


**PUBLIC HEARINGS AND MEETINGS  
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
 AREA STRUCTURE PLAN AND CONCURRENT LAND USE REDESIGNATION  
 May 31, 2023  
 To be heard at: 10:00 AM**

<b>APPLICATION INFORMATION</b>		<b>File No. 23R 019</b>
	<b>SUBJECT LANDS LEGAL DESCRIPTION:</b> Ptn. NW 32-21-29 W4M Multiple Properties: Plan 2211669, Block 7, Lot 5 & Plan 1530LK, Block 1	
	<b>LANDOWNERS:</b> 2291463 Alberta Ltd.	
	<b>AGENT:</b> Township Planning + Design	
	<b>AREA OF SUBJECT LANDS:</b> 32.22 acres & 6.89 acres	
	<b>CURRENT LAND USE:</b> Agricultural and Country Residential District	
<p><b>PROPOSAL:</b> Requesting consideration and the adoption of the <i>Heritage Crossing Area</i> Structure Plan (Attached as Appendix E) to guide the future development of a residential community on the subject lands. The proposal is also requesting consideration of revising the Hamlet of Heritage Pointe boundaries to include the subject lands within the hamlet.</p> <p>In addition, request of consideration of a concurrent application for the Redesignation of the subject lands from Country Residential District and Agricultural District to Residential Community District, Residential Multi-Family District, Public Utility Lot, and Municipal Land Reserve District with lands to be dedicated as Municipal Reserve and Environmental Reserve, and a Site-Specific Amendment to the Residential Community District to allow for amended minimum parcel sizes.</p>		
<b>DIVISION NO:</b> 6	<b>COUNCILLOR:</b> Don Waldorf	<b>FILE MANAGER:</b> Drew Granson

## EXECUTIVE SUMMARY

### Summary of Proposal

The Heritage Crossing Plan (ASP) proposes policy supporting a residential community on the subject lands. The submitted ASP contemplates approximately 35.82 acres of developable lands and 3.29 acres of Environmental Reserve.

Residential Community District, Residential Multi-Family District, Public Utility Lots, and Municipal Reserve lands are proposed to support a mix of single-family dwellings, senior's bungalows, villas or semi-detached dwellings, as well as stormwater management facilities, pathways, parks, and roads all contemplated within the developable lands.

The concurrent application for Land Use Redesignation proposes to redesignate the subject lands from Agricultural and Country Residential Districts to Residential Community District, Residential Multi-Family District, Public Utility Lot, and Municipal Land Reserve District. As well, a site-specific amendment is requested to the Residential Community District to allow for minimum parcel sizes of 350m<sup>2</sup> to accommodate approximately 20 smaller single family bungalow style dwellings intended for seniors living accommodations and potential for live in assistance/support.

*Note: The applicant has requested that the subject lands be included within the Heritage Pointe Hamlet boundaries so that it may be considered as part of an existing hamlet rather than a new Hamlet Growth Area under the CMR Growth Plan.*

## **Location**

The subject properties are located south of Dunbow Road East and on the east side of 2<sup>nd</sup> Street East, directly south across Dunbow Road from the Hamlet of Heritage Pointe.

This is approximately 300 metres east of Highway 2A (Macleod Trail) at its closest point and 1.6 kilometres south of the City of Calgary boundary at its closest point. The subject lands are located within the Intermunicipal Development Plan area between the City of Calgary and Foothills County. A location map has been included within Appendix A, for reference.

## **Policy Evaluation**

The applications for the Area Structure Plan and the concurrent Land Use Redesignation have been reviewed in terms of the South Saskatchewan Regional Plan, the Calgary Metropolitan Region: Growth Plan, Servicing Plan, and Regional Evaluation Framework, the *Our Shared Boundary*: Intermunicipal Development Plan between the City of Calgary and Foothills County, the Foothills County's Municipal Development Plan, Land Use Bylaw 60/2014, and Growth Management Strategy, and the Municipal Government Act and have been found to generally align with most policies within each respective document.

Should Council support the proposed application, submission to and approval by the Calgary Metropolitan Region Board (CMRB) would be required prior to adoption of the proposed Area Structure Plan. It should be noted that through review of the Calgary Metropolitan Region: Growth Plan (GP), there may be discrepancies of interpretation of GP policies and may require consideration of multiple options or revisions to the submitted ASP to align with the GP, to the satisfaction of the CMRB. There may be issues with compliance with the GP depending on interpretation of policy.

## **Referral Considerations**

This application was subject to a 30-day circulation to referral agencies prior to this hearing: summaries of referral response is included in the staff report. The subject properties are located within the referral notification area identified within the *Our Shared Boundary*: Intermunicipal Development Plan: the complete referral response from the City of Calgary has been provided within Appendix C, for your reference

## **PURPOSE OF APPLICATION**

**Adoption of Area Structure Plan:** Allowing for the adoption of the Heritage Crossing Area Structure Plan, which provides a framework for the concurrent Land Use Bylaw Amendments, and the subsequent Subdivision, and Development of approximately 35.82 acres of Developable lands and 3.29 acres of Environmental Reserve within the two subject properties, being the Plan 2211669, Block 7, Lot 5 & Plan 1530LK, Block 1; within Ptn. NW 32-21-29 W4M.

**Land Use Redesignation & Site-Specific Amendment:** Request to consider granting 1<sup>st</sup> reading to a bylaw allowing for the redesignation of the subject lands from Agricultural District and Country Residential District to the Residential Community District, Residential Multi-Family District, Public Utility Lot, and Municipal Land Reserve District with lands to be dedicated as Municipal Reserve and Environmental Reserve, and a Site-Specific Amendment to the Residential Community District to allow for amended minimum parcel size.

## **Note on Calgary Metropolitan Region:**

In accordance with the Regional Evaluation Framework (REF) should Council support the ASP, the plan would require submission to the Calgary Metropolitan Region Board for evaluation, being a new ASP proposing more than 80 units outside of a Preferred Growth Area.

## **CURRENT LAND USE**

Current land use within one half mile of the subject lands is illustrated on the half mile land use map within Appendix A.

### **Subject Parcels**

- Plan 2211669, Block 7, Lot 5 – Agricultural District (32.22 acres)
- Plan 1530LK, Block 1 – Country Residential District (6.89 acres)

### **Adjacent Lands**

The subject properties abut seventeen Country Residential parcels, including four properties adjacently north across Dunbow Road which include the properties containing the Heritage Pointe Fire Hall and 2<sup>nd</sup> Street East. The subject quarter section, being NW 32-21-29 W4M, is entirely County Residential with the exception of the subject 32.22 acre property.

The remaining surrounding lands consist of primarily Country Residential parcels to the south of Dunbow Road and one other Agricultural parcel between Highway 2 and Highway 2A, and lands within the Hamlet of Heritage Pointe which are primarily Residential Community District. Other nearby lands include the Direct Control #11 District properties which are the Heritage Pointe commercial area, a few Country Residential parcels within and adjacent to the hamlet boundaries, and Recreation District properties which consist of the Heritage Pointe Golf Course and the Lake at Heritage Pointe.

## **APPLICATION HIGHLIGHTS:**

### **Land Use Concept Design**

The proposed ASP contemplates the following land uses on the developable lands:

- 48.87% - Residential:
  - 34.5% - Community Residential Uses:
    - Single-Family (29.42%) and “Seniors Bungalows” (5.08%);
  - 14.37% - Residential Multi-Family (Villas)
- 27.69% - Municipal Land Reserve
- 19.37% - Road/Road Dedication
- 4.07% - Public Utility Lots

Population density is proposed to consist of a maximum of 163 dwelling units with an approximate population of 440 individuals, and 4.55 dwelling units per net acre.

A Site-Specific Amendment to the Residential Community District is requested to allow for the proposed bungalow typology properties to have a minimum parcel size of 350m<sup>2</sup> (0.086 acres) reduced from the current minimum size of 464m<sup>2</sup> (0.115 acres) within the land use district. Proposed typical Single Family Dwelling properties would maintain/exceed the current minimum parcel size.

### **Open Space System**

Open spaces within the ASP have been proposed to include paved pathways and sidewalks, parks for active and passive recreation, rain gardens and greenspaces, as well to provide buffers to adjacent lands.

Policy within the ASP identifies that a detailed breakdown will be provided at the subdivision stage to designate where and how the Municipal Land Reserve, Environmental Reserve, and Public

Utility Lots will be owned and detailed maintenance plan, noting that the developer shall be responsible for construction of all pathways and will maintain such until taken over by the Community Association.

### **Historic Resources**

The ASP illustrates that the Plan Area may be subject to Historic Resource Act clearance and a Historic Resource Impact Assessment shall be conducted by the development to the direction of Alberta Culture.

*Note: Alberta Culture has stated no objection to the proposed plan; however, require an Historical Resources Act approval prior to proceeding with any land surface disturbance associated with subdivision development.*

### **Access & Transportation**

The subject lands are currently accessed through two existing standard approaches off of the east side of 2<sup>nd</sup> Street East, which then connects to Dunbow Road to the north. The internal road network is proposed to be accessed at the same locations as the existing approaches with internal roadways constructed to a standard to the satisfaction of Foothills County. A narrower road standard is proposed for internal connections to the Residential Multi-Family District properties. No access is proposed directly from Dunbow Road or 8<sup>th</sup> Street East, and all access to proposed residential parcels would be gained through the proposed internal road network.

Dedication of undeveloped road right-of-ways are contemplated to accommodate future connection through to adjacent lands to the south.

A Traffic Impact Assessment (TIA) has been provided by the applicant with reference to the County's March 2022, Watt Consulting: Functional Study for Dunbow Road.

*Note: Foothills County's Public Works Department has noted no concerns with the submitted TIA. Alberta Transportation has requested clarification/confirmation from the applicant regarding the proposed development's impact on the requirement for signalization of the ramp terminals at Highway 2 (Deerfoot Trail) and Dunbow Road.*

The submitted ASP acknowledges prior studies and reports regarding external transportation networks in the vicinity of the proposal area. Policy within the ASP notes that the developer will contribute to improvements of Dunbow Road by way of the Community Sustainability Fee, in addition the ASP proposes to upgrade 2<sup>nd</sup> Street East to a 9 metre wide paved surface between Dunbow Road and the south access to the subject lands, in accordance with the submitted TIA, at the sole cost of the developer.

### **Physiography & Geotechnical**

The subject lands consist of mixed topography, being generally flat within the western portions, some rolling features and drainage courses through the central portions, and steeper slopes into a shallow ravine along the eastern boundary. The ASP notes that there were no environmentally significant sites within the subject lands while acknowledging the intent to protect and enhance the natural environment and locally important drainage on the property. Environmental Reserves are proposed over existing drainage through the property and stormwater management facilities are proposed to generally integrate with these features.

A preliminary geotechnical assessment has been completed to provide a general overview of site conditions and establish requirements for additional assessments at future stages of approvals.

*Note: In review of the preliminary Stormwater Management Plan for the ASP area, Public Works identified a preference that stormwater be directed/discharged to Environmental Reserve*

*lands and not onto neighbouring properties, noting that Ministry of Environment and Protected Areas approval would be required.*

### **Servicing & Utility Considerations**

**Potable Water:** The Heritage Crossing ASP lands are proposed to be serviced by a piped potable water distribution system, with the intent to tie into the existing facilities within Heritage Pointe. A Conceptual Design Report determined that the existing potable water and sanitary wastewater system operated by Corix Utilities has sufficient capacity to service Heritage Crossing. On-site and off-site facilities are required, including installations of facilities within roadways and utility right-of-ways, and acquisition of utility right-of-ways through neighbouring properties. Final alignments are proposed to be determined at the subdivision stage, to the satisfaction of Foothills County.

**Sanitary Sewer/Wastewater:** A servicing concept has been provided in support of the proposed ASP. A piped sanitary sewer collection system is proposed to be provided at the sole cost of the developer, with connection to existing facilities in Heritage Pointe.

*Note: County Staff suggests that a review of Corix' servicing capacity be completed to ensure sufficient capacity is available for servicing all lands within the existing Hamlet of Heritage Pointe boundaries, prior to expanding the potential service area.*

**Storm Water:** A Stormwater Management System Concept has been provided in support of proposed ASP. The proposed stormwater management system will follow a traditional dual drainage system with a minor pipe system and a designed overland drainage system that incorporates the roads, curbs, and other designed overland flow paths as well as stormwater management facilities. Catchment boundaries were defined in the Stormwater Management Plan, divided into the North Pond and South Pond areas. The pond in the middle of the development will be designed as a wet pond, the pond to the north, closest to Dunbow Road, will be a dry pond. Policy indicates that the developer will submit a detailed Stormwater Management Plan at the subdivision stage.

**Shallow Utilities:** Electricity, gas, cable, telephone, and high-speed internet to be provided to municipal, provincial, and federal standards, and to be installed at the sole expense of the developer as per Development Agreement. Locations and rights-of-ways to be determined to the satisfaction of utility providers and Foothills County.

**Emergency Services** – The Heritage Crossing ASP is proposed to be serviced primarily by the existing Heritage Pointe Fire Hall which is located directly north of the subject lands, across Dunbow Road, and protective services provided from local RCMP detachments.

The Foothills Fire Department (FFD) has recommended that the applicant provide additional details and review with the FFD regarding access and water supply for fire suppression, as well as discussion with Foothills Building and Safety Codes to review building heights, construction materials, and building separation, to ensure they do not exceed the capabilities of the Heritage Pointe Fire Hall.

*Note: Policy within section 7.2: Emergency Services, of the ASP, acknowledges that the developer shall ensure that adequate level of service is provided, through collaboration with the FFD, RCMP, and Emergency Services, at the land use stage.*

### **Reserves**

**Municipal Reserves:** Proposed to be dedicated in the full amount owing, pursuant to the Municipal Government Act. Dedicated Municipal Reserve lands are proposed to be designated under the Municipal Land Reserve District and consist of outdoor amenity spaces including active

and passive recreational spaces, parks, landscaped spaces surrounding stormponds, and an internal pathway network.

**Environmental Reserves:** Proposed to be dedicated over lands containing significant natural features or systems that play an important role in the biophysical functions of the region. ER lands are intended to remain in natural state; however, incorporation of public trails may be contemplated, as deemed appropriate by the County. The applicant has conducted a preliminary geotechnical study to inform the setbacks required from the ravine within a portion of the proposed ER area. Two additional drainage courses are proposed to be dedicated as ER.

## **POLICY EVALUATION**

### **South Saskatchewan Regional Plan (SSRP)**

The SSRP provides a high-level policy framework for all lands in the South Saskatchewan River Basin within Alberta, including all sub basins. The Heritage Crossing ASP generally aligns with the policy direction within the SSRP with consideration of policy sections related to: Economy, Water, Efficient Use of Land, Outdoor Recreation and Historic Resources, and Community Development.

### **Calgary Metropolitan Region Board: Growth Plan, Servicing Plan, and Regional Evaluation Framework**

The Calgary Metropolitan Region Growth Plan (GP), Servicing Plan (SP) and Regional Evaluation Framework (REF) were approved by the Minister of Municipal Affairs and went into effect on August 15, 2022. These documents together are intended to provide a policy framework for managing growth and implementing a long-term vision for the Region.

All development in the Region must comply with the GP as per section 2.1 of the REF. In addition, under section 4.1.c of the REF, as an application for a new area structure plan, the ASP is required to be submitted to the Board for approval prior to Council granting 3<sup>rd</sup> reading to a bylaw that would adopt the plan. Staff have evaluated the plan for compliance with the GP, SP, and REF and provide the following comments:

#### **Preferred Placetypes:**

The proposed ASP could be considered under two possible Placetypes within the GP. Council may wish to discuss and consider the ASP as *Infill and Redevelopment* which is a Preferred Placetype and is not limited to a Preferred Growth Area or minimum densities. Alternatively, Council may wish to discuss and consider including the proposed ASP area as a Hamlet Growth Area, in which case the Hamlet and ASP lands would be deemed as a Master Planned Community.

