

For Council to consider supporting the use of provincial & municipal roads within Foothills County for the Branch Out Bike Tour in support of Branch Out Neurological Foundation.

BACKGROUND

This is the 15th annual event hosted by Branch Out Neurological Foundation, and the first time in Alberta. 250 cyclists, beginning and ending their ride of choice, 40km, 80km, or 100km route at the Millarville Racetrack. Utilizing the following roads as outlined in their application.

- 112 St W
- Hwy 549
- 192 St W
- 338 Ave W
- 176 St W
- 402 St w
- Cowboy Tr
- Hwy 762
- Plummers Rd W
- ❖ Waiting on AB Transportation permit and proof of insurance, expected April 30th

A department review was completed, concerns brought forward were quickly confirmed and documents amended. Public Works has requested additional signage cautioning cyclists ahead at the following intersections. Priddis Valley Road W at Plummers Road, Parkins Road W at HWY762, 2311 Drive W at HWY762, Millarville Road (x2) at HWY549, 338 Ave W at HWY22, 1160 Drive W at 402 Ave W. Cyclists must adhere to traffic safety rules of the road, and rider code of conduct. Branch Out Event coordinator has confirmed compliance with development permits (DP)18D114-B and 22D 089 - Part B. Foothills Fire requested additional information identifying the location of the beer gardens, occupant loads, tents adhere to fire code, emergency access maintained as well as participant & staff parking locations. Branch Out Bike Tour is still awaiting confirmation of certificate of insurance and AB Transportation Permit, they expect the have these by April 30th.

REQUEST OF COUNCIL

Proposed Motion:

That Council reviews and accepts the special event report as information and supports the use of the provincial and municipal roads within Foothills County for the Branch Out Bike Tour 2026.

APPENDICES

Appendix A: Event Application

Appendix B: Emergency Response Plan

Appendix C: Supporting Documentation

2026 Branch Out Bike Tour

Emergency & Safety Procedures for Route Volunteers

The Branch Out Bike Tour will take place in Diamond Valley, Alberta. The Bike Tour is 40, 80 and 100km in length and will include 250 riders. We have determined a strategy to prevent incidents and be prepared to deal with incidents, should they happen. Our goal is to provide a safe and fun bike tour for all fitness levels and ages.

Head Emergency Coordinator: Natalie Scheske, 403-615-2585

Secondary Emergency Coordinator: Kim McLelland, 403-819-1954

Route Marking

The route will be marked with directional, safety and awareness signage every 5-10km. There will be arrows pointing in the direction of the route for riders to follow and stay on course, safety reminders (ex. riding single file), and awareness signage for drivers and vehicles (ex. Bike tour in progress).

Additional signage to be placed at the following intersections for the benefit of incoming traffic.

Priddis Valley Road W at Plummers Roas

Parkins Road W at HWY762

2311 Drive W at HWY762

Millarville Road (x2) at HWY549

338 Ave W at HWY22

1160 Drive W at 403 Ave W

Traffic Control: see Traffic management plan for details

Others (explain):

8 committee members and volunteers will be in support vehicles along the route.

What kinds of supplies are available in the Support vehicles?

The support vehicles will be travelling continuously along the bike route to aid riders, delivery additional supplies and offer transportation if needed. Each support vehicle will be equipped with standard first aid kits to promptly treat minor injuries from cuts, sprains, minor swelling to frostbite. They will also be equipped with bike repair equipment such as tire pumps and patches. Other supplies will include sunscreen, electrolytes, water, bear spray and bug spray.

Name of Nearest Hospital: Oilfields General Hospital (located at 717 Government Rd, Diamond Valley, AB) **Phone:** (403) 933-2222

Describe Procedure to Transport Injured to Hospital in:

a) Emergency: 911 will be contacted and transportation of the individual will be done by ambulance.

b) Non-emergency: Participant will have a support vehicle drive him or her to the hospital. The participant will first sign a release form relinquishing the Branch Out Neurological Foundation 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 and transport to the hospital if needed.

Emergency Action Plan

Non-Medical Emergencies or other emergencies:

Missing persons/ participant counts

Local RCMP will be contacted should a participant go missing for more than ½ hour. Our time tracking company (Zone 4) will set up a rider tracking system in order to track all riders. There will also be a course "sweep". This will be the last rider throughout the entire route. They will be equipped with the safety plan, contact information, and a cell phone.

Wildlife Encounter Procedures

- Remain calm.
- If children are present with your tour group, calmly bring them to an area of safety.
- Keep well away. GIVE THEM THE SPACE THEY NEED.
- Give the animal escape options.
- If you encounter wildlife at close range, back/ride away slowly preferably in the direction you came from. DO NOT SPRINT OR SCREAM.
- DO NOT try to pet, feed or pose for pictures with wildlife.

Sweep of Route

As previously noted, there will be a rider course sweep. One support vehicle will also act as a course sweep for any rubbish or equipment left out on course and to ensure there are no participants left out on designated route.

Rest Stops/Aid Station Locations:

Along with support vehicles, all rest stops (as marked in the attached map) will be similarly equipped.

Emergency Call Procedure Examples

What to say:

1. Identify yourself
2. Briefly explain situation
3. Explain purpose of call
4. Explain location

Transportation

How will the injured participant be transported to the hospital in an emergency?

1. Ambulance - all of the time in an emergency with unstable participant
2. Support Vehicle - if non-emergency and participant is stable

General Emergency Action Plan Injuries

This plan is designed to be implemented any time a participant is injured.

1. All suspected moderate, major or spinal injuries must be evaluated or consulted by a designated level 2 first aider, who can make the decision on care and participation

status.

- 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 participant based on the initial injury assessment (including minor), or suspected injury. Once a participant has been suspended, the participant cannot return to the tour until appropriate medical clearance is received by a level 2 first aider.

2. All injuries must be documented by completion of the appropriate injury report form.

Protocols

These protocols will apply during the time the first aider and/or Health Practitioner is applying care during the Bike Tour. 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 2/3 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 Participant, heat stroke, arterial lacerations, etc.

1. Secure the area.
2. Evaluate injury.
3. Contact a level 2/3 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 participant
5. Document actions.

D. Spine injury

1. Any participant 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 2/3 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 participant. All injuries must be documented on the appropriate "Accident report form".
- c) Level 1 first aiders: CPR C. Level 2 responders: CPR C/first aid certified Level 3: EMT, paramedic, nurse or doctor
- d) All first aiders will be stationed throughout the course and each armed with a first aid kit
- e) All first aiders will carry a charged cell phones in order to communicate with the course marshals, aid stations and event coordinators.

Rules & Regulations

Highlights:

Our goal is to put on the best event possible and to give our participants the best event experience we can.

Participants are responsible for their own safety and the safety of others. For participant safety and the safety of others, no headphones are allowed on the course.

Due to the potential for wildlife encounters, liability and insurance reasons, pets of all kinds will not be permitted to partake in the bike tour.

Bike Tour Conduct

General Rules

A participant is not permitted to:

- a) Block others
- b) Intentionally ride too close or bump another participant
- c) Ride in pairs or groups outside of single file format
- d) Dispose of garbage on the route, unless it is within a provided waste receptacle.
- e) Ride with headphones, headsets or AirPods

The bike tour participant must:

- a) Ride single file, passing on the left hand side only.
- b) Remain on the designated and marked bike tour route specific to the event
- c) Be fully clothed at all times and dress accordingly to the weather conditions on the day of
- d) Wear a cycling helmet at all times
- e) Wear the Zone 4 timing chip while riding

Dangerous Behaviour

Participants must not try to approach wildlife if seen on route during the bike tour. Any participant who appears to present a danger to themselves or others may be removed from the ride.

Properly Maintained Bike and Gear

Bike tour participants are expected to be knowledgeable and aware of all rules, to comply with them and to have a properly maintained bike and appropriate gear for all weather conditions. The event coordinator and course marshals will remove a participant from the bike tour where they feel it is necessary, does not comply with the rules or is unsafe.

Illegal Equipment

Out of respect for the other tour participants and the potential encounters with wildlife, headphones, AirPods and headsets are not permitted.

General Participant Conduct

General Conduct

Participants will:

- a) Practice good sportsmanship at all times.
- b) Be responsible for their own safety and the safety of others.
- c) Obey traffic regulations and instructions from race officials,
- d) Treat other competitors, officials, volunteers, and spectators with respect and courtesy,
- e) Avoid the use of abusive language.
- f) If they violate the rules knowingly, report the violation to a route official, and if necessary retire promptly from the competition.
- h) Inform route officials after withdrawing from the route.

Warnings and Officials

A Warning will be given at the discretion of the official. They shall assess a warning by:

- a) Sounding a whistle or horn
- c) Calling the participant's name and saying "STOP".

Procedure during Warning

When assessed with a warning, the participant will stop at the next safe turn off on the right hand side of the road) in a safe manner and follow the instructions of the course official. Once the course official has given the clearance the participant may then and only then re-join the bike tour.

Event Cancellation

Should Event Coordinators determine that there is an emergency or unsafe conditions are present which may affect the Bike Tour, the event coordinators, at their sole discretion, may:

- a) Re-route or shorten course lengths;
- b) Stop participants from completing the tour;
- c) Not allow people out on course; or
- d) Cancel the event and not restart the event

If the decision is rendered to cancel the Bike Tour after a portion of the participants have already started, event coordinators will contact all volunteers/course marshals on course via cell phones, who will begin informing participants. If you are informed of an emergency or event cancellation, you

must stop immediately & seek the nearest volunteer to receive directions to the closest shelter. For these reasons, it is important that you stay alert with a charged cell phone during the tour.

Traffic Management Plan

Implementation Plan

Date	June 13th, 2026
Site Name	Diamond Valley, AB / Millarville Racing Society & Agricultural
Site Location	306097 192 St. W, Millarville, AB. T0L 1K0
Description of Activity	Fundraiser - Bike Tour
Project Supervisor	Natalie Scheske
Organization	Branch Out Neurological Foundation
Traffic Control Persons	Volunteers / ATS

Site Factors

Road Alignment	Straight, some curve, intersections (varies along route)
Road Type	2 lane, divided highway / secondary road ways, Foothills County Roads
Sight Distance	Good visual, 200m distance of sight
Approaches	All directions
Site Length	100 km
Regulation Speed	40km - 100km based on road
Weather Conditions	Sunny, potential rain, morning fog, wind

Procedural Factors

Work On/Off Roadway	Organized cyclists, single file riding and rest stops
Work on Shoulder	Single file cyclists, organized riding
Site Access	As needed
Emergency Vehicle Access	As needed

Traffic Management Plan

Equipment Access	N/A
Type of Site	Designated areas off highway, parking lots
Site Activity	Rest Stop
Hours of Work	7 hours

Contacts

Company Name:	Contact:	Phone Number
First Aid On Site	Natalie Scheske	403-615-2585
Non Emergency Fire	Dispatch	403-933-5553
Non Emergency /Ambulance/ Hospital	Dispatch	403-933-2222
Non Emergency RCMP	Dispatch	403-933-4262
Foothills County Roads Maintenance	Answering service	403-652-2390
Foothills County After Hours Emergency	Answering service	1-888-808-3722
Diamond Valley Road Emergencies	Answering service	403-369-4966
Town of Diamond Valley Bylaw/Animal Control	Answering service	403-933-0344
Wildfire Hotline	Report line	403-310-3473
Emergency Service	Dispatch	911

Incident Management Plan:

#1- If an accident (MVA) occurs outside of volunteer's control space:

- The designated volunteer will attend to the victims, assess injury severity and contact emergency health services (911) if necessary or requested.
- If the vehicles need to be directed the supervisor will stay onsite and direct traffic around the MVA while in communication with the other supervisors.
- Call RCMP once site is secure
- Several route support vehicles driving the route continuously for additional support, no vehicle further than 20km at one time

#2- If an MVA occurs between the volunteer or within a reasonable distance that it could be included in the controlled space:

Traffic Management Plan

- The volunteer closest will move down to include it, contact main event coordinator for additional volunteer
 - When a supervisor is onsite they will attend the MVA and assess injury calling emergency health services (911) if necessary or requested.
 - Call RCMP when the site is secured
 - Several route support vehicles driving the route continuously for additional support, no vehicle further than 20km at one time
- #3 – In the event that a car stalls in the roadway and may interfere with traffic flow:
- Volunteer will assess the situation and assist in moving the vehicle with occupants to the side of the road
 - Volunteer will call tow truck (Red Rescue Towing, 403-321-8880) as assist
 - Volunteer will call RCMP to assist
- #4 – In the event of objects in roadway:
- Whenever possible safely remove objects if help is needed get the attention of the crew and get assistance.
- #5 – In the event of animals in area that cause concern:
- Alert partner and crew to the animal, secure the roadway and get to a safe place when necessary
 - Refer to Bike Tour Safety plan on additional protocol
- #7 - In the case of a Severe Bicycle Pile up / Crash resulting in injury the following procedure will be implemented.
- The onsite Volunteer will call 911 to alert the situation.
 - Assist in traffic stop to prevent further incident
 - *Responding Volunteers will be following sweeper vehicle at a distance for the duration of the parade start so that their response time is more effective*
 - Once the situation is cleared and any injured parties have been transported away safely the volunteers onsite will resume regular traffic flow as per regular event plan guidelines.
 - The volunteers who responded to the incident will fill out any and all CCTC documentation including Incident reports, first aid documentation, witness statements, etc. as well as any event or authority required documentation as directed.

Public Information Procedures

Branch Out Neurological Foundation will ensure the public is informed of the event route and to expect delays using:

- Social Media
 - The event will be advertised on Branch Out's Instagram and LinkedIn pages.
- Traveling Public
 - Event signage will be posted in visible locations throughout the route.
- Email Communication
 - Through Panorama distribution, email notifications have gone out to residents

Emergency Detour Routes

Traffic Management Plan

-To be determined based on emergency at hand. In the event of unsafe weather, the Event Planner will make the call to proceed with the event or cancel.

Traffic Control Plan

Traffic Control Devices

-A-Frame Signs along the route, every 5km-10km, to indicate Bike Tour in progress, alert to drivers and alert to cyclists to remain riding safely and single file

Additional signage to be placed at the following intersections for the benefit of incoming traffic.

Priddis Valley Road W at Plummers Roas

Parkins Road W at HWY762

2311 Drive W at HWY762

Millarville Road (x2) at HWY549

338 Ave W at HWY22

1160 Drive W at 403 Ave W

-Zone 4 Timing Chips/Strips to digitally track cyclists and ensure everyone is keeping time and consistency while riding.

-Route Support Vehicles (5) traveling along the route, final route sweep

Moving / Turning / Checking Signs

All signage will be maintained and moved as needed for the duration of the event.

Traffic Control Personnel Details:

Natalie Scheske: 403-615-2585

Available 7:00am - 4:00pm

Kim McLelland: 503-819-1954

Available 7:00am - 4:00pm

Site Instructions:

Route Map - see below



2026 Branch Out Bike Tour 86km

<https://www.strava.com/routes/3394886485471255424>

86.1 km

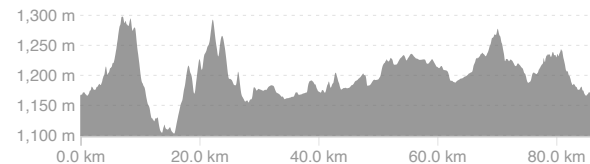
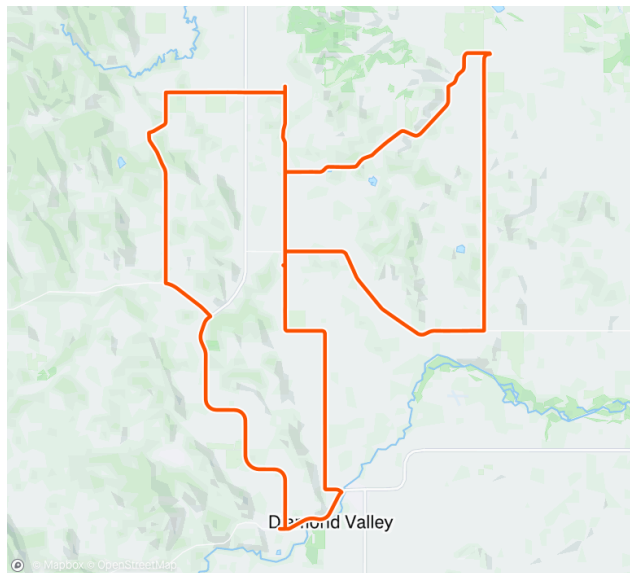
Distance

954 m

Elevation Gain

2:55:54

Est. Moving Time



Route recommendations may be incomplete and/or inaccurate and may contain sections of private land and/or sections of terrain that could be challenging or hazardous. Always use your best judgement about the safety of road and trail conditions and follow traffic and property laws.

DIRECTION	DISTANCE
Proceed onto off-road waypoint. No data available	0.0 km
Continue on 192 Street W	0.0 km
Right onto 274 Avenue W	3.9 km
Continue on 1119 Drive W	5.6 km
Proceed onto 1119 Drive W	11.6 km
Continue on 226 Avenue	13.9 km
Right onto 112 Street W	15.0 km
Continue on Granary Road	15.4 km
Continue on 112 Street W	15.4 km

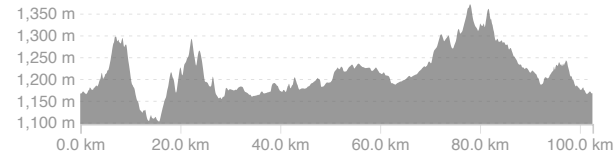
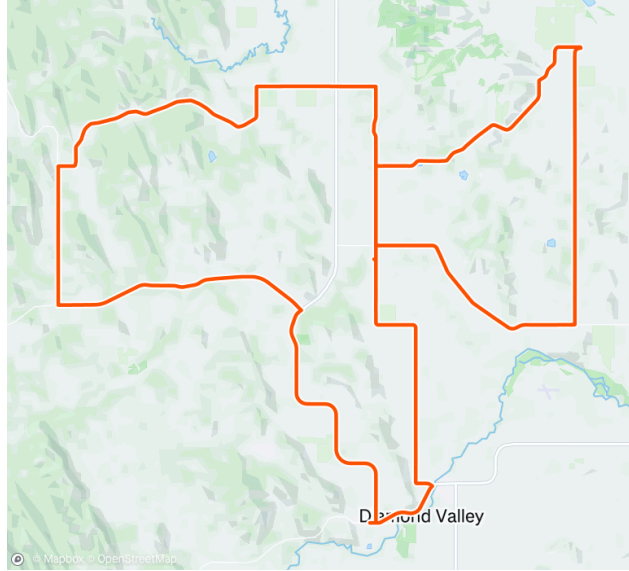
DIRECTION	DISTANCE
Proceed onto 112 Street W	16.3 km
Right onto Highway 549	26.5 km
Proceed onto Highway 549	26.5 km
Left onto 192 Street W	36.2 km
Proceed onto off-road waypoint. No data available	36.8 km
Proceed onto off-road waypoint. No data available	36.9 km
Right onto 192 Street W	36.9 km
Continue on 338 Avenue W	39.5 km
Right onto 176 Street W	41.2 km
Continue on 402 Avenue W	47.5 km
Right onto Cowboy Trail	48.2 km
Continue on Valley Trail NE	50.3 km
Continue on Sunset Boulevard East	51.2 km
Continue on Sunset Boulevard NW	51.3 km
Proceed onto Sunset Boulevard NW	51.5 km
Left onto Main Street N	51.7 km
Continue on Cowboy Trail	52.5 km
Left onto Highway 549	63.0 km
Proceed onto Highway 549	65.2 km
Right onto 240 Street W	65.3 km
Continue on 1240 Drive W	69.9 km
Right onto Plummers Road W	71.6 km
Left onto 240 Street W	72.5 km
Proceed onto 242 Avenue W	73.6 km



2026 Branch Out Bike Tour 103km

<https://www.strava.com/routes/3394888053060292654>

102.5 km **1,175 m** **3:29:30**
 Distance Elevation Gain Est. Moving Time



Route recommendations may be incomplete and/or inaccurate and may contain sections of private land and/or sections of terrain that could be challenging or hazardous. Always use your best judgement about the safety of road and trail conditions and follow traffic and property laws.

DIRECTION	DISTANCE
Proceed onto off-road waypoint. No data available	0.0 km
Continue on 192 Street W	0.0 km
Right onto 274 Avenue W	3.9 km
Continue on 1119 Drive W	5.6 km
Proceed onto 1119 Drive W	11.6 km
Continue on 226 Avenue	13.9 km
Right onto 112 Street W	15.0 km
Continue on Granary Road	15.4 km
Continue on 112 Street W	15.4 km

DIRECTION	DISTANCE
Proceed onto 112 Street W	16.3 km
Right onto Highway 549	26.5 km
Proceed onto Highway 549	26.5 km
Left onto 192 Street W	36.2 km
Proceed onto off-road waypoint. No data available	36.8 km
Proceed onto off-road waypoint. No data available	36.9 km
Right onto 192 Street W	36.9 km
Continue on 338 Avenue W	39.5 km
Right onto 176 Street W	41.2 km
Continue on 402 Avenue W	47.5 km
Right onto Cowboy Trail	48.2 km
Continue on Valley Trail NE	50.3 km
Continue on Sunset Boulevard East	51.2 km
Continue on Sunset Boulevard NW	51.3 km
Proceed onto Sunset Boulevard NW	51.5 km
Left onto Main Street N	51.8 km
Continue on Cowboy Trail	52.6 km
Proceed onto Cowboy Trail	63.0 km
Right onto Highway 549	63.1 km
Right onto Highway 762	73.7 km
Proceed onto Highway 762	73.7 km
Proceed onto Highway 762	79.2 km
Right onto Plummers Road W	79.4 km
Left onto 240 Street W	89.4 km



Branch Out Bike Tour 2026 Itinerary

Friday, June 12th, 2026

Registration & Welcome at Millarville Race Track

4:00pm-8:00pm

Bike Storage Open (in Quonset)
Ridley's Bike Tune Up's
Registration Open (Integrity Structure)

- Zone 4 Timing Chip
- Bike Plate - I am Riding For
- Fundraising Incentive Prizes
- Swag Bags for riders and volunteers

GPS Pizza onsite (overflow in Island campground)
Village Brewery Beverage Served

Saturday, June 13th, 2026

Bike Tour Event Day!

7:30am - 9:30am

Breakfast provided by Concorde Catering (setup in Infield under tent)

7:30am - 9:30am

Registration for Riders & Volunteers
Bike Storage Open
Ridley's Bike Tune Ups

9:30am - 10:30am

Riders at Start Line
Lived Experience Speech
100km Riders Depart
80km Riders Depart
40km Riders Depart

10:00am - 3:30pm

Bike Tour in Progress
Rest Stops Open
Bike Support In Action
ATS Along Route for Support
Finish Line (MRAS)

1:00pm - 4:00pm

Lunch provided by Concorde Catering
Village Beer Gardens Open
EECOL Prairie Oasis Open
Lawn Games

Matt Blais Music
Recovery Zone - Showers Available

5:00pm - 6:00pm Evening Program Kick's Off
Raffle Tickets & Balloon Pop
Silent Auction Opens
Matt Blais Music

6:00pm - 8:00pm BBQ Dinner Provided by Concorde Catering
Highlights of the Day
Executive Director Speech
Awards
Balloon Pop
Live Auction
Thank-You's & Closing Remarks

8:00pm - 8:30pm Bus Shuttle Back to Calgary

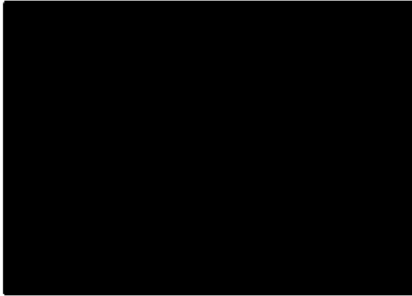


Millarville Racing & Agricultural Society

Box 68 - 306097 192 ST W
 Millarville, Alberta, T0L 1K0
 Tel:403-931-3411
 booking@mras-track.com
GST- 123252108

Billing Address

Branch Out Bike Tour



Invoice

Contract#: **77026040702**

Contract Date: 04/07/2026

Venue: Infield, Integrity

Building, Quonset Building

DATE	FROM	TO	EVENT	ROOM	PAX
06/12/2026	09:00 AM	11:00 PM	General Facility Rental	Infield	100
06/12/2026	09:00 AM	11:00 PM	General Facility Rental	Integrity Building	100
06/12/2026	12:00 PM	11:00 PM	General Facility Rental	Quonset Building	100
06/13/2026	09:00 AM	11:00 PM	General Facility Rental	Infield	100
06/13/2026	09:00 AM	11:00 PM	General Facility Rental	Integrity Building	100
06/13/2026	09:00 AM	11:00 PM	General Facility Rental	Quonset Building	100
06/14/2026	09:00 AM	02:00 PM	General Facility Rental	Quonset Building	100

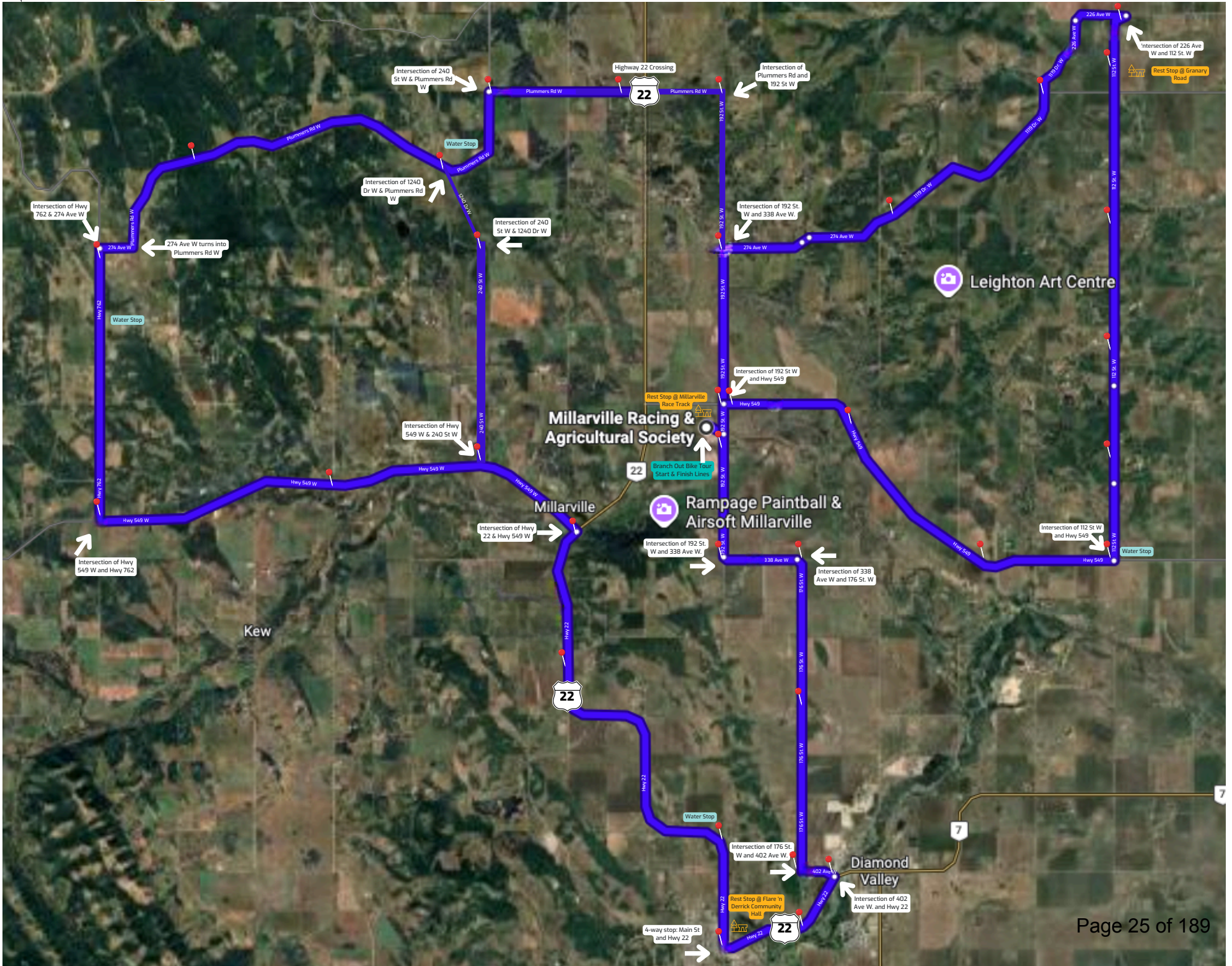
Billing Detail

Description	Amount	Total
Hall Rental Charges		
06/12/2026 - 1 X Infield	\$390.00	
06/12/2026 - 1 X Quonset Building	\$190.00	
Rental Total		\$580.00
Rental & Service Charges		
06/12/2026 - 1 X Cleaning Fee /day @ \$300.00	\$300.00	
06/12/2026 - 1 X Dumpster Empty Charge @ \$250.00	\$250.00	
06/12/2026 - 1 X Garbage Disposal During Event @ \$75.00	\$75.00	
06/12/2026 - 6 X Table- High Top Tables (28" Diameter) @ \$10.00	\$60.00	
06/12/2026 - 1 X Portable Sound System @ \$150.00	\$150.00	
06/12/2026 - 1 X Tent - 10 X 10 @ \$160.00	\$160.00	

06/12/2026 - 1 X Tent - 20 X 20 @ \$525.00	\$525.00
06/12/2026 - 20 X Table - 2.5 x 8' Wooden Tables @ \$10.00	\$200.00
06/12/2026 - 1 X Mobile stage - 20' X 10.5' @ \$100.00	\$100.00
Service Total	\$1,820.00
Hall Rental Charges	
06/13/2026 - 1 X Infield	\$390.00
06/13/2026 - 1 X Quonset Building	\$380.00
06/14/2026 - 1 X Quonset Building	\$190.00
Rental Total	\$960.00
Rental & Service Charges	
06/14/2026 - 1 X Refundable Deposit - Small Facility @ \$500.00	\$500.00
Service Total	\$500.00
Sub Total	\$3,860.00
20 % Discount - 06/12/2026 - 1 X Infield	\$(78.00)
20 % Discount - 06/12/2026 - 1 X Quonset Building	\$(38.00)
50 % Discount - 06/12/2026 - 1 X Cleaning Fee /day @ \$300.00	\$(150.00)
20 % Discount - 06/12/2026 - 1 X Dumpster Empty Charge @ \$250.00	\$(50.00)
20 % Discount - 06/12/2026 - 1 X Garbage Disposal During Event @ \$75.00	\$(15.00)
20 % Discount - 06/12/2026 - 6 X Table- High Top Tables (28" Diameter) @ \$10.00	\$(12.00)
20 % Discount - 06/12/2026 - 1 X Portable Sound System @ \$150.00	\$(30.00)
20 % Discount - 06/12/2026 - 1 X Tent - 10 X 10 @ \$160.00	\$(32.00)
20 % Discount - 06/12/2026 - 1 X Tent - 20 X 20 @ \$525.00	\$(105.00)
20 % Discount - 06/12/2026 - 20 X Table - 2.5 x 8' Wooden Tables @ \$10.00	\$(40.00)
20 % Discount - 06/12/2026 - 1 X Mobile stage - 20' X 10.5' @ \$100.00	\$(20.00)
20 % Discount - 06/13/2026 - 1 X Infield	\$(78.00)
20 % Discount - 06/13/2026 - 1 X Quonset Building	\$(76.00)
20 % Discount - 06/14/2026 - 1 X Quonset Building	\$(38.00)
Total Discount	\$(762.00)
Invoice Total	\$3,098.00
Balance	\$3,098.00

 = SIGNS

 = REST STOP





Granary Road FEC Ltd.
PO Box 32030, Silverado RPO
Calgary, Alberta
T2X 0T9

To whom it may concern,

This letter is to confirm that Granary Road is granting permission for the Brauch Out Bike Tour to use a portion of our parking lot for their tour event on June 13th, 2026.

We see no problems or concerns with the use of this space for your event on the specified date.

Should you have any questions, comments, or concerns, please do not hesitate to reach out.

Thank you,

Erin Bucknell

Erin Bucknell
Granary Road
admin@granaryroad.com

Premier Canada Assurance Managers Ltd.

Date:	Apr 22, 2026	From:	Premier Canada
To:	Livefree Inc.	Phone:	604 - 669 - 5211
Attention:	Elizabeth Murphy	Email:	newbizpersonal@premiergroup.ca

QUOTATION - Special Events

RE - Applicant: BRANCH OUT NEUROLOGICAL FOUNDATION

Premium:	Please REFER to attached Coverage Summary
Policy Fee*:	\$65
Please note Premium and all fees are fully earned and retained once policy is bound	
Deductible does not reduce Limit of Liability	

Broker Terms: *Payment net of Broker Commission (15% of premium portion) is due within 30 days of acceptance of terms.

Limits and Premium Breakdown:

See attached Coverage Summary Sheet. Please note the Coverage Summary Sheet is intended to be a synopsis of the terms and conditions of the Policy. Refer to policy documentation for complete details.

Security: 100% Lloyds

Subjects/Conditions of Quote (All requirements must be completed within 72 hours of binding):

1. A fully completed, signed and dated Premier Marine application prior to binding.
2. Quote is only valid for events happening 60 days in advance.
3. List of all additional insured's for acceptance and coverage prior to binding, including full mailing address and interest
4. If Host Liquor is included - we require the Liquor License number prior to binding
5. Quote is rated for 1M/2M CGL - \$2,500 deductible and 5M CGL - \$5,000 deductible.
6. Quote is subject to confirmation safety procedures are in place and security is warranted by the named insured with RCMP officers/on-off duty officers/first aid volunteers onsite.
7. Quote is subject to confirmation signed waivers are in place for all participants.
8. Quote is subject to confirmation all vendors and exhibitors must carry their own CGL insurance.
9. Quote is subject to confirmation all owners of temporary structures/stages must carry their own CGL insurance including setup and takedown. We cannot extend liability.
10. Please note there is no participants liability under this policy.

INSURANCE IS NOT IN EFFECT UNTIL YOU HAVE ISSUED THE POLICY IN PRESTO AND HAVE BEEN GIVEN A POLICY NUMBER. THIS IS A QUOTE ONLY AND IS VALID FOR 30 DAYS. COVERAGE IS NOT BOUND.

NOTE: The terms we have offered are not necessarily identical to those requested in your application for insurance/submission form, nor is Premier obligated to offer such terms. Please review the terms and conditions of this quote carefully. Relevant policy forms may be obtained from the undersigned underwriter or refer to our website to locate the applicable forms (please note revision dates for the appropriate form).

INSURANCE LICENSE NOTICE: Premier has provided this quotation on the basis that you are duly licensed to sell insurance in the jurisdiction pertaining to this insurance risk. By virtue of the fact that you have requested this quotation, you are representing to Premier that you are a duly licensed insurance broker in the relevant jurisdiction. Premier may request a copy of such license at any time.

COVERAGE SUMMARY - Special Events

COMMERCIAL GENERAL LIABILITY - (Occurrence Basis)

NAME OF EVENT:	BRANCH OUT BIKE TOUR 2026				
DESCRIPTION OF EVENT:	Sporting Event				
LOCATION OF EVENT:	306097 192 ST W and Foot Hills Roads & Alberta Highways, MILLARVILLE AB T0L1K0				
ADDITIONAL INSURED:	Millarville Racing & Agricultural Society 306097 192 ST W, MILLARVILLE, AB T0L 1K0 FOOTHILLS COUNTY 309 McLeod Trail, Box 5605, High River, AB, T1V 1M7				
DURATION OF EVENT:		FROM:		TO:	
DURATION OF TENANCY:		FROM:		TO:	

Premium Options				
Liability Limit	\$1,000,000	\$2,000,000		\$5,000,000
Premium	\$465	\$560		\$1,000

AGGREGATE LIABILITY LIMIT:	As per selected limit	PREMIUM	Per selected
COVERAGE A - BODILY INJURY & PROPERTY DAMAGE LIABILITY	As per selected limit	Each Occurrence Limit	
Host Liquor Liability	EXCLUDED		
COVERAGE B - PERSONAL AND ADVERTISING LIABILITY INJURY	As per selected limit	Each Occurrence Limit	
COVERAGE C - MEDICAL PAYMENTS	\$1,000 / \$10,000	Any One Person Limit/Any One Occurrence	
COVERAGE D - TENANTS LEGAL LIABILITY, DEDUCTIBLE \$1,000	\$1,000,000	Any One Premises Limit	
DEDUCTIBLE - COVERAGE A and B (\$2,500 Deductible applies if \$5M liability limit is selected)	\$5,000	Per Any One Occurrence	
COVERAGE TERRITORY & JURISDICTION (7)	CANADA		
Form #SPF 6 - NON-OWNED AUTOMOBILE (CANADA)	\$1,000,000	Any One Accident/Aggregate Limit	

POLICY FORMS:
Form #GLEVENT (Rev. April, 2020) - Commercial General Liability - Occurrence Basis
Form #SPF 6AB (Rev. June 2022) AB-S.E.F. No. 6 - Standard Non-Owned Automobile Policy

ENDORSEMENTS:
Form #PRIV-1 (Rev. Nov 1, 2024) - Standard Schedule of Policyholder Notices
Form #LSW1001 (Rev. Dec 12, 2007) - Several Liabilities Clause
Form #NMA0464 (Rev. Jan 1, 1938) - War and Civil War Exclusion Clause
Form #NMA1978A (Rev. January 4, 1996) - Nuclear Incident Exclusion Clause - Liability - Direct (BROAD) - Canada
Form #MRPREM-SE (Rev. Sept 30 2014) - Minimum Retained Premium Endorsement
Form #AINC (Rev. Feb. 2, 2012) - Commercial Additional Insured Endorsement
Form #FBIX (Rev. July 13, 2011) - 'Food' Borne Illness Exclusion Endorsement
Form #FIREX (Rev. December 11, 2009) Fireworks Exclusion Clause
Form #LSW1814A (Rev. September 23, 2022) - Statutory Conditions - Alberta
Form #CYB111 (Rev. December 2020) Cyber Exclusion Endorsement

SPECIAL NOTES:
Form #LSW1548D (Rev. April 15, 2022) - Identification of Insurer/Action Against Insurer
Form #LMA3100 (Rev. July 5, 2012) - Canada Subscription Policy
Vendors and Exhibitors must carry their own CGL insurance
Owner/Provider of any animals must carry their own CGL insurance
Owner/Provider of any temporary stage must carry their own CGL insurance
Owner/Provider of any 'Bouncy Type Castles' must carry their own CGL insurance

COUNCIL ADMINISTRATIVE REPORT

Department: Public Works

TITLE: 2026-2027 Gravel Crushing Program Tender Results



Author: Kallum Umscheid, Engineering Technologist
Presenter: Cyril Mitchell, Technical Lead – Public Works
Mike Gallant, Public Works Advisor

DATE: May 6, 2026

ATTACHMENTS: N/A

PURPOSE:

That Council Authorize Administration to award the 2026-2027 Gravel Crushing Program to SAGE Management Ltd.

BACKGROUND:

The 2026-2027 Gravel Crushing Program has been tendered to ensure the continued maintenance of county roads into the 2026-2027 season.

Administration tendered the programs, producing the tender documents, and evaluating the results. The Tender closed on April 23rd, 2026, with one (1) tender submitted:

Results of Tenders:

The lowest and only tender for the Gravel Crushing program was submitted by SAGE Management Ltd. of Cardston, Alberta.

CONTRACTOR	SUBMITTED TENDER PRICE	EMAIL AMENDMENT	TOTAL BID TENDERED
SAGE Management Ltd.	\$1,171,440.00	N/A	\$1,171,440.00

DISCUSSION:

The lowest and only tender for the Micro Surfacing program was submitted by West-Can Seal Coating Inc. of Didsbury, Alberta, and was in full compliance with all tender procedures as reviewed by Administration and outlined in the tender documents. All required supporting documents were included with the submission, including a 10% Bid Bond, 50% Performance Bond, and 50% Labour & Material Bond based on the tendered price.

RECOMMENDATION:

That Council awards the 2026-2027 Gravel Crushing Program to SAGE Management Ltd.

COUNCIL ADMINISTRATIVE REPORT

Department: Public Works

TITLE: 2026 Micro Surfacing Program Tender Results



Author: Kallum Umscheid, Engineering Technologist
Presenter: Cyril Mitchell, Technical Lead – Public Works
Mike Gallant, Public Works Advisor

DATE: May 6, 2026

ATTACHMENTS: N/A

PURPOSE:

That Council Authorize Administration to award the 2026 Micro Surfacing Program to West-Can Seal Coating Inc.

BACKGROUND:

The 2026 Micro Surfacing Program has been tendered to ensure the continued maintenance of county roads into the 2026-2027 season.

Administration tendered the program, producing the tender documents, and evaluating the results. The Tender closed on April 23rd, 2026, with one (1) tender submitted:

Results of Tenders:

The lowest and only tender for the Micro Surfacing program was submitted by West-Can Seal Coating Inc. of Didsbury, Alberta.


CONTRACTOR	SUBMITTED TENDER PRICE	EMAIL AMENDMENT	TOTAL BID TENDERED
West-Can Seal Coating Inc.	\$249,046.00	N/A	\$249,046.00

DISCUSSION:

The lowest and only tender for the Micro Surfacing program was submitted by West-Can Seal Coating Inc. of Didsbury, Alberta, and was in full compliance with all tender procedures as reviewed by Administration and outlined in the tender documents. All required supporting documents were included with the submission, including a 10% Bid Bond, 50% Performance Bond, and 50% Labour & Material Bond based on the tendered price.

RECOMMENDATION:

That Council awards the Micro Surfacing Program to West-Can Seal Coating Inc.

DEPARTMENT: Cemeteries - Community Services	
	TOPIC: Davisburg Cemetery Concrete Ribbon Project
REPORT PRESENTED BY: Cemetery Specialist Candace Antony	

PURPOSE OF REQUEST

For Council to authorize Administration to proceed with the construction of three concrete ribbons at Davisburg Cemetery.

BACKGROUND

Cemetery infrastructure improvements are undertaken to enhance maintenance efficiency, site appearance, and long-term integrity. The installation of concrete ribbons at the head of the plots is a common modern practice. These ribbons provide a stable, defined base for monuments, ensuring consistent alignment and elevation while improving ease of maintenance.

\$60,000 was budgeted in the 2026 Capital Budget to fund this project.

Administration contacted 7 vendors for quotation for this project.

Proponent	Westrun Construction	Mariah Projects	Timberwolf Construction	Tim Green	Midnight bobcat and concrete	Everest Construction	Grayden Construction Services
Price	\$26,369.63	No Quote Provided	No Quote Provided	No Quote Provided	No Quote Provided	No Quote Provided	No Quote Provided

Rationale:

Administration recommends proceeding with the Concrete Ribbon Project due to its operational efficiencies and long-term cost savings. The installation of concrete ribbons will provide a stable, consistent foundation for monuments, reducing shifting and improving overall alignment within the cemetery. In addition, the defined mowing edge will streamline maintenance activities by reducing trimming requirements, lowering the risk of damage to monuments, and decreasing ongoing maintenance costs. Overall, this project supports efficient operations while maintaining a respectful and orderly cemetery environment.


Although only one quotation was received, reasonable efforts were made to obtain competitive pricing, and multiple proponents declined to submit bids. Proceeding with the available qualified

vendor will allow the project to move forward in a timely manner and support improved cemetery standards and operations.

REQUEST OF COUNCIL

Proposed Motion:

To Authorize Administration to award the contract based on price, to Westrun Construction in the amount of \$26,369.63 including contingencies.

DEPARTMENT: Cemeteries - Community Services	
	TOPIC: Davisburg Cemetery Portable Washroom Project
REPORT PRESENTED BY: Cemetery Specialist Candace Antony	

PURPOSE OF REQUEST

For Council to authorize Administration to proceed with the foundation and surround for the wheelchair-accessible portable washroom for the Davisburg Cemetery.

BACKGROUND

In preparation for rental of the Davisburg Church located within Davisburg Cemetery, Administration has been working to ensure compliance with all applicable regulatory requirements. Foothills County Safety Codes has advised that a wheelchair-accessible portable washroom must be installed onsite as a condition of occupancy and public use.

\$8,000.00 was budgeted in the 2026 Capital Budget to fund this project.

Administration contacted 7 vendors for quotation for this project.


Proponent	Westrun Construction	Mariah Projects	Tim Green	Timberwolf Construction	Midnight bobcat and concrete	Everest Construction	Grayden Construction Services
Price	\$6,438.00	\$16,500.00	\$12,752.25	No Quote Provided	No Quote Provided	No Quote Provided	No Quote Provided

The addition of an accessible portable washroom will ensure the facility meets accessibility standards and provides safe and inclusive access for all users attending services, events, and gatherings at the church.

REQUEST OF COUNCIL

Proposed Motion:

To Authorize Administration to award the contract based on price, to Westrun Construction in the amount of \$6,438.00 including contingencies.

DEPARTMENT: Public Works	
	TOPIC: Request for Approval of New Utility Operator Position
REPORT PRESENTED BY: Wiaan Kruger, Director of Public Works	

PURPOSE OF REQUEST

Approval of a permanent, full-time Utility Operator position is required to safely and effectively operate the new Aldersyde Water Treatment Plant and maintain regulatory compliance.

DISCUSSION

Foothills County’s Aldersyde Water Treatment Plant is scheduled to become operational this summer. Once operational, the plant will add a new facility to the County’s existing water treatment system and will require qualified operators to ensure safe, compliant, and reliable operation.

Operation of a water treatment plant requires certified operators to meet provincial approval conditions, ensure water quality, and provide ongoing monitoring and maintenance.

As part of the engineering and design work for the Aldersyde Water Treatment Plant, operational requirements were reviewed and it was identified that an additional utility operator would be required.


Hiring an additional Utility Operator now allows the new operator to:

- Participate in the final stages of construction
- Be directly involved in plant commissioning
- Receive hands-on training specific to the Aldersyde facility
- Support knowledge transfer and long-term operational continuity

Bringing the position on before the plant is fully operational reduces operational risk and supports a smooth transition from construction to full operation.

REQUEST OF COUNCIL

THAT Council approve the creation of one (1) full-time permanent Utility Operator position within the Public Works Utilities Department.

DEPARTMENT: Legislative Services Department	
	TOPIC: Show & Shine 2026 – The Lake At Heritage Pointe – Request for Road Closure
REPORT PRESENTED BY: Wiaan Kruger	

PURPOSE OF REQUEST

To consider a request from The Lake At Heritage Pointe to authorize the approval to close Heritage Lake Blvd., between Heritage Lake Drive and the Heritage Landing intersections.

BACKGROUND

The purpose of this request is to allow for safe pedestrian traffic flow during our community Car Show & Shine and BBQ, which we have scheduled for Saturday, June 6. The closure request would be from 9:45am to 2:15pm. The street closure would allow for vehicle parking and safe pedestrian traffic.

REQUEST OF COUNCIL

Proposed Motion:

That Council authorize approval to close Heritage Lake Blvd, between Heritage Lake Drive and the Heritage Landing intersections.

APPENDICES

Appendix A: Letter of Request

From: [Ryan Payne](#)
To: [Agendas](#)
Cc: [Wiaan Kruger](#); [Sherri Barrett](#)
Subject: Fwd: Street Closure Request
Date: April 24, 2026 1:43:04 PM
Attachments: [image001.png](#)

Please include the below request on the next available agenda. Thank you

Begin forwarded message:

From: Les Turner <lturner@lahp.ca>
Subject: Street Closure Request
Date: April 21, 2026 at 11:57:47 AM MDT
To: Ryan Payne <ryan.payne@foothillscountyab.ca>, John Callister <john.callister@foothillscountyab.ca>
Cc: Carlos Soares [REDACTED]

Good morning, Ryan.

By way of this email, the LAHP community requests Foothills County approval to close Heritage Lake Blvd, between Heritage Lake Drive and the Heritage Landing intersections.

The purpose of this request is to allow for safe pedestrian traffic flow during our community Car Show & Shine and BBQ, which we have scheduled for Saturday, June 6. The closure request would be from 9:45am to 2:15pm. The street closure would allow for vehicle parking and safe pedestrian traffic.

The Foothills Fire Department usually attends this event to assist with the delivery of our community BBQ. With the Fire Department onsite, they are cognizant of the need to park their vehicles in such a way as to provide for a quick egress should they be called.

Upon approval, the LAHP community would advise all residents and install all appropriate signage.

Should you require any further information, please do not hesitate in reaching out.

Regards.

Les

Les Turner, Community Manager
Lake at Heritage Pointe Owners Association


#4 Heritage Lake Blvd, Heritage Pointe, ABÂ T1S 4H5

403-263-5540 Lake House 825-431-3629 cellular

www.lahp.ca



[EXTERNAL EMAIL] This email has originated from outside of the Foothills County organization. Do not click on any links or open any attachments unless you recognize the senders Name and Email address.

DEPARTMENT: Public Works	
	TOPIC: 574 Green Haven View – Servicing Options Report
REPORT PRESENTED BY: Patrick Antle, Engineering Technologist	

PURPOSE

To provide Council with the Servicing Options Report prepared by ISL Engineering for the subject property. The report details 5 potential options that the homeowner may choose to pursue further, subject to their preference and needs.

BACKGROUND

A Development Permit application for the construction of a Single Family Dwelling with attached Oversized Garage on the subject parcel was submitted and conditionally approved on September 7, 2022. The Development Permit submission included all of the typical development permit application requirements, and this application also included the required stamped plot plan, executed building grade slip/form and a signed declaration of understanding for wastewater servicing to ensure that a tertiary/mechanical septic system is installed. To date, the conditions of the DP have not been finalized due to the installation of holding tanks rather than the required tertiary/mechanical septic system.

In September of 2024, a new Development Permit application was submitted for the subject parcel for a Personal Use Accessory Building and Lot Grading associated with the excavation and construction of an outdoor pool. Upon review of this application, the County was informed that 2 x 5000 gal on-site wastewater holdings tanks were installed instead of the required tertiary/mechanical treatment system. As such, the applicants submitted a Site Specific Amendment for Councils consideration. This Development Permit is currently deemed as incomplete until the non-compliant wastewater system that was installed on the subject parcel is addressed.

Following the public hearing, Council made a motion to postpone the decision regarding the Site Specific Amendment to allow the Public Works department to investigate. The subsequent section provides details of the investigation.

DISCUSSION

Consultation with Developer – Similar Situation

Council as noted during the meeting dated November 12, 2025, requested that Public Works follow up with representatives associated with another development. This matter dates back to the early 2000s, during which time the site was reportedly rehabilitated and a septic system installed, following excavation in the area designated for the septic field.

Public Works did attempt to contact the relevant parties; however, due to the passage of more than 20 years, Public Works was unable to locate any related documentation or information that could be shared. Also, for consideration, during this timeframe the guidelines and requirements have been updated several times within the *Alberta Private Sewage Systems Standards of Practice*.

County staff were unable to locate reports or documentation detailing remediation work for the past development mentioned previously. It is suspected that these were lost in the 2013 flood event.

Report Prepared by Third Party Engineering Consultant

Therefore, council directed that the report be commissioned through one of Foothills County's engineering consultants holding a Master Service Agreement (MSA) with Foothills County. As noted in the Council motion, Public Works proceeded accordingly.

ISL Engineering was the successful proponent from the Request for Proposals (RFP) process and was engaged to complete the work under the applicable MSA.

The report was provided to both Foothills County and the homeowner and was commissioned to explore potential options for providing an approved septic system that complies with both the requirements of the Green Haven development, provincial standards, and the applicable conditions as outlined in the agreement signed by the homeowner, or their representatives.

The purpose of the report was not to deliver a final solution or detailed system design, but rather to identify potential septic system options.

Disturbed Soils in the Backyard

Questions were raised regarding the condition of disturbed soils within the backyard and whether those soils could be reconditioned to previously acceptable state for the construction of septic system. Independently, both ISL and Foothills County contacted qualified geotechnical engineering professionals to discuss this matter.

The conclusion from both inquiries was that the existing soils which had been previously disturbed could be re-established for installation of a septic field system. A geotechnical engineer would need to be engaged to provide an appropriate methodology to recondition the disturbed soils to a condition acceptable for a compliant septic design.

Conclusion

Based upon the findings of the ISL Engineering report, there five are viable options which allow for a compliant septic system to be installed.

REQUEST OF COUNCIL

OPTION #1 – APPROVAL

Council may choose to grant 1st reading to the application for a Site Specific Amendment to Section 13.4.6.4 – *Utility Servicing Criteria* of the Residential Community District to allow for the existing non-compliant on-site wastewater holdings tanks to remain instead of installing the required tertiary treatment system on the subject parcel, being, Ptn. SE 27-20-29 W4M; Plan 2210304, Block 8, Lot 18, subject to the following:

1. Final Site Specific Amendment application fees to be submitted;

OPTION #2 REFUSAL

Council may choose to refuse the application for a Site Specific Amendment to Section 13.4.6.4 – *Utility Servicing Criteria* of the Residential Community District to allow for the existing non-compliant on-site wastewater holdings tanks to remain instead of installing the required tertiary treatment system on the subject parcel, being, Ptn. SE 27-20-29 W4M; Plan 2210304, Block 8, Lot 18, for the following reasons:

In consideration of the Green Haven Estates Area Structure Plan and the previously approved servicing strategy, Council is of the opinion that the Site Specific Amendment to the land use district, and existing non-compliant wastewater holding tanks do not meet the intent of Policy 4.9.1.5 of the Green Haven Estates ASP or the servicing strategy that was approved for these lands.

APPENDICES

- Servicing Options Report – ISL Engineering



Foothills County Servicing Options Report

Final Report

March 2026





ISL Engineering and Land Services Ltd. is an award-winning full-service consulting firm dedicated to working with all levels of government and the private sector to deliver planning and design solutions for transportation, water, and land projects.

ISL Commitments

We embrace diversity, equity, and inclusion to build thriving teams and deliver the best outcomes for our clients. We are committed to a safe, respectful, and inclusive workplace where every voice contributes to our shared success.

ISL's Permit to Practice reflects our commitment to the highest standards of professional and ethical responsibility—principles that align with our shared values. As a people-first company, we recognize that success in an AI-enabled future depends on exceptional professionals whose expertise informs every decision. We use artificial intelligence to enhance innovation, efficiency, and quality while ensuring human insight, collaboration, and accountability remain central to our work. AI enhances our judgment, but every output is critically reviewed to uphold ISL's standards of technical excellence, accuracy, and client trust.



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Executive Summary

ISL Engineering and Land Services Ltd. (ISL) was engaged by Foothills County to evaluate wastewater servicing options for the residence at 574 Green Haven Estates, located within Phase 2B of the Green Haven Estates subdivision south of the Town of Okotoks, Alberta.

As a condition of subdivision approval, Phase 2B lot owners were required to install a private tertiary wastewater treatment system, as documented through a signed Declaration of Understanding. This requirement applied to all Phase 2B lots, with the exception of three properties identified as exempt in the Level 4 Private Sewage Treatment System (PSTS) report prepared by SD Consulting Group.

The residence at 574 Green Haven Estates was approved on the condition that a tertiary system be installed. However, the dwelling was constructed with two 5,000 gallon septic holding tanks, which do not comply with Foothills County wastewater servicing standards. This non compliance was not identified until September 2024 during a development permit application for a backyard swimming pool, at which time soil disturbance had already occurred within the rear yard.

ISL completed a field review between January 16th and 19th, 2026, including inspection of the existing tanks, site grading, setbacks, drainage features, and surrounding land conditions. The holding tanks were found to be structurally sound and compliant with setback requirements. However, holding tanks do not provide wastewater treatment and cannot be feasibly upgraded to meet tertiary treatment requirements.

ISL's site assessment identified that usable space for a tertiary system is limited due to house footprint, slope, drainage pathways, setback requirements, and previously disturbed soils. Side yards and the front yard were ruled out, leaving a constrained portion of the backyard as the only potential area for a treatment field or mound. Despite these constraints, ISL confirmed that compliant servicing solutions remain feasible.

ISL reviewed all relevant background reports prepared by SD Consulting Group, Groundstar Contracting Ltd., D&S Enterprises, and Township 27. These reports confirm that a tertiary mound system is technically suitable for the site, with soil disturbance identified as the primary constraint. A fully engineered mound system was previously developed by Groundstar, subject to confirmation of site-specific soil conditions. Building on this background, ISL evaluated a range of potential servicing configurations and identified five feasible options, including the previously explored mound system, alternative field system designs, incorporation of an equalization tank, use of advanced or mechanical treatment systems, and a combined approach utilizing advanced treatment with optimized field design, pressure distribution, and timed dosing. Collectively, these options demonstrate that the residence can be brought into compliance while minimizing the tertiary system footprint within the limitations of the site.

Final selection and implementation of a preferred servicing option will be at the discretion of the homeowner and Foothills County. Regardless of the option chosen, engagement of a geotechnical engineer is recommended to address soil disturbance, confirm subsurface conditions, and support detailed design and construction. This report is intended to support decision-making at a conceptual level and does not constitute detailed design or construction documentation.

1.0 Project Overview and Background

Green Haven Estates is a residential development located in southern Alberta, just outside the Town of Okotoks in Foothills County. Established in 2017, as part of Phase 2B of Green Haven Estates, each property owner was required to sign a Declaration of Understanding acknowledging the wastewater servicing requirements for their lot. The servicing standards included installing a tertiary or equivalent package treatment plant to achieve Effluent Level 4 and N-1 N-11 as per table 5.1.1.1 of the current Alberta Standard of Practice. This requirement applied to all Phase 2B lots, with the exception of three households that were previously exempted, as documented in the report prepared by SD Consulting Group. An example of the Declaration of Understanding is provided in [Appendix A](#).

The residence located at 574 Green Haven Estates was approved for development on the condition that a tertiary septic system be installed on the property, as acknowledged by the homeowner through a signed Declaration of Understanding. Foothills County administration has confirmed they have a signed copy in their files from this homeowner. However, rather than complying with this requirement, the property was instead equipped with two 5,000-gallon septic holding tanks, which do not meet Foothills County's wastewater standards for this development. This non-compliance was not identified until September 2024, when the homeowner submitted a development permit application for the construction of a backyard swimming pool and pool house. By the time the issue was discovered, excavation for the pool had already begun, resulting in significant soil disturbance within the backyard.

As part of the Level 4 PSTS report prepared by SD Consulting Group, the required effective flow rates were determined to calculate the necessary soil infiltration areas and sand layer depths for treatment mounds. The report also included a plot plan identifying two recommended treatment mound locations for each lot within the subdivision. SD Consulting group's report was completed before development of the subdivision began; therefore, these options should have been considered during the initial development of the residence located on Lot 18.

Subsequent reports prepared by Groundstar Contracting Ltd., D&S Enterprises, and Township 27 evaluated the feasibility of installing a compliant tertiary wastewater system under the site-specific constraints; however, these assessments were limited to two options: installation of a mound system or continued use of the existing dual 5,000-gallon holding tanks. Groundstar's report also included a fully designed septic system intended to meet the requirements of the residence on Lot 18, with the primary concern being the condition of the soil as a result of the disturbance. Please refer to [Appendix B](#) for the previously prepared reports.

As a result, ISL will review previously identified options and assess their feasibility for implementation, while also considering additional solutions to reduce the required size of the tertiary system. The objective of this report is to identify feasible options to bring the existing residence into compliance with Foothills County's wastewater requirements under Section 13.4.6.4 of the County bylaw by evaluating the condition and configuration of the existing wastewater infrastructure, assessing long-term and sustainable servicing alternatives, and identifying a potential approach that meets all applicable County standards for the development.

2.0 Methodology

The methodology for assessing the wastewater system serving the residence at 574 Green Haven Estates was developed to provide a comprehensive evaluation of the current infrastructure and the surrounding land. This assessment will help ISL determine the available space for implementing a high-efficiency tertiary system. The approach aligns with regulatory and industry standards, including the *Alberta Private Sewage Systems Standard of Practice (2021)*. The following sections outline the assessment templates in detail.

2.1 Field Review

The initial field review for 574 Green Haven Estates began on January 16th during the project kickoff meeting. This meeting included a brief site walk-through and served to introduce the project and key stakeholders. The comprehensive field review was conducted subsequently on January 19th.

Attendees at the January 16th kickoff meeting included representatives from ISL Engineering, Foothills County, the developer, and the homeowner. ISL Engineering was represented by Kevin Denischuk, and Conner Ainscough. Foothills County was represented by Patrick Antle. Timber Creek Homes was represented by Jim Crawford, and the homeowner, Amy Dunham, was also in attendance.

The primary field review was conducted on January 19th, with representatives from ISL Engineering and Timber Creek Homes in attendance. ISL Engineering was represented by Conner Ainscough, and Timber Creek Homes was represented by Jim Crawford. During the site review, field data was collected, including notes, photographs, setback measurements, and GPS coordinates for the septic system. Septic tank components were visually inspected and assigned condition scores using a five-point scale, where 1 represents poor condition and 5 represents excellent condition.

The septic system was visually assessed from ground level and drained to allow for a thorough inspection of all components. The interior of the septic tank was inspected from above by removing the access lids. Measurements were taken for burial depth, above-ground collar height, and setback distances. All measurements were recorded in the field, and the system's geographic location was documented to allow for digital measurements following completion of the field assessment, if required.

The following criteria was used to assess the septic tank and determine its overall condition score.

2.1.1 Septic Tank Assessment Criteria

The septic tank was evaluated based on physical condition and compliance with applicable standards. The overall score reflects the following components:

Site Condition

- **Grading & Compaction:** Site slopes away from the tank to prevent water accumulation. Tank is properly backfilled and backfill is adequately compacted to avoid settlement.
- **Vegetation & Debris:** Vegetation is controlled and there is Minimal debris surrounding the tank.

Tank Installation

- **Setback Distances:**
 - **Water source/well:** ≥ 10 m (33 ft)
 - **Water course:** ≥ 10 m (33 ft)

- **Building:** ≥ 1 m (3.25 ft)
- **Property line:** ≥ 1 m (3.25 ft)
- **Burial Depth:**
 - Tank installed at approximately **1.2 m (4 ft)** below ground to prevent freezing
- **Above-Ground Collar Height:** Collar extends above grade to prevent surface water ingress and allow maintenance access.

Structural Integrity

- **Cover Condition:** Cover is secure, airtight, structurally sound, and free of cracks or corrosion. Cover allows access for servicing and clean-out.
- **Collar Condition:** Collar and extensions provide watertight connections and proper alignment. Collar joints are properly sealed.
- **Interior Condition:** No cracks, corrosion, infiltration, or debris; internal components (separation wall, pump, pipework) inspected.

For further details on septic tank installation and specifications, please refer to the *Alberta Private Sewage Systems Standard of Practice 2021*.

2.1.2 Land Assessment criteria

The land surrounding the septic system was evaluated based on topography, site condition, drainage patterns, relative location to structures and property boundaries, and suitability for supporting a tertiary septic system. The key assessment criteria is discussed further below.

Flatness and Slope of Site

- Determine whether the terrain provides sufficient level ground for system installation.
- Identify areas where slopes may affect stability, drainage patterns, or system performance.

Condition of Disturbed or Altered Land

- Evaluate the extent of ground disturbance and its impact on soil structure and suitability for supporting a tertiary septic system.

Vegetation, Overgrowth, and Debris

- Assess the presence of vegetation, debris, or obstructions that may impact the implementation of a tertiary system

Proximity to Drainage or Watercourses

- Identify all drainage pathways, low-lying areas, and water features that may influence required setbacks.
- Confirm compliance with regulatory separation distances from natural or constructed drainage systems.

Relation to Buildings and Property Boundaries

- Verify that proposed system locations meet required setbacks from dwellings, structures, property lines, and other critical features.
- Determine whether sufficient space exists to accommodate all components of a tertiary system.

For further details on the land requirements and setback requirements, please refer to the *Alberta Private Sewage Systems Standard of Practice 2021*.

3.0 Results

This section presents the results of ISL’s field review of the residence located at 574 Green Haven Estates. It provides a summary of asset condition ratings, risk classifications, and estimated remaining service life, supported by detailed tables and figures. Key considerations include compliance with regulatory standards, common deficiencies affecting system performance, and implications for long-term sustainability.

3.1 Septic Tank Condition

The existing septic tank at 574 Green Haven Estates was assessed from multiple perspectives, including site, cover, collar, piping, electrical components, interior, and overall conditions. Based on a thorough inspection and review of 360-degree photographic documentation, ISL was able to determine that the existing 2x5000 gallon holding tanks are in excellent overall condition. The breakdown of condition rating can be seen in [Table 3.1](#).

Table 3.1: Condition Ratings

Condition Ratings	
Site Condition	5
Cover Condition	4
Collar Condition	5
Interior Condition	5
Piping and Electrical Condition	5
Overall Condition	5

The site conditions are excellent, with all required setbacks met and appropriate grading observed. The tank interior exhibits little to no concrete corrosion, and the PVC collars are properly installed with no evidence of deterioration or infiltration. Electrical components, including alarms and floats, are functioning as intended, and no concerns were identified with the tank piping. If the tanks are retained, they are expected to have many years of remaining service life before replacement is required.

However, ISL observed that one of the fasteners on the north lid was damaged and no longer securing the lid properly. A second fastener on the same lid was also nearly stripped, which ISL believes is likely the result of frequent cleanouts. To reduce future wear on the fasteners and collar during routine maintenance, ISL recommends installing a cleanout access port on the north lid, similar to the port on the south lid.

Overall, based on the observations noted above and the photos provided below, the two existing 5,000-gallon holding tanks at 574 Green Haven Estates are considered low risk and have been assigned an overall condition score of 5. However, the tanks are not designed for tertiary treatment and will need to be upgraded or replaced to support a tertiary system.

Refer to [Figures 3.1](#) through [3.4](#) for detailed photographs of the tank.

Figure 3.1: Septic Tank Layout



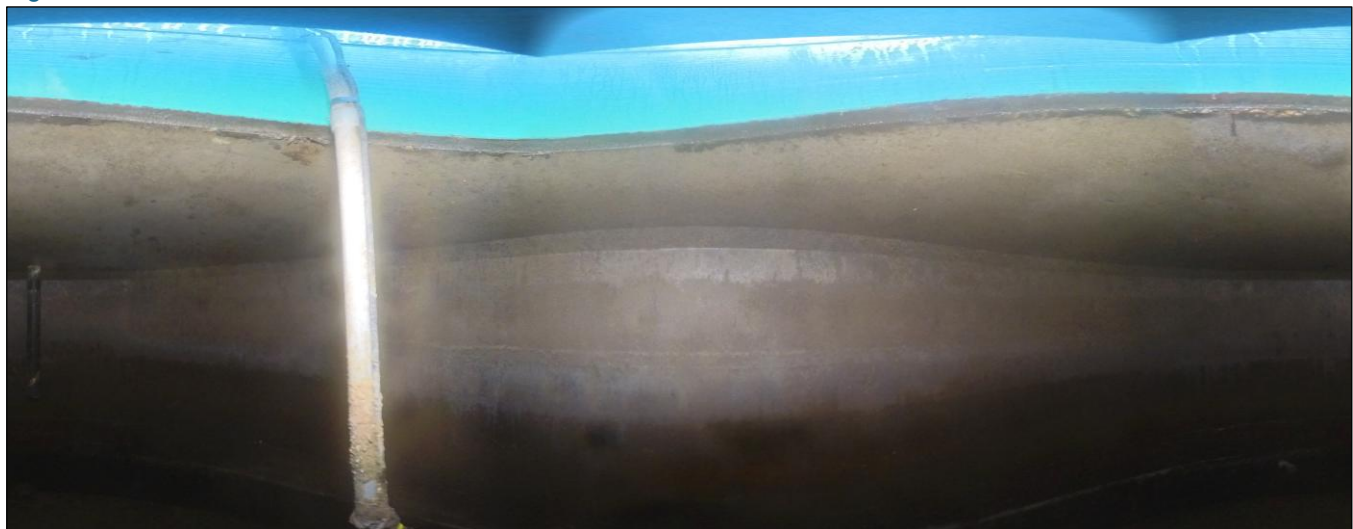
Figure 3.2: Damaged Bolt



Figure 3.3: Inside of North Tank



Figure 3.4: Inside of South Tank



3.1.2 Tank Type

As outlined in all reports provided to ISL and confirmed during ISL’s site review, the two existing 5,000-gallon holding tanks would require significant modification or complete replacement to accommodate a tertiary outfall system.

It is important to note that septic holding tanks and tertiary treatment systems operate in fundamentally different ways and produce substantially different outcomes. **Table 3.2** below summarizes some of the key differences between these two options.

Table 3.2: Holding Tank and Tertiary System Comparison

System Functionality Comparison						
System / Tank Type	Purpose	Level of Treatment	Typical Use Case	Cleanout Frequency	Regulatory preference	Limitations
Holding Tanks	Temporary wastewater storage	None	Primarily for remote, seasonal, or temporary facilities; seldom used for permanent residences.	Typically, every 2-4 weeks	Often restricted or discouraged by Alberta Environment and Protected Areas (AEPA) and other governing bodies	Risk of overflow, high operating cost, environmental concerns
Primary Treatment Tank With Septic Field	Wastewater treatment and dispersal	Primary treatment in tank, plus biological treatment in soil	Permanent residences and commercial facilities	Typically, every 1–3 years	Widely accepted and preferred by environmental agencies	Requires suitable soil and adequate land area
Primary Treatment Tank With Septic Mound	Wastewater treatment and dispersal in areas with limited native soil capacity	Primary treatment in tank, plus enhanced soil treatment in mound	Sites with high groundwater or poor native soils with limiting layers	Typically, every 1–3 years	Widely accepted when field not feasible by environmental agencies	Larger footprint, higher installation complexity and requirements

3.1.3 Bury Depth and Setbacks

ISL measured the bury depth and setbacks for the existing holding tank at 574 Green Haven Estates. ISL determined that the tank has a bury depth of approximately 2.6 meters, which clearly exceeds the required minimum depth. The above-ground collar height was approximately 0.43 meters, which is greater than the 0.3 meters that ISL recommends as best practice.

Additionally, it was evident that all required setbacks to the house, water sources, and property lines have been met for the existing tank. Overall, ISL is satisfied with the current setbacks, bury depth, and above-ground collar height.

3.2 Potential Tertiary System sites

During ISL’s visit to the residence at 574 Green Haven Estates, the team assessed the existing site conditions, including land characteristics, potential drainage patterns and watercourses, defects, and areas of disturbed or damaged soil. The purpose of this assessment was to identify suitable locations for a septic field or mound that comply with all required setback distances. The following sections will outline the findings, identify key constraints and issues, setbacks and ultimately present several potential sites for a tertiary treatment system.



3.2.1 Key Findings

ISL observed during multiple site visits that excavation for the proposed pool has already commenced in the backyard of the subject property, consistent with observations documented in previous reports. The yard also contains extensively overgrown vegetation and several soil stockpiles. While the vegetation and stockpiled soil do not present constraints for installing a tertiary field system, the disturbed soil conditions may pose potential challenges for the implementation of a tertiary septic system.

ISL also identified a drainage easement at the rear of the lot, along with a secondary drainage pathway leading into the environmental reserve, rendering this portion of the property unsuitable for a tertiary treatment system. Although the house footprint significantly limits the remaining usable space on the lot, installation of a tertiary system remains feasible within the site constraints.

3.2.2 Potential Sites

ISL assessed the property for potential tertiary system locations. The front, side, and rear portions of the lot were examined; however, both side yards were ruled out due to their existing slopes. The front yard was also evaluated, but limited space, slope constraints, and lot-specific setback requirements prevented its use. As a result, only the backyard remained as a potential area to support a tertiary system.

Even within the backyard, suitable space is limited due to drainage pathways, slope, and setback restrictions. Therefore, ISL has concluded that only the section of the yard shown in [Figure 3.5](#) can be utilized for a tertiary field.

It is also important to note that the majority of the soil in this area has been previously disturbed, which may present additional challenges.

Figure 3.5: Potential Tertiary System Site



Note: The indicated locations of existing tanks are approximate and may vary from their actual locations.

4.0 Potential Servicing Options

After reviewing all background information provided by Foothills County and the findings from ISL’s site visits, ISL began evaluating a wide range of potential septic system configurations to support the installation of a tertiary treatment system and ensure the residence met Foothills County’s requirements and the previously signed declaration from the homeowner. To assess the feasibility of these options, ISL completed preliminary calculations to estimate potential field and mound sizing, as well as potential reductions in size based on various upgrades and configuration choices. It is important to note that ISL did not collect soil samples or peak daily flow measurements. Therefore, all values used in the calculations were based on previously submitted reports, lot development plans, average flows from houses of similar size, and the additional geotechnical information provided by Foothills County.

For these calculations, a peak daily flow of 521.5 imperial gallons was used. Site slope was assumed to fall within the 4–9% range, and based on Phase 2B geotechnical reporting, groundwater was not expected to pose a concern for field or mound design. Soil conditions were assumed to be silty clay loam with a blocky, grade 2 structure, consistent with earlier reports and geotechnical data. These assumptions formed the basis for all supporting calculations.

The design options evaluated included mechanical and advanced treatment systems, equalization tanks, non-standard field and mound configurations (such as curved, multi-level, and segmented layouts), increased field depths, pressure chambers with timed dosing, maintaining the existing system, and several other conceptual configurations. ISL primarily focused on identifying options that could provide the residence with a tertiary treatment system while also reducing the overall size of the field or mound. Following this review, ISL identified five potential solutions for the site.

4.1 Option 1: Previously Explored Mound Option

Based on the previously provided reports from Groundstar, D&S Enterprises, and Township 27, it has been determined that an appropriately sized and specified existing mound system can be designed to meet the needs of the residence. The provided reports indicate the size and location of the field which takes up the majority of the backyard with the mound. This approach will provide a long-term solution and bring the property into compliance with Foothills County subdivision requirements.

The previously designed tertiary system incorporates a package treatment plant and uses pressure distribution, as mounds cannot utilize gravity distribution. The mound layout has already been optimized to reduce its footprint as much as the site constraints allow. However, due to the existing site conditions and the slope of the backyard, the mound still occupies a significant portion of the available yard area.

The only remaining consideration is that the soil in the proposed area has been previously disturbed. A geotechnical engineer will provide guidance on reconditioning the soil to be able to accommodate the mound system for long term use. This geotechnical consideration will need to be part of the mound system design and construction.

4.2 Option 2: Alternative Field Design

Previous reports evaluated mound treatment systems, and did not explore field treatment systems. As part of this assessment, ISL reviewed field systems alongside the mound system design for the residence. Based on the documented soil conditions in the previously completed geotechnical and feasibility reports, a field system is expected to perform adequately at the site.

Given the space constraints within the site, it is important to note that field systems can generally be designed smaller than mound systems because they do not need to account for slope requirements, nor do they create a large above-ground obstruction. Field systems also allow for more flexible configurations, which may help further reduce the overall footprint of the system.

4.2.1 Chamber sizing / Distribution

Several design options were considered to reduce the required septic field size, including the use of chambers and adjustments to chamber sizing. When chambers are selected instead of traditional gravel-filled weeping lateral trenches, the SOP allows a higher hydraulic loading rate, which can slightly reduce the overall field area required. Field length can also be reduced further by using wider chambers, although this typically results in a modest increase in trench width. Evaluating chamber widths such as 32", 34", or 36" can help optimize the design and minimize the total field length.

4.2.2 Pressure distribution / Timed Dosing

The use of pressure distribution increases the Soil Effluent Loading Rate (SELR) by a factor of 1.1, allowing for a modest reduction in the required field size. When pressure distribution is combined with timed dosing, the SELR increases by a factor of 1.2 instead of 1.1, which provides an additional decrease in field area. Both approaches therefore contribute to a reduction in the overall field size.

4.2.3 Sand Filters

Sand filters can be used when native soil conditions are unsuitable for a standard septic drain field. This type of system involves removing a specified depth of existing soil and replacing it with sand placed beneath and around the laterals. The added sand layer improves both treatment performance and soil absorption. For the residence at 574 Green Haven Estates, incorporating a sand filter, along with proper rehabilitation of the previously disturbed area, could offer an effective and reliable solution.

Additionally, sand filters produce secondary-treated effluent, which can allow for a modest reduction in the required disposal field size compared to a standard lateral system. However, sand filters should not be combined with mechanical or advanced treatment systems, nor with re-circulating gravel filters, as they provide no additional treatment benefit in these configurations.

4.2.4 Re-circulating Gravel Filter

Re-circulating gravel filters treat effluent by pumping it through a gravel bed that supports microbial growth. These micro-organisms break down pollutants as the effluent passes through the system. The effluent is recirculated through the gravel bed multiple times to improve treatment efficiency. After sufficient recirculation, the treated effluent is pumped into the tertiary system.

Because this recirculation process improves effluent quality to a secondary treatment level, the required disposal field can be smaller. Higher-quality effluent reduces the loading rate on the field, allowing for a more compact

design. However, it is important to consider that re-circulating gravel filters require space themselves, which may offset any reduction in disposal field size.

Additionally, since the filter provides primary treatment before the effluent enters the tertiary system, it should not be used in combination with advanced or mechanical treatment units. In such cases, the gravel filter would provide no added benefit.

4.2.5 Field shape and Design

In addition to the information provided above, it is important to note that fields can be designed and configured in a variety of ways, including curved or segmented layouts. These design options can create a more aesthetically pleasing appearance while also maximizing the usable area on the property. Fields can also be installed at different elevations when a distribution box is used, allowing them to be placed on slopes or uneven terrain. This flexibility may make it possible to position the field further back on the lot at 574 Green Haven Estates.

4.3 Option 3: Equalization Tank

ISL has completed a detailed review of the Alberta Private Sewage Systems Standard of Practice and identified that the primary factors influencing the required size of a treatment field or mound system are Hydraulic Linear Loading Rate (HLLR) of the soil, Soil Effluent Loading Rate (SELR), and Peak daily wastewater flow of the residence

The SELR cannot be modified, as it is determined strictly by the soil's structure and composition. Similarly, the HLLR is controlled by site constraints such as slope, infiltration distance, and overall soil characteristics. Therefore, the only variable with potential flexibility is the peak daily flow; however, this value is defined by the number of plumbing fixtures within the home and generally cannot be directly reduced.

ISL proposes installing an equalization tank upstream of the primary treatment tank (whether this is a separation chamber or a mechanical/advanced treatment unit). The equalization tank must be sized to hold at least the peak daily flow, or 1.5 times the average daily flow. If a larger capacity is provided, it can offer additional effluent storage, which helps further equalize daily flows. With sufficient storage volume, most influent can accumulate in the equalization tank and be time-dosed into the primary treatment stage at a consistent, controlled rate.

Using this approach, the system could be designed based on a seven-day peak average flow rather than the standard peak daily average flow, resulting in a modest reduction in the size of the tertiary treatment system. However, a seven-day peak average flow may only be used if there is sufficient variability in daily peak flows. Given that this is a residential household, it is unlikely that the seven-day peak average approach would be applicable. That said, if daily peak flows are monitored and demonstrate adequate variation, this method could potentially provide a reduction in the overall tertiary system size.

Beyond sizing benefits, the equalization tank would also enhance overall treatment performance by functioning similarly to a small lagoon system, supporting anaerobic, facultative, and tertiary treatment processes within the tank.

By using an equalization tank and timed dosing, the primary treatment tank would no longer receive the full peak daily flow of 521.5 Imp. gallons per day in a single surge. Instead, it would receive controlled, smaller volumes over time. This reduction in instantaneous hydraulic loading may allow for a decrease in the required size of the treatment field or mound system, providing what may be the only practical method for achieving a meaningful reduction in field size.

4.4 Option 4: Advanced / Mechanical Treatment Systems

ISL has also determined that improving the quality of effluent can reduce the required size of the disposal field. If a mechanical or advanced treatment unit is used, the effluent will be treated to Level 3 or Level 4 standards. This higher-quality effluent allows for an increased Soil Effluent Loading Rate (SELR), as it will contain less than 30 mg/L of cBOD₅. As a result, the tertiary system infiltration area can be reduced as the system can utilize a higher SELR.

However, the main drawback of using a mechanical or advanced treatment system is the increased property line setback requirement. The setback distance rises from 1 m to 6 m, which can make it more challenging to find a suitable location for the treatment tank on the property.

In the case of this private residence, however, the 6m requirement can be waived if the septic tank is equipped with odour-control mechanisms, the system serves a peak daily flow of less than 1,250 Imperial gallons, and the wastewater strength does not exceed typical residential levels. All of these conditions should be achievable for this residence, allowing the original setback distances to remain unchanged.

Implementing an advanced or mechanical treatment system allows the size of the field or mound to be reduced. This is because the effluent receives primary treatment before leaving the tank, meaning the field provides secondary treatment and serves primarily for dispersion rather than for significant additional treatment. Although the tertiary system size can be reduced, advanced or mechanical treatment systems still require a larger footprint than a standard primary treatment tank.

4.5 Option 5: Combination

This option combines several of the previously discussed methods to achieve the greatest possible reduction in disposal field size while still meeting the requirements of the *Alberta Private Sewage Systems Standard of Practice (2021)*. The proposed system would include an advanced/mechanical treatment unit, and an optimized field system that uses chambers with pressure distribution and timed dosing. When used together, these components can reduce the required field area by at least one third, minimizing the portion of the backyard that must be allocated to the system.

Although these technologies significantly reduce the overall field footprint, the system still occupies a relatively large area. This is primarily due to the residence's higher peak daily flow, which is based on the number and type of plumbing fixtures.

This option also tends to be more costly, as advanced and mechanical treatment systems typically have higher upfront costs and require more long-term maintenance than a standard separation-wall tank.

4.6 Summary

ISL identified five potential servicing options for the residence at 574 Green Haven Estates. Each option was evaluated at a conceptual level to assess its ability to accommodate a tertiary treatment system while minimizing the footprint of the associated tertiary field or mound within the constraints of the site. These options demonstrate that feasible servicing solutions are available to bring the residence into compliance with Foothills County servicing requirements. Final selection, approval, and implementation of the preferred option will be at the discretion of the homeowner and Foothills County. Regardless of the option selected, engagement of a geotechnical engineer is recommended to support design and implementation, as well as to confirm proper site restoration.



5.0 Disclaimer and Limitations

This report has been prepared by ISL Engineering and Land Services Ltd. (ISL) solely for the purpose of identifying and evaluating potential wastewater servicing options for the residence at 574 Green Haven Estates. The scope of this work is limited to conceptual-level assessment and option development based on information available at the time of preparation, including site observations, publicly available standards, and documentation provided by Foothills County and the property owner.

This report is not a detailed design, not a construction document, and not intended to provide sufficient information for permitting, installation, or regulatory approval of any wastewater system. The options presented herein are preliminary in nature and are intended only to support decision-making regarding next steps. Prior to proceeding with any implementation, a qualified professional must complete detailed engineering design, site-specific testing, code compliance evaluation, and coordination with the applicable regulatory authorities.

ISL makes no representation or warranty, express or implied, regarding the long-term performance, suitability, regulatory compliance, or constructability of any option described in this report. Subsurface and site conditions may vary from those observed or reported, and such variations may materially affect the feasibility or performance of any servicing option. ISL assumes no responsibility for conditions that were not apparent, accessible, or disclosed at the time of assessment.

This report is intended solely for the use of Foothills County and the property owner for the specific purpose stated above. Any use, redistribution, or reliance on this report by a third party, or for a purpose other than evaluating servicing options, is strictly at their own risk. ISL accepts no responsibility or liability for any consequences, damages, or losses arising from such unauthorized use or from decisions made based on this conceptual-level information.



Corporate Authorization

This document entitled "Servicing Options Report" has been prepared by ISL Engineering and Land Services Ltd. (ISL) for the use of Foothills County. The information and data provided herein represent ISL's professional judgment at the time of preparation. ISL denies any liability whatsoever to any other parties who may obtain this report and use it, or any of its contents, without prior written consent from ISL.

Kevin Denischuk, P.Tech,
Manager, Construction Services, Municipal &
Community Development

Conner Ainscough, T.T.
Municipal Technologist



APPENDIX
Declaration of Understanding

A



DECLARATION OF UNDERSTANDING
Wastewater Servicing
Green Haven Estates - SE 27-20-29 W4

Foothills County
 309 Macleod Trail, Box 5605, High River, AB T1V 1M7. Tel: 403-652-2341 Fax: 403-652-7880

Landowners are required to review this Declaration of Understanding and then sign it before a Commissioner for Oaths. Commissioners are available at the County Office by appointment with the Planning Department.

REGISTERED OWNER(S) DECLARATION

This is to certify that the Landowner(s) namely:

_____ Landowner Name

_____ Landowner Name

I/(we) understand:

- a. A **tertiary or equivalent package treatment plant to achieve Effluent Level 4 and N-1 N-11 as per Table 5.1.1.1. of the current Alberta Standard of Practice** must be the type of system installed to service our lot in Green Haven Estates. Further, for lots within the Phase 2B subdivision, the septic system must meet the requirements of the Level IV Assessment Report completed by SD Consulting Group – Canada, Inc. on August 12, 2019 (attached), and for lots within the Phases 3, 4 and 5 subdivision, the septic system must meet the requirements of the Level IV Private Sewage Treatment System Assessment for Subdivision Report completed by Groundwater Resources Information Technologies Ltd. on September 8, 2022 (attached);
- b. **Only applicable for Plan 2210304, Block 6, Lots 8-10 in the Phase 2B subdivision:** the number of bedrooms within the Single-Family Dwelling shall not exceed 3, and the septic system must meet the requirements of the Level II Private Sewage Treatment System Assessment completed by Groundwater Resources Information Technologies Ltd. on August 26, 2021;
- c. Where an existing private sewage treatment system is being used for the proposed development, a certified septic designer/installer must confirm that the existing system can adequately manage the additional waste;
- d. Where a new private **tertiary or equivalent package treatment plant is being proposed**, or an addition to the existing system is proposed to service the proposed development, a certified septic designer/installer must confirm that the new or expanded system has been adequately sized to accommodate the additional waste, that the location is suitable, and that the proposed system meets the requirements of the reports noted above in points a. and b., if applicable. **Effluent Level 4 and N-1 N-11 as per Table 5.1.1.1. of the current Alberta Standard of Practice must be achieved.**

I/(we) declare to have read and understand the above requirements and have exercised due diligence to ensure that we meet these above noted requirements prior to making application for approval of the proposed development in Foothills County.

Sworn before me at the _____

of _____ in the Province

of Alberta this _____ day of _____, 20_____

 Landowner (Print Name Below)

 A Commissioner for Oaths in and for the Province of Alberta

Sworn before me at the _____

of _____ in the Province

of Alberta this _____ day of _____, 20_____

 Landowner (Print Name Below)

 A Commissioner for Oaths in and for the Province of Alberta



APPENDIX
Previous Reports

B

GROUNDSTAR CONTRACTING ONSITE WASTEWATER EVALUATION REPORT



Onsite Wastewater Evaluation Report

Assessment completed by: Royce Neigum of Groundstar Contracting Ltd. PSDS #9609

Customer: Timber Creek Homes

Project Address: 574 Green Haven View

Project Details: Septic system suitability assessment

An evaluation of the above property was completed to assess the suitability of an onsite wastewater treatment system. Based on the size of the property and soil type, as well as the conditions of the development, holding tanks have been chosen as a suitable onsite wastewater system.

The proposed development served is a 2498 square foot 4 bedroom detached home. A preliminary fixture unit count was taken and an additional flow volume of 71.5 Imp Gal was added to design considerations. After initial review of the plans, we could assume this system is to be designed based on a peak daily flow of 521.5 Imp Gal. This development will require a higher than normal effluent treatment due to site constraints so a packaged treatment plant delivering effluent to a sand mound or concrete holding tanks would be suitable here. Calculations for sizing are provided below.

Option 1: The first option would be installation of a CSA approved packaged treatment plant supplying a secondary treated effluent to a sand mound as tertiary treatment for this development will consume an area of approximately 2,719.5 square feet. The sand layer will be 115 feet in length and 6.5 feet wide and covering approximately 751 square feet. The overall width of the completed sand mound will be 21 feet wide and 129.5 feet long. These measurements are calculated based on a Clay Loam soil type and applicable effluent loading rates related to this soil type.

Option 2: The second option for this development would be installation of CSA approved concrete holding tanks.

Wastewater Treatment Design Details

Option 1:

The calculations are below for this development with a packaged treatment plant delivering secondary treated effluent to a sand mound treatment area where effluent will be evenly disbursed via pressure distribution piping.

Treatment Mound Sizing Calculations

The soil type that exists below the sand mound area is Clay Loam with a secondary treated effluent loading rate of 0.45 Imp. Gal./Day/Square Foot. The development is assumed to have a peak daily wastewater flow volume of 521.5 Imp. Gal.

In Situ Soil Infiltration Area:

Required:	1158 Square Feet
Provided:	3318 Square Feet
Slope of area:	<1%
Total toe to toe mound width:	21(6.4m) Feet
Total toe to toe mound length:	157 (48.17m) Feet

Sand Layer Details:

Maximum wastewater flow volumes:	521.5 Imp. Gal.
Hydraulic linear loading rate:	3.7 Imp. Gal./Day/Linear Foot
Sand layer area provided:	628 Square Feet
Sand layer effluent loading rate:	0.83 Imp. Gal./Day/Square Foot
Sand layer width:	4.49 Feet
Sand layer length:	140 Feet

Required Separation Distances:

A packaged treatment plant shall not be located within:

- 10m (33ft) from a water course**
- 10m (33ft) from a water source or water well**
- 6m (20ft) from a property line**
- 1m (3.25ft) from a building**

Note: A packaged treatment plant may be located 1m (3.25ft) from property line if;

- a) It is equipped with odour control mechanisms**
- b) The development has peak flows of less than 5.7m³ per day**
- c) The wastewater strength does not exceed typical levels of residential effluent strength**

Treatment Mounds:

15m (50ft) from a water source

100m (330ft) from a licensed municipal water well

15m (50ft) from a water course, except as provided in Article 2.1.2.4

2.1.2.4.

Separation from Specific Surface Waters

1) The soil - based treatment component of an on -site wastewater treatment system shall be located not less than 90 m (300 ft.) from

the shore of a1

a) lake,

b) river,

c) stream, or

d) creek.

1Intent: Sentence (1) —The terms “lake,” “river,” “stream,” or “creek” are used

specifically to separate them from other types of water courses to which this article does not apply. The purpose is to cause the location of the soil -based treatment component to be far enough from the body of water that upon a failure of surfacing effluent the effluent will not quickly and directly flow into the body of water. Alternatively, as set out in Sentence (2), the soil-based treatment component can be positioned on the lot, away from the body of water and in a location that will make a failure more easily noticed and upon failure will create an immediate inconvenience for the owner. This should result in a faster repair of the system. To achieve the intent of Sentence (2) the building does not have to be directly between the system and body of water. A water - tight septic tank or similar water tight initial treatment component does not need to meet the requirements of this Article.

3m (10ft) from property line

10m (33ft) from a basement, cellar, or crawl space

10m (33ft) from a building that does not have a basement, cellar, or crawl space

3m (10ft) from a septic tank

Option 2:

Maximum daily flow:	521.5 Imp. Gal/Day
Average daily flow:	250 Imp. Gal/Day
Holding Tank Volume:	10,000 Imp Gal
Days of holding based on peak flow	19 Days
Days of holding based on average flow	40 Days

Holding tanks shall not be located within:

10m (33ft) from a water course

10m (33ft) from a water source or water well

6m (20ft) from a property line

1m (3.25ft) from a building

In closing, calculations were completed and measurements were done to fit the tertiary treatment system on this site. With the constraints of the drainage right of way to the South and the West side of the proposed installation area the maximum area was taken and the minimum area for setback from the home could not be achieved. The plot plan is attached to show measurements for reference. Also, with the system situated directly against the drainage swales to the South and the West the risk of effluent breakout was of great concern. If there was ever a failure within the system the effluent would escape directly into the drainage swale and potentially contaminate the downstream components leading to unknown environmental hazards. Although holding tanks are not ideal for the system owner this is the only design that would be able to serve this particular development. Two 5000 Imp. Gal tanks would serve this property with an approximate once a month pump out schedule.

D&S Enterprises Wastewater Design

Residential Onsite Wastewater Treatment System (OWTS) Timber Creek Homes/Amy Dunham 574 Green Haven View



Date: April 7, 2025

Legal Description of Property:

SE ¼ Sec 27 Twp 20 Rge 29 W4M
Lot 18; Blk 8; Plan: 221 0304
574 Green Haven View – Green Haven Estates Phase 2B

To Whom It May Concern,

It is understood that Foothills County Council rejected a variance request for the home located at 574 Green Haven View, to continue using the septic holding tanks that were installed at the time of the home build. It is further understood that Council recommended that the applicant explore additional options for the septic treatment system, to bring the home into compliance with the applicable bylaws. D&S Enterprises was subsequently retained by TimberCreek Homes, to provide an independent review of the lot, along with the septic holding tanks that were installed and to determine if there are any viable options for an on-site soil-based treatment system.

D&S Enterprises reviewed all of the relevant background information provided including the Level 4 PSTS Document for Green Haven, building design information, along with the information contained in the Council agenda packet dated February 19, 2025. On March 5, 2025, at approximately 1:15pm, D&S Enterprises visited the site to view and evaluate the disturbed portions of the backyard and determine if there were any remaining areas of the yard that would be conducive to a soil-based treatment system. A portion of the backyard of the property was observed to have undergone extensive excavation for the future installation of a private swimming pool and the area surrounding the pool excavation was significantly disturbed by heavy equipment. The property currently appears to have 2-5000 Imperial Gallon holding tanks installed for collection of the wastewater from the home. There is a 12.0m overland drainage right of way on the south portion of the property and a 3.5m overland drainage right of way on the west portion of the property according to the supplied plot plans. It is understood that the overland drainage right of way cannot be used for a soil-based treatment component. The required setbacks for a soil-based treatment system were measured and it was determined that there was very limited space for a soil-based treatment system to be installed that would meet the minimum requirements of the Alberta Private Sewage Systems Standard of Practice 2021 (SOP) or the Level 4 PSTS that was completed for the Green Haven subdivision. Additionally, the finished grade plot plan for the lot indicated that the side yard will have a final slope ranging from 13.2% to 18.3%, in order to meet the requirements of the storm water management plan for the subdivision.

The Level IV Assessment Report for Green Haven Estates completed by SD Consulting Group, dated August 12, 2019, stated that Lots 8, 9, and 10 (Block 6) were “entirely covered with disturbed fill soils” and “these lots will require holding tanks for onsite wastewater management.” It would appear as though the only compliant option for the Green Haven subdivision would be a holding

D&S Enterprises Wastewater Design

tank, in the event that the soils have been disturbed and the lot was not conducive to an on-site soil-based treatment system. Soil-based treatment systems are all based upon soil structure, texture and depth to a restrictive condition as defined in the SOP. Heavy equipment used for excavation disturbs the soil structure and can cause compaction of the soils and often the area becomes unsuitable due to the inability to determine an infiltration loading rate on the soils as outlined in the SOP.

The excavation of the pool and surrounding area has created disturbance to the soil inventory that is problematic for a soil-based treatment system. Furthermore, filling the excavation in with any fill material potentially can cause a “bathtub” scenario. This means that the system may work initially however over time there is significant potential for the excavated area to fill up to the point that effluent surfaces and the system is deemed to have failed. Soils typically cannot be rehabilitated once they are disturbed, in regard to soil-based treatment systems. The projected peak daily flow volume from the home is approximately 3,137 liters per day and Silty Clay Loam textured soils with a Grade 2 Blocky structure (assumed from similar sites in the area) has a secondary treated soil effluent loading rate of 22L/m²/d. Based upon the projected peak daily flow volume from the residence at 574 Green Haven View and the assumed soils of Silty Clay Loam texture and Grade 2 blocky structure an area of approximately 290m² (approximately 150m² for the actual trenches and approximately 140m² for the minimum trench separation area). In D&S Enterprises’ opinion based on the information provided at this time, there is insufficient undisturbed area on the property to accommodate a soil-based treatment system and achieve all the required setback distances as per the SOP.

Required setbacks as per the SOP:

Packaged Sewage Treatment Plant / Pre-aeration Settling Tank

10m (33ft) water source or water well,
100m (330ft) from a licensed municipal water well,
10m (33ft) water course,
1m (3.25ft) a building, and
6m (20ft) property line.¹

¹(May be 1m (3.25ft) from property line if odour control mechanisms exist AND peak flow is less than 5.7m³ (1,250 Imp.Gal) AND effluent does not exceed typical strength wastewater.

Treatment Fields

15m (50ft) water source or water well,
100m (330ft) from a licensed municipal water well,
15m (50ft) water course, except as provided in Article 2.1.2.4.,²
1m (3.25ft) building w/ no foundation,
5m (17ft) building w/ foundation but no basement, crawl space or cellar,
10m (33ft) building w/ foundation w/ basement, crawl space or cellar,
5m (17ft) septic tank or packaged sewage treatment plant, and
1.5m (5ft) property line.

Treatment Mounds

15m (50ft) water source or water well,
100m (330ft) from a licensed municipal water well,

D&S Enterprises Wastewater Design

15m (50ft) water course except as provided in Article 2.1.2.4., ²
10m (33ft) a building,
3m (10ft) septic tank, and
3m (10ft) property line.

² *The soil based treatment component of an on-site wastewater treatment system shall not be less than 90m (300 ft.) from the shore of a lake, river, stream or creek. The 90m (300 ft.) setback does not apply to watercourses or water bodies that are not a lake, river, stream or creek. And where a principal building or other development feature is situated between the soil-based treatment component and a lake, river, stream or creek, such that a failure of the system causing effluent on the ground surface will be obvious and create undesirable impact on the owner, the distance may be reduced to the minimum distance requirement set out in the SOP for the particular type of treatment system being used.*

The area of disturbed soils combined with the minimum required setbacks, leaves insufficient space for a soil-based treatment system that will meet the requirements of the SOP and the Level 4 PSTS. When there is less than the required space for a soil-based treatment component a variance can be requested, for a deviation from the Alberta Private Sewage Systems Standard of Practice 2021 (SOP). This is not recommended for this home, as it could increase the likelihood of the system failing in the future. In summary, D&S Enterprises is of the opinion that with the information provided and reviewed at the time of the investigation, the property in its current state will not be conducive to installing a soil-based treatment system and is limited to holding tanks as the only viable option that would be SOP compliant.

If you have any questions or concerns, please feel free to contact me at the number below.

Regards,



Digitally signed by Daniel A. Morris
Date: 2025.04.07 13:53:05 -06'00'
Adobe Acrobat version:
2025.001.20435

Daniel Morris

Certified Onsite Wastewater Designer and Installer in the Province of Alberta PS 8518
Alberta Onsite Wastewater Management Association member in good standing since 2002
Alberta Onsite Wastewater Management Association Instructor for certified Private Sewage Installers Training Program (2007-present)
Private Sewage Working Group Member for Alberta Private Sewage Systems Standard of Practice 2015 Third Edition and 2021 Fourth Edition and currently a member of the Private Sewage Sub-Council for the proposed 2026 Fifth Edition

D&S Enterprises, High River, AB
403-652-0348

dswastewaterdesign@gmail.com

www.dswastewaterdesign.com

TOWNSHIP 27 INC. SITE REVIEW

Township 27 Inc.

20105 Township Rd. 274 Rocky View County, AB T4B 5A3
Ph: 403 830 1093

SITE REVIEW

Date: May 20, 2025

Project: 574 Green Haven View
Ptn. SE 27-20-29 W4M; Plan 2210304, Block 8, Lot 18

Client: Timber Creek Homes

Distribution: Mr. Jim Crawford, Mr. Blair Hann

Purpose:

The undersigned has been requested to review the history, pertinent documentation and facts relating to the sewer system at 574 Green Haven View, Foothills County and to provide a professional opinion as to potential installation of a compliant PSTS.

Background:

The subject parcel is located in Phase 2B of the Green Haven Estates ASP.

A conditional approval for the Development Permit Application for construction of a single family dwelling with oversized garage was provided on September 7, 2022. This application included a stamped plot plan, executed lot building/grading plan and a signed declaration of understanding for wastewater servicing to include a PSTS.

A tertiary septic system was not installed as per the recommendations of the August 2019 Level 4 PSTS report authored by SD Consulting Group – Canada Inc. (See Appendix A). Rather, a double holding tank system was installed by Groundstar Contracting Ltd. This system consisted of 2 each 5,000 Imp. Gallon holding tanks, with no packaged sewage treatment system.

In September 2024 a new Development Permit was submitted for the addition of a pool, pool house and other landscape improvements for the property. The new development permit is currently deemed incomplete until the matter of the septic system has been fully addressed.

Factors and Considerations:

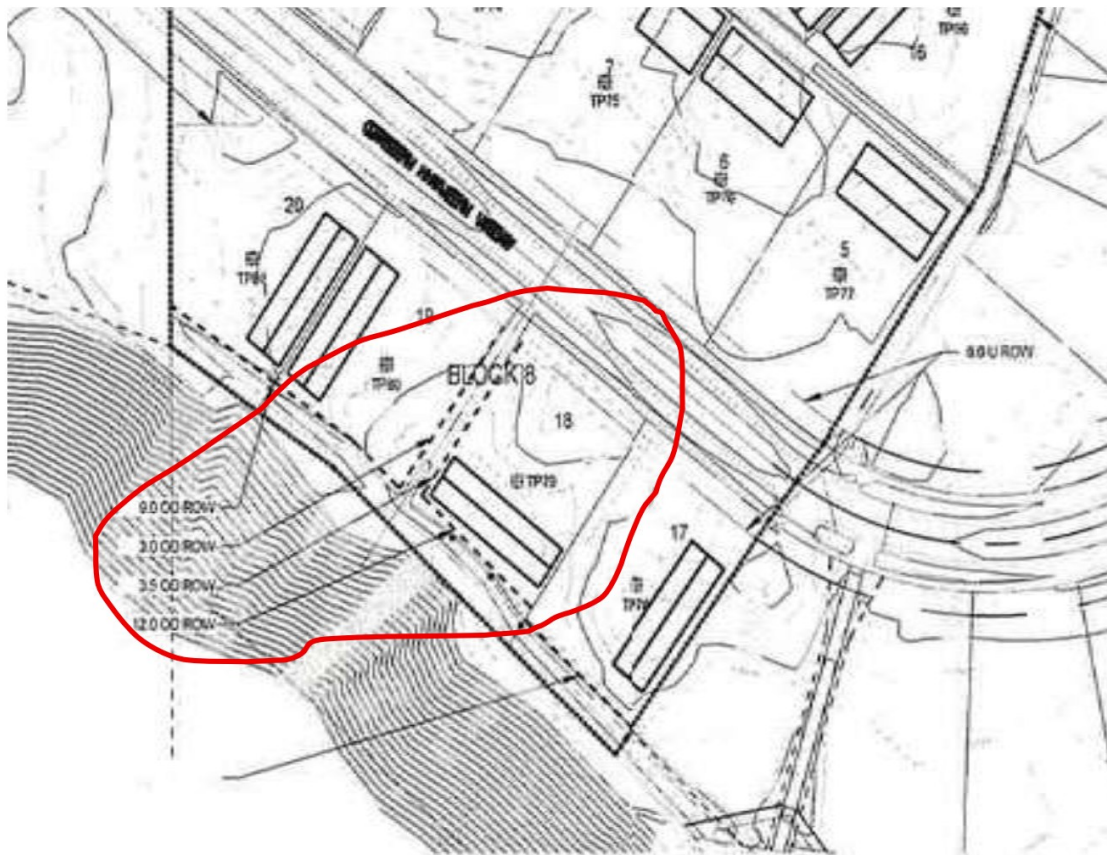
The Level 4 Assessment report identified above by SD Consulting Group provided analyses of the various soil conditions found in phase 2B and defined effective flow rates for calculation of required soil infiltration areas and sand layer areas within the treatment mounds. Along with this data, a plot plan of phase 2B was provided within this report identifying recommended areas within each lot where these treatment mounds could be located.

2 reports were issued for Phase 2:

The first report dealt with all lots except Block 6, Lots 8 to 10.

The second report dealt with Block 6, Lots 8 to 10. These lots were located in areas of fill and disturbed native soils.

Page 21 of the SD Consulting group report included the following area map, identifying potential PSTS locations for lot 18:

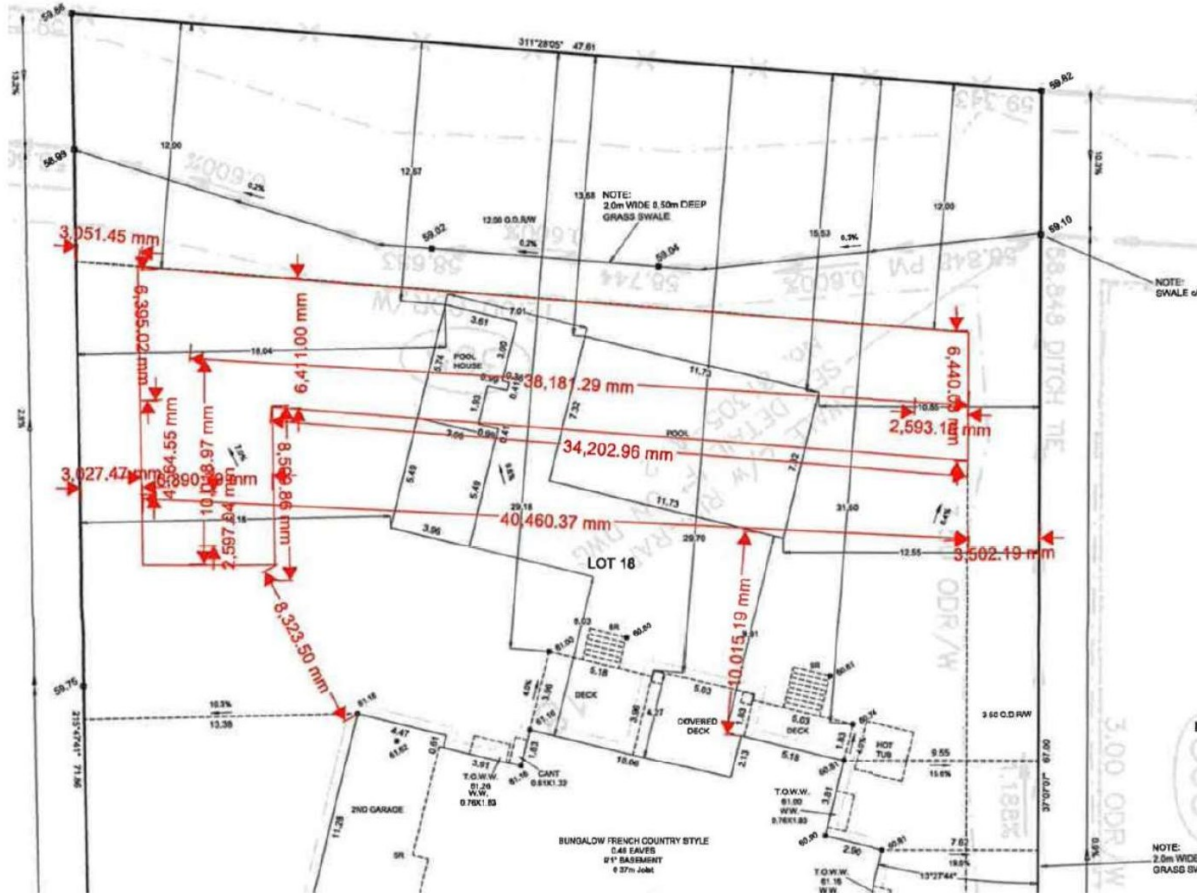


The proposed location for the PSTS was at the south edge of the property, in an east/west alignment. ROW's are identified along the west and south edges of the property to provide for subdivision drainage swales. As a result of these swales, there are significant slopes on the west side and rear yard grades along the boundaries of the proposed PSTS location.

Groundstar Contracting Ltd. prepared a report on their installation, included herewith as Appendix B.

Groundstar included area calculations for the required treatment mound size. We concur with Groundstar's calculations for a required PSTS treatment mound and clay loam classification of the soils.

Groundstar also included a copy of the lot plan, with dimensions regarding setback requirements for the PSTS and available sizes:



Given the calculated area requirements and the available areas for construction of this mound, it becomes apparent that locating a sufficiently sized mound would be problematic, given setback requirements and the steep slopes on the south and west periphery of the lot.

An independent review report was prepared by D&S Enterprises Wastewater Design, dated April 7, 2025, for this property. It is included herewith as Appendix C.

In general terms, the D&S Enterprises report corroborates the Groundstar design calculations for the required treatment mound size. We agree with both the D&S and Groundstar methodology and calculations for the size of required treatment mound.

The D&S report goes on to address the current existing site conditions and provides commentary regarding suitability of the existing soils for construction of a PSTS on the site.

Excavation has commenced for the proposed pool area, and the soils that presently exists have been both disturbed and mixed. This creates significant uncertainty in determining the consistency and content of available soils for the treatment system.

A solution has been suggested that would consist of providing an “Engineered fill” to the excavated area, then placing the treatment mound on top of this area. This solution is problematic from a number of standpoints:

- An “Engineered fill” solution can be designed to backfill the excavated area. However, “Engineered fill” only addresses the area filled. The interface between the fill area and existing soils is not addressed, effectively creating an boundary of dissimilar soils along the perimeter of the areas that are backfilled. The D&S Enterprises report identifies a “bathtub effect” risk for Engineered fill to the excavated area, whereby effluent can accumulate in the engineered fill areas, and build up to the point where itnt can overflow the filled area. There is a risk of this occurring with an Engineered fill solution for this property, given the extent of the disturbed soils at the site.
- The setbacks and inclusion of the ROW’s for the swales does not allow for enough area for an effective “Engineered fill” solution for this Lot.
- There are significant grades along the south edge of this lot to accommodate a drainage swale. These range from 16% to 30% along the edge of what would be the “Engineered fill” solution for the PSTS. These grades reduce the effective lateral soil support for this edge of the treatments area. With a lack of sufficient lateral support, surcharges of system effluent could create enough lateral force to “breakout” of the slope. To exacerbate this risk, the disturbed nature of the soils adjacent to the engineered fill area could create conditions whereby effluent follows through the dissimilar soils adjacent to the filled area. This would result in significant safety risk and ecological damage to the swale downstream of this lot, risks that would be deemed unacceptable.

There is insufficient area along the eastern edge of the property to accommodate sufficient PSTS treatment area given the required setbacks.

The level 4 report prepared by SD Consulting Group – Canada Inc. addressing Block 6, Lots 8 to 10 identifies disturbed soils on those lots. The findings by SD identify a potential solution for holding tanks being installed in lieu of a full PSTS for these lots. This would not be dissimilar to the conditions that presently exist at lot 18.

Recommendation and Conclusions:

We recommend retaining the existing 2 holding tanks. Our reasons for this recommendation are as described above and are summarized as follows:

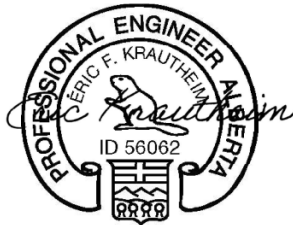
- The severely disturbed condition of the soils within the proposed PSTS location.
 - Insufficient area available for an adequate Engineered fill solution.
-


- The proximity of the drainage swale at the southern edge of the proposed treatment mound, where significant grades are present – see above.
- Locational challenges given the ROW's and the required setbacks for the PSTS and its associated treatment mound.

Our review, findings and recommendations are based on the documentation provided including:


- SD Consulting Group – Canada, Level 4 reports for Phase 2A
- D&S Enterprises Wastewater Design report dated April 7, 2025
- On Site Wastewater Evaluation Report by Groundstar Contracting Ltd.
- Schaeffer Andrew Ltd. Letter dated January 17, 2025 with Plot Plan
- Potion of Agenda Package – Council meeting Feb. 19, 2025
- Notice of Public hearing dated January 29, 2025

Best regards
TOWNSHIP 27 INC.




APEGA PERMIT#16807 MAY 20, 2025
Eric Krautheim, MMC., P.Eng.

Appendix A: SD Consulting Level 4 PSTS reports
Appendix B: Groundstar Contracting Ltd. Report
Appendix C: D&S Wastewater Design report dated April 7, 2025

DEPARTMENT: Legislative Services	
	TOPIC: High River District Health Care Foundation - Dinner & Auction
REPORT PRESENTED BY: Sherri Barrett	

PURPOSE OF REQUEST

To consider the request for support made by the High River District Health Care Foundation.

BACKGROUND

Administration received a letter of request from the High River District Health Care Foundation for support of the 40th Annual High River District Health Care Dinner & Auction. The event is scheduled for Saturday, October 17th and will include a raffle, auction items, dancing and connecting with neighbours and friends, all in the support of the local healthcare team.

In previous years Council has supported the event annually by way of a Champion Sponsor in the amount of \$1,000 and provided the donation of a silent auction item. Champion Sponsorship has increased to \$1,200 in 2026 and includes two tickets to the event and various forms of recognition for the County's contribution.

REQUEST OF COUNCIL

Proposed Motion:

That Council acknowledge the invitation to attend the High River District Health Care Foundation Dinner and Auction and authorize support by way of a Champion Sponsor in the amount of \$1,200.00 and the donation of a silent auction item.

APPENDICES

Appendix A: Letter of Request



April 9, 2026

Dear Reeve Siewert & Council,

2026 represents 40 years of community investment in advancing healthcare, close to home, through the High River District Health Care Foundation. So many amazing initiatives have been accomplished over the past four decades including \$21 million invested into local healthcare!

Over the past forty years, our community has come together to celebrate and strengthen local healthcare through the Annual Dinner & Auction. You've been a part of what makes this event so special, and we'd love to have you join us again as we celebrate our 40th Anniversary. Based on your previous involvement as a Champion sponsor, I've included an outline of the benefits for your review. If you have any questions or to confirm your partnership, please contact me at 403-652-0129 or cathy.couey@ahs.ca

Our organizing committee is hard at work planning a celebration that truly honours 40 incredible years, and we couldn't do it without the ongoing support of our amazing sponsors.

As we move ahead with planning the event for Saturday, October 17 at the Highwood Centre, we can promise a night full of fun and time to celebrate with friends and community members, all while supporting a meaningful project, you'll be proud to be a part of.

Please join us. Your support helps advance healthcare close to home, ensuring it continues to meet our communities needs.

Yours truly,

Cathy Couey
Fund Development & Communications Officer



2026 Dinner & Auction

Champion Sponsorship Opportunity

Together we are advancing local healthcare!

CHAMPION SPONSOR \$1200

2 Tickets (value \$220)

Recognition on invitation & thank you ad

Recognition in event material (auction catalogue, big screen display, signage)

Social Media recognition – 1 post leading up to event & following + 1 story

Logo recognition on the Foundations website


Name recognition on signage at the Hospital

Access to our Social Media Partner Tool Kit

*To ensure that you receive full sponsorship benefits, please confirm your participation by **June 24, 2026**. For your convenience your sponsorship can be paid by Electronic Transfer to rhonda.bews@ahs.ca when doing so please note what the transfer is for.*



CHEERS
To
40
YEARS

DEPARTMENT: Legislative Department	
	TOPIC: Bow River Basin Council - Request to Meet with Council
REPORT PRESENTED BY: Deputy Reeve Suzanne Oel	

PURPOSE OF REQUEST

To consider Bow River Basin Council’s request to meet with Council.

BACKGROUND

Bow River Basin Council has requested a meeting to present to Foothills County. The BRBC is grateful for all the support they have received over decades and wanted an opportunity to thank Foothills County, provide an update on the activities of the Council and provide an opportunity for the County to ask any questions it has or provide information on how the BRBC can be of help.

REQUEST OF COUNCIL

Proposed Motion:

That Council approve OR deny the request from the Bow River Basin Council for a meeting with Council.

APPENDICES

Appendix A: Letter of Request – Bow River Basin Council

From: Mike Murray <mmurray@brbc.ab.ca>
Sent: April 9, 2026 2:54 PM
To: Suzanne Oel <Suzanne.Oel@FoothillsCountyAB.ca>
Cc: Medini Prasai; Steve Meadows
Subject: BRBC Request to present Foothills County

Hi Suzanne,

I hope all is well and some of this snow has helped in your area. I am writing to you to request a time to come and present to Foothills County on behalf of the Bow River Basin Council. The BRBC is grateful to all the support we have received over decades. We wanted an opportunity to thank Foothills County, provide and update on the activities of the Council and provide an opportunity for the County to ask any questions it has or provide information on how the BRBC can be of help. If there is an opportunity in the future that would be great.

Please let me know if you have any questions or if I can be of assistance.

Thank you,

Mike Murray

Executive Director

Bow River Basin Council


Phone: 403-268-4597 (office)

Email: mmurray@brbc.ab.ca

[EXTERNAL EMAIL] This email has originated from outside of the Foothills County organization. Do not click on any links or open any attachments unless you recognize the senders Name and Email address.



**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

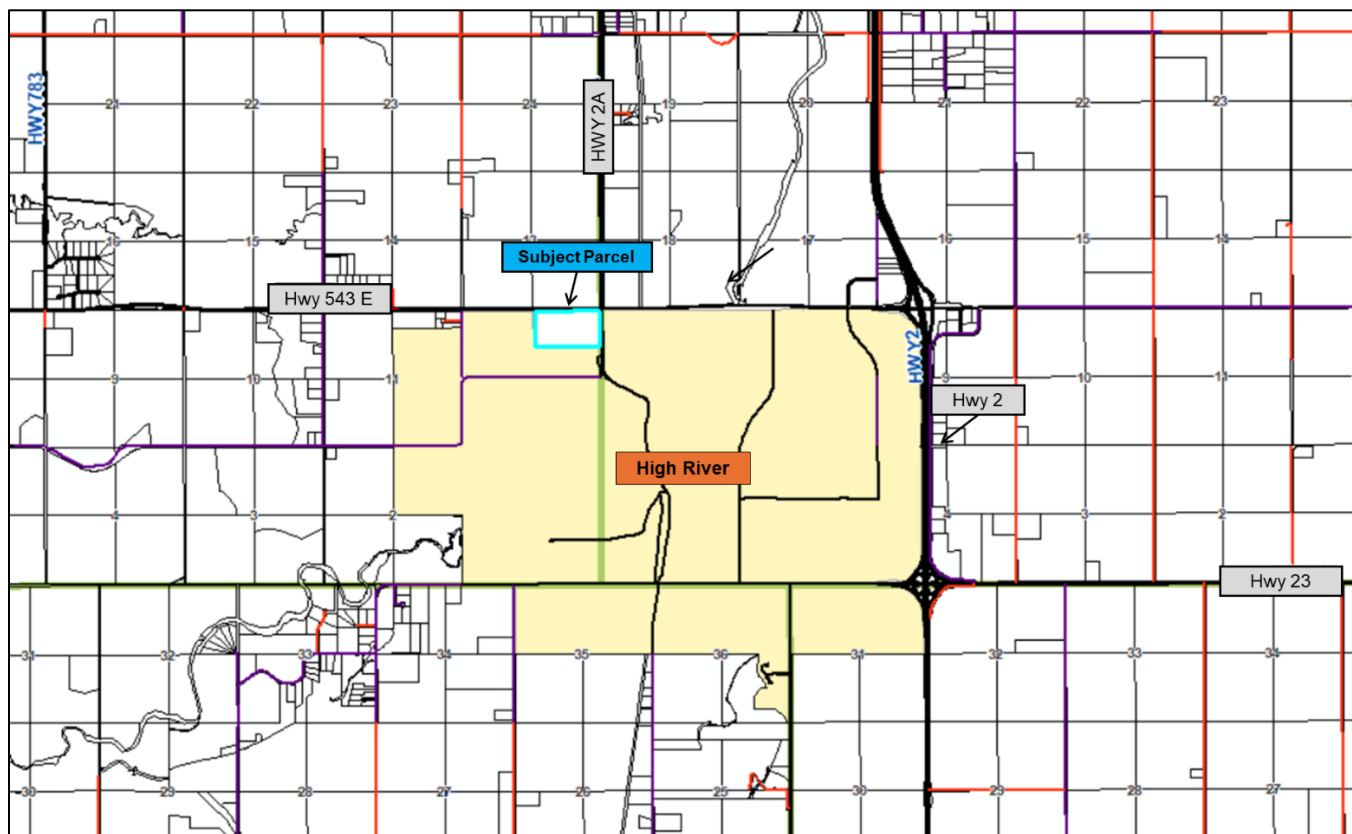
APPENDIX C:

DIRECT CONTROL DISTRICT #32

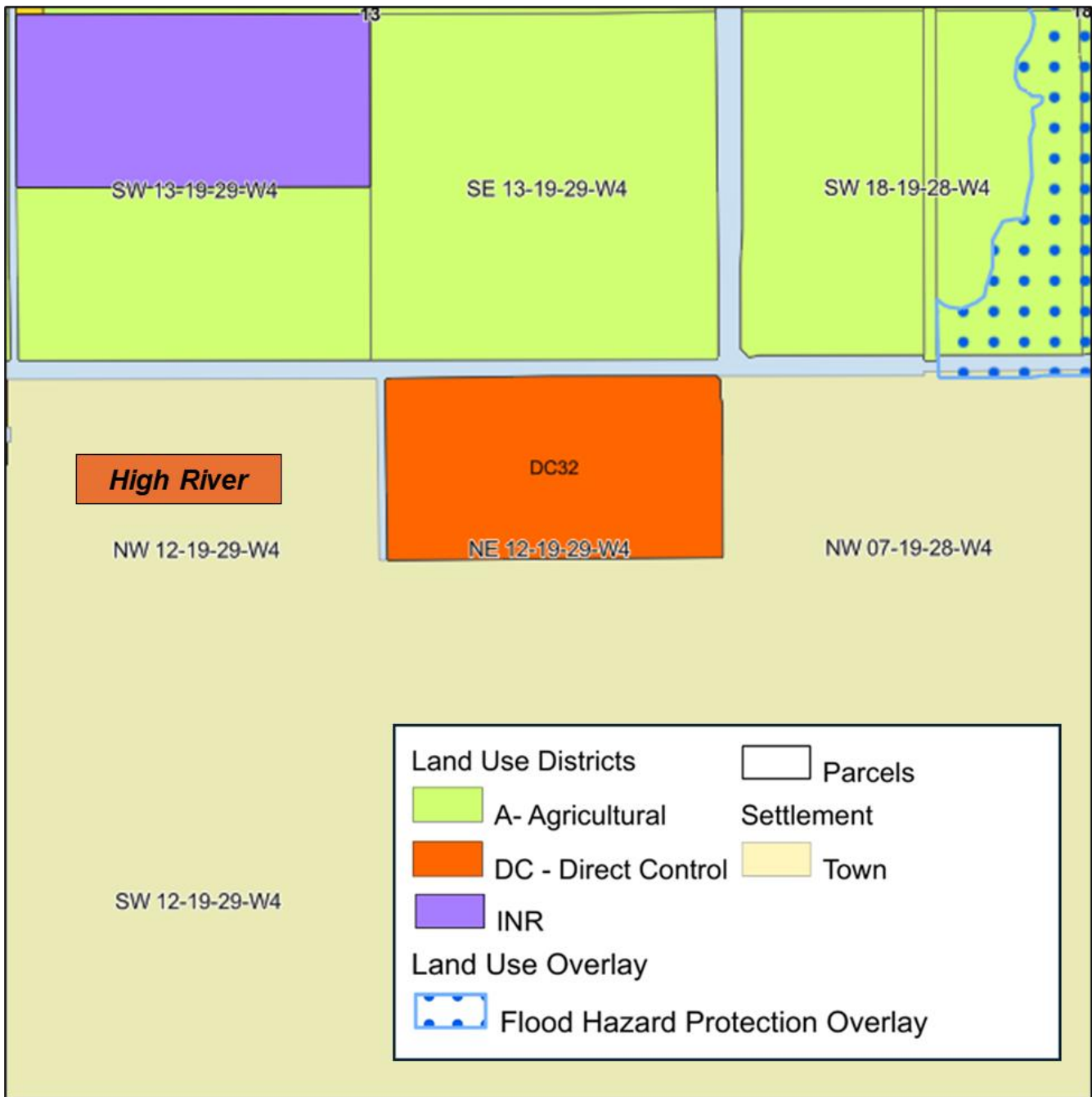
APPENDIX D:

PROPOSED BYLAW

APPENDIX A: LOCATION MAP



APPENDIX A: HALF MILE MAP – LAND USE

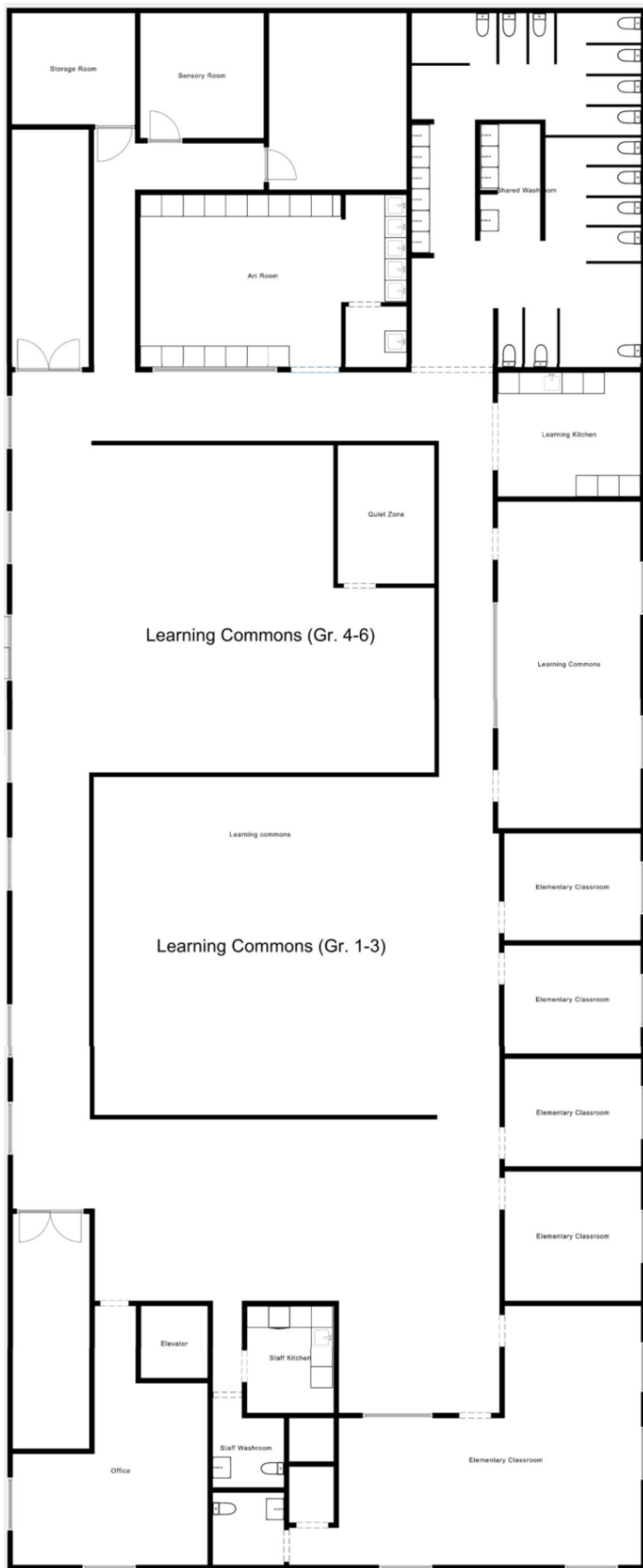


APPENDIX A: ORTHO PHOTO



* 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.

Outdoor Learning as Stewardship

Our vision for outdoor use is grounded in respect, safety, and shared responsibility. With permission, we would love to incorporate the following areas as part of our learning environment:

- **Open Field:** Flexible space for play, movement, and seasonal learning
- **Treed Area:** Nature-based exploration, observation, and imaginative play
- **Fenced Area:** A seasonal sports or skating space, fully funded and maintained by Legacies Academy
- **Septic Field Area:** Small-scale agricultural learning (raised beds or limited animal care such as chickens or rabbits), emphasizing responsibility and care

Clear boundaries, supervision, and shared expectations would be established to ensure respectful coexistence with Ag Society operations and events.

Open Field - Flexible Space for Movement, Play, and Seasonal Learning



Purpose & Use

- Large-group movement, games, and physical literacy
- Seasonal learning experiences (snow exploration, weather studies, kite building, field measurements)
- Cooperative play that encourages teamwork and inclusion
- Temporary, movable equipment (nets, cones, loose parts), removed after use

Learning Focus

- Gross motor development and coordination
- Cooperation, fair play, and social problem-solving
- Mathematical thinking through measurement, distance, and space
- Science concepts connected to weather, seasons, and the natural environment

Supervision & Care

- Clearly defined boundaries and time-of-use schedules
- Equipment stored off-site or in approved areas
- Space returned to original condition after use

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; 23/1/27

✓ 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 day of
20 .

**PUBLIC HEARINGS AND MEETINGS
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL
 REDESIGNATION
 May 6, 2026
 To be heard at: 1:30 PM**

REQUEST FOR LAND USE REDESIGNATION		
	LEGAL DESCRIPTION: PTN. SE 22-20-1 W5	
	LANDOWNERS: Deka Ventures Ltd	
	AGENT: Romy Dupal-Demers	
	AREA OF SUBJECT LANDS: 70.09 acres	
	CURRENT LAND USE: Agricultural District	
	PROPOSED LAND USES: DC#26 (Dog Kennels and Facilities)	
PROPOSAL: Request for redesignation of a 70.09 +/- acres portion of SE 22-20-01 W5M from Agricultural District to Direct Control District #26, in order to allow for a Commercial Kennel (Dogs & Cats) and Dog Park.		
DIVISION NO: 2	COUNCILLOR: Benita Estes	FILE MANAGER: Pierre-David Karolyi

EXECUTIVE SUMMARY

Summary of Proposal

Request for the Redesignation of Ptn. SE 22-20-01 W5M from Agricultural District to Direct Control District #26 (DC#26) to allow for a Commercial Kennel to operate on site as well as a Dog Park.

Location

The subject parcel is located approximately 2 km west of the Town of Okotoks and is bordered by Highway 7 West to the south. It is approximately 700 m south of the Sheep River.

Policy Evaluation

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

Referral considerations

The application submission was referred to required internal departments and external agencies. Alberta Transportation and Economic Corridors has required a Traffic Impact Assessment Memo, and Public Works requires comments from Alberta Environment regarding a stream and potential wetland.

PURPOSE OF APPLICATION

Bylaw XX/2026

The Council has received an application to further amend the Land Use Bylaw by authorizing redesignation of a 70.09 +/- acre parcel on Ptn. SE 22-20-01 W5M from Agricultural District to Direct Control District #26, in order to allow for a Commercial Kennel (Dogs & Cats) and Dog Park.

Kennel and Training Area

The kennel and area (north side of the property) will include a primary building containing a single-family dwelling, a secondary suite, a reception area, internal kennel training space, and storage. Additional facilities will include dog and cat yards and an outdoor competition ring, as well as a separate training and event building to be added within 5 years.

Screening for the kennel area will be provided by grassy berms and trees along the north and east property boundaries. Coniferous trees will be planted on the west and south sides of the buildings.

The entire property will be enclosed with 4-foot-high mesh fencing. Internal yards will be enclosed with 6-foot-high solid wood fencing equipped with electrified wire.

Two staff members will be employed daily. Operations will run seven days per week from 8:00 a.m. to 8:00 p.m., with client drop-offs occurring by vehicle between 9:00–10:00 a.m. and 5:00–6:00 p.m.

The business will offer dog training services, boarding, board-and-train programs, and competition venues. Boarding capacity will be limited to 30 dogs plus up to 15 personal dogs of all sizes, as well as up to 10 cats. Up to three one-hour training classes will be held per day, with five to six dogs per class. Breeding will be limited to a maximum of one litter per year.

Dogs will be under constant supervision while outdoors and housed indoors overnight. Dog feces will be collected and removed by staff. Daily water use for kennel operations is estimated at approximately 1,100 to 2,500 litres.

Up to 10 events per year are proposed, each with a maximum attendance of 50 people. These events will take place on weekends between 8:00 a.m. and 6:00 p.m. and will include agility, conformation, and disc dog competitions during the summer, as well as sled dog competitions in the winter.

Private Off-Leash Dog Park Area

The private off-leash dog park (south side of the property) will consist of five individually gated and fenced areas, each ranging from 5 to 11 acres in size. These areas will be rented online in one-hour time slots and will operate from sunrise to sunset.

A 15-foot-wide buffer will be provided between each dog park, as well as between the dog parks and the east property line. Each off-leash area will be enclosed with 6-foot-high fencing.

Dog feces will be removed by customers and disposed of in garbage cans located throughout the site. Waste will be collected daily and transferred to a roof protected dump trailer located near the buildings, which will be hauled to the landfill on a weekly basis.

Parking will be provided near Highway 7, with space for up to two vehicles per dog park. Screening will be achieved through the planting of trees and caragana hedges along fence lines and Highway 7, with additional treed landscaping throughout the park areas.

Note: The applicant has provided additional detail regarding the business. This has been included as **Appendix C: Applicant's Additional Supporting Documentation.**

SITE CONSIDERATIONS

Access

A gravel access to the property exists, with an approach on Highway 7 West at the southwest corner of the property. It is shared with two properties to the north with registered rights-of-way along the west side of the subject parcel. A gate exists at the entrance, approximately 15 metres north from the south property line, and a gate approximately 40 metres from the highway is proposed to provide access to the dog parks, while two gates further north are proposed to provide access to the buildings.

Public Works requires the provision of formal comments from Alberta Transportation and Economic Corridors (ATEC) regarding the access and parking adjacent to Highway 7. ATEC requires a Traffic Impact Assessment memo for the operation.

Physiography and hydrology

The parcel is mainly flat grassland throughout, with a recurrent minor stream crossing the south portion of the subject parcel towards the southeast corner, where a wetland is suspected, and feeds into *Spring Creek* in the neighbouring property.

Public Works requires formal comment from Alberta Environment, and states that the applicant is responsible for obtaining any approval from Alberta Environment.

Servicing Considerations

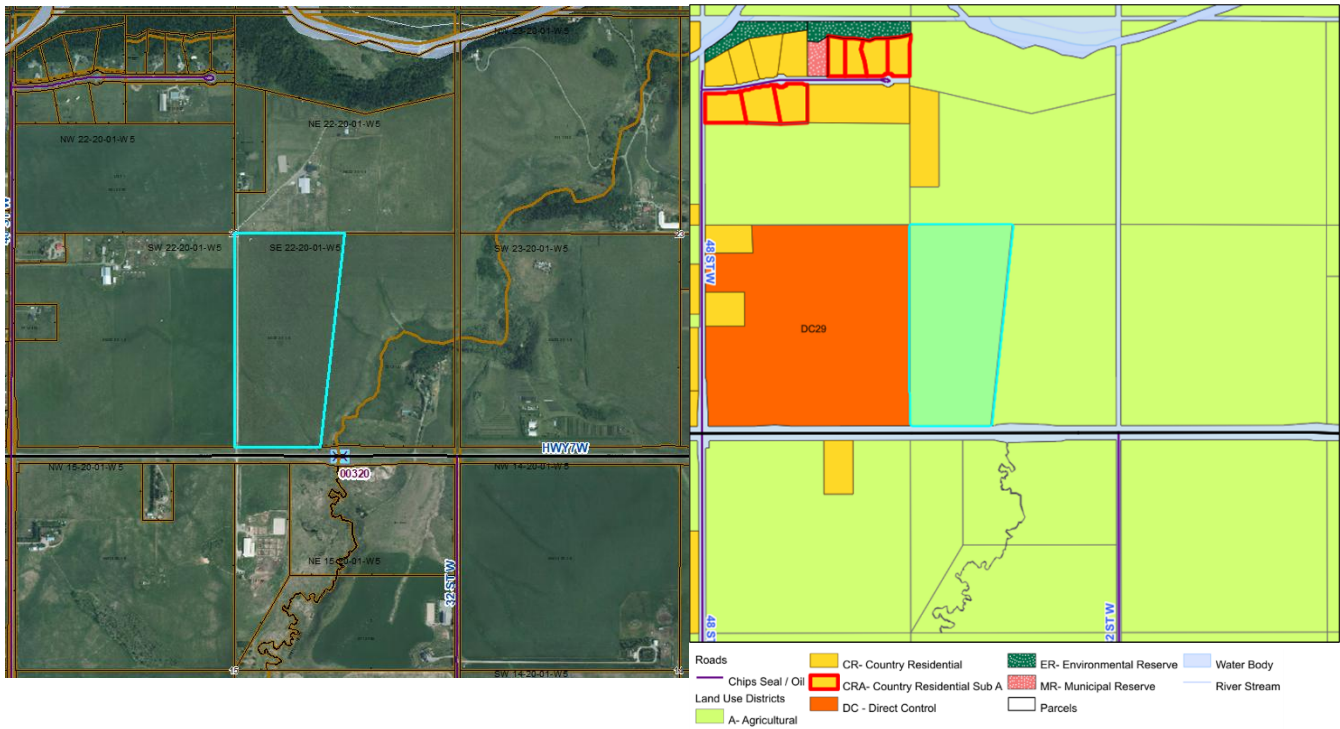
The landowners would be responsible for adhering to the Alberta Water Act with respect to water use on the subject property.

QUARTER SECTION AND HALF-MILE BACKGROUND

1993 to 2014 – The subject parcel's quarter section was subdivided into two Agricultural District parcels in 2012. Twelve Country Residential District parcels were subdivided on the north half of the quarter section to the northwest, seven of which are Sub-district "A" parcels. Two Country Residential District parcels were subdivided from the quarter section to the west, one from the quarter section to the southwest, and the Agricultural District parcel filling the quarter section to the south was subdivided into three Agricultural District parcels. One Country Residential District parcel and one Agricultural District parcel were subdivided by the quarter section to the north, leaving an Agricultural District balance parcel.

2016 – A land use redesignation application was requested for the quarter section to the north to Direct Control District #29 (Limited Public and Commercial Arena) for an equestrian operation. In 1st reading, Council requested the provision of support of the subject parcel for a future road dedication agreement on the access easement, yet the process did not continue to 2nd and 3rd reading.

2020 – The quarter section to the west was redesignated to Direct Control District #29 (Limited Public and Commercial Arena) and has Limited Public Riding Arena, Horse Boarding, Training Facility, and Riding Lessons land uses.



CURRENT LAND USE

Subject Parcels

Agricultural District

Adjacent Lands

Agricultural District to the north, east and south, and Direct Control #29 (Limited Public & Commercial Arena) to the west, which has a Limited Public Riding Arena, Horse Boarding, Training Facility, and Riding Lessons operation since 2020.

Existing Development

No existing development.

POLICY EVALUATION

Municipal Development Plan

Policies 3 and 4 of the Agricultural section of the MDP2010 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.

Policy 2 of the Economy section of the MDP2010 provides that commercial recreational developments should be compatible with the surrounding area with consideration of size, design, noise, odour, traffic, dust, and visual impact on adjacent lands, and should be designed to minimize land use conflicts to the County.

Policy 2 of the Environmental Conservation & Open Space section of the MDP2010 provides that protective measures should be taken when a proposed development is within or near wetlands.

Land Use Bylaw

As this is an application to redesignate the parcel to a Direct Control District, Council would act as the Development Approving Authority in making a determination on any subsequent application(s) for Development Permit.

The proposed Commercial Kennel and Dog Park aligns with discretionary uses within Direct Control District #26.

Growth Management Strategy

The subject parcel is located within the South Central District. The vision for the South Central District provides that lands within this district are predominantly agricultural, and moderate growth is expected within this District; the subject parcel is located outside of the Highway 2A Industrial Corridor, where a majority of growth is expected to occur. Land use redesignation is to be carefully considered to avoid land use conflicts with long established agricultural operations.

CIRCULATION REFERRALS	
REFEREE	COMMENTS
EXTERNAL	
ATCO Gas & ATCO Transmission	No concerns
Alberta Health Services – Environmental Public Health (AHS)	No concerns
Alberta Transportation and Economic Corridors (ATEC)	Identified that the development may result in an increased traffic volume at the proposed site. Therefore, the proponent is required to submit a Traffic Assessment Memo (TIA Memo) for review and approval. Please ensure the TIA Memo is prepared by a qualified Engineer in accordance with Alberta Transportation guidelines.
INTERNAL	
Public Works	<p>Public Works requires the provision of formal comments from Alberta Transportation and Economic Corridors regarding the access and parking adjacent to Highway 7.</p> <p>Public Works is recommending the following for the subject parcel lots as a condition of development:</p> <ol style="list-style-type: none"> 1. Lot Grading/Overland Drainage Plan – due to berms being proposed as part of the screening process. <p>Further, they provide the following comment:</p> <p><i>There is a seasonal drainage and what appears to be a potential wetland area running through the proposed. Alberta Environment to provide comments and any requirements in this regard. The</i></p>

CIRCULATION REFERRALS

	<i>applicant is responsible to obtain any approvals that may be required.</i>
PUBLIC	
Western Wheel	April 22 nd and 29th, 2026
Landowners (Half Mile)	No letters submitted at the time of this report.

SUMMARY

Bylaw XX/2026

The Council has received an application to further amend the Land Use Bylaw by authorizing redesignation of a 70.09 +/- acre parcel on Ptn. SE 22-20-01 W5M from Agricultural District to Direct Control District #26, in order to allow for a Commercial Kennel (Dogs & Cats) and Dog Park.

OPTIONS FOR COUNCIL CONSIDERATION

PROPOSAL: REDESIGNATION

OPTION #1 – FIRST READING APPROVAL

Council may choose to grant 1st reading to the application for Land Use Redesignation for a +/- 70.09 parcel of Ptn. SE 22-20-1 W5M from Agricultural District to Direct Control District #26 to allow for the future operation of a Commercial Kennel and Dog Park, for the following reasons:

In their consideration of the criteria within the MDP2010, LUB 60/2014, and GMS; Council is of the opinion that the proposed redesignation of a +/- 70.09 parcel would not be detrimental to the environment or to the nature of the area and will not unduly interfere with neighbouring land uses or materially interfere with or affect the use, enjoyment, or value of neighbouring properties.

Subsequent approval and issuance of a Development Permit for a Commercial Kennel and Dog Park will be required prior to the property being developed/used for the operation of a Commercial Kennel and Dog Park.

Recommended Conditions for Option #1:

1. Approval from Alberta Transportation and Economic Corridors to be provided, to the satisfaction of the County;
2. Any necessary approvals through Alberta Environment and Protected Areas, or waiver of requirements, and to submit proof of such, to the satisfaction of the County;
3. Final redesignation application fees to be submitted;
4. Submission of a development permit application for a Commercial Kennel and a Dog Park;

OPTION #2 REFUSE APPLICATION

Should Council be unable to support the application to redesignate a +/- 70.09 parcel of Ptn. SE 22-20-1 W5M from Agricultural District to Direct Control District #26 to allow for the future operation of a Commercial Kennel and Dog Park, for the following reasons:

The proposed land use district is incompatible with the surrounding area and existing land uses and is detrimental to the environment.

APPENDICES

APPENDIX A: MAP SET

LOCATION MAP

HALF MILE MAP – LAND USE

ORTHO PHOTO AND TOPOGRAPHY

APPENDIX B:

SITE PLAN

DWELLINGS AND KENNEL FLOOR PLAN & VISUAL

APPENDIX C:

APPLICANT'S ADDITIONAL SUPPORTING DOCUMENTATION

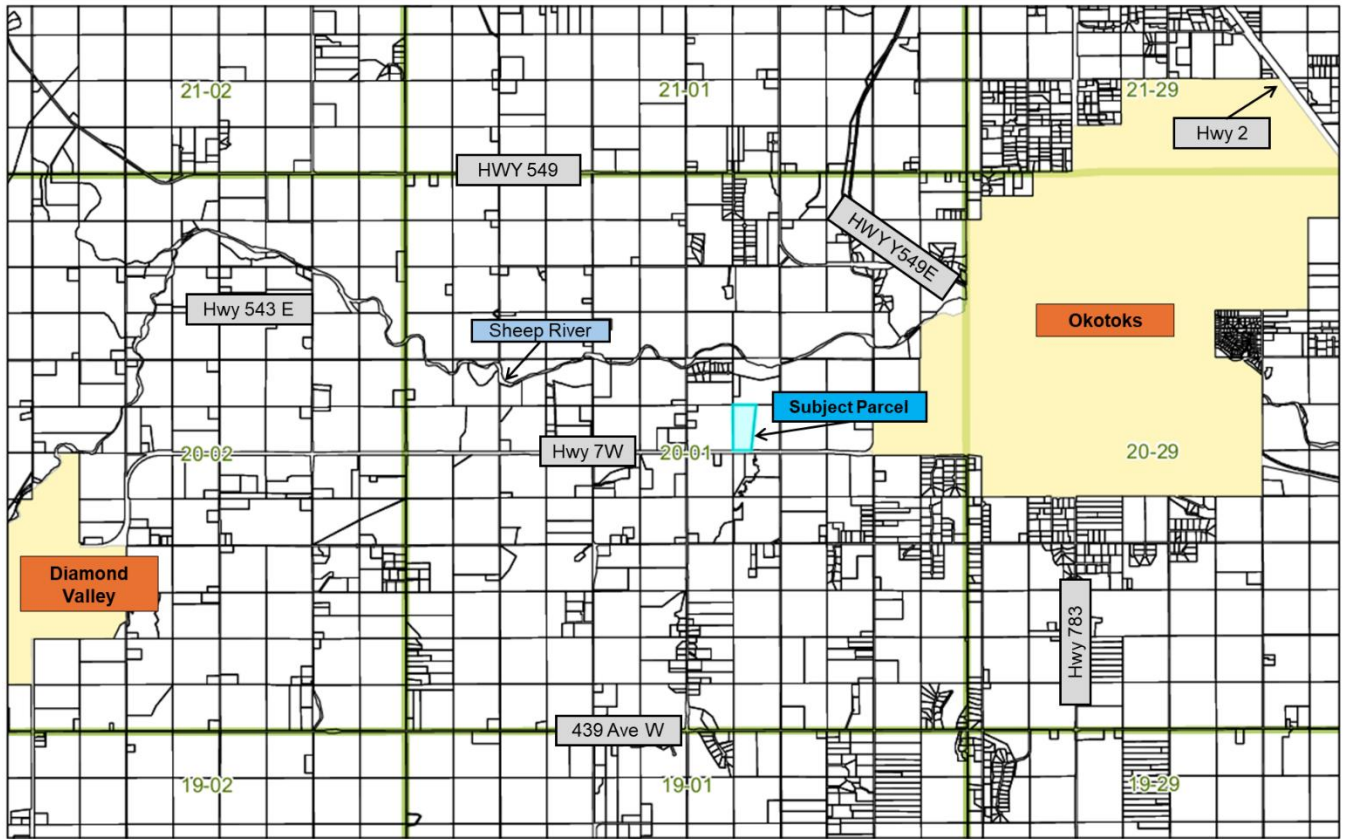
APPENDIX D:

DIRECT CONTROL DISTRICT #26

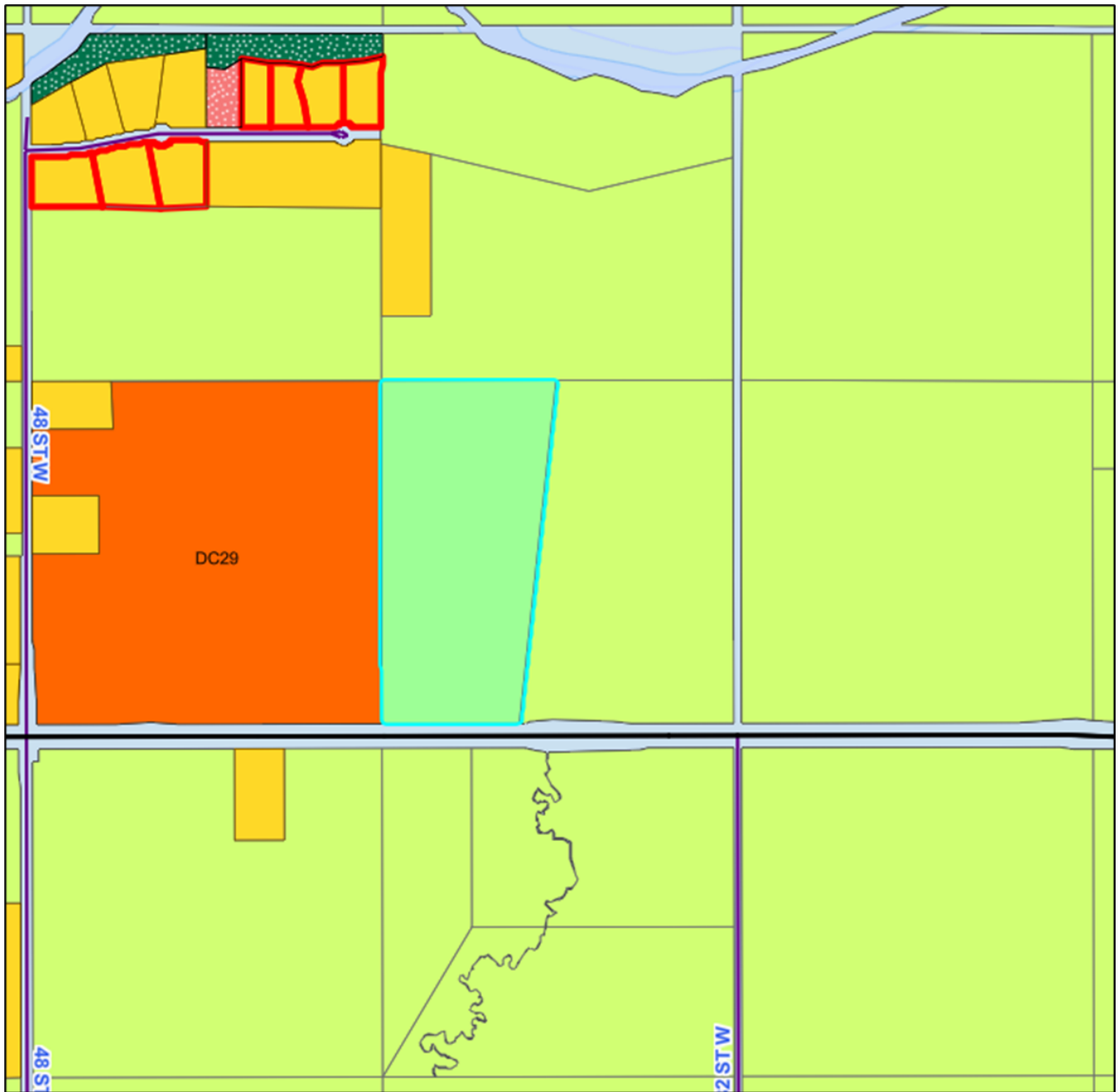
APPENDIX E:

PROPOSED BYLAW

APPENDIX A: LOCATION MAP

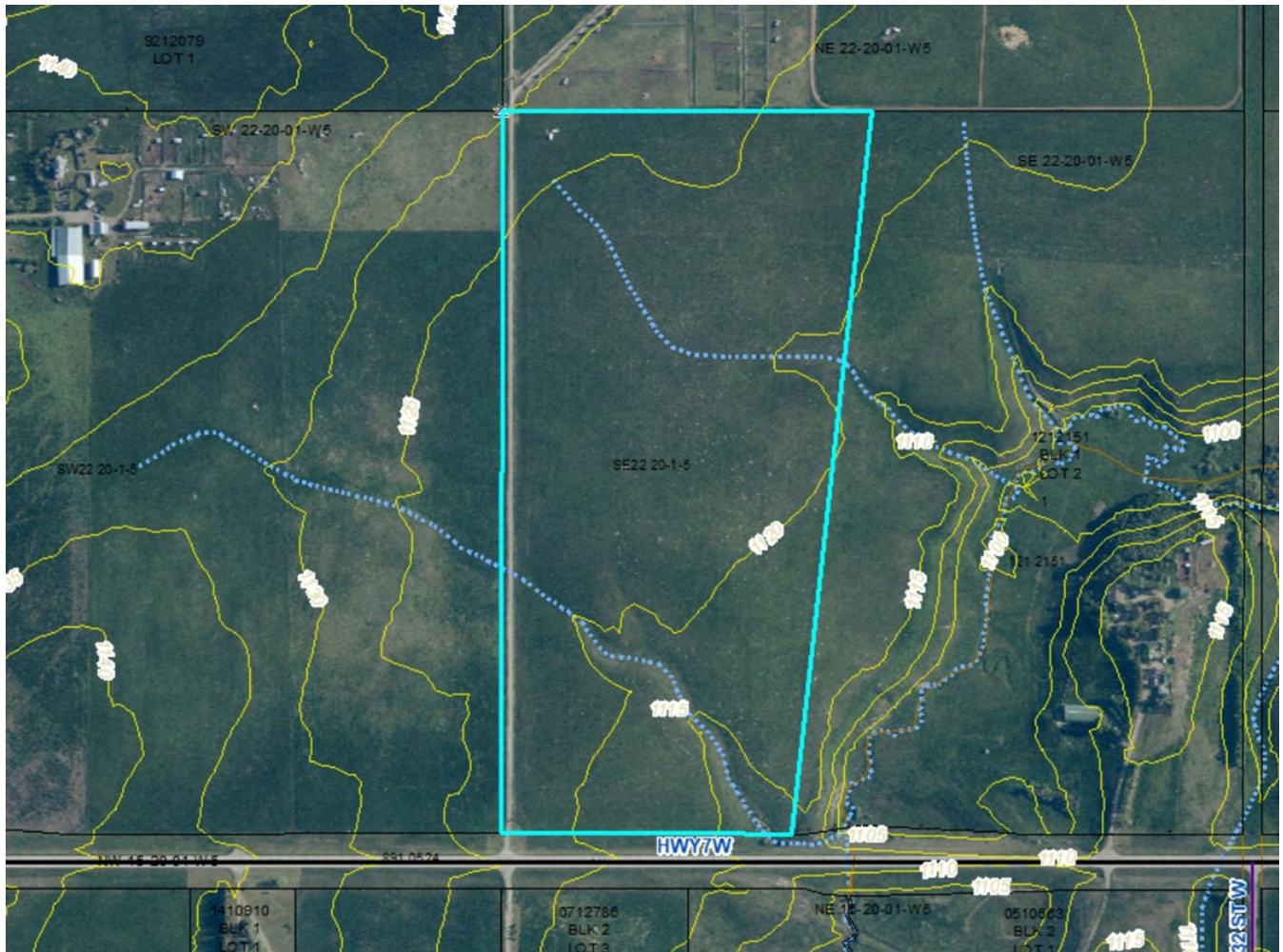


APPENDIX A: HALF MILE MAP – LAND USE



- | | | | |
|--------------------|--------------------------------|---------------------------|--------------|
| Roads | CR- Country Residential | ER- Environmental Reserve | Water Body |
| Chips Seal / Oil | CRA- Country Residential Sub A | MR- Municipal Reserve | River Stream |
| Land Use Districts | DC - Direct Control | Parcels | |
| A- Agricultural | | | |

APPENDIX A: ORTHO PHOTO AND TOPOGRAPHY

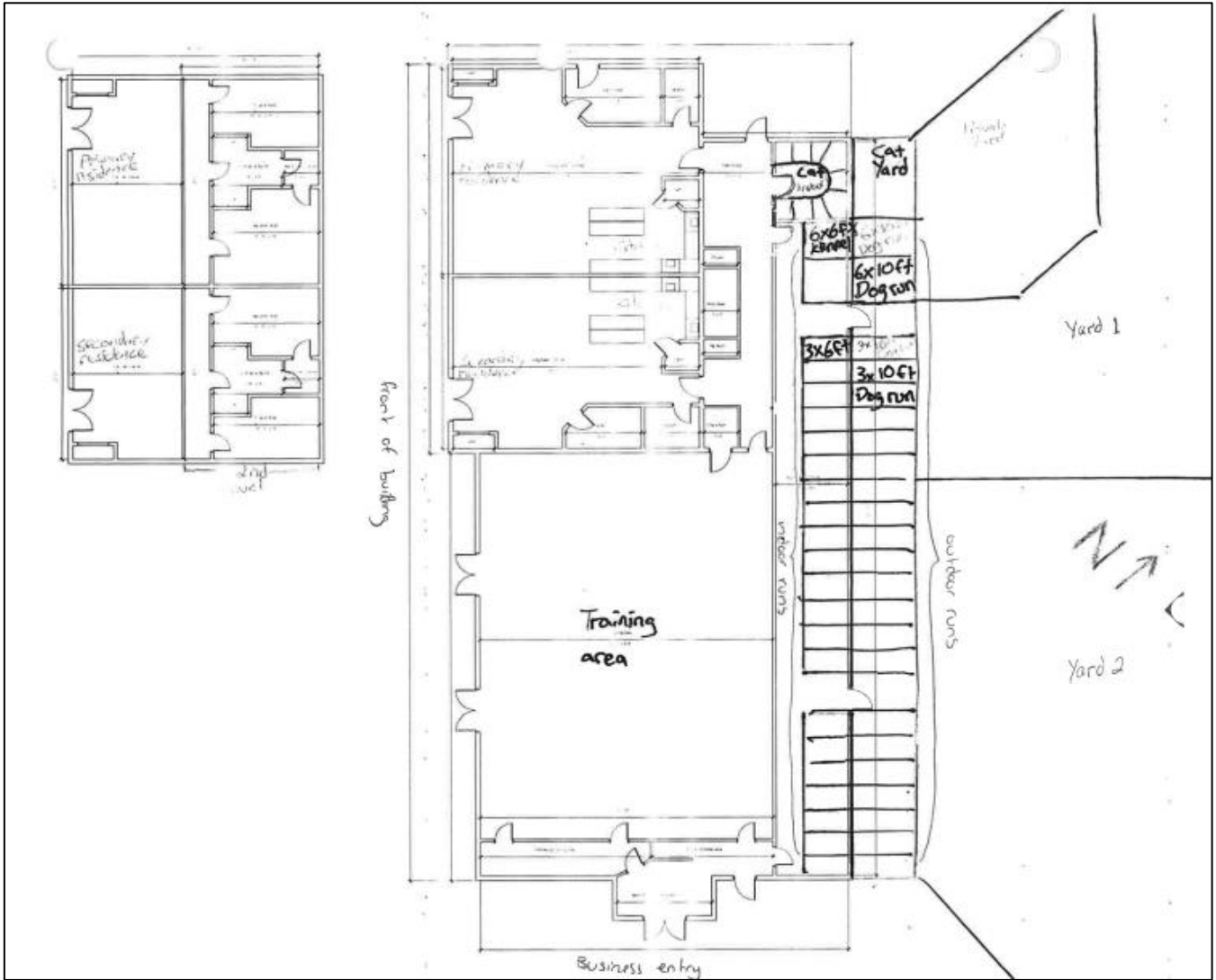


5m Contours

Recurring/ Minor Stream

...

APPENDIX B: DWELLINGS AND KENNEL FLOOR PLAN & VISUAL



APPENDIX C: APPLICANT'S ADDITIONAL SUPPORTING DOCUMENTATION

Additional questions in the email dated Feb 11, 2026

b. Source of water and, if using well water, confirmation of whether contact has been made with Alberta Environment to determine if a commercial licence is required.

- As per Alberta Environment: Licensing Necessity: A licence is mandatory for diverting groundwater for commercial/industrial purposes, as these are not considered "household" (under 1250 m³ annually) or "traditional agriculture".

- We plan on using 150 000 imperial gallons per year, or 682 m³, which is still considered the household amount.

e. Explanation of the intended use of the off leash dog parks and a detailed plan for how they will be managed (virtually, by phone, in person, etc.), whether this will be a paid or free service, and how many people and dogs will be permitted per dog park (maximum or range).

- We aim to provide pet owners in the Foothills area with a safe off leash option to walk their dogs. Public off leash dog parks are not always a good option for every dog, and we want people to be able to exercise their dogs with having peace of mind that no other animals or people will be in the rented space for the duration of the booking. The parks will open at sunrise and close at sunset. Each park will be bookable in one hour blocks, for a fee. The bookings will be done online. Each client will drive directly into the park that they have booked and close the vehicle gate behind them before letting the dogs out. This will insure the dogs are always contained within the 6 foot fence. The cost of each park will be varied per number of dogs. For example: basic fee for up to 3 dogs, and a higher fee for up to 6 dogs, to a maximum fee for 8 dogs.

A maximum of 2 vehicles at a time will be allowed in each park.

f. Planned purpose and use of the east side buffer zone.

The East buffer zone is intended to add space between client dogs and the adjacent land, in the case that they may have live stock or activities on their land. Each buffer zone is also meant as a service road for maintenance and security checks throughout the day, by staff.

h. Whether any noise attenuation is planned on the west and south sides, particularly around the kennel and house, as well as around the dog parks.

There will be a thick caragana hedge on the south side (along the inside of the dog park). This will be a visual and sound barrier from highway 7 as well. There will be a caragana hedge along the West side of the most west dog park. There will also be coniferous trees planted in clusters between the main residence and the dog parks, as well as to the west of the primary residence.

k. If measures are in place to prevent any escapee dogs from leaving the property through the driveways.

The entire property will be fenced with 4 foot no climb (2 x 4 inches) mesh. Every dog park client will only let their dogs out of the vehicle once the vehicle is safely parked inside the park (gate closed). There will only be 3 driveways (one for the dog parks, one for the primary residence and one for the boarding kennel). All 3 will have an automatic gate that can be closed from a distance in case of an emergency.

10. Photos of fence and gate types for the dog parks and property, including any driveway gates.



6 foot no climb mesh for dog parks and yard 3 of the boarding kennels



4 foot no climb mesh for the perimeter fence



Solid 6 foot wood fence with a single hot wire on top for added security. For dog boarding yards 1 and 2. Private suite yard would also have this fence, without the hot wire.



Example of the dog park driveway gate (would remain open during business hour)



6 foot tall double swing gate at the entrance of each dog park and buffer zone.



Example of an automatic gate for the private driveway and boarding kennel driveway

we are also planning to have a dock diving pool which would be open May to September. This would be a 50' pool with a 40 foot long dock (8 feet wide). The plan is to fence off one acre from the dog park on the west side (park 1), to provide a fenced area around the pool. Competitions would also be held, which would run on the same format as the agility events. The pool is access from the North parking lot.

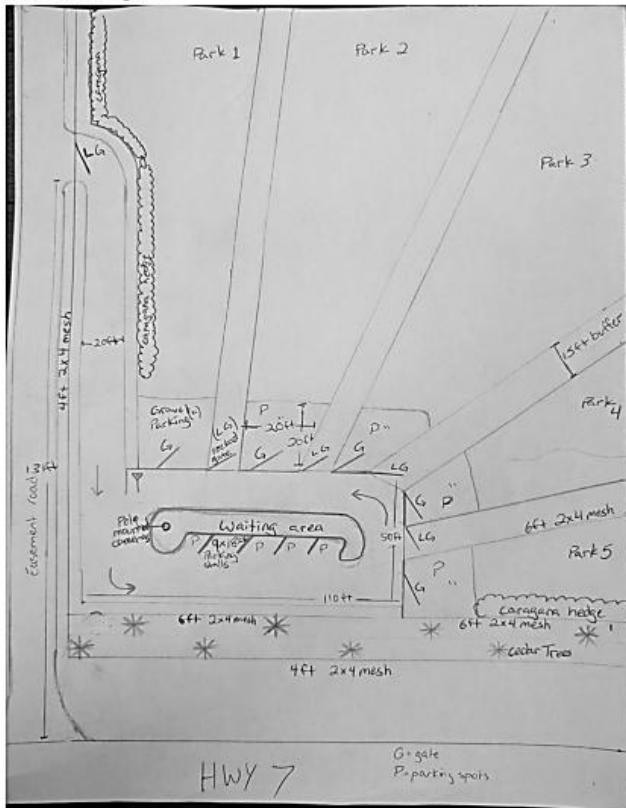


Dock diving pool set up

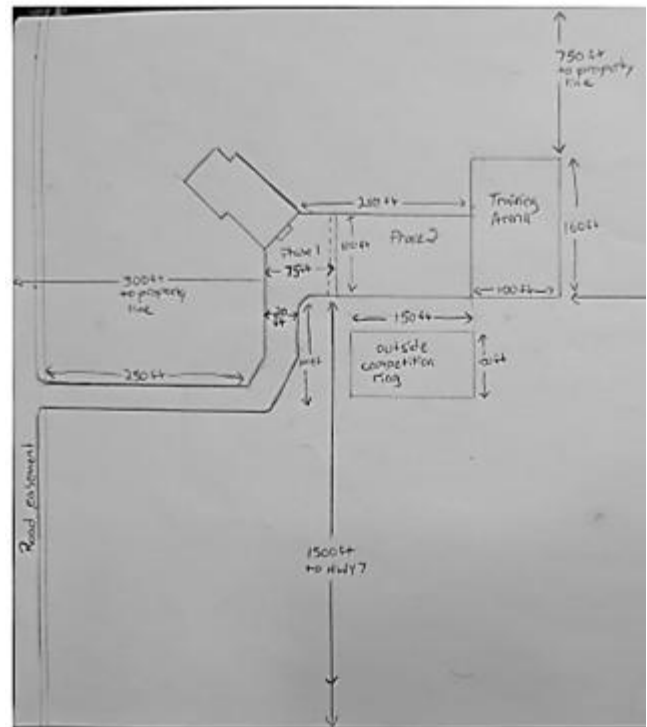


Example of a dog using the pool for competition training

South Parking lot



North parking lot



Phase 1:

10 parking spots (9 x 18 feet) along the East side of the parking lot.

Phase 2:

The stalls would be along the north side of the parking lot for the boarding kennel, and on the East side (along the arena) for the arena.

For events, there would be a possibility to have 3 rows (each row going from west to east), with a 20 foot space between each row.

Indoor arena preliminary plan (5-year plan)

Example of outside structure



Size of 100 ft wide x 160 ft long. 17 feet high. There is no comparable high level training space for dogs in Alberta. As a member of Agility Team Canada, we would like to facilitate International level training as well as introduction to the sport. The facility would have interior synthetic grass, heated and well lit.

Example of interior training space



**18.26 DIRECT CONTROL DISTRICT #26 (DC 26)
DOG KENNELS AND FACILITIES**

DC#26

18.26.1 PURPOSE AND INTENT

To allow for the development of Dog Kennels and Dog Facilities on lots with a single family residence and to allow for the Direct Control by Council over development on the following lots:

- NW 16-19-26-W4M, PLAN 0810315, BLOCK 1, LOT 2
- NW 30-19-26-W4
- NW 31-20-26-W4
- NE 03-22-01-W5, PLAN 1410872, BLOCK 1, LOT 6
- SE 02-20-01-W5, PLAN 0711052, BLOCK 1, LOT 1
- NW 01-20-02-W5, PLAN 0412085, BLOCK 1, LOT 1
- SW 34-21-29-W4, PLAN 0112318, BLOCK 1, LOT 9
- SE 33-19-28-W4, PLAN 9910436, LOT 1
- PTN. PLAN 9310765, BLOCK 4, LOT 1, SW. 06-22-28-W4
- NE 32-21-29-W4, PLAN 7610226, BLOCK 3

18.26.2 PERMITTED USES

- Accessory Buildings not requiring a development permit (accessory to the Dwelling)
- Agricultural, General
- Accessory Uses to the Dwelling
- Dwelling, Single Family
 - No more than 1 such dwelling is permitted on a single lot less than 32.4 ha (80 ac) in size
 - No more than 2 such dwellings are permitted on a single lot 32.4 (80 ac) or greater in size
- Dwelling, Mobile Home
 - Permitted use only on lots 32.4 (80 acres) or greater in size
- Home Office
- Signs not requiring a development permit
- Solar Power System, Private (Not requiring a Development Permit)
- Temporary storage of up to 5 unoccupied recreation vehicles
- Utility services, minor

18.26.3 DISCRETIONARY USES

- Accessory Uses to the Dog Kennel or Dog Facility
- Animal Shelter
- Animal Care Services
- Dog Daycare
- Dog Park
- Dog Training Facility
- Dog Grooming
- Dwelling, manufactured home - one only
 - discretionary use only on lots less than 80 acres in size
- Dwelling, moved on,
- Home Based Business I
- Kennel (Private)
- Kennel (Commercial)
- Lot Grading

Man-made water bodies, privates requiring a permit
Public Quasi Public Installations and Facilities
Secondary Suite, Detached
Secondary Suite, Principal
Signs requiring a Development Permit
Solar Power System, Private (Requiring a Development Permit)
Special Event (accessory to the Dog Kennel or Dog Facility use)
• discretionary use only on parcels over 21 acres in size
Temporary storage of between 6-10 unoccupied recreation vehicles

18.26.4 LAND USE REQUIREMENTS

- 18.26.4.1 A person who wishes to subdivide land in this district into additional lots must first apply for and be granted approval of a land use bylaw amendment.
- 18.26.4.2 Standards of development shall be at the discretion of the Council.

18.26.5 DEVELOPMENT REQUIREMENTS

- 18.26.5.1 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.);
- 18.26.5.2 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.
- 18.26.5.3 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.
- 18.26.5.4 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 centreline 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.

- b. Side Yard Setback:
 - i. 15m (49.21 ft.) from property line.
- c. Rear Yard Setback
 - i. 15m (49.21 ft.) from property line.
- 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.

18.26.5.5 Corner Parcel Restrictions:

- a. In accordance with Section 9.27.9 - 9.27.12.

18.26.5.6 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 industrial use which, in the opinion of the Approving Authority, may interfere with the amenity of adjacent uses.

18.26.5.7 Minimum habitable area per dwelling

- a. 100 m² (1,077 sq. ft.)

18.26.6 SPECIAL PROVISIONS

18.26.6.1 The Approving Authority may, when issuing a development permit, determine the maximum number of dogs that may be kept on the premises at any one time by the operator of a Dog Kennel or Dog Facility.

18.26.6.2 The Approving Authority may, when issuing a development permit set a period of time for which the permit will remain valid and may include the option to apply for renewal at the end of the term. See Section 4.7 for information regarding temporary uses.

18.26.6.3 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 facilities to be constructed.
- b. Hours of "operation" – that is hours during which clients may visit the facility.
- c. Number of non-resident employees.
- d. Number of vehicle visits per day.
- e. Hours during which animals must remain indoors.
- f. Noise.
- g. Buffering.
- h. Lighting.
- i. Manure management.
- j. Screening of facilities.

18.26.6.4 In determining the number of dogs, pups less than six months of age shall not be included.

- 18.26.6.5 Any building or exterior exercise area(s), to be used to accommodate the dogs as part of a Commercial Kennel shall be located:
 - a. A minimum of 300m to any dwelling located on adjacent parcels; or
 - b. As determined by Council
- 18.26.6.6 All dogs, including pups shall be kept indoors between the hours of 9:00pm to 7:00am daily unless supervised by at least one person per four dogs.
- 18.26.6.7 All dog facilities, including buildings and exterior exercise areas shall be located to the rear of the principal building unless otherwise approved by the Approving Authority.
- 18.26.6.8 All dog facilities shall be visually screened by fences or landscaping from the existing dwellings on adjoining lots.
- 18.26.6.9 Design Guidelines:
 - a. all development located within the Highway 2A Industrial Area structure plan (H2AI 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.
- 18.26.6.10 Lighting:
 - a. All lighting must be in accordance with Section 9.15 of this Land use bylaw and with the Dark Sky Bylaw.
- 18.26.6.11 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.

18.26.7 PROCEDURE

- 18.26.7.1 Notwithstanding the procedure established for development permit applications in Section 4, an application for development permit in respect of lands referred to in Section 18.26.1 shall be referred by the Development Officer to the Council for its approval or refusal.
- 18.26.7.2 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 18.26.1. The council may approve a development permit application with or without conditions or may refuse an application for development permit.
- 18.26.7.3 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 18.26.1.

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 70.09 +/- acre parcel on Ptn. SE 22-20-01 W5M from Agricultural District to Direct Control District #26, in order to allow for a Commercial Kennel (Dogs & Cats) and Dog Park.

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

Land Use Map No. 2001 is amended by redesignating a 70.09 +/- acre parcel on Ptn. SE 22-20-01 W5M from Agricultural District to Direct Control District #26

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__ .

ASSESSMENT & TAXATION DEPARTMENT

ANNUAL REPORT

2025 Assessment Year

Prepared by Teresa Lemon AMAA

IMPORTANT DATES AND TIMES FRAMES

ASSESSMENT

- December 31 - physical condition date
 - the date on which the condition of the property is recorded for property assessment purposes
- February 28
 - date the Assessment Roll must be completed and reported to Province
- July 01
 - fixed point in time at which assessment values are based
- 60 DAYS FOR COMPLAINT
 - Complaints must be filed in writing on or before the deadline shown on the combined notice

TAXATION

- January 1st:
 - 12% late payment penalty
 - Prepay and TIPP discount qualification
- February / March:
 - Warning letters re Tax Arrears List
 - Tax Arrears List to Registrar
- April / May
 - Prepare and mail Combined Assessment and Tax Notices
- June
 - Recalculate July to December TIPP
- September / October
 - Collect taxes due October 1st
 - October 2nd late payment penalty – 6% on current levy
- November / December
 - Warning Letters re outstanding taxes and January penalty
 - Tax Sale Process

WORKLOAD

2024 ASSESSMENT ROLL TAXED IN 2025 TAX YEAR

- Notices were mailed May 7, 2025
- Complaint period – 219 inquiries
- 15 Property complaints
 - 8 complaints were heard by the Local Assessment Review Board

ASSESSMENT

Tasks	2021	2022	2023	2024	2025
Re-inspections	1576	1308	1149	773	141
Building Permits	385	390	348	272	370
New Parcels	61	106	101	98	182
Complaint Period Inquiries			109	203	219
Assessment Review Boards(s)	7	5	11	18	15
Development Permits	300	257	248	269	357
Callbacks for Progressive Development	496	563	306	366	869
Sales	547	616	685	560	517
Market Estimates (Cash-In-Lieu)	35	41	105	38	93
Total	3407	3286	3062	2597	2763

TAXATION

16,747 Tax Rolls - 14,038 Assessed Persons

Land Title Changes: 1,514

Recovery of Taxes Related to Land - Municipal Government Act Division 8

A property that is two years in arrears is placed on the Tax Arrears List, and a Tax Recovery Notification is registered on the property's land title. The property becomes eligible for tax sale after one year unless the arrears are paid in full or a payment agreement is entered into.

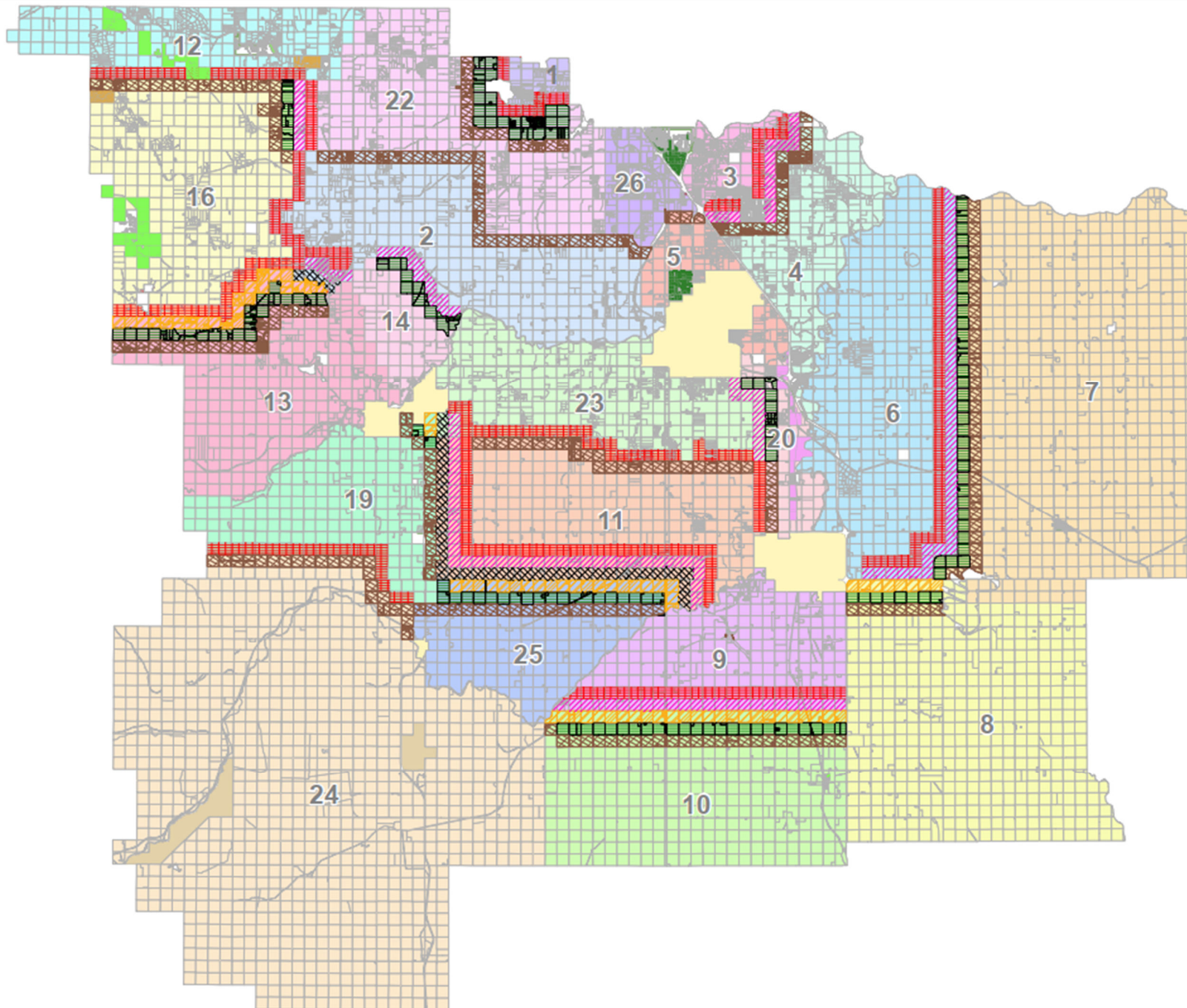
	# of Rolls		# of Rolls	
2021 Tax Arrears List	34	2022 Tax Sale	0	
2022 Tax Arrears List	48	2023 Tax Sale	0	
2023 Tax Arrears List	52	2024 Tax Sale	0	
2024 Tax Arrears List	50	2025 Tax Sale	0	
2025 Tax Arrears List	45	2026 Tax Sale	10	as of 27Apr26
2026 Tax Arrears List	65			

47 Tax Recovery Notifications still on title as of April 27, 2026.

2025 ASSESSMENT ROLL FOR 2026 TAXATION

Asmt Code	Property Description	Tax Mill Code	Status	GrandTotal		GrandTotal Growth	GrandTotal Inflation	Grand Total	Grand Total	Total %
				Previous	GrandTotal New			Growth %	Inflation %	
1	Farmland	Farm	T	130763720.	130655430.	-108290.	0.	-0.1%	0.0%	-0.08%
2	Farmland-Grazing Lease	Farm	T	6083820.	6101850.	18030.	0.	0.3%	0.0%	0.30%
Total Farmland				136,847,540	136,757,280	-90,260	-	-0.07%	0.00%	-0.07%
11	Residential Improved	Res	T	9567423620.	10446407750.	177355020.	701629110.	1.9%	7.3%	9.19%
12	Residential Improved	Res	T	26122170.	25839300.	-1076910.	794040.	-4.1%	3.0%	-1.08%
13	Residential Vacant	Res	T	109191230.	146199080.	30243270.	6764580.	27.7%	6.2%	33.89%
Total Residential				9,702,737,020	10,618,446,130	206,521,380	709,187,730	2.13%	7.31%	9.44%
21	NonResidential Recreation	Non Res	T	104831820.	112734020.	5460280.	2441920.	5.2%	2.3%	7.54%
22	NonResidential Commercial	Non Res	T	168333580.	175909150.	1379270.	6196300.	0.8%	3.7%	4.50%
24	NonResidential Vacant	Non Res	T	12707780.	9595980.	-3316830.	205030.	-26.1%	1.6%	-24.49%
31	NonResidential Industrial	Non Res	T	377404560.	400595140.	12751080.	10439500.	3.4%	2.8%	6.14%
58	NonResidential Oilfield	N/A	T	1918040.	1874390.	-61380.	17730.	-3.2%	0.9%	-2.28%
Total NonResidential				665,195,780	700,708,680	16,212,420	19,300,480	2.44%	2.90%	5.34%
Total Taxable				10,504,780,340	11,455,912,090	222,643,540	728,488,210	2.12%	6.93%	9.05%
56	Machinery & Equipment	M&E	T	117297330.	116229000.	-1924670.	856340.	-1.6%	0.7%	-0.91%
61	Federal-Residential-Grant in Lieu	Res	G	482480.	499640.	0.	17160.	0.0%	3.6%	
62	Federal-Farm-Grant in Lieu	Farm	G	60510.	60510.	0.	0.	0.0%	0.0%	
63	Federal-Non Residential-Grant in Lieu	Non Res	G	3398650.	3542180.	5280.	138250.	0.2%	4.1%	
67	Provincial-Farm-Grant in Lieu	Farm	G	70640.	70640.	0.	0.	0.0%	0.0%	
Total Grant				4,012,280	4,172,970	5,280	155,410	0.13%	3.87%	
17	Inactive Farm Buildings-Exempt	N/A	E	327922950.	349122290.	7138250.	14061090.	2.2%	4.3%	
72	Cemetaries-Exempt	N/A	E	228100.	228160.	10.	50.	0.0%	0.0%	
73	Regional Airport-Exempt	N/A	E	1743400.	1820370.	2370.	74600.	0.1%	4.3%	
75	Ducks Unlimited-Exempt	N/A	E	6731460.	6731460.	0.	0.	0.0%	0.0%	
76	Rural Assessment Policy-Exempt	N/A	E	65554490.	65123300.	-448040.	16850.	-0.7%	0.0%	
77	Schools-Exempt	N/A	E	93955640.	98031260.	505700.	3569920.	0.5%	3.8%	
78	University-Exempt	N/A	E	1822950.	1894620.	3000.	68670.	0.2%	3.8%	
79	Other Municipality-Exempt	N/A	E	92625630.	98887390.	893330.	5368430.	1.0%	5.8%	
81	Federal Gov't Other-Exempt	N/A	E	562610.	586560.	270.	23680.	0.0%	4.2%	
83	Provincial Gov't Transportation-Exempt	N/A	E	4291890.	4448120.	8880.	147350.	0.2%	3.4%	
84	Provincial Gov't Parks-Exempt	N/A	E	7324190.	7711280.	2230.	384860.	0.0%	5.3%	
85	Provincial Gravel Pits-Exempt	N/A	E	7085700.	8029080.	130.	943250.	0.0%	13.3%	
86	Provincial Gov't Other-Exempt	N/A	E	17356470.	18507880.	-72210.	1223620.	-0.4%	7.0%	
87	Provincial Gov't Farm-Exempt	N/A	E	3320.	1430.	-1890.	0.	-56.9%	0.0%	
88	Tax Recover-Exempt	N/A	E	2115680.	1343280.	-863060.	90660.	-40.8%	4.3%	
90	Municipal Reserve-Exempt	Non Res	E	74326020.	84557910.	5965080.	4266810.	8.0%	5.7%	
91	Farmland -MuniReserveExempt	N/A	E	9820.	9820.	0.	0.	0.0%	0.0%	
92	Municipal Gravel Pit-Exempt	N/A	E	7272160.	8582780.	0.	1310620.	0.0%	18.0%	
93	Municipal Gov't Parks-Exempt	N/A	E	6419050.	6832290.	2550.	410690.	0.0%	6.4%	
94	Municipal Landfill-Exempt	N/A	E	4490910.	4657690.	2700.	164080.	0.1%	3.7%	
95	Public Utility Lots-Exempt	N/A	E	3645630.	5593090.	1937150.	10310.	53.1%	0.3%	
96	Environmental Reserve-Exempt	N/A	E	10319830.	10504950.	185120.	0.	1.8%	0.0%	
97	Churches-Exempt	N/A	E	20482820.	21292650.	63040.	746790.	0.3%	3.6%	
98	Non-Profit-Exempt	N/A	E	38755000.	40095170.	-430090.	1770260.	-1.1%	4.6%	
Total Exempt				795,045,720	844,592,830	14,894,520	34,652,590	1.87%	4.36%	

2025 Market and Transition Zone Map
(2025 Assessment for 2026 Tax Year)



Location Adjustments Zones

- 70
- 90
- 95
- 105
- 110
- 112
- 115
- 130

Market Transition Zone

- 15
- 10
- 5
- 5
- 10
- 15

Market Zone

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
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- 26

Area Specific
Hamlets, Subdivisions,
Golf Courses, etc.

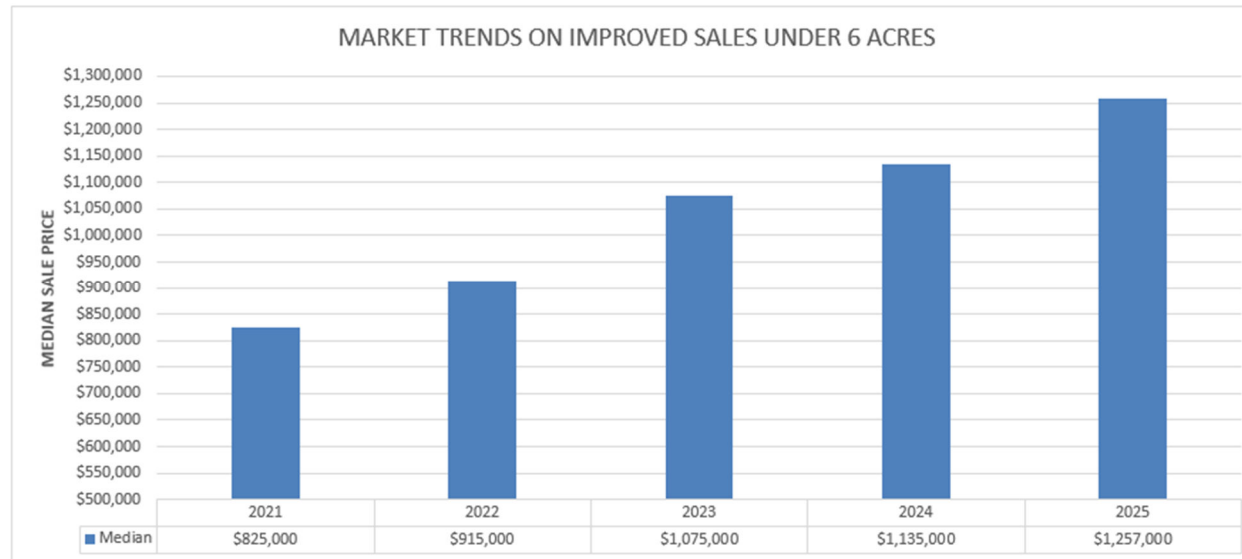
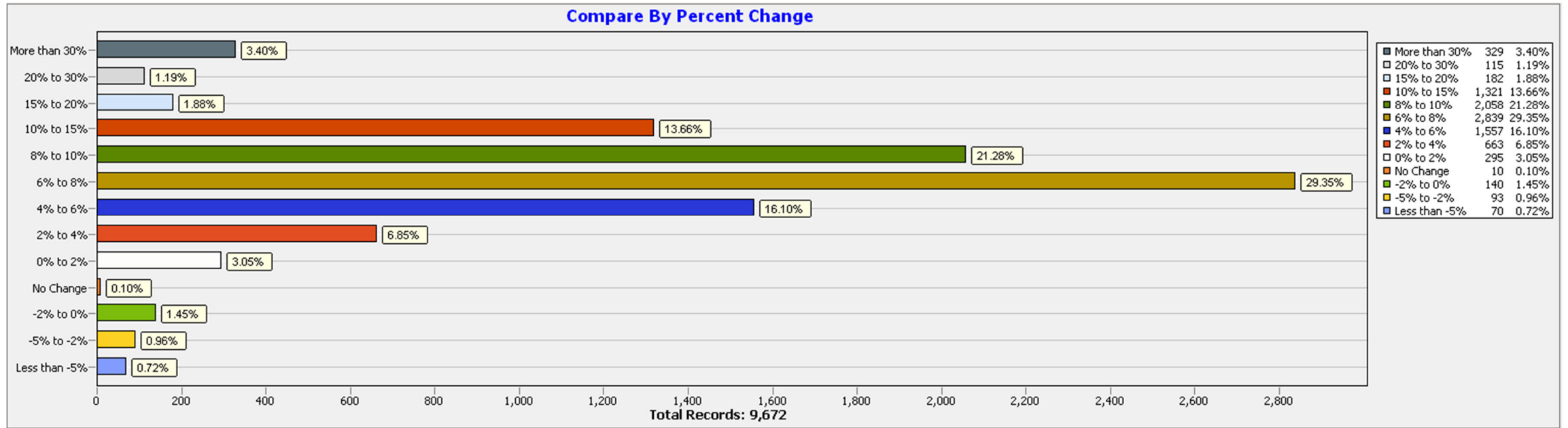
The 2024 Market and Transition Zone Map is compiled by the Foothills County. Reproduction, in whole or in part, is prohibited without express permission from the Foothills County. Data Sources include Municipal Records and Atlas. This map is for graphic representation purposes only.

BREAKDOWN OF GROWTH AND INFLATION BY MARKET AREAS

Location	Total Previous	Total New	Grand Total Inflation	Grand Total Growth	2025 Total Growth%	2025 Total Inflation	2024 Total Growth%	2024 Total Inflation	2023 Total Growth	2023 Total Inflation	2022 Total Growth	2022 Total Inflation	2021 Total Growth	2021 Total Inflation
Mrkt Zone 1	277181280.	299619050.	14530430.	7907340.	2.85%	5.24%	4.69%	6.64%	2.69%	15.52%	2.78%	7.81%	0.46%	2.33%
Mrkt Zone 2	717182930.	774986930.	49424410.	8379590.	1.17%	6.89%	1.18%	7.89%	1.64%	13.18%	2.16%	6.07%	1.52%	7.16%
Mrkt Zone 3	629828020.	674299610.	38402970.	6068620.	0.96%	6.10%	1.51%	6.20%	2.74%	13.64%	3.37%	5.57%	1.95%	7.44%
Mrkt Zone 4	618636550.	679755050.	47785230.	13333270.	2.16%	7.72%	1.78%	6.84%	2.30%	14.04%	2.53%	6.08%	3.06%	6.27%
Mrkt Zone 5	449055620.	498579710.	39435890.	10088200.	2.25%	8.78%	3.43%	8.02%	1.81%	12.37%	2.43%	4.50%	3.96%	6.26%
Mrkt Zone 6	235148710.	259660900.	17981840.	6530350.	2.78%	7.65%	1.55%	6.61%	1.58%	14.19%	1.56%	7.75%	-0.73%	4.06%
Mrkt Zone 7	145712290.	159714560.	11985720.	2016550.	1.38%	8.23%	1.11%	4.59%	2.31%	12.95%	2.64%	5.31%	1.81%	2.92%
Mrkt Zone 8	81700600.	85703930.	3836770.	166560.	0.20%	4.70%	2.02%	4.85%	0.39%	11.69%	1.75%	5.67%	0.86%	2.07%
Mrkt Zone 9	163896310.	176566950.	10978620.	1692020.	1.03%	6.70%	-1.27%	6.59%	3.07%	15.34%	1.76%	5.43%	3.47%	3.00%
Mrkt Zone 10	92978840.	99003040.	5425410.	598790.	0.64%	5.84%	1.70%	4.83%	1.94%	13.93%	2.85%	6.76%	6.43%	3.48%
Mrkt Zone 11	241732150.	262751590.	18174120.	2845320.	1.18%	7.52%	1.47%	6.97%	1.60%	18.46%	1.82%	5.54%	1.45%	4.10%
Mrkt Zone 12	575753180.	648551970.	63764980.	9033810.	1.57%	11.08%	1.60%	8.37%	3.29%	13.73%	2.34%	5.61%	2.29%	4.87%
Mrkt Zone 13	275302900.	300326490.	18070080.	6953510.	2.53%	6.56%	1.49%	11.27%	1.94%	12.96%	1.63%	5.73%	2.36%	7.53%
Mrkt Zone 14	54035930.	58724130.	3645060.	1043140.	1.93%	6.75%	4.69%	13.18%	0.76%	13.54%	2.52%	5.01%	2.31%	3.69%
Mrkt Zone 16	514634980.	554813470.	30794720.	9383770.	1.82%	5.98%	2.44%	7.53%	3.11%	13.32%	2.14%	9.45%	2.10%	6.96%
Mrkt Zone 19	71916980.	77673860.	4053600.	1703280.	2.37%	5.64%	2.52%	5.18%	2.05%	13.48%	1.08%	4.95%	0.94%	4.88%
Mrkt Zone 20	43825200.	46853310.	2561150.	466960.	1.07%	5.84%	0.72%	6.44%	0.51%	13.01%	1.65%	5.47%	0.24%	3.86%
Mrkt Zone 22	805254190.	872330280.	53464290.	13611800.	1.69%	6.64%	1.56%	8.52%	2.60%	15.26%	1.80%	5.35%	1.69%	4.19%
Mrkt Zone 23	726114940.	783332510.	48046830.	9170740.	1.26%	6.62%	1.52%	8.18%	1.53%	14.21%	2.54%	7.94%	2.44%	5.15%
Mrkt Zone 24	58230690.	64119810.	3180930.	2708190.	4.65%	5.46%	0.47%	6.29%	0.20%	12.02%	0.21%	5.19%	0.53%	1.53%
Mrkt Zone 25	72886640.	78770040.	4411290.	1472110.	2.02%	6.05%	1.26%	4.42%	4.15%	12.29%	1.72%	4.05%	4.53%	2.92%
Mrkt Zone 26	435521150.	477747830.	29976430.	12250250.	2.81%	6.88%	0.60%	5.02%	2.14%	12.11%	1.88%	6.18%	1.21%	6.28%

BREAKDOWN OF GROWTH AND INFLATION BY MARKET AREAS															
Location	Total Previous	Total New	Grand Total Inflation	Grand Total Growth	2025 Total Growth%	2025 Total Inflation	2024 Total Growth%	2024 Total Inflation	2023 Total Growth	2023 Total Inflation	2022 Total Growth	2022 Total Inflation	2021 Total Growth	2021 Total Inflation	
Heritage Pointe	175,913,650	190,697,100	14,613,390	170,060	0.10%	8.31%	0.10%	8.87%	0.13%	13.71%	0.18%	5.30%	0.27%	4.69%	
Ravencrest	77,685,810	86,059,000	7,637,340	735,850	0.95%	9.83%	1.35%	8.05%	1.79%	13.76%	1.53%	5.55%	0.45%	7.12%	
Silver Tip	58,245,820	61,179,350	2,927,200	6,330	0.01%	5.03%	-2.67%	14.41%	0.65%	17.97%	0.29%	5.54%	0.38%	2.85%	
Heritage Lake	612,863,310	657,290,350	42,357,000	2,070,040	0.34%	6.91%	0.23%	7.03%	0.23%	12.21%	0.39%	5.62%	0.28%	9.61%	
The Rancho	51,055,340	54,892,360	3,837,020	0	0.00%	7.52%	0.65%	7.42%	0.07%	8.93%	0.00%	5.67%	-0.26%	-6.98%	
Artesia	353,008,010	392,247,240	35,852,900	3,386,330	0.96%	10.16%	2.81%	6.67%	7.60%	22.29%	13.02%	1.23%	8.24%	2.35%	
Serenity	1,125,320	6,699,730	841,290	4,733,120	420.60%	74.76%									
PineSprings/Creek	11,094,280	32,216,470	4,405,180	16,717,010	150.68%	39.71%									
Square Butte	42,870,760	44,063,510	599,490	593,260	1.38%	1.40%	3.16%	10.27%	2.01%	11.78%	8.93%	4.96%	4.22%	8.05%	
Priddis Greens	92,554,080	102,536,460	9,547,250	435,130	0.47%	10.32%	0.26%	16.91%	0.95%	16.82%	-1.24%	3.93%	1.06%	3.84%	
Hawks Landing	160,461,740	177,023,500	15,433,970	1,127,790	0.70%	9.62%	0.28%	10.53%	-1.92%	12.86%	4.85%	1.86%	1.86%	4.85%	
Cottonwood	17,233,490	18,341,730	1,108,240	0	0.00%	6.43%	0.00%	8.20%	0.14%	19.75%	0.53%	5.38%	0.06%	10.55%	
Pinehurst	43,886,090	48,073,690	3,859,950	327,650	0.75%	8.80%	19.45%	9.83%	0.44%	11.41%	1.10%	5.71%	0.25%	1.36%	
Norris Coulee/Deer Creek	287,655,770	315,772,450	22,126,140	5,990,540	2.08%	7.69%	2.78%	8.62%	3.65%	12.89%	3.26%	6.82%	3.01%	4.50%	
Millarville Landing	12,173,160	13,434,990	1,204,970	56,860	0.47%	9.90%	0.00%	7.56%	-7.38%	9.43%	0.21%	5.64%	0.03%	2.75%	
Country Lane RV Park	25,421,490	27,191,490	-332,600	2,102,600	8.27%	-1.31%	2.48%	8.44%	3.02%	9.96%	-0.17%	-2.28%	3.39%	14.41%	
Green Haven Estates	90,775,280	98,169,500	2,681,610	4,712,610	5.19%	2.95%	11.00%	11.91%	19.19%	15.41%	17.26%	6.07%	14.25%	4.56%	
Aldersyde	11,485,750	11,707,940	202,060	20,130	0.18%	1.76%	6.87%	7.98%	2.88%	14.35%	0.61%	5.63%	0.62%	6.26%	
Naptha/Hartell	5,139,990	5,390,650	232,650	18,010	0.35%	4.53%	0.00%	2.73%	0.00%	10.70%	0.00%	7.32%	0.06%	5.03%	
Priddis	31,845,360	36,781,780	3,353,290	1,583,130	4.97%	10.53%	0.31%	2.61%	3.37%	10.47%	1.94%	5.36%	-6.21%	17.03%	
DeVinton	9,686,550	10,132,050	303,080	142,420	1.47%	3.13%	0.00%	4.45%	0.57%	11.48%	0.48%	6.34%	1.51%	2.91%	
Millarville	7,042,990	7,657,010	613,780	240	0.00%	8.71%	2.66%	7.35%	0.00%	12.38%	-1.27%	5.26%	0.99%	4.27%	
Cagley	94,496,230	107,262,420	7,902,380	4,863,810	5.15%	8.36%	5.59%	7.26%	4.58%	13.09%	2.57%	9.46%	1.57%	7.18%	
Blackie	39,877,890	42,525,620	2,224,480	423,250	1.06%	5.58%	0.33%	5.64%	0.12%	12.07%	1.17%	5.72%	0.78%	6.67%	

Improved Residential Assessment Value Changes



	Residential	Farm	Non-Residential	Machinery & Equipment
Provincial Education Requisition	\$42.58	\$18.30	\$30.25	\$0.00
Seniors Housing Requisition	\$1.40	\$0.60	\$0.65	\$0.93
911 Dispatch	\$0.32	\$0.14	\$0.15	\$0.21
RCMP	\$3.47	\$1.49	\$1.61	\$2.30
Recreation	\$4.03	\$1.73	\$1.87	\$2.67
Fire	\$9.38	\$4.03	\$4.34	\$6.22
Library	\$1.15	\$0.49	\$0.53	\$0.76
Municipal	\$37.67	\$73.22	\$60.60	\$86.91
	\$100.00	\$100.00	\$100.00	\$100.00

Total 2026 Mill Rates and % increase from 2025		
	Mill Rate	Mill Rate % Increase
Residential	6.285498	1.98%
Farm	14.622891	2.53%
Non-Residential	13.591377	8.09%
Machinery & Equipment	9.480415	-8.72%

ASSESSMENT INQUIRIES: 403-908-9608

assessment@foothillscountyab.ca

Please refer to Assessment Notice Information enclosure and find information on the assessment process at:

www.foothillscountyab.ca/services/property-assessment

Important Dates:

- July 1, 2025, market valuation date
- December 31, 2025 physical condition date

The Assessment Roll is available for viewing at www.foothillscountyab.ca: Virtual County Hall – Property Search – Property Information - Assessment.

ASSESSMENT COMPLAINT

FINAL DATE FOR COMPLAINT is shown on the front of this Notice.

Complaints must be:

- Received before 4:30 p.m. on or before the indicated date
- Accompanied by the appropriate complaint filing fee
- Completed complaint form

Contact the Assessment Review Board Clerk for procedures, timelines and rules that must be followed when filing a complaint.

Phone: 403-652-2341 or 403-931-1905

Email: appeals@foothillscountyab.ca

TAX INQUIRIES: 403-908-9608

taxes@foothillscountyab.ca

Each property receives a Combined Assessment and Tax Notice. Please notify the Property Tax Department if there is incorrect information.

If the property has been sold, please be advised that correspondence will continue until Foothills County receives confirmation of the change of ownership from Alberta Land Titles.

If your mortgage company pays your taxes and is not listed on the front of this notice, please forward them a copy.

SCHOOL TAXES

Foothills County has no authority over the school portion of the tax bill. Please direct any school tax inquiries to:

- o Alberta School Foundation Fund 780-422-7125
- o Foothills School Division 403-652-3001
- o Christ the Redeemer School Division 403-938-2659






Go Paperless with eSend

Receive Combined Notices and Utility Bills by email. Applications available at office or online at

www.foothillscountyab.ca/government/taxes

PAYMENT OPTIONS: Your account number is the 10-digit roll number noted on your Notice.

Payments are accepted at any time and are subject to applicable penalties.

	Online or Telephone banking: Ensure payment is made to Foothills County. Foothills County cannot accept e-Transfers.
	Virtual County Hall: Payment can be made by credit card, or by Visa or Mastercard debit. There is a surcharge for payments made by credit card. Contact the Property Tax Department for further information and to be set up for access.
	Financial Institutions: Payment can be made through on-line/telephone banking or in person at most Canadian Financial institutions. The effective date of payment is the date on your Transaction Confirmation. Keep your copy as proof of the payment.
	In Person at the County Office - 309 Macleod Trail, High River, Alberta, during regular business hours. Cash, Cheque or Debit Card accepted. We DO NOT accept Credit Card payments for Property Taxes at the County Office. After hours through the mail slot (cheques only).
	Mail: Please enclose the remittance portion of the Notice with your payment. Make cheques payable to Foothills County. Postdated cheques are acceptable. The CANADA POST postmark is deemed to be the effective date of payment. If the postmark is absent or illegible, the effective date will be the actual date of receipt in this office. Postage Meter date imprints are not accepted as proof of the mailing date.

Contact Foothills County at 403-908-9608 if you have questions regarding your assessment or taxes. www.FoothillsCountyAB.ca



Calculate your property taxes using the County's Property Tax Estimator tool.

www.foothillscountyab.ca/services/taxes/property-tax-estimator

The market value assessment used to calculate your 2026 taxes is based on a July 1, 2025 valuation date. On average, residential property assessment values experienced an increase of 10%; however some areas may experience something different.

Property owners can find information on our website including answers to many assessment-related questions. Those who feel their property assessment does not reflect market value as of the valuation date, or see incorrect information on their notice, should contact the Assessment Department as soon as possible.

An assessed person is entitled to see or receive information about the person's property in accordance with section 299 of the Municipal Government Act or a summary of an assessment in accordance with section 300 of the Act, or both.



Chart represents year over year market change of sale price trends between July 1 valuation dates to the current valuation date of July 1, 2025.

The assessment of your property is used to calculate your annual property taxes. It provides an open and accountable basis to ensure each property pays its fair share of the municipal and provincial education taxes.


Use your assessment values and categories to review your taxes portion for budgeted services and programs:
www.foothillscountyab.ca/services/property-assessment/property-tax-estimator

CLASSIFICATION CATEGORIES
 Properties are classified into:


- Residential
- Non-residential
- Farmland
- Machinery & Equipment

Properties may have more than one classification. Each category may have a separate mill rate to determine the entire property tax amount.


Calculating Property Tax:


 Assessed value

×


 Tax rate

=


 Property Taxes

Learn more at: www.foothillscountyab.ca/services/property-assessment

MEMBERS OF THE ASSESSMENT & TAXATION DEPARTMENT

Appointed Assessor – Teresa Lemon, AMAA

Assessor-Devyn Murray, AMAA

Assessor – Magdalena Irzyk, AMAA

Assessor – Emily Kiist

Assessor - Brigitte Soulier, IMA


Assessment Technician- Shae Rogers

Tax Technician- Sheryl Pinto

Tax/Mapping Technician- Erin Frey

Tax & Utilities Manager – Leslie Fitzgerald, CLGM

**MISCELLANEOUS PLANNING ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
DEVELOPMENT PERMIT APPLICATION
May 6, 2026**

APPLICATION INFORMATION		File No. 26D 066
	DATE APPLCIATION DEEMED COMPLETE:	February 26, 2026
	LEGAL DESCRIPTION: Ptn. NW 25-19-27 W4M	
	MUNICIPAL ADDRESS: 450002 Highway 799	
	LANDOWNER(S): Jocelyn Hastie	
	AREA OF SUBJECT LANDS: 118.97 Acres	
PROPOSAL: Development Permit application for a Direct Control District #27 (DC #27) property to allow for a Home Based Business, Type III, for an Equine Retreat.		
DIVISION NO: 1	REEVE: Rob Siewert	FILE MANAGER: Stacey Kotlar

EXECUTIVE SUMMARY:

Summary of Proposal:

The application requests approval to allow for a Home Based Business, Type III to allow the operation of an Equine Retreat “The Cowgirl’s Code”. The development will support small-group, equine-facilitated leadership retreats, with accommodations for up to six (6) guests.

Location:

- The subject parcel is located:
- Adjacent to and east of Highway 799
 - 850 m north of 466 Ave E
 - 850 m west of 272 St E
 - 1.6km south of 434 Ave E

Background:

April 22, 2026 – Council granted 2nd and 3rd reading to Bylaw 01/2026 authorizing the redesignation of +/- 40 acre portion of Ptn. NW 25-19-27 W4M from Agricultural District to Direct Control #27 for use as a Home Based Business, Type III, Retreat Centre, with an approximate +/- 80 acre Agricultural District balance parcel.

PURPOSE OF APPLICATION:

The application requests Council’s review and approval of the following:

- Home Based Business Type III
 - Accommodations for up to six (6) guests within the residence as four (4) room Bed and Breakfast
 - Operating seasoning from May through October as single day events or weekend sessions

- Two (2) non-resident employees to work as full-time ranch hand and part-time assistant, as well as subcontractors for housekeeping and catering.
- Hours of operation for single day events is 9:00am-5:00pm, Weekend sessions propose the guests arriving Friday afternoon and departing Sunday afternoon.
- On-site activities are described as grooming and leading the horses, no riding involved, with discussion groups, individual and group coaching.
- Twenty-five (25) events per year;
 - Ten (10) weekend events with 10 participants (including guests and staff)
 - Twelve (12) one-day events with 15 participants (including guests and staff)
 - Three (3) open house events with maximum 30 participants
- Vehicle generation is expected to concentrate on arrival/departure days
 - Six (6) guests
 - Three (3) daily trips for the caterer
 - Two (2) daily trips for the assistant
 - One (1) daily trip of potential additional facilitator

SITE CONSIDERATIONS:

Access:

There is one (1) existing approach that provides access to the subject property off of Highway 799. Alberta Transportation and Economic Corridors (ATEC) has commented that they do not require any additional upgrades to the existing approach.

Physiography:

The subject property is generally flat with mild undulation in the subject 40 acres. The eastern portion of the land to remain as Agricultural District is hayed. There are a number of dugouts on the property; located just west of the dwelling and animal shelters, the southwest corner, and southeast of the barn.

The application notes there may be overall yard and parking area levelling required, as well as construction of septic field to accommodate the additional use. Public Works may require a Lot Grading/Overland Drainage Plan depending on the extent of the Lot Grading proposed. Further discussion is to occur at the Development Permit Stage to determine if required.

Existing Development:

Dwelling with Attached Garage, Barn (12.2 x 5.5m), and 10 small Animal Shelters.

POLICY CONSIDERATIONS:

Municipal Development Plan (MDP2010):

- The proposal aligns with some policies within the Economy Section of the MDP2010, regarding encouraging Home Based Businesses and encouraging existing businesses to introduce sustainable initiatives.
- It does not align with other policies such as encouraging economic development in identified employment areas, such as the Highway 2A corridor, and minimizing land use conflicts and negative impact on area residents and adjoining lands.
- The Economy section of the MDP notes that it is intended to provide for agricultural-related business in agricultural areas and that proposals for commercial uses should be developed to be compatible with the surrounding area and existing land uses. Consideration should be given to size, design, noise, odor, traffic, dust, and the visual impact of the proposal on adjacent lands.

Land Use Bylaw 60/2014:

BUSINESS VISITS means round trips to and from the site by individuals for the purpose of doing business on site of a home based business. Business visits do not include vehicle trips to the site by residents or employees, nor is it intended that the occupants of the vehicle be counted each as a business visit. A load of individuals transported by bus are excluded from this definition as this implies a larger scale operation than a home based business.

VEHICLE TRIP means one motor vehicle travelling to and from a specific site (round trip).

See Appendix C of this report – Direct Control District #27.

BED AND BREAKFAST means the secondary use of a principal dwelling unit where the owner/operator of the dwelling provide temporary lodging or sleeping accommodation (maximum 14 day stay) of no more than four (4) guest rooms and the guests may be provided with meals. This use shall be subordinate to the principal use of the dwelling as a residence and the accommodation shall be hosted (where the dwelling owner/operator are on site during the majority of the visitor’s stay)

See Appendix C of this report - Bed and Breakfast.

Growth Management Strategy (GMS):

- The subject property is located within the East District of the GMS. Very little growth is anticipated within this district and the proposal does not generally align with the predominantly Agricultural land use within the East District.

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works	-Recommend that a PSTS assessment be done to determine what upgrades are required to handle the additional flow
EXTERNAL	
Alberta Transportation and Economic Corridors (ATEC)	-In reviewing the application, the proposed development falls within the permit area of a provincial highway and will require a permit from the Ministry of Transportation and Economic Corridors. -Please note that as RPATH0068298 has already be issued ATEC considers the noted requirement to obtain a development for the current scale and type of development fulfilled.
Bighorn Energy	-no objection
Sunshine Gas	-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 066 for Home Based Business, Type III on Ptn. NW 25-19-27 W4M to allow the operation of an Equine Retreat “The Cowgirl’s Code”. The development will support small-group, equine-facilitated leadership retreats, with accommodations for up to six (6) guests.

OPTIONS FOR COUNCIL CONSIDERATION:

OPTION #1 –APPROVAL

Should Council choose to approve Development Permit 26D 066, the following motion has been provided for consideration.

Moved that Development Permit application 26D 066 for Home Based Business, Type III be approved subject to the following conditions and requirements.

APPROVAL DESCRIPTION

This approval allows for the following development on a portion of NW 25-19-27 W4M for:

- a. The Cowgirl’s Code operating under the criteria for a Home Based Business, Type III, in accordance with the submitted and accepted Development Permit Application;
- b. Bed and Breakfast accommodation within the residence as four (4) rooms for a maximum of six (6) guests;
- c. Seasonal operation from May through October;
- d. Twenty-five (25) events per year;
 - o Ten (10) weekend events with 10 participants (including guests and staff)
 - o Twelve (12) one-day events with 15 participants (including guests and staff)
 - o Three (3) open house events with maximum 30 participants
- e. Two (2) non-resident employees.

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. 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. The applicants are required to obtain all necessary building, plumbing, gas, septic, and electrical permits and inspections applicable to use and occupancy of the existing development used in conjunction with the business;
3. It is the applicant’s responsibility to contact the County’s Fire Inspector and obtain all necessary approvals and inspections prior to the operations of the business. Proof of such is to be submitted to the Development Authority;
4. An Emergency Response Plan shall be submitted for review and acceptance by the County’s Director of Emergency Management;

5. It is the applicant's responsibility to obtain and properly post independent County address(es) for the business building. Please contact the County's GIS Department to be assigned the new address and obtain information regarding address signage.
6. The applicant is required to maintain an annual business license with Foothills County;
7. All waste materials are to be handled and disposed of under guidelines provided by governing Provincial regulatory bodies, at an approved waste disposal and/or recycling site. There shall be no long term storage of waste materials on the property, nor burning of waste materials on the property. Garbage and waste must be stored in weatherproof and animal proof containers and must be fully screen from neighboring lands;
8. The applicants are to submit a written verification of waiver or approval of Commercial Well License from Alberta Environmental Protection Agency to the satisfaction of the Development Authority.
9. The applicants shall provide written notification to the Development Authority upon completion of the development, as approved herein;

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. Development is to comply with the criteria for Home Based Business Type III that exists at the time of issuance of this approval, and includes:
 - a. One or more residents of the parcel must be the primary owner of the business;
 - b. Parking is provided in accordance with the requirements set out in Section 9.19 of this bylaw;
 - c. Home business shall not generate noise, smoke, odor, dust fumes, exhaust, vibration, heat, glare, refuse matter or other nuisances considered offensive or excessive by the Development Authority;
 - d. Signage no larger than 0.55 sq. m. (5.92 sq. ft) in area. This sign is permitted to be placed at the entry of the property, provided it is solely on the landowner's property and not in the road right of way;
 - e. At all times, the privacy of the adjacent residential dwellings shall be preserved. The home based business shall not in the opinion of the Development Authority, unduly offend or otherwise interfere with live ability or enjoyment of the neighboring properties and is required to comply with the Community Standards Bylaw.
2. No topsoil shall be removed from the subject property and natural drainage of the property must be maintained. Alterations to natural drainage may proceed only under the authorization of an issued Development Permit for Lot Grading;
3. All installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;
4. The issuance of a development permit by the County does not relieve the landowners 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. This includes, but is not limited to:
 - a. Compliance with the requirements of Alberta Environment and Parks respecting any use of well water for business uses;
 - b. Compliance with the requirements of Alberta Transportation and Economic Corridors;
 - c. Compliance with the requirements of Alberta Health Services;

5. The landowner/applicant indemnify and hold harmless the County against the cost of any claims or actions, or awards for loss or damage to the Owner(s) arising from the use of the subject property;
6. The applicants shall be responsible for payment of any professional costs including legal fees that may be incurred by the County with respect to the implementation of 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. 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 REFUSAL

Council may choose to refuse the application, and consider the following motion:

Moved that Development Permit application 26D 066 for Home Based Business, Type III be refused for the following reasons:

In consideration of Section 10.12 of Land Use Bylaw 60/2014, the purpose of a Home Based Business is to accommodate small, non-intrusive, low risk, low intensity developments to support business activities that can be integrated into, and are compatible with, adjacent non-commercial or non-industrial properties. Council did not find sufficient merit in the proposal to consider approval of this application to be appropriate.

APPENDICES

APPENDIX A: MAP SET:

LOCATION MAP

SITE PLAN

ORTHO PHOTO

APPENDIX B: COUNCIL MEETING MINUTES

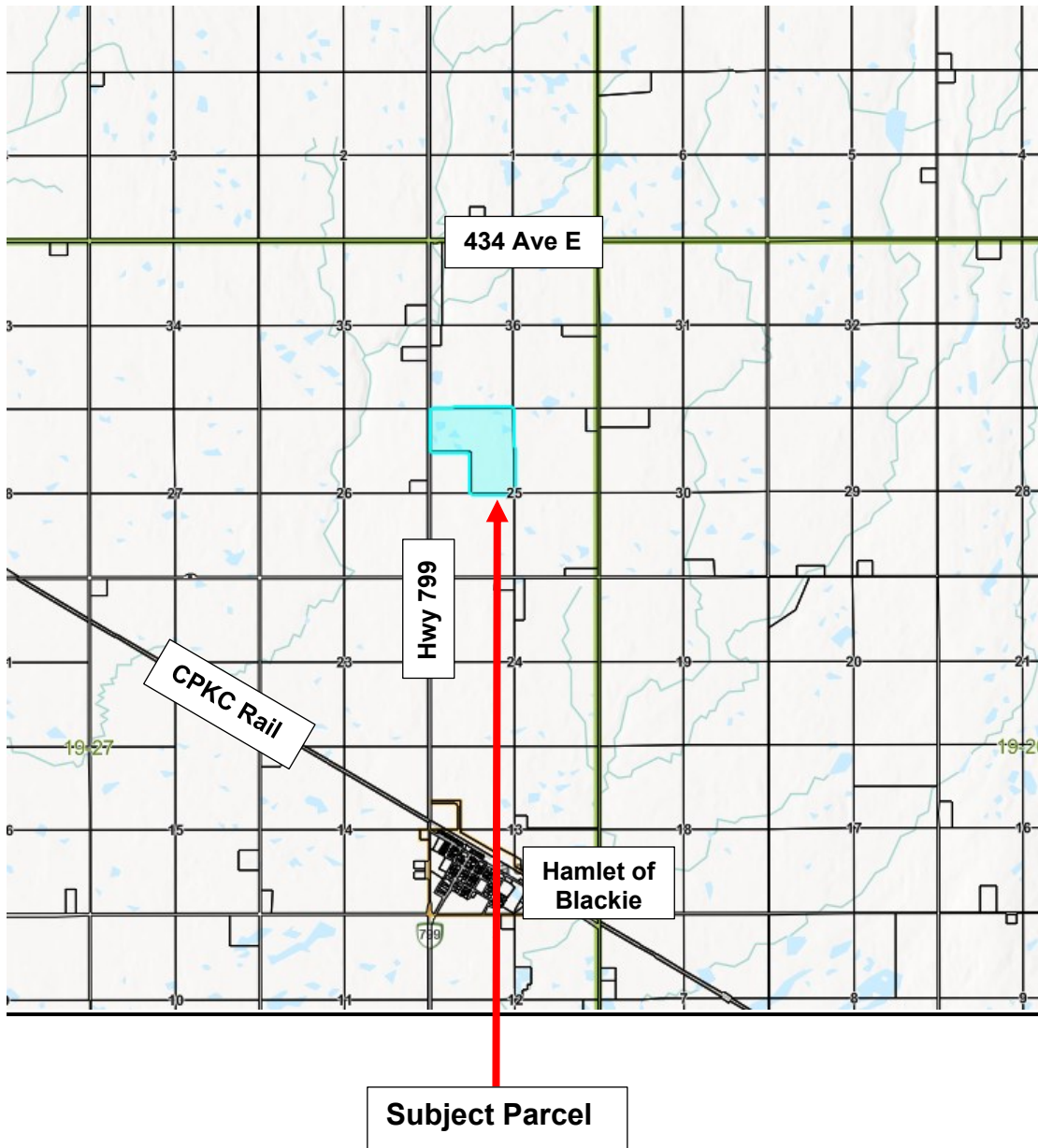
APPENDIX C: LAND USE BYLAW

DIRECT CONTROL #27

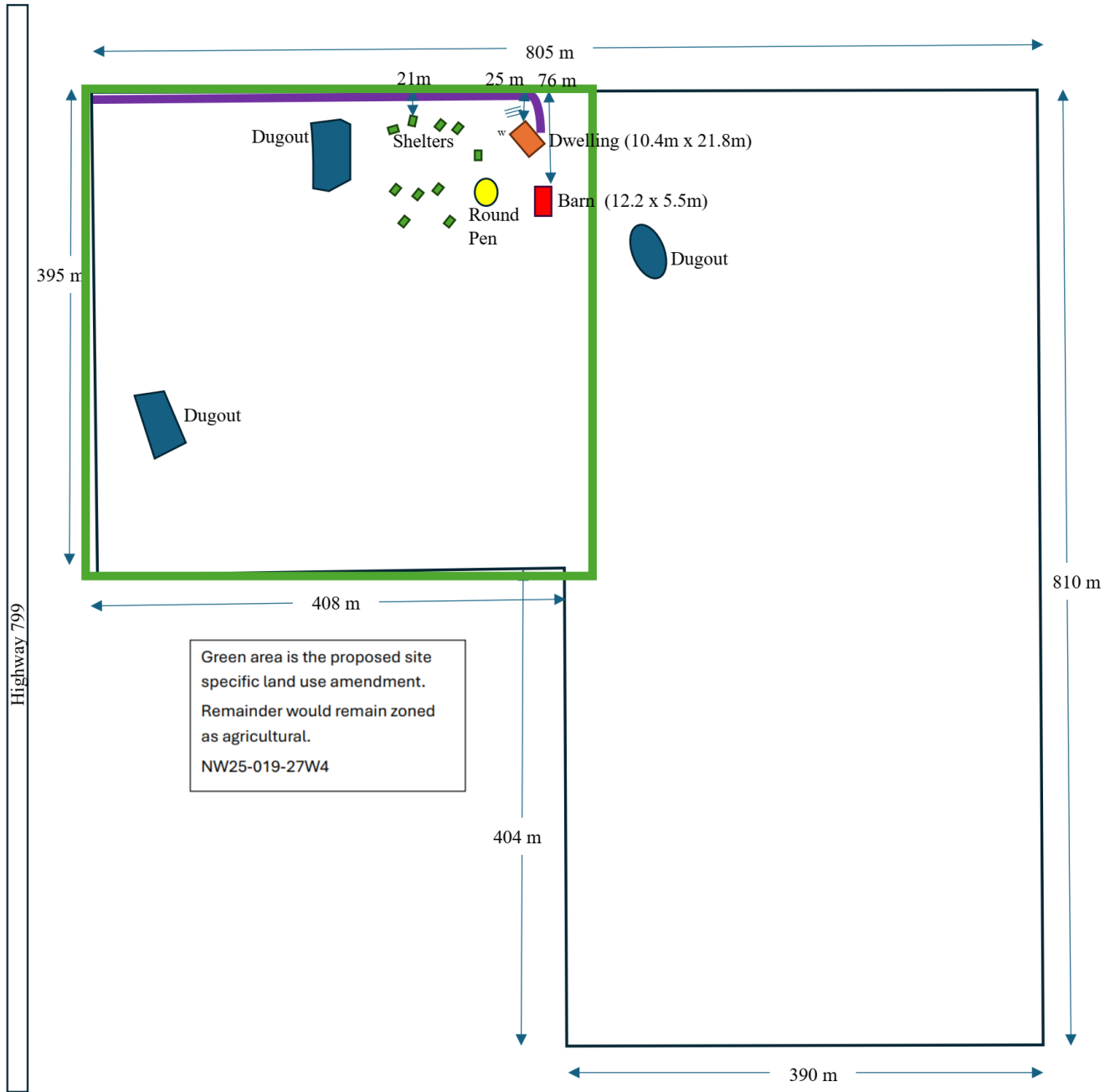
BED AND BREAKFAST

HOME BASED BUSINESS, TYPE III

APPENDIX A: LOCATION MAP



APPENDIX A: SITE PLAN



APPENDIX A: ORTHO PHOTO



C. SCHEDULED MEETINGS & PUBLIC HEARINGS

C.2 1:30 p.m. - Hastie - NW 25-19-27 W4M - Redesignation (A to DC#27)

J. Hastie was in attendance for the public hearing in connection to the proposed redesignation of a 40 +/- acre portion of the subject property being NW 25-19-27 W4M from Agricultural District to Direct Control District #27 to allow for the future operation of the equine retreat center as a Home-Based Business Type III.

Also in attendance were J. Thompson and C. Sebastian.

The public hearing was closed.

C.2.1 Hastie - NW 25-19-27 W4M - Decision

Bylaw 01/2026

Bylaw 01/2026 was introduced into the meeting to authorize the redesignation of a 40 +/- acre portion of the subject property being NW 25-19-27 W4M from Agricultural District to Direct Control District #27 to allow for the future operation of the equine retreat center as a Home-Based Business Type III.

In their consideration of the criteria within the MDP2010, LUB 60/2014, and GMS; Council is of the opinion that the proposed redesignation of a 40 +/- acre portion of the subject property would not be detrimental to the nature of the area and will not unduly interfere with neighbouring land uses or materially interfere with or affect the use, enjoyment, or value of neighbouring properties.

Subsequent approval and issuance of a Development Permit for a Home-Based Business, Type III, will be required prior to the property being developed/used for the operation of a Home-Based Business, Type III.

Prior to further consideration of the bylaw, the following will be required:

1. Final redesignation application fees to be submitted; and
2. Submission of a development permit application for Home-Based Business Type III.

Resolution 24-26

Moved by: Councillor Alger

That Bylaw 01/2026 be given first reading.

THE BYLAW WAS PASSED FOR ONE READING

Foothills County Land Use Bylaw |

18.27 DIRECT CONTROL DISTRICT #27 (DC 27)
HOME BASED BUSINESS TYPE III DISTRICT

DC#27

18.27.1 PURPOSE AND INTENT

To allow for the development of Type III home based businesses to operate, on lots with a single family residence and to allow for the Direct Control by Council over development on the following lots:

- NW 36-20-29-W4M, PLAN 0012098, BLOCK 1
- SE 32-19-02-W5, PLAN 0910606, BLOCK 2, LOT 1
- SE 24-21-29-W4, PLAN 1113203, BLOCK 1, LOT 1
- NW 31-21-28-W4, PLAN 0112113, BLOCK 7, LOT 1
- SE 26-21-01-W5, PLAN 0413714, BLOCK 2, LOT 3
- SW 20-20-01-W5, PLAN 9412786, LOT 1
- NW 21-20-28-W4, PLAN 9211875, BLOCK C
- SW 21-20-03-W5, PLAN 9112603, BLOCK 3
- NE 05-21-29-W4, PLAN 0312952, BLOCK 1, LOT 1
- SE 14-20-01-W5, PLAN 1912019, BLOCK 2, LOT 2
- SW 25-21.01-W5, PLAN 0010571, BLOCK 1, LOT 3
- SW 01-21-29-W4, PLAN 0813661, BLOCK 4, LOT 7 (7.42 ACRE PTN. OF SITE)
- NW 33-18-02-W5 (2.5 ACRE PTN OF SITE)
- NE 01-20-29-W4 PLAN 9010611, BLOCK 13, LOT 2, (8.97 ACRES)
- SW 30-20-27-W4, PLAN 1411521, BLOCK 1, LOT 1, (8.30 ACRES PTN.)
- NW 01-19-28-W4 (13.95 ACRE PTN)
- SW 12-22-29-W4, PLAN 1210863, BLOCK 1, LOT 2 (3.68 ACRES PTN.)

18.27.2 PERMITTED USES

- Accessory Buildings not requiring a development permit (accessory to the Dwelling)
- Agricultural, General
- Accessory Uses to the dwelling
- Dwellings, Single Family
 - No more than 1 such dwelling is permitted on a single lot less than 32.4 ha (80 ac) in size
 - No more than 2 such dwellings are permitted on a single lot 32.4 (80 ac) or greater in size
- Dwelling, Mobile Home
 - Permitted use only on lots 32.4 (80 acres) or greater in size
- Home based business Type I
- Home based business Type II
- Home Office
- Public Works
- Signs not requiring a development permit
- Solar Power System, Private (Not requiring a Development Permit)
- Temporary storage of up to 5 unoccupied recreation vehicles
- Utility services, minor

18.27.3 DISCRETIONARY USES

- Accessory Uses to the major home based business
- Accessory Building to the major home based business
- Dwelling, Mobile Home - one only
 - Discretionary use on lots less than 80 acres in size
- Dwelling, moved on,
- Home based business Type III
- Kennel (Private)
- Lot Grading
- Man-made water bodies, privates requiring a permit
- Signs requiring a Development Permit
- Solar Power System, Private (Requiring a Development Permit)
- Secondary Suite, Detached
- Secondary Suite, Principal
- Special Event (accessory to the business use)
 - Discretionary use only on parcels over 21 acres in size
- Temporary storage of between 6-10 unoccupied recreation vehicles
- Public Quasi Public Installations and Facilities

18.27.4 LAND USE REQUIREMENTS

- 18.27.4.1 Standards of the development shall be at the discretion of Council.

