

Growth Plan Alignment Summary: Heritage Crossing Area Structure Plan (ASP)

3.1 Blueprint for Growth	
3.1.1 Region-Wide Policies	<p>3.1.1.1 – The ASP does not border any member municipalities. The subject lands are within the existing City of Calgary and Foothills County Intermunicipal Development Plan area; however, these lands are outside of the City’s identified future growth area.</p> <p>3.1.1.2 – The City of Calgary was notified and provided opportunity to comment on the proposed ASP as per referral circulation policies identified within the IDP. Comments regarding internal road connections were provided and can be addressed through the engineering/design and municipal approval process.</p> <p>3.1.1.3 – The ASP proposes a combination of Masterplan Community and Residential Community Placetypes on a small Agricultural parcel and Country Residential parcel within a community of existing low-density acreages and directly south of the Hamlet of Heritage Pointe. The subject Agricultural lands contain an existing dwelling and yard site and approximately 20 acres which appears to be used for incidental grazing. The ASP has minimal impact on Agricultural productivity in the area, and there are no adjacent agricultural lands.</p> <p>3.1.1.4 – Future residents within the proposed ASP will have access to local public and private recreational facilities as well as regional amenities within Foothills County and benefit from partnerships between Foothills County and the Town of Okotoks; specifically, the Scott Seaman’s Sports Rink and Public/Alternative Schools.</p> <p>3.1.1.5 – The ASP does not propose any additional commercial or employment opportunities within its boundaries; however, is adjacently south of an existing community commercial node within the Hamlet of Heritage Pointe, and would support additional residences and increased demand on the existing businesses within the hamlet. Proximity and ease of access to nearby Provincial Highway interchanges provide convenient access and potential for growth and additional economic development in the immediate area.</p> <p>3.1.1.6 – The ASP proposes the expansion of existing water and waste water services in the area which will provide additional supply of serviced lands, as well contemplates accommodating connections for future development on adjacent lands.</p>
3.1.2 Preferred Placetypes	<p>The ASP proposes a mix of Masterplan Community and Residential Community placetypes consisting of a maximum of 163 additional dwelling units with a mix of single family and semi-detached dwellings. The ASP acknowledges and aligns with Masterplan Community Preferred Placetype policies, including: compact, contiguous development making efficient use of infrastructure and services, mixed housing types, minimum density requirements, interconnected infrastructure encouraging active and alternate transportation opportunities, close proximity to existing amenities and commerce within the Hamlet of Heritage Pointe, access to both active and passive recreational facilities both within Foothills County and neighbouring urban municipalities, and proposes the creation of high quality parks and trail networks with consideration of existing natural features.</p>

3.1.3 Preferred Growth Areas	<p>3.1.3.1 – The ASP proposes connection and expansion of existing piped water and wastewater services from the privately operated Corix system currently servicing the Hamlet of Heritage Pointe and includes opportunities for future connections/expansions for adjacent lands.</p> <p>3.1.3.2 – The proposed hamlet expansion area will have access to and be in close proximity to existing community services and facilities within the Hamlet of Heritage Pointe, and public recreation facilities within Foothills County including but not limited to the Scott Seaman’s Sport Rink, Heritage Heights Public School, and St. Francis of Assisi Academy.</p> <p>3.1.3.3 – N/A the ASP does not contain Employment Areas.</p> <p>3.1.3.4 – N/A</p> <p>3.1.3.5 – N/A</p> <p>3.1.3.6 – N/A</p>
3.1.4 Placetype Targets for Population Growth	<p>3.1.4.1 – The ASP proposes a combination of the Masterplan Community Preferred Placetype and the Residential Community Placetype within an Expansion to the Existing Hamlet of Heritage Pointe. The Residential Community Placetype is not a Preferred Placetype and as such should be allocated only up to 40% of the new dwelling units within Hamlet Growth Areas across the municipality. The ASP proposes a maximum of 163 dwelling units with 81 units allocated within the Residential Community Placetype and a density of 3.5 dwelling units per acre, and 82 units within the Masterplan Community preferred placetype and a density of 6.0 dwelling units per acre. The proposed allocation within the ASP results in approximately 50% preferred placetype; therefore, Foothills County will need to allocate a minimum of 40 additional dwelling units within a Preferred Placetype within future Hamlet Growth Areas to achieve the minimum proportion of 60% preferred placetypes.</p> <p>3.1.4.2.a – Foothills County is of the opinion that the combination of the Masterplan Community and the Residential Community Placetypes is appropriate at this location and complements the existing Heritage Pointe community’s context and existing neighbouring development on adjacent lands, providing a transition between the existing “estate” and acreage type development and acting as a conduit to additional density for future growth and density in the area.</p> <p>3.1.4.2.b – Foothills County acknowledges that it is responsible for allocating an additional 40 dwelling units within preferred placetypes within future Hamlet Growth Areas across the municipality.</p> <p>3.1.4.3 – The portion of lands proposed as Residential Community Placetype within a Hamlet Expansion Area will apply to the allocation of non-preferred placetypes across the municipality.</p> <p>3.1.4.4 – The ASP aligns with the minimum density of 3.5 dwelling units/acre for the Residential Community Placetype, within a Hamlet Growth Area.</p>
3.1.5 Rural and Country Cluster Placetype	N/A – The ASP does not contemplate the Rural and Country Cluster Placetype.
3.1.6 Rural Employment Area	N/A – The ASP does not contemplate any Rural Employment Area.