If considered as *Infill and Redevelopment*, County Staff suggests that the ASP area could proceed either inside or outside the hamlet boundaries.

#### **Infill and Redevelopment Preferred Placetype:**

With 22 existing parcels within the subject quarter section, County Staff suggest that this application could be considered as Infill Development as a Preferred Placetype under the GP. The applicants have requested consideration of including the subject lands within the Hamlet of Heritage Pointe, which is not currently identified as one of the County's Hamlet Growth Areas.

Policy 3.1.2.1 in the GP; states that Preferred Placetypes shall be planned and developed as complete communities that provide:

- (a) Compact, contiguous development that makes efficient use of infrastructure and services;

- (b) A diverse mix of housing types;
- (c) Density in accordance with the associated Placetype definitions;
- (d) Interconnected street network and urban form to support active transportation and transit;
- (e) Access to local services, neighbourhood amenities, and commercial uses;
- (f) Access to local institutional and recreational services and/or enabling use of existing regional facilities in other municipalities where municipal agreements are in place; and
- (g) High quality parks, trails and open spaces that connect to regional trails where appropriate.

*Note: There is a complete lack of Policy in the Growth Plan regarding the Infill and Redevelopment Placetype. It does not have to be located in a Preferred Growth Area nor does it have a defined density requirement; therefore, it is uncertain how the CMR Board would interpret the plan as it pertains to this Placetype and whether or not they would consider this proposal with its proposed density of 4.55 units per acre as complying with the Growth Plan.*

### **Master Planned Community Preferred Placetype and Residential Community Placetype:**

Under GP Policy 3.1.4.1 Municipalities should achieve the minimum proportion of dwelling units in preferred placetypes, specifically being a minimum of 60% of dwelling units in the Hamlet Growth Area Preferred Placetype across the municipality. GP Policy 3.1.4.3 indicates that the proportion of dwelling units not allocated to the Preferred Placetypes (in this case the maximum allowed 40%) needs to be Residential Community Placetype. This Placetype has a minimum density of 3.5 dwelling units per acre, with the remaining 60% required to meet the Hamlet Growth Area density of 6 dwelling units per acre.

Dwelling densities proposed within the ASP consist of approximately 50% at 6 dwelling units per acre and 50% at 3.66 units per acre, with an overall density of 4.55 dwelling units per acre.

Policy 3.1.4.2 of the GP states that the proportions of Preferred Placetypes specified in 3.1.4.1 can be mixed and located as appropriate within each municipality in its Municipal Development Plan and are intended to be calculated across the municipality as individual developments may vary significantly in their proportion of the Preferred Placetypes.

### **Servicing:**

GP Policy 3.1.3 Preferred Growth Areas directs development to locate effectively in order to efficiently utilize existing and proposed transportation, transit, servicing, and infrastructure.

Planning Staff suggests that the proposed development meets some of these policies with respect to locating in close proximity to existing transportation, piped services, emergency services, and commercial amenities, while also proposing additional community amenities and recreational spaces.

### **Possible Conflict with Growth Plan:**

If the County supports the proposed ASP and inclusion of the Heritage Crossing ASP area within the Hamlet of Heritage Pointe, the CMRB may be of the opinion that Foothills County should consider the Hamlet of Heritage Pointe as one of the County's *Hamlet Growth Areas*, and the proposed ASP area may need to be defined as a *Hamlet Growth Area expansion*. Should the CMRB interpret the GP policy in this way, it would be necessary to amend the submitted ASP to align with policies under 3.1.8.6 of the GP with respect to *Hamlet Growth Area expansions*, and request variance to the *Hamlet Growth Area* policies under 3.1.8.5 to address proximity to the Calgary boundary, which is less than the recommended minimum of 2 km, and overall hamlet land size which exceeds the maximum of 640 acres.

Should Council wish to support the proposed ASP, Council may choose to require amendments to bring it into better alignment with the GP, or Council may choose to support the plan as

presented and address any potential concerns from the CMRB upon submission for consideration by that entity. It is worth noting that under the Section 8.1 of the CMRB Regulation (AR 190/2017 as amended) the ASP cannot be adopted if it conflicts with or is inconsistent with the GP. In addition, under Section 13(1) of the Regulation, a statutory plan that meets the criteria for referral under the REF has no effect until it has been approved by the Board.

### **Other Growth Plan Considerations:**

- The proposed ASP includes greater than 80 dwelling units; therefore, could not be considered under the *Rural and Country Cluster* Placetype.
- The proposed ASP is not located within an identified Preferred Growth Area, so it may be necessary to define the subject lands as a *Preferred Growth Area*, specifically a *Hamlet Growth Area*, if not deemed as *Infill and Redevelopment* Placetype.

### **CMR: GP - Glossary of Terms**

**Area Structure Plan:** A statutory plan adopted by a municipality by bylaw in accordance with the Municipal Government Act to provide a framework for the subsequent subdivision and development of a defined area of land.

**Hamlet Growth Area:** A new settlement area or an existing Hamlet that is designated as a priority for growth, and includes residential and employment uses, and will include a main street or central commercial area.

**Placetypes:** generalized development typology that describes at a regional scale the land uses, development Density, destinations and connectivity within an area. Placetypes are central to the policies as they define in a general way the six types of development typical in the Region. Two Placetypes are mixed-use areas that combine housing with commercial and civic uses into a walkable and bikeable community. These two, along with Infill and redevelopment type, constitute 'Preferred Placetypes'. The three other Placetypes are the more typical single-use development forms of Residential Community, Rural and Country Cluster Residential, and Employment Area. The following defines each Placetype:

**(b) Infill and Redevelopment:** Development which takes place on parcels of land that are vacant and within existing built-up areas, or that are occupied by structures or uses that are planned for replacement by more intense development. Such development may vary in Density and use according to the character of the surrounding community. They may be commercial, mixed, or primarily residential as the context requires.

**(e) Residential Community:** A Greenfield Development that is predominantly residential. Single detached homes are the dominant housing type with other housing types possibly included. This Placetype is generally auto oriented as the development pattern may have limited amenities and destinations that can be conveniently accessed via walking or biking.

**(f) Rural and Country Cluster:** A rural development characterized by larger lot sizes, lower density, and single-detached housing. This Placetype can include Country Cluster patterns that configure housing development in a focused area and preserves remaining land for open space.

**Preferred Growth Areas:** Areas within the Growth Plan designated as Urban Municipality, Joint Planning Areas, or Hamlet Growth Areas. These areas are appropriate for various levels of infill and new growth because of their location in the path of development, capacity for efficient infrastructure and services, and potential for mixed-use community development. These are the areas intended to meet growth demands with the minimum environmental, economic, and servicing costs while providing a range of lifestyles and community environments.



**Preferred Placetypes:** Three residential Placetypes are classified as Preferred Placetypes for the purpose of focusing new residential growth into development forms which will better support the CMRB Regional Vision and Growth Plan objectives; these three include Infill and Redevelopment, Mixed Use Centre/TOD, and Masterplan Community.

### **Our Shared Boundary: Intermunicipal Development Plan**

The subject properties are within the boundaries of the Intermunicipal Development Plan (IDP) area between the City of Calgary and Foothills County but is located outside of the specific policy areas and the Calgary Growth Area. The application was circulated to the City as required within policy 4.1.1 of the IDP. The City of Calgary has provided a detailed response which has been provided for reference within Appendix C.

### **Municipal Development Plan (MDP 2010)**

The MDP supports maintaining the integrity of the agricultural land base and discourages the fragmentation of agricultural lands. Conversion of agricultural lands shall consider impact on existing and potential agricultural use of the property and those in the vicinity. Residential development should be compatible with surrounding area and existing uses with consideration of density, design, traffic, and visual impact on adjacent lands, and should be designed to functionally link adjoining lands.

The Heritage Crossing ASP has been evaluated in the context of the County's MDP 2010 and is generally consistent with the goals and objectives within that plan, specifically noting the proposed conservation of environmentally significant lands and open spaces which has been considered with respect to creating buffers, dedication of reserves, and development setbacks from drainage courses.

### **Land Use Bylaw 60/2014 (LUB)**

Under the Municipal Government Act, every municipality in Alberta is required to approve a Land Use Bylaw. This bylaw assigns different land use districts (or zoning) to lands in the municipality, outlines the rules and requirements related to the development of land in each district and describes the processes for re-designation, subdivision, and development permit applications.

The Heritage Crossing ASP outlines a Land Use Concept for the subject lands which generally aligns with existing land use districts and policies within the LUB, with the exception of the request for a Site-Specific Amendment under the Residential Community District to allow for minimum parcel sizes of 350m<sup>2</sup> for the Bungalow Typography properties. The majority of properties proposed for single family dwellings within the Residential Community District would align with the current minimum parcel size of 464m<sup>2</sup>.

### **Growth Management Strategy (GMS)**

The subject property is located within the Central District as noted within the GMS. Growth is expected to continue within this district within significant development and intensification expected. Consideration of municipal neighbours and environmental impacts should be considered, and opportunities for joint initiatives to support effective, efficient, and affordable services in this area.

### **Circulation Referrals**

The application was circulated to all necessary internal departments and external agencies. The responses received are summarized in the table below.

# CIRCULATION REFERRALS

REFEREE	COMMENTS
<b>INTERNAL</b>	
Public Works / Engineering	<p>Public Works has no concerns for the proposed ASP or Redesignation and provides the following comments with consideration of additional studies, details, agreements, and reviews, to be satisfied at subsequent stages of approval:</p> <p>Geotechnical Comments:</p> <ul style="list-style-type: none"> <li>• As mentioned in the geotechnical report, the cut/fill plan was not available (site grading/drainage plan). Once the plan is completed, it is recommended that the Geotechnical Engineers review the plan and make recommendations/revisions to the Geotechnical report based on the new information.</li> </ul> <p>SWMP Comments:</p> <ul style="list-style-type: none"> <li>• The outfall for the wet pond is shown on the adjacent property. There is another option in the ASP Conceptual Design Report showing the discharge in the ER. This would be preferred over discharging into the neighboring property. It is the responsibility of the developer to ensure all approvals are obtained from Alberta Environment for the discharge of stormwater into an Environmental Reserve.</li> <li>• Would like to ensure there is access for maintenance vehicles to the proposed oil grit separators.</li> <li>• As mentioned in the SWMP, the analysis was an office-based study and no detailed field survey was undertaken. Once the site grading and drainage plan is complete, it is recommended that the engineers review the proposed grading as well as the geotechnical report (since it has actual field data) and make recommendations/revisions to the SWMP based on the new information.</li> </ul> <p>Traffic Impact Assessment:</p> <ul style="list-style-type: none"> <li>• The TIA results show the need for 2 St. to be upgraded to a 9m paved surface from Dunbow to the south access. The developer is prepared to undertake this improvement.</li> </ul> <p>General Comments:</p> <ul style="list-style-type: none"> <li>• A detailed site grading and drainage plan will be required in the future once lot configuration and road layouts are finalized. Grade slips are to be provided during home construction to ensure that what is proposed meets the designed SWMP/Geotech/grading plans.</li> <li>• SE corner of Dunbow and 2 St. may require additional ROW to accommodate future road upgrades this will be verified when final subdivision design received.</li> </ul>
Emergency Management	<p>Should this proposed development be supported, recommend additional discussion and review by Foothills Fire and Building and Safety Codes Departments to ensure sufficient access for emergency services and capabilities of the Heritage Pointe Fire Hall and equipment: confirm maximum heights of buildings and access to water for firefighting (hydrants).</p>
GIS/Mapping	<p>Recommended as a condition of land use approval, applicant to contact the addressing department to develop a road naming plan for Council's approval. Numbered internal roads within the ASP area will result in changes to properties south of the subject lands and off of 2<sup>nd</sup> Street East.</p>
<b>EXTERNAL</b>	

## CIRCULATION REFERRALS

City of Calgary	Complete Referral Circulation Comments attached within Appendix C, for your reference.
Transportation and Economic Corridors	<p>Request the TIA for the Heritage Cross ASP to include analysis of the Highway 2A @ Dunbow Road and the Highway 2 @ Dunbow Road intersections to ensure the highway can accommodate the proposed development.</p> <p><i>Note: additional correspondence with Alberta Transportation is ongoing for the purpose of reviewing the applicant's submitted TIA, produced by Bunt &amp; Associates, and the County's Dunbow Road Functional Planning Study, produced by Watt Consulting Group.</i></p>
Alberta Health Services	<p>AHS-EPH understands this application is to adopt the new Heritage Crossing Area Structure Plan and facilitate the complimentary land use redesignation for 39.11 acres. This would be a residential development, included in the Heritage Pointe Hamlet in Foothills County. At this time, we have no concerns with the proposal from a public health perspective, based on the information provided.</p> <p>Please note that AHS-EPH would like an opportunity to review and comment on future applications for this area, including building permit applications for the construction of any public facilities on the subject lands (e.g., food establishments, swimming facilities, daycares, child or adult care facilities, personal service establishments, etc.). Forwarding plans for these facilities to AHS-EPH for approval BEFORE the building permit is granted helps to ensure that the proposed facility will meet the requirements of the Public Health Act and its regulations.</p> <p>In addition to the traditional areas of public health concern (such as required water and sewer infrastructure for public health and contaminated lands assessment) the physical design features of a community also have the possibility to impact health from a chronic disease perspective. AHS-EPH endorses the use of an evidence-based public health approach to designing healthy communities. Prioritizing neighbourhood design, transportation networks, natural environments, food systems and housing in your planning process will help make your communities and residents healthier. These standards for designing healthy communities are outlined in the attached infographic. We encourage you to consider these five principles in your strategic conversations. More information can be found on the Alberta Healthier Together - Healthy Communities by Design (HCBD)-(healthiertogether.ca) website. This can be considered a virtual gathering place to access AHS-based resources and tools.</p>
Alberta Culture and Historical Resources	Review of the application determined that the project area has an HRV value of 5a. Alberta Culture has no objection to the proposed redesignation, but the applicant should be informed that Historical Resources Act approval must be obtained prior to proceeding with any land surface disturbance associated with subdivision development.
Shallow Utilities	No objections or concerns from Atco Pipelines, Atco Gas, Fortis, and Telus
<b>PUBLIC</b>	
Western Wheel	Public Hearing was advertised on May 17 <sup>th</sup> and 24 <sup>th</sup> , 2023.
Land Owners (1/2 Mile)	Notice of the Public Hearing was mailed to landowners within a ½ mile of the subject quarter section. No letters have been received prior to the submission of this staff report.

## SUMMARY

### **Request for adoption of Area Structure Plan:**

**Bylaw XX/2023** – Council is requested to consider granting 1<sup>st</sup> reading to Bylaw XX/2023 to adopt the Heritage Crossing Area Structure Plan.

Should Council grant 1<sup>st</sup> reading, the ASP will require submission to the Calgary Metropolitan Region Board for approval prior to Council considering 3<sup>rd</sup> reading of the bylaw.

### **Request for Land Use Redesignation and Site-Specific Amendment:**

**Bylaw XX/2023** – Council is requested to consider granting 1<sup>st</sup> reading to Bylaw XX/2023 to allow for the redesignation of the subject lands from Agricultural District and Country Residential District to the Residential Community District, Residential Multi-Family District, Public Utility Lot, and Municipal Land Reserve District with lands to be dedicated as Municipal Reserve and Environmental Reserve, and a Site-Specific Amendment to the Residential Community District to allow for amended minimum parcel size.

*Note: The application requests consideration of amending the Hamlet of Heritage Pointe boundaries to include the subject lands within the Hamlet. Should Council support the proposed ASP and Redesignation, further consideration will need to be made with respect to this request. Planning Staff requests direction from Council regarding how to proceed with investigations and public consultation to determine appropriate hamlet boundaries.*

## OPTIONS FOR COUNCIL'S CONSIDERATION: AREA STRUCTURE PLAN

### **OPTION #1 for ASP – APPROVAL (First Reading to Bylaw)**

Council may choose to approve the Heritage Crossing Area Structure Plan which would allow the future residential community on the subject lands, consisting of approximately 35.82 acres of developable lands and 3.29 acres of Environmental Reserve.

*Note: Council may wish to provide direction with respect to any amendments to the ASP they deem necessary to address issues brought forward as part of the public hearing process and/or to address alignment with the Calgary Metropolitan Region: Growth Plan, Servicing Plan, and Regional Evaluation Framework.*

### **RECOMMENDED CONDITIONS FOR OPTION #1:**

- 1) Applicant to provide textual amendments to the ASP, as per recommendations by Foothills County staff and Council direction to the satisfaction of the Foothills County;
- 2) Applicant to obtain Historical Resources Act approval and provide proof of such to the satisfaction of Foothills County;
- 3) Applicant to satisfy requirements of the Ministry of Transportation and Economic Corridors (formerly Alberta Transportation) and provide proof of such to the satisfaction of Foothills County;  
*Note: Requirements of TEC have not been confirmed prior to submission of this staff report.*
- 4) Approval of the Heritage Crossing Area Structure Plan by the Calgary Metropolitan Region Board.

*Note: Amended ASP to be reviewed and accepted by Foothills County Council prior to submission of the plan to the CMRB for approval.*

## **OPTION #2 for ASP – POSTPONE APPLICATION**

Should Council be of the opinion that they require additional information or deem more discussion of the application be required prior to rendering a decision; Council may choose to postpone their decision on the adoption of the Heritage Crossing Area Structure Plan and provide further direction to administration and/or the applicant.

## **OPTION #3 for ASP – REFUSE APPLICATION**

Should Council choose to refuse the application requesting the adoption of the Heritage Crossing Area Structure Plan, on the subject lands, Council may wish to consider the following reasons:

Council is of the opinion that the application:

- is premature for the subject properties and surrounding lands specifically with respect to servicing capacities and overall planning framework within and surrounding the Hamlet of Heritage Pointe; and/or
- does not have sufficient merit; and/or
- is not consistent with the regional and/or municipal policy framework, and/or
- any other concerns brought forward through the public hearing process which Council does not feel can be adequately mitigated/addressed through amendments to the proposed ASP.

## **OPTIONS FOR COUNCIL'S CONSIDERATION: LAND USE REDESIGNATION AND SITE-SPECIFIC AMENDMENT**

### **OPTION #1 – APPROVAL (First Reading to Bylaw)**

Council may choose to grant 1<sup>st</sup> reading to the application for Land Use Redesignation and Amendment on the subject properties, being Ptn. NW 32-21-29 W4M; Plan 2211669, Block 7, Lot 5 & Plan 1530LK, Block 1, to allow for the redesignation from Agricultural District and Country Residential District to the Residential Community District, Residential Multi-Family District, Public Utility Lot, and Municipal Land Reserve District with lands to be dedicated as Municipal Reserve and Environmental Reserve, and a Site-Specific Amendment to the Residential Community District to allow for amended minimum parcel sizes, for the following reasons:

In their consideration of the criteria within the South Saskatchewan Regional Plan, the Calgary Metropolitan Region: Growth Plan, Regional Evaluation Framework, and Servicing Plan, the Calgary / Foothills Intermunicipal Development Plan, and Foothills County's Municipal Development Plan, Land Use Bylaw, and Growth Management Strategy, Council is of the opinion that that the proposed Land Use Redesignation and Site-Specific Amendment for future subdivision of the subject lands as contemplated in the Heritage Crossing Area Structure Plan, would not negatively impact or interfere with agricultural uses, is generally compatible with the surrounding area, and will not unduly interfere with neighbouring land uses or materially interfere with or affect the use, enjoyment, or value of neighbouring properties.

**Note:** *County Staff recommend that all properties within the Heritage Crossing ASP area be designated with a Sub-District 'A' to ensure that all recommendations, requirements, and restrictions as outlined within required Stormwater Management, Master Drainage Plan and Lot Grading, High Water Table Report for Foundation Designs, Geotechnical Report, and Building Envelopes are adhered to and complied with to the satisfaction of Foothills County's Public Works Department. A completion certificate provided by any applicable Professional Engineer(s) verifying that all aspects of the noted analysis have been met and a \$5,000 refundable compliance deposit as a pre-release condition to ensure compliance with all conditions of the development permit will be required.*

## **Recommended Conditions for Option #1:**

- 1) 3<sup>rd</sup> reading to be granted to Bylaw XX/2023 adopting the Heritage Crossing Area Structure Plan;
- 2) Landowners are to fully execute and comply with all requirements as outlined within Municipal Development Agreements for the purposes of payment of the Community Sustainability Fee, construction of all external and internal transportation, water/wastewater and utility infrastructure, Geotechnical/Lot Grading/Site Drainage/Stormwater Management, greenspace, outdoor recreational facilities, and pathway network, and any other necessary municipal and on-site improvements as required by Council and the Public Works Department, to the satisfaction of the Foothills County and respective utility service providers;
- 3) Proof of adequate water supply to be provided for the development area, to the satisfaction of Foothills County. The applicant shall provide written confirmation from Corix to ensure sufficient license capacity for potable water and capacity for wastewater services, and the ability to tie into existing services to the satisfaction of Corix and the Foothills County Public Works Department;
- 4) Applicant to satisfy requirements of the Ministry of Transportation and Economic Corridors (formerly Alberta Transportation) and provide proof of such to the satisfaction of Foothills County;

*Note: Requirements of TEC have not been confirmed prior to submission of this staff report.*

- 5) Applicant to contact the County GIS/Addressing Department to develop a road naming plan for Council's approval;

*Note: Planning Staff suggest that a road naming plan could be deferred to the Subdivision stage and to be considered by Council at that time.*

- 6) Final Redesignation/Amendment application fees to be submitted;

*Note: The applicant is advised that additional conditions may be contemplated prior to 2<sup>nd</sup> reading for the land use redesignation and site-specific amendment and that any conditions of land use completed prior to adoption of the ASP are at the developers risk and cost.*

## **OPTION #2 REFUSE APPLICATION**

Council may choose to refuse the application for Land Use Redesignation and Amendment on the subject properties, being Ptn. NW 32-21-29 W4M; Plan 2211669, Block 7, Lot 5 & Plan 1530LK, Block 1, to allow for the redesignation from Agricultural District and Country Residential District to the Residential Community District, Residential Multi-Family District, Public Utility Lot, and Municipal Land Reserve District with lands to be dedicated as Municipal Reserve and Environmental Reserve, and a Site-Specific Amendment to the Residential Community District to allow for amended minimum parcel sizes, for the following reasons:

Council is of the opinion that the proposed development is premature for the subject and surrounding lands specifically with respect to servicing capacities and overall planning framework within and surrounding the Hamlet of Heritage Pointe, and/or does not have sufficient merit; and/or is not consistent with the regional and/or municipal policy framework.

## **APPENDICES**

### **APPENDIX A: MAP SET:**

LOCATION MAP

HALF MILE LAND USE MAP

SUBMITTED SITE PLAN – DETAILED SITE PLAN

SUBMITTED SITE PLAN – LAND USE CONCEPT

### **APPENDIX B: PROPOSED BYLAW**

DRAFT BYLAW XX/2023 – AREA STRUCTURE PLAN

DRAFT BYLAW XX/2023 – LAND USE REDESIGNATION AND AMENDMENT

### **APPENDIX C: REFERRAL AGENCY COMMENTS**

CITY OF CALGARY – REFERRAL COMMENTS

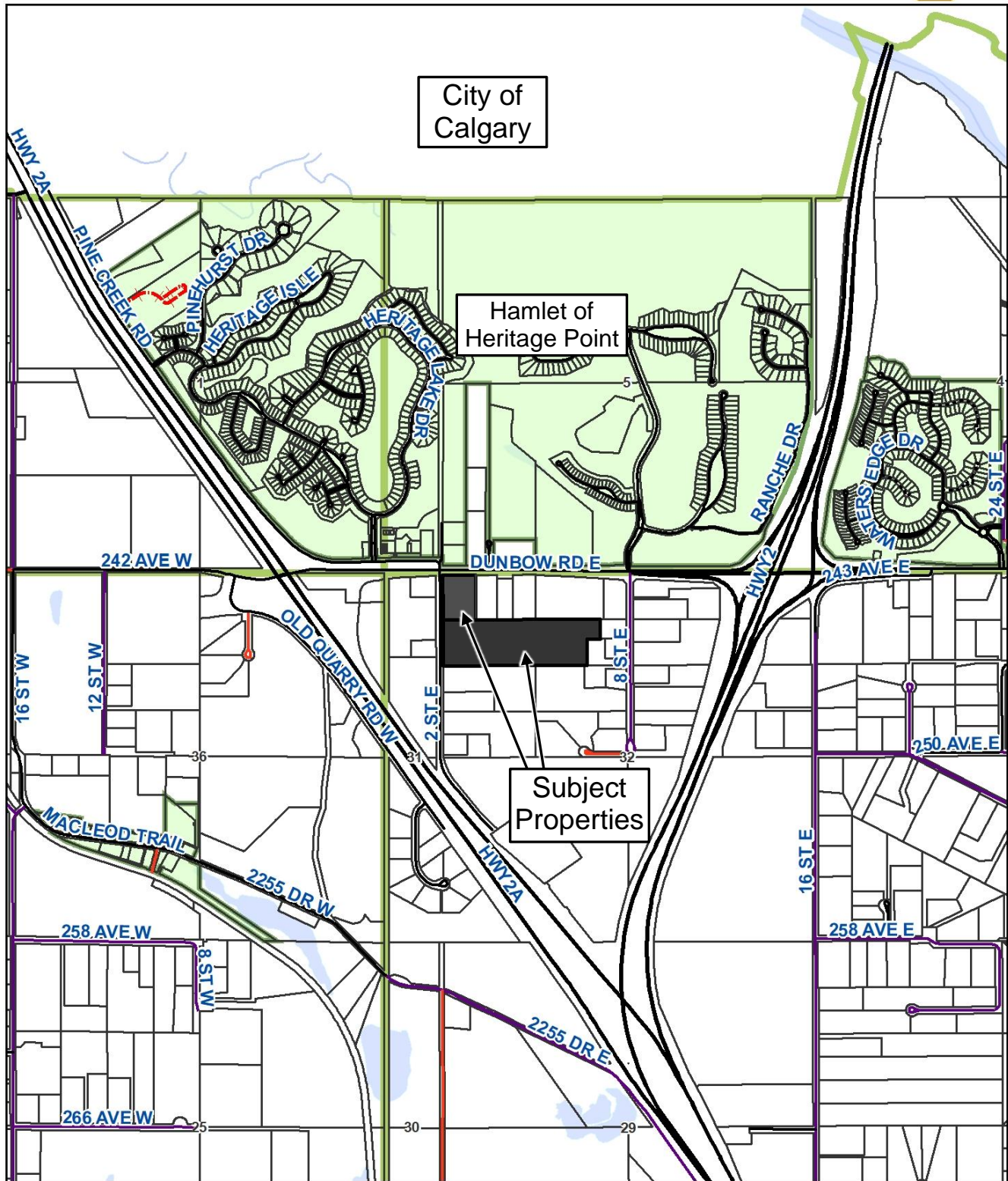
### **APPENDIX D: SUBMITTED DOCUMENTS**

SUBMITTED APPLICATION COVER LETTER

~~HERITAGE CROSSING AREA STRUCTURE PLAN~~ (Prior Version Omitted  
from REF submission)



# Location Map



Date Printed: 5/15/2023

1:22,403

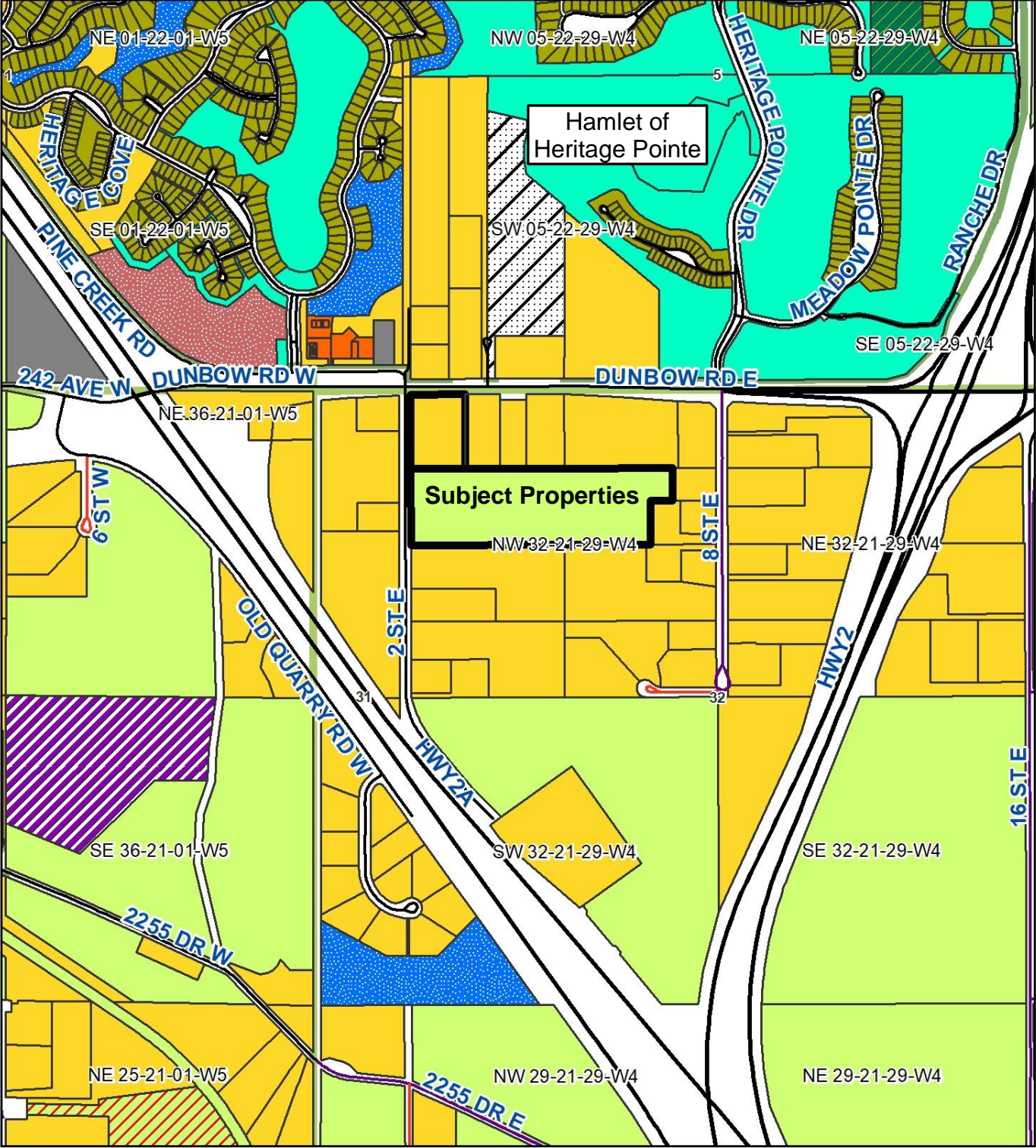
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Data Sources Include Municipal Records and Alta.LS.  
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# Half Mile Land Use Map



## Legend

- |                         |                                     |                           |
|-------------------------|-------------------------------------|---------------------------|
| In Transition           | DC - Direct Control                 | OS - Open Space           |
| A- Agricultural         | RC - Residential Community District | PUL - Public Utility      |
| AA- Agricultural Sub A  | INR- Natural Resource Extraction    | ER- Environmental Reserve |
| CR- Country Residential | REC- Recreation                     | MR- Municipal Reserve     |

1:13,899

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Data Sources Include Municipal Records and AltaLIS.  
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# SUBMITTED SITE PLAN - DETAILED SITE PLAN



CLIENT  
2291463 ALBERTA LTD.

PROJECT NUMBER  
21-036

LEGAL ADDRESS  
N.W. 1/4 SEC 32-21-29 W4M  
FOOTHILLS COUNTY

DATE  
February 15, 2023

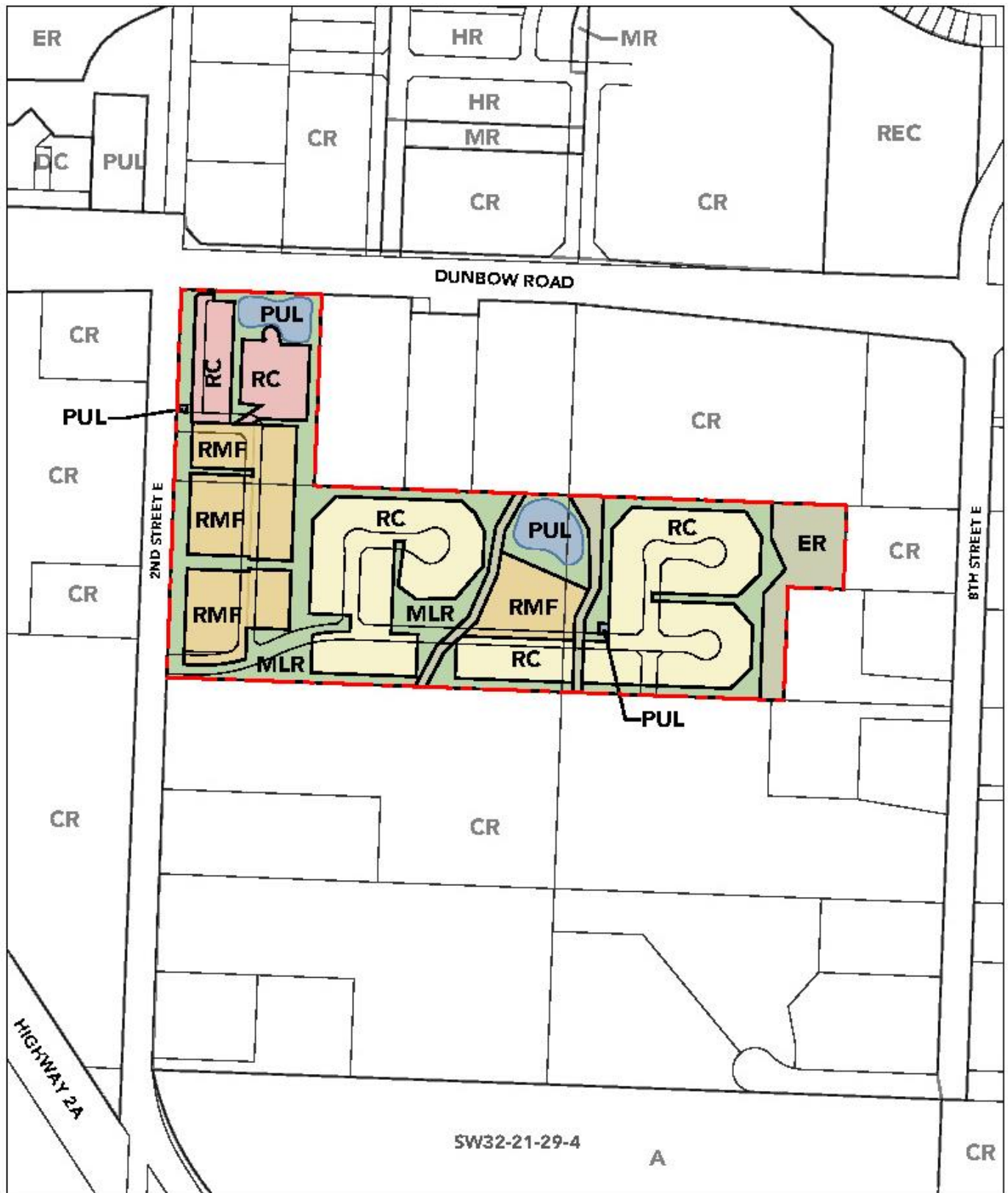
CONCEPT PLAN - OPTION B

SCALE  
2500

SHEET  
S1  
SITE PLAN



**SUBMITTED SITE PLAN - LAND USE CONCEPT**



**Legend**

- |     |                                   |     |                        |     |                            |
|-----|-----------------------------------|-----|------------------------|-----|----------------------------|
| CR  | Country Residential District      | MLR | Municipal Land Reserve | A   | Agricultural District      |
| RC  | Residential Community District    | ER  | Environmental Reserve  | REC | Recreation District Direct |
| RMF | Residential Multi-Family District | PUL | Public Utility Lot     | DC  | Control District           |



**DRAFT BYLAW XX/2023 – AREA STRUCTURE PLAN**

**BEING A BYLAW OF FOOTHILLS COUNTY TO AMEND AN AREA  
STRUCTURE PLAN**

**WHEREAS** the Council of Foothills County (hereinafter called the “Council”) is empowered by Section 633(1) of the Municipal Government Act, being Chapter M-26.1, to adopt an Area Structure Plan which provides a framework for subsequent subdivision and development of an area of land within the Municipality’s boundaries;

**AND WHEREAS** the Council did receive an application for an Area Structure Plan for the properties legally described as Ptn. NW 32-21-29 W4M; Plan 2211669, Block 7, Lot 5 & Plan 1530LK, Block 1.

**AND WHEREAS** Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26, as amended:

**NOW THEREFORE** the Council of Foothills County in the Province of Alberta; hereby  
adopts the Heritage Crossing Area Structure Plan as follows:

1. This Bylaw may be cited as the “Heritage Crossing Area Structure Plan”. The Heritage Crossing Area Structure Plan, being Schedule ‘A’ attached hereto and forming part of this Bylaw.
2. That the Heritage Crossing Area Structure Plan may be amended by Bylaw from time to time in accordance with the Municipal Government Act, by the Foothills County.
3. This Bylaw comes into full force and effect upon the third and final reading and has been signed in accordance with the Municipal Government Act.

*...Signature lines removed for document formatting...*

PASSED IN OPEN COUNCIL assembled at the Town of High River in the Province of Alberta this  
day of \_\_\_\_\_, 20\_\_ .

## **DRAFT BYLAW XX/2023 – LAND USE REDESIGNATION AND AMENDMENT**

### **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 NW 32-21-29 W4M; Plan 1530LK, Block 1 from Country Residential District to Residential Community District, Residential Multi-Family District, Municipal Land Reserve District, and Public Utility Lot, with a Site-Specific Amendment to the Residential Community District.

**AND WHEREAS** the Council has received an application to further amend the Land Use Bylaw by authorizing the redesignation of NW 32-21-29 W4M; Plan 2211669, Block 7, Lot 5; from Agricultural District to Residential Community District, Residential Multi-Family District, Public Utility Lot, and Municipal Land Reserve District with additional lands to be dedicated as Municipal Reserve and Environmental Reserve, with a Site-Specific Amendment to the Residential Community District.

#### **NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:**

1. Land Use Map No. 2129 is amended by *redesignating the following*:
  - a) *Portions of NW 32-21-29 W4M; being the 6.89 +/- acre Plan 1530LK, Block 1 from Country Residential, and the 32.22 +/- acre Plan 2211669, Block 7, Lot 5 from Agricultural District to 12.36 +/- acres of Residential Community District, 5.15 +/- acres of Residential Multi-Family District, 1.46 +/- acres of Public Utility Lot, 9.92 +/- acres of Municipal Land Reserve District, and 3.29 +/- acres of Environmental Reserve.*
2. Under Section 13.4 RESIDENTIAL COMMUNITY DISTRICT, the following shall be added under Section 13.4.8 EXCEPTIONS:
  - a) *a Site-Specific Amendment on NW 32-21-29 W4M; Plan 1530LK, Block 1, and Plan 2211669, Block7, Lot 5; to allow for lots intended for the bungalow typology in the Residential Community District to be a minimum of 0.08 acres.*
3. This Bylaw shall have effect on the date of its third reading and upon being signed.

*...Signature lines removed for document formatting...*

PASSED IN OPEN COUNCIL assembled at the Town of High River in the Province of Alberta this day of \_\_\_\_\_, 20\_\_ .

## APPENDIX C: REFERRAL AGENCY COMMENTS

### CITY OF CALGARY – REFERRAL COMMENTS



May 15, 2023

Planning Department  
Foothills County  
309 Macleod Trail Box 5605  
High River, AB T1V 1M7

**SUBJECT:** 23R019 – For the Adoption of Heritage Crossing Area Structure Plan and concurrent Land Use Redesignation from Agricultural District (A) and Country Residential District (CR) to Residential Community District (RC) with a Site-Specific Amendment, Residential Multi-Family District (RMF), Public Utility District (PUL) and Municipal Land/Reserve District (MLR) with additional lands to be dedicated as Municipal Reserve (MR) and Environmental Reserve (MR).

Dear Drew Granson,

The City of Calgary has reviewed the above noted application in reference to the *Intermunicipal Development Plan for the Municipal District of Foothills and the City of Calgary (IDP)* and other applicable policies. The City of Calgary Administration has the following comments for your consideration.

#### Planning:

- City Administration has been in discussions with Foothills County Administration regarding alignment to the regional Growth Plan. Alignment to the Growth Plan should be explored further as this application progresses.

#### Transportation:

#### Note: These comments are advisory and for your consideration only

- The relative distances to Highway 2A and Deerfoot Tr that are stated in Section 3.7 of the ASP appear to be inaccurate. These should be corrected.
- It is not clear how the “future road dedication” stub at the SE corner of the ASP area relates to the broader network. Prior to approving the ASP, (or at a minimum prior to servicing lots in the eastern half of the plan), it should be confirmed how and when this future road will be able to connect back to either 2 St or 8 St. The distance from the two new public road intersections with 2 St to the lots at the eastern edge of the plan is significant from a road network redundancy and emergency access perspective.

Thank you for the opportunity to review and comment on this application. Please feel free to contact me at the number below if you have any questions or concerns regarding the above comments.  
Sincerely,

#### **Kristine Stephanishin**

Planner 2, Regional Planning  
City and Regional Planning | Planning & Development Services  
The City of Calgary  
C 587.576.4318 | E [Kristine.Stephanishin@calgary.ca](mailto:Kristine.Stephanishin@calgary.ca)

## APPENDIX D: SUBMITTED DOCUMENTS SUBMITTED APPLICATION COVER LETTER

321-259 Midpark Way SE | Phone: 403.880.8921  
Calgary, AB T2X 1M2 | TWPplanning.com



Foothills County  
Box 5605  
High River, AB  
T1V 1M7

03/30/2023

**ATTN:** Samantha Payne, Planning Coordinator, and Drew Granson, Planning & Development Officer

**RE:** Resubmission following County Comments regarding the Land Use Redesignation and proposed Area Structure Plan for Heritage Crossing Community located at NW 32-21-29 W4M, lot 5, block 1 and 7, Plan 1530LK and 22116699.

Dear Ms. Payne,

Following the County's detailed review and Township Planning + Design's continued discussions with the County, we have amended the documents as required and resubmitted under separate cover. In support of the above-mentioned Land Use Redesignation and Area Structure Plan application, please find enclosed the following revised documents:

- The signed application for Amendment to Land Use Bylaw for Land Use Redesignation, adoption of an Area Structure Plan, and identification of Site-Specific Amendments;
- A copy of the Certificates of Title;
- A copy of the revised proposed Area Structure Plan;
- A copy of the land use concept for the proposed redesignation;
- A copy of the detailed site plan; and
- TWP's response to County's comments.

Documents submitted as part of the original submission that have not been resubmitted as part of this package are still relevant and we would request that they be considered part of the submission.

The following summarizes the major changes made following discussions with the County and an overview of the application:

### **Summary of Major Changes:**

- Based on discussions with the County, we have written the ASP as if Heritage Crossing is included within the Hamlet of Heritage Pointe. Should the County wish to revise this, we are open to further discussion and amendments.
- The bungalow housing typology was originally proposed as Residential Multi-Family District to accommodate any live in assistance. Based on discussion with the County, this housing typology is now proposed as Residential Community.
- The Plan proposes specific lot sizes for each housing typology which are different from those listed in the Land Use Bylaw, as such, we have included Site Specific Amendments in the application form to request these lot sizes be allowed.
- Some of the sections and numbering have been rearranged; therefore, the references to policy and page numbers in the original comments from the County no longer align with the current document.

## **Overview**

Township Planning + Design Inc. has been retained by 2291463 Alberta Ltd to develop the Heritage Crossing Area Structure Plan (ASP) for the land located NW 32-21-29 W4M, lot 5, block 1 and 7, Plan 1530LK and 22116699, consisting of a total of 39.11 acres (15.83 ha) and to concurrently apply for the Land Use Redesignation. Heritage Crossing is a residential development proposed to be included in the Heritage Pointe Hamlet in Foothills County. Heritage Crossing is located at the junction of Highway 2 and Highway 2A offering convenient access onto these major provincial highways and connecting future residents to the adjacent communities and the region. The plan proposes a mix of housing typologies to support the variety of residents from individuals, young families, to seniors looking to age in place.

## **Land Use Redesignation Application**

The Land Use Redesignation proposes to redesignate the site from the existing Agricultural District (A) and Country Residential District (CR) to Residential Community District (RC), Residential Multi-Family District (RMF), Municipal Land Reserve District (MLR), Environmental Reserve (ER), and Public Utility Lot District (PUL). The redesignation will facilitate the development of Heritage Crossing as a thoughtfully designed residential neighbourhood that integrates into the Hamlet of Heritage Pointe and surrounding, celebrates open space amenity, protects the environment, and promotes a unique balance of rural and urban living.

Heritage Crossing offers two forms of single-family housing and one multi-family housing type situated within an extensive open space network which connects the community and offers passive and active recreational opportunities. Strategic landscaping and a buffer area maintain the privacy of adjacent residents. The Environmental Reserve preserves significant environmental features to retain natural processes and protect the site for future generations.

## **Area Structure Plan**

The Heritage Crossing Area Structure Plan provides a comprehensive framework for the future subdivision and development of the Plan Area in compliance with the policy direction within the South Saskatchewan River Plan, CMRB Growth Plan, Municipal Development Plan, and Growth Management Strategy.

The ASP establishes a land use strategy that will guide growth and determine a range of appropriate land uses and contextual interface conditions with existing and approved area development. Heritage Crossing is designed as a vibrant, mixed-housing form community that celebrates and protects the environment, champions efficiency in design and servicing, and balances the benefits of rural and urban living. The rural character of Heritage Crossing is derived from the existing communities of Heritage Pointe and Artesia to create a cohesive pattern and context across all three communities.

The open space system consists of a series of pathways, public green spaces, and environmental reserves that create a connected and cohesive network throughout the community. Integrating Heritage Crossing with the surrounding context while adhering to the design standards for rural communities results in a strong sense of place and community character.

## **Water & Wastewater Servicing**

Heritage Crossing will be provided water and wastewater services by Corix. A Conceptual Study completed by Associated Engineering determined that the existing potable water and sanitary wastewater system operated by Corix Utilities has the capacity to service Heritage Crossing. This new service area is proposed to connect to the existing infrastructure that services Heritage Pointe, and there is an existing water line in place. Sanitary Sewer Servicing for Heritage Crossing will require new sanitary sewers within the proposed roadways and utility right-of-way within the Plan Area. The servicing concept also includes two lift stations that will pump sewage collected in gravity mains to the existing wastewater system in Heritage Pointe.



For additional details regarding the application, please refer to the supplementary documents provided.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,  
**Township Planning + Design Inc.**

A handwritten signature in black ink, consisting of a dense, scribbled base and a long, sweeping tail that extends upwards and to the right.

Kristi Beunder, B.A., M.E.Des.  
RPP MCIP  
Senior Planner / Principal  
**Urban + Regional Planning**

Cc: - 2291463 Alberta Ltd.