18.27.5 DEVELOPMENT REQUIREMENTS

18.27.5.1 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

18.27.5.2 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.

18.27.5.3 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.

18.27.5.4 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.

18.27.5.5 Corner Parcel Restrictions:

- a. In accordance with Section 9.27.9 - 9.27.12.

18.27.5.6 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 industrial use which, in the opinion of the Approving Authority, may interfere with the amenity of adjacent uses.

18.27.5.7 Minimum habitable area per dwelling;

- a. 100 m² (1,077 sq. ft.)

18.27.6 SPECIAL PROVISIONS

- 18.27.6.1 Home based businesses do not include Cannabis Production or Cannabis Sales.
- 18.27.6.2 No more than six (6) non-resident employees working on the property; OR as determined by the Approving Authority in Direct Control Districts;
- 18.27.6.3 Maximum of twelve (12) Business Visits per day; OR as determined by Approving Authority in Direct Control Districts;

- 18.27.6.4 A maximum of Twelve (12 business vehicles on the property per day; OR as determine by the Approving Authority in Direct Control Districts.
- 18.27.6.5 The 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/are involved in the occupation or business.
- 18.27.6.6 Large commercial vehicles, used in conjunction with the business, may be permitted on the parcel at the discretion of the Approving Authority based on parcel size, proximity of adjacent residences, and site screening.
- 18.27.6.7 Material Storage:
 - a. Outdoor storage of business-related goods and materials, large commercial vehicles, trailers, and equipment may be allowed if, in the opinion of the Approving Authority, the outdoor storage is adequately screened from adjacent lands.
- 18.27.6.8 Landscaping and Screening:
 - a. Landscaping shall be completed in accordance with the Municipal Screening Standards.
 - b. Levels and methods of screening of the site shall be completed in accordance with the Municipal Screening Standards.
- 18.27.6.9 Nuisance:
 - a. Home business shall not generate noise, smoke, odour, dust fumes, exhaust, vibration, heat, glare, refuse matter or other nuisances considered offensive or excessive by the Approving Authority.
 - b. At all times, the privacy of the adjacent residential dwellings shall be preserved, and the home-based business shall not in the opinion of the Development Authority, unduly offend or otherwise interfere with liveability or enjoyment of the neighbouring properties.
- 18.27.6.10 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 facilities to be constructed.
 - b. Development setbacks.
 - c. Hours of operation.
 - d. Number of non-resident employees.
 - e. Number of vehicle visits per day.
 - f. Noise.
 - g. Buffering.
 - h. Lighting.
 - i. Outdoor storage.
 - j. Parking requirements.
 - k. Screening of facilities.

18.27.6.11 Design Guidelines:

- a. All development located within the Highway 2A Industrial Area structure plan (H2AI 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.

18.27.6.12 Lighting:

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

18.27.6.13 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.

18.27.7 PROCEDURE

18.27.7.1 Notwithstanding the procedure established for development permit applications in Section 4, an application for development permit in respect of lands referred to in Section 18.27.1 shall be referred by the Development Officer to the Council for its approval or refusal.

18.27.7.2 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 18.27.1. The council may approve a development permit application with or without conditions or may refuse an application for development permit.

18.27.7.3 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 18.27.1.

10.4 BED AND BREAKFASTS

- 10.4.1 Bed and breakfast homes shall comply with the following:
- a. A bed and breakfast shall be operated by a live-in owner(s) as a secondary use only, in the existing dwelling only, with a maximum of four (4) commercial accommodation units in each development and shall not change the residential character and external appearance of the dwelling involved.
 - b. No food preparation or cooking for guests shall be conducted within any bedroom made available for rent. All facilities shall meet public health regulations and be kept in a manner satisfactory to the health regulatory authority.
 - c. No accommodations unit shall include a kitchen.
 - d. Maximum stay of 14 days per person is permitted.
 - e. A Sign no larger than 0.55 sq. m. (5.92 ft.) in area may be erected to identify a bed and breakfast facility. This sign is permitted to be placed at the entry of the property, provided it is solely on the landowner's property and not in the road right of way; and
 - f. Bed and breakfasts shall meet the minimum requirements of the applicable Building Code.

10.12 HOME BASED BUSINESSES

The purpose of a home based business is to accommodate small, non-intrusive, low risk, low intensity developments to support business activities that can be integrated into, and are compatible with, adjacent non-commercial or non-industrial properties. Uses that exceed the business standards of a home based business should be located within an alternative and compatible land use district.

Home Based Businesses:

- 10.12.5 A Development Permit is required for all Home Based Businesses that are not exempt from obtaining a Development Permit under Section 4.2.1 of this Bylaw.
- 10.12.6 Upon issuance of a Development Permit for any home based business, the applicant shall obtain a Foothills County Business Licence from the County. If the business licence is not obtained or is revoked or suspended, the Development Permit shall be and remain suspended until the business licence is obtained or re-instated.
- 10.12.7 All *Home Based Business* shall provide parking in accordance with Section 9.19 of this bylaw.
- 10.12.8 Large commercial vehicles to be used in conjunction with a Type II and Type III Home Based Business, may be permitted at the discretion of the Approving Authority based on parcel size, proximity of adjacent residences, site screening, etc.
- 10.12.9 Home Based Businesses must comply with the criteria in the corresponding Home Based Business Tables as follows:
- a. Home Based Business Type I - Table 10.12A.
 - b. Home Based Business Type II – Table 10.12B
 - c. Home Based Business Type III – Table 10.12C
- If more than one Home Based Business is operating on a parcel, the cumulative numbers of employees, business visits and vehicles stored on site shall be utilized to determine the level of Home-Based Business that is applicable.
- 10.12.10 A Home Based Business Type I, II, or III shall not be operated from a *Dwelling temporary* on a parcel.
- 10.12.11 A Home Based Business Type I, II, or III, listed as a permitted use in a land use district shall be considered a Discretionary Use, and require a Development Permit where situated in a Secondary Suite on a parcel.
- 10.12.12 Home based businesses do not include Cannabis Production or Cannabis Sales.
- 10.12.13 The cumulative impact of things such as business visits to the site, number of employees, vehicles or equipment stored on site, for all businesses or uses outside of the principal use on the site (for example Kennels, Event venue) shall be taken into consideration when Development Permits are being considered.

Table 10.12 C: Home Based Business Type III

Home Based Business – Type III	
Development Permit required	Yes, Development Permit is required
Employees	Maximum six (6) non-resident employees working on the site; <u>OR</u> as determined by the Approving Authority in Direct Control Districts.
Business visits	Maximum twelve (12) business visits to the site per day; <u>OR</u> as determined by the Approving Authority in Direct Control Districts.
Business Vehicles on Site	Maximum twelve (12) business vehicles on the site per day; <u>OR</u> as determined by the Approving Authority in Direct Control Districts.
Storage of Business Material	<p>Outdoor storage of business related goods and materials, large commercial vehicles, trailers, and equipment may be allowed if, in the opinion of the Approving Authority, the outdoor storage is adequately screened from adjacent lands.</p> <p>Large commercial vehicles, used in conjunction with the business, may be permitted on the parcel at the discretion of the Approving Authority based on parcel size, proximity of adjacent residences, and site screening;</p>
Nuisances	Home business shall not generate noise, smoke, odor, dust fumes, exhaust, vibration, heat, glare, refuse matter or other nuisances considered offensive or excessive by the Development Authority.
Privacy	At all times, the privacy of the adjacent residential dwellings shall be preserved, and the home-based business shall not in the opinion of the Approving Authority, unduly offend or otherwise interfere with livability or enjoyment of the neighboring properties.
Parking	Minimum 1 parking stall per non-resident employee on the property, plus a minimum of 1 additional parking space for each business visitor on the property at the same time, all in addition to the required residential parking or as determined by the Development Authority as a condition of Development Permit.
Signage	Sign no larger than 0.55 sq. m. (5.92 ft.) in area. This sign is permitted to be placed at the entry of the property, provided it is solely on the landowner’s property and not in the road right of way.
Business license	Yes, annual Foothills County Business license required.

April 21, 2026

Heather Hemingway
Director of Planning
Foothills County
309 Macleod Trail S., High River, AB T1V 1M7

RE: REQUEST TO WAIVER THE 6 MONTH WAITING PERIOD & REAPPLICATION FEE TO REAPPLY FOR HERITAGE ESTATES LAND USE REDESIGNATION

Dear Ms. Hemingway,

Further to Council's decision to refuse the Heritage Estates Land Use Redesignation (File 26R-004) at the April 15, 2026 meeting, we respectfully request waiver of the reapplication fee and six-month waiting period to permit timely resubmission.

This request is advanced in consideration of the significant investment and planning undertaken by the developer following the unanimous approval of the Heritage Estates Area Structure Plan in August 2025. A prompt resubmission of the same application would not place a substantial demand on County resources. Accordingly, we request a waiver of the reapplication fee.

We acknowledge the concerns raised at the Public Hearing and are confident they can be effectively addressed in the near term, as outlined below.

Alignment of Development Timing with 2nd Street / Dunbow Road Roundabout Construction: Several members of Council expressed support for the proposal, with primary concern related to the timing of development relative to completion of the 2nd Street / Dunbow Road roundabout. The attached project timeline indicates that underground utility construction is not anticipated to commence until late Fall 2026 at the earliest, with building permits for residential construction projected for June 2027. Accordingly, both construction and residential traffic would occur after the roundabout's targeted completion in October 2026. To provide additional assurance, the developer is prepared to accept a condition at the subdivision stage to formally align development timing with completion of the roundabout.

Off-Site Levies for Infrastructure Delivery: Based on recent discussions with Reeve Siewert, Cllr. Callister and Administration, we understand that Council intends to either initiate an off-site levy applicable to development in the Heritage Pointe area or adjust the existing Community Sustainability Fee to support required transportation infrastructure. The developer supports an approach that is fair, transparent and equitable, while maintaining market competitiveness. Consistent with Policy 5.1(a) of the Heritage Estates ASP, the developer will enter into a Foothills County Development Agreement to pay all applicable levies at the subdivision stage to the satisfaction of the County.

Stormwater Servicing: Concerns were also raised regarding the capacity of existing stormwater infrastructure within Heritage Crossing to accommodate flows from Heritage Estates. In response, our engineering team is advancing a revised stormwater servicing strategy that significantly reduces discharge rates to mitigate potential downstream constraints. We anticipate this matter will be resolved in the coming weeks.

In light of the above, we respectfully submit that the outstanding matters are specific, technical in nature, and capable of timely resolution. On this basis, we request Council's support for a waiver of the six-month waiting period to allow for reconsideration. We would further appreciate Council's consideration of scheduling a Public Hearing prior to the summer recess in July 2026.

Thank you for your consideration.

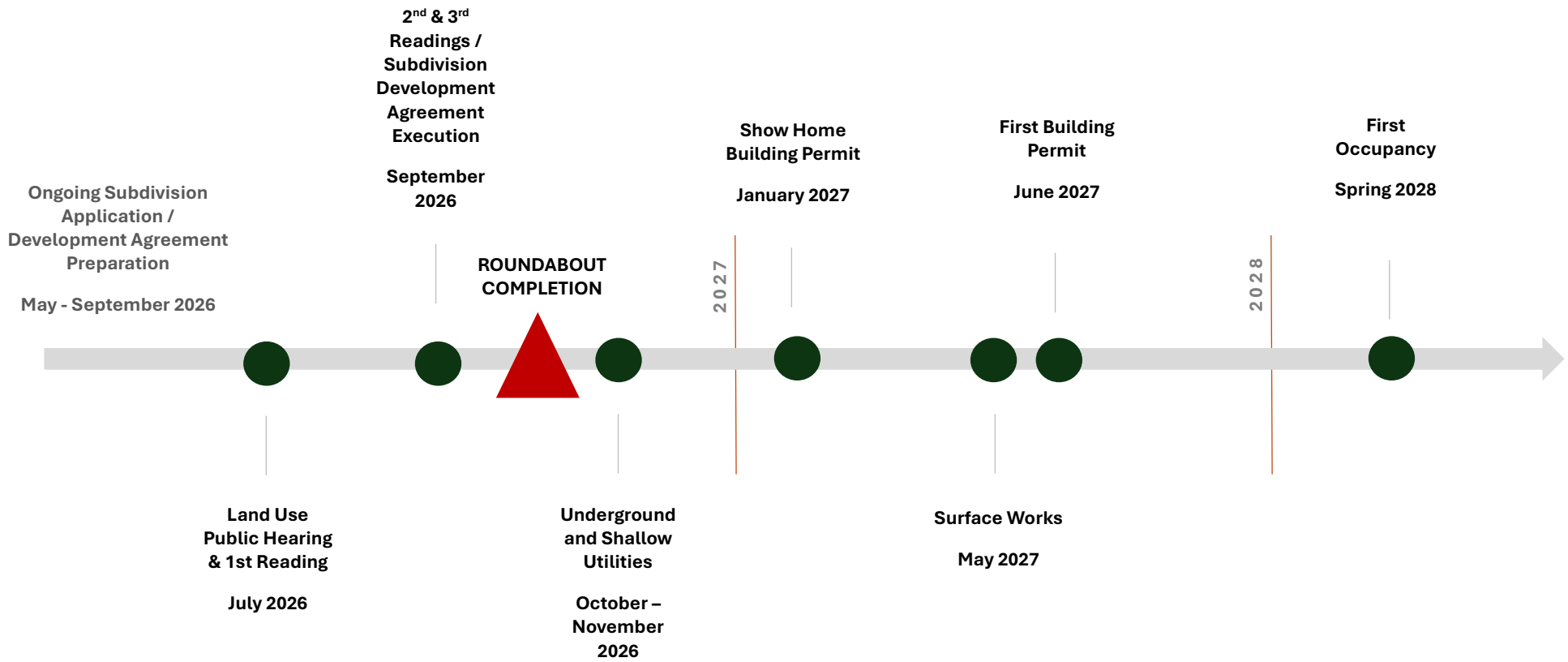
Best regards,




Bela Syal, MCIP, MBA
PLANNINGPLUS

Cc: Reeve Siewert
Cllr. Callister
Abe Hage
Bob Clark

HERITAGE ESTATES – PROJECTED APPROVALS & CONSTRUCTION TIMELINE



**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.

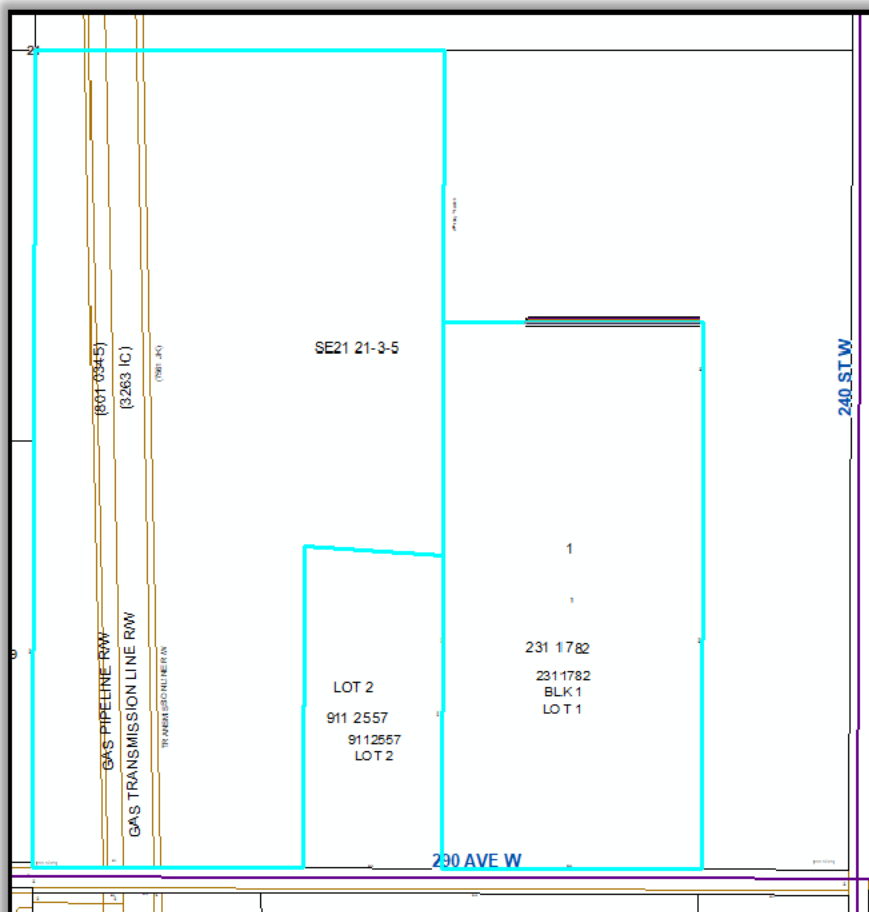
Access

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

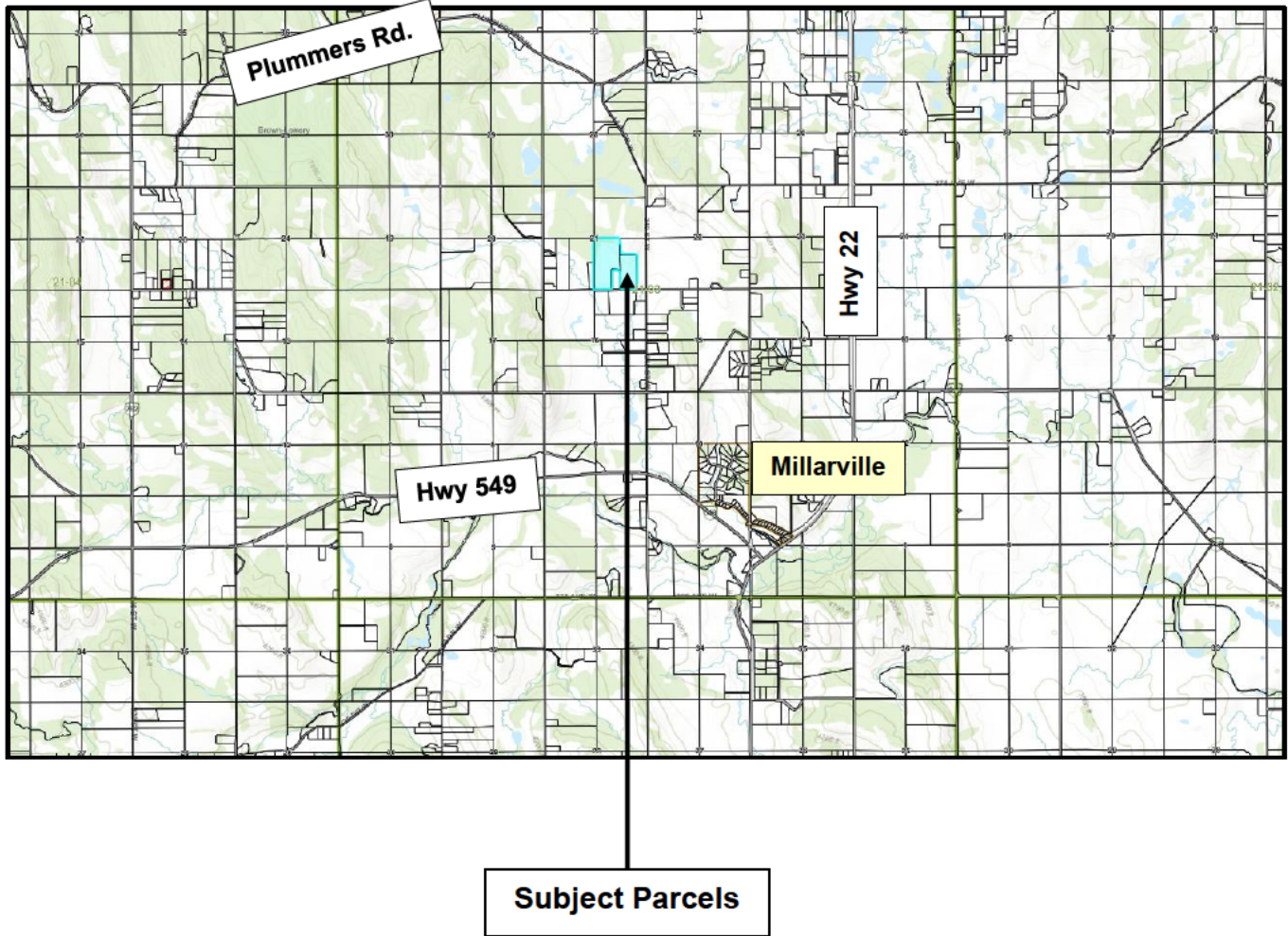
SITE PLAN

ORTHO PHOTO

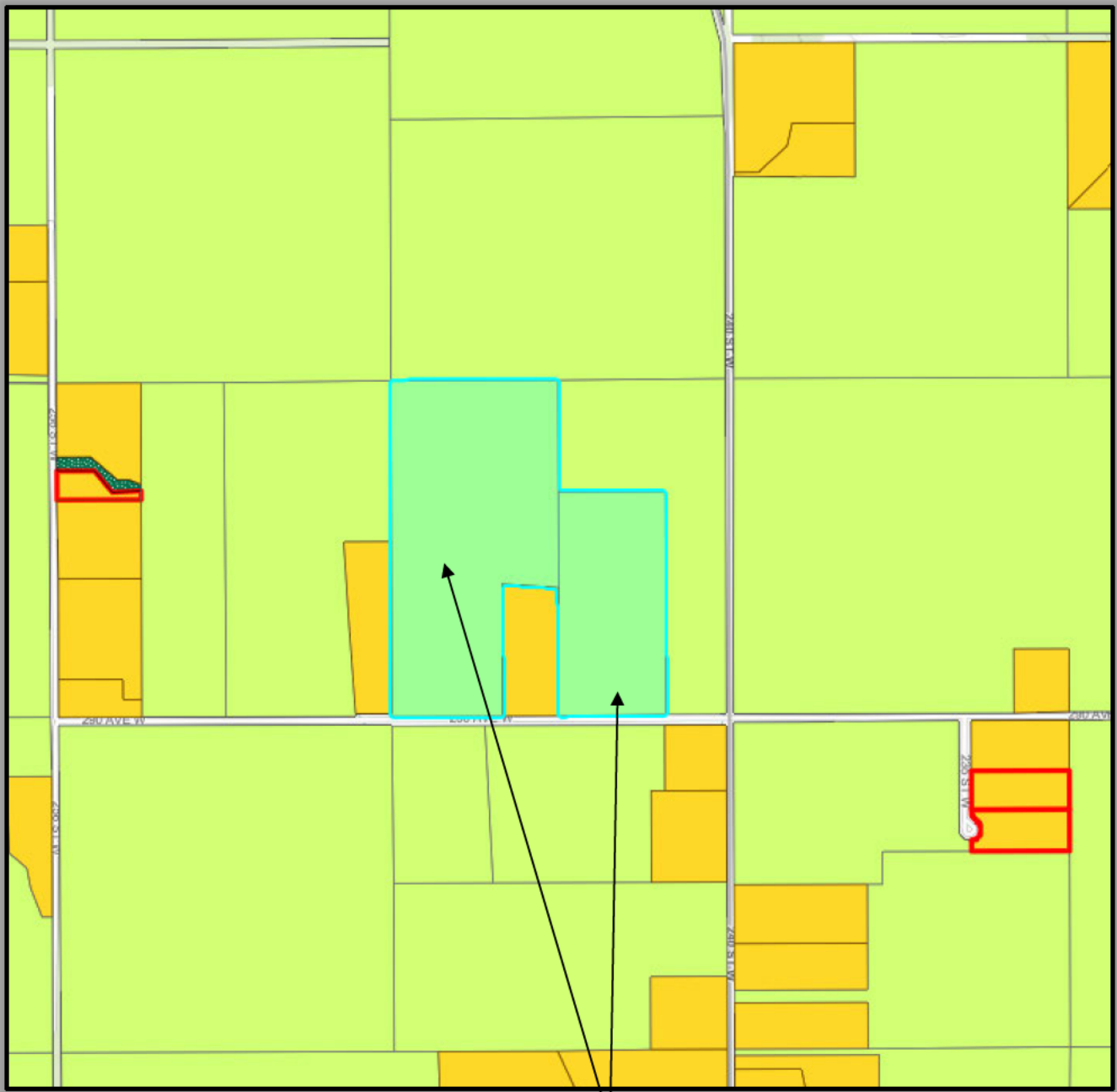
APPENDIX B:

LANDOWNERS SUPPORTING DOCUMENTATION

APPENDIX A: LOCATION MAP



APPENDIX A: HALF MILE MAP – LAND USE

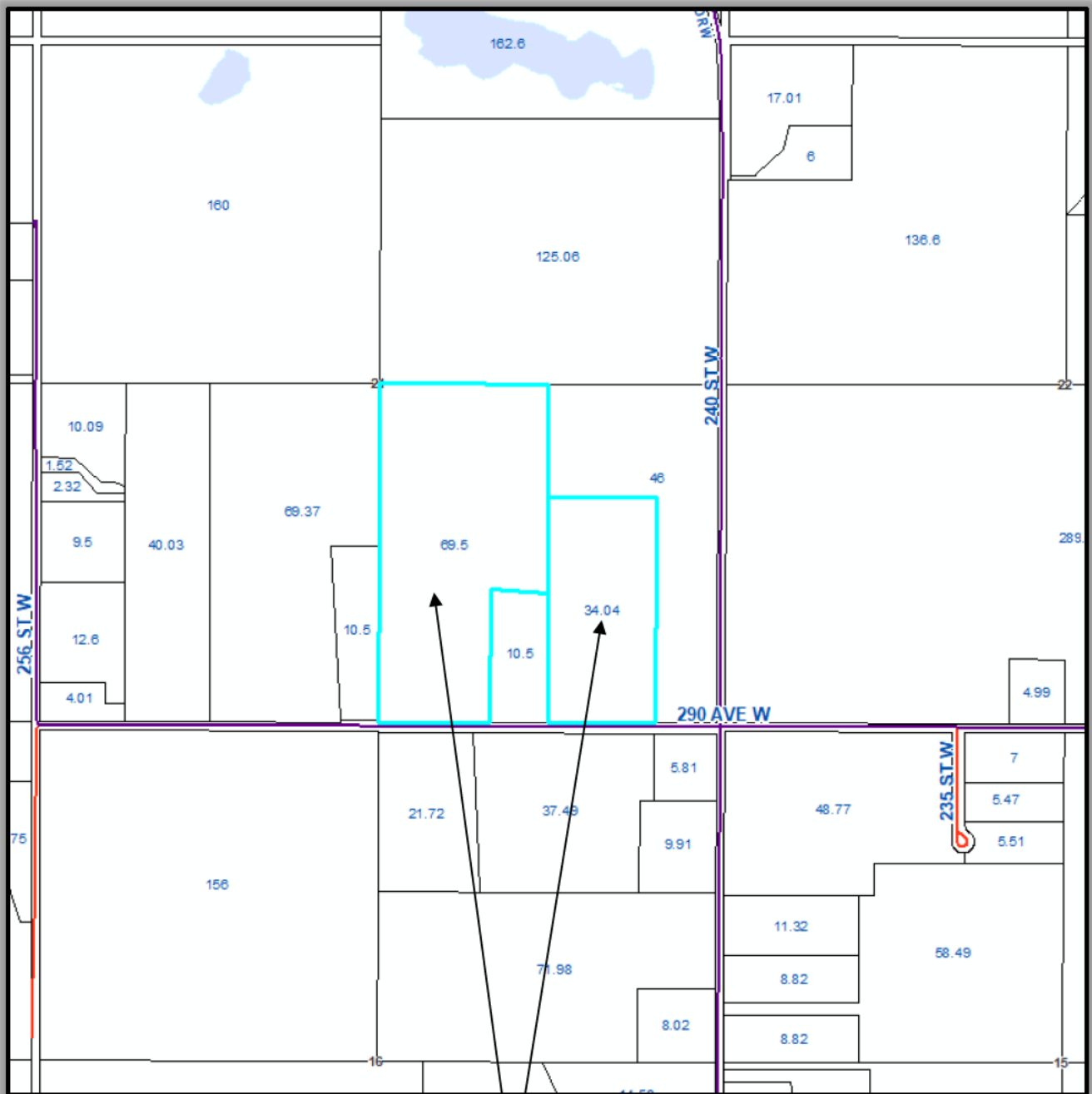


Subject Parcels

Legend

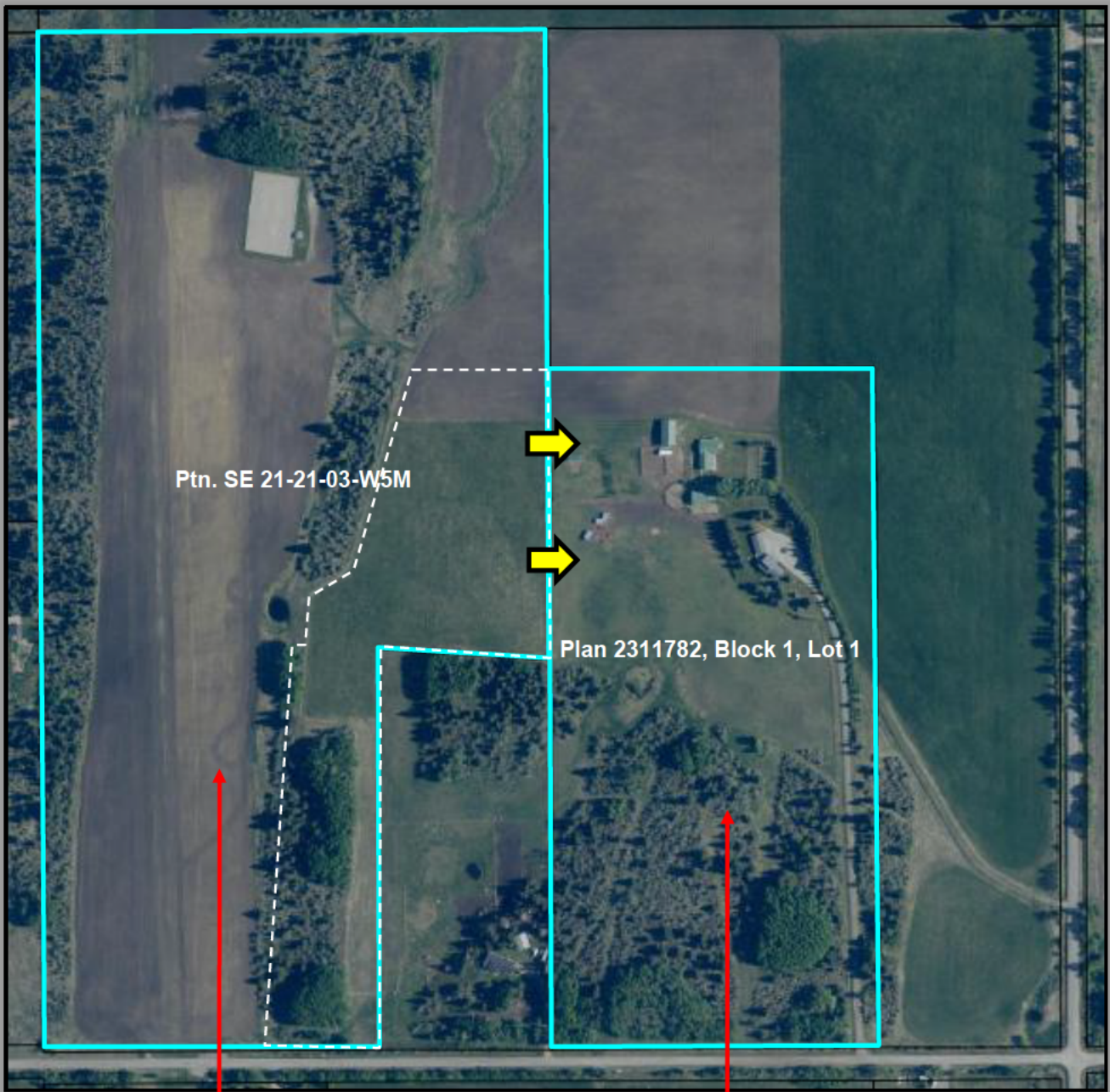
- Hard Surface (Chip/oil)
- Gravel
- Developer Pavement
- Pavement
- ▭ Flood Hazard Protection District
- ▭ In Transition
- ▭ A- Agricultural
- ▭ AA- Agricultural Sub A
- ▭ CR- Country Residential
- ▭ CRA- Country Residential Sub A
- ▭ DC - Direct Control
- ▭ BP- Bussiness Park
- ▭ RB- Rural Business
- ▭ 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]