



FOOTHILLS COUNTY

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March 8, 2024

Ministerial Order Number – MSD:064/22

Calgary Metropolitan Region Board (CMRB)
305, 602 – 11 Ave. S.W.
Calgary, AB T2R 1J8

Attention: Liisa Tipman

Re: Bylaw No. 34/2023 - Heritage Crossing Area Structure Plan

Please find the enclosed application for a new Area Structure Plan within Foothills County, for review and consideration for approval by the Calgary Metropolitan Region Board (CMRB).

The Heritage Crossing Area Structure Plan (ASP) proposes to guide future development of Masterplan Community and Residential Community placetypes on approximately 35.82 acres of developable lands and 3.29 acres of Environmental Reserve. A maximum of 163 dwelling units are proposed consisting of a mix of single-family dwellings and residential multi-family dwellings, as well as 27.69% Municipal Land Reserve, 19.37% Road/Road Dedication, and 4.07% Public Utility Lots.

Foothills County is proposing to designate and establish the existing Hamlet of Heritage Pointe as a Hamlet Growth Area and subsequently acknowledge the proposed ASP lands as an Expansion to the Hamlet Growth Area.

The subject lands are located directly south of Dunbow Road and the Hamlet of Heritage Pointe. These lands are approximately 1.6 kilometres (1 mile) south of the City of Calgary boundary and are located between Highway 2 (Deerfoot Trail) and Highway 2A (Macleod Trail), with access through local road network via 2nd Street East and Dunbow Road East. This is within the City of Calgary and Foothills County's Intermunicipal Development Plan (IDP) area and is located outside of the City of Calgary's identified Future Growth Areas within the IDP.

Subsequent to a Public Hearing, held on May 31st, 2023, Foothills County Council granted first reading to Bylaw 34/2023 for the purpose of adoption of the ASP on the properties legally described as Plan 2211669, Block 7, Lot 5, and Plan 1530LK, Block 1; both within NW 32-21-29 W4M, subject to conditions and required revisions.

Council direction following 1st reading advised that the ASP proceed with the Regional Evaluation Framework application aligning with the Infill & Redevelopment Preferred Placetype. Upon further consideration, on January 17th and February 14th, 2024, Foothills County Council moved to direct

County administration to submit the ASP to the CMRB for consideration as Masterplan Community Preferred Placetype and Residential Community Placetype within an Expansion to a Hamlet Growth Area, and designate the Hamlet of Heritage Pointe as a Hamlet Growth Area. If approved by the CMRB, minor amendments to the ASP will be required prior to granting 2nd and 3rd readings to align with the changes in Council direction in consideration of the ASP as Masterplan Community and Residential Community Placetypes and the designation of Heritage Pointe as a Hamlet Growth Area.

The ASP was submitted by Township Planning + Design Inc with the following consultants' involvement in preparing supporting documents:

- Englobe Corp. (formerly McIntosh-Lalani Engineering Ltd.)
- LGN Consulting Engineering Ltd.
- Bunt & Associates Engineering
- Navagrah Landscape Architecture + Urban Design
- Associated Engineering Alberta Ltd.

Foothills County respectfully requests that the CMRB approve the designation of the Hamlet of Heritage Pointe as a Hamlet Growth Area and approve the proposed Heritage Crossing Area Structure Plan as a Masterplan Community and Residential Community within an Expansion to a Hamlet Growth Area, so that Bylaw 34/2023 may be considered by the Foothills County Council for 2nd and 3rd readings.

Please contact me directly if there are any questions or additional information is required.

Sincerely,

FOOTHILLS COUNTY



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Attachments:

- 1) Proposed Heritage Crossing Area Structure Plan
- 2) Foothills County Council Report
- 3) Foothills County Public Hearing Meeting Minutes – May 31, 2023
- 4) Subsequent Motions of Council – January 17 & February 14, 2024
- 5) Submitted Supporting Technical Documents
- 6) Growth Plan Alignment Summary
- 7) City of Calgary Intermunicipal Referral Comments