<p>3.1.7 Location Criteria for Placetypes</p>	<p>3.1.7.1 – As an expansion to a Hamlet Growth Area, the ASP area will be considered a Preferred Growth Area so could accommodate an employment area; however, no employment areas are proposed within the boundaries of the ASP excepting home-based businesses.</p> <p>3.1.7.2 – N/A – No Rural and Country Cluster Placetype proposed within the ASP.</p> <p>3.1.7.3 – The ASP proposes a portion of the development as Residential Community Placetype within an Expansion to the existing Hamlet of Heritage Pointe, as a Hamlet Growth Area and Preferred Growth Area. Foothills County acknowledges the Preferred Placetype proportions under policy 3.1.4.1 and the ASP aligns with minimum density requirements in accordance with policy 3.1.4.4.</p> <p>3.1.7.4 – N/A – The ASP does not contemplate Rural Employment Areas.</p>
<p>3.1.8 Hamlet Growth Areas</p>	<p>3.1.8.1.b – Foothills County proposes to designate and establish the Hamlet of Heritage Pointe as a Hamlet Growth Area, and the ASP lands as an expansion to the Hamlet Growth Area.</p> <p>3.1.8.2 – The existing Hamlet of Heritage Pointe boundaries are located directly south of the City of Calgary Boundaries. Acknowledging that the Hamlet Boundary was established in 1992 and the City has subsequently annexed lands up to the hamlet boundary; therefore, it is Foothills opinion and interpretation that no exception to the location criteria is required. Once established as a Hamlet Growth Area, the Hamlet of Heritage Pointe will be considered as a Preferred Growth Area.</p> <p>3.1.8.3.a – Foothills County acknowledges the proportion of Preferred Placetypes required under policy 3.1.4.1 and is committed to offsetting the proposed Residential Community through future dedication of a minimum of 40 additional dwelling units within a Preferred Placetype either within the Hamlet of Heritage Pointe or another Hamlet Growth Area.</p> <p>3.1.8.3.b – The existing Hamlet of Heritage Pointe contains a central commercial shopping plaza, including the Heritage Pointe Fire Hall and community recreational facilities, as well as undeveloped Municipal Reserve and lands owned by Foothills County. The subject lands within the ASP are located directly south and within walking distance of the central commercial node.</p> <p>3.1.8.4 – Foothills County intends to expand the Hamlet of Heritage Pointe boundaries to encompass the subject ASP lands upon adoption. Foothills County will update the MDP to reflect this new Hamlet Growth Area.</p> <p>3.1.8.5 – Foothills County proposes designating the Hamlet of Heritage Pointe as a Hamlet Growth Area:</p> <p>a) The Hamlet of Heritage Pointe boundary is located directly south and contiguous to the City of Calgary Boundary; however, the City of Calgary administration have indicated that they do not object to Foothills County establishing Heritage Pointe as a Hamlet Growth Area, as it is an existing Hamlet. Foothills County also acknowledges that the Hamlet of Heritage Pointe boundaries were established in 1992 and the City of Calgary has subsequently annexed lands up to</p>

and adjacent to the Hamlet. This application is requesting acknowledgment of an existing development as a Hamlet Growth Area and not proposing new development contiguous to the urban boundary.

b) The existing hamlet contains residential development, public and private recreational amenities, a central commercial hub, regional fire services, mature greenspaces and public trail network, as well as undeveloped lands with potential for additional density, mixed uses, school(s) and other public facilities.

c) existing private water, wastewater, and stormwater infrastructure service the Hamlet of Heritage Pointe. The ASP proposes connection to existing services and provides opportunity for expansion through future connections to adjacent lands.

d) The ASP lands are located between and in close proximity to Provincial Highways 2 and 2A, with connections through existing local road networks. Intersection improvements on Dunbow road are planned and are currently in the detailed design phase.

e) The existing Hamlet of Heritage Pointe exceeds the land area of 260 hectares (640 acres). This ASP is proposed as an expansion to the Heritage Pointe Hamlet Growth Area.

f) The existing Hamlet contains a central commercial hub as well as undeveloped lands which could support expansion to the commercial areas and mixed-use development.

g) Heritage Pointe was developed in a Hamlet development pattern, consisting primarily of single-family dwellings, with some semi-detached dwellings, and a central commercial hub.

h) The proposed Hamlet Growth Area and Heritage Crossing ASP are located within Foothills County's Central Growth District, which is expected to accommodate the majority of the County's future growth. An expansion to the existing hamlet aligns with current market demands for residential development and developer pressures.

3.1.8.6 – The ASP area is proposed as an expansion to the existing Hamlet of Heritage Pointe.

a) lands within the current hamlet boundaries have substantially been built out, with limited supply of undeveloped land.

b) development pressures in this area support expansion to the hamlet.

c) the ASP lands contain minimal constraints and no major environmental features. Local drainage is accommodated and protected within the ASP conceptual layout, in the stormwater management concept, and through the dedication of environmental reserves.

d) The ASP is located within the City of Calgary and Foothills County Intermunicipal Development Plan area and outside of the City of Calgary's identified future growth areas. The City of Calgary was notified of the proposal in alignment with the IDP referral policy. City of Calgary administration have expressed support for the allocation of Heritage Pointe as a Hamlet Growth Area.

	<p>e) Since Heritage Pointe is being proposed as one of the County's Hamlet Growth Areas, a Joint Planning Area over these lands would not be appropriate.</p> <p>f) The ASP proposes connection to existing piped water and wastewater services. The service provider has indicated that services can be extended to this area and that they have the capacity to service it.</p>
3.1.9 Joint Planning Areas	N/A – The ASP is located outside the Joint Planning Areas.
3.1.10 Existing Area Structure Plans and Area Redevelopment Plans	N/A – Proposed new ASP.
3.1.11 Municipal Development Plan Updates	N/A to ASP level plan for purpose of REF. Foothills County will proceed with updating the Municipal Development Plan to acknowledge and illustrate the Hamlet Growth Area of Heritage Pointe.
3.1.12 Exceptions to the Policy	N/A – no exceptions to the Growth Plan are being requested.

3.2 Economic Wellbeing	
3.2.1 Municipal Development Plans	N/A to ASP level plan for purpose of REF.
3.2.2 Regional Transportation Planning Support for Economic Wellbeing	N/A to ASP level plan for purpose of REF.
3.2.3 Agricultural Economy	N/A to ASP level plan for purpose of REF.

3.3 Protect and Enjoy the Environment	
3.3.1 Flood Prone Areas	There are no provincially identified flood areas located within the ASP area.
3.3.2 Environmentally Sensitive Areas	<p>3.3.2.1 – The ASP states that there are no environmentally significant or sensitive areas located within the ASP area. The ASP acknowledges the intent to protect and enhance the natural environment and locally important drainage within the subject lands through dedication of Environmental Reserves.</p> <p>a) In lieu of a professionally developed environmental screening for the subject lands, County staff conducted a review of existing provincial and regional studies. In review of the Foothills County Municipal Development Plan's definition and identification of Environmentally Significant Areas within Foothills County, and the <i>Environmentally Significant Areas of Alberta: 2014 Update (ESAs)</i>, there are no identified ESAs located on the subject lands or within 100 metres of the subject lands. Most notably, the <i>ESAs</i> assigns the subject quarter section with a score of 0.108-0.147 which determines that it is not an Environmentally Significant Area.</p> <p>b, c, d) N/A as no ESAs identified on the subject lands or within 100m.</p> <p>3.3.2.2 – N/A to ASP level plan or new HGA for purpose of REF.</p> <p>3.3.2.3 – N/A to ASP level plan or new HGA for purpose of REF.</p>
3.3.3 Climate Change	N/A to ASP level plan or new HGA for purpose of REF.

3.4 Water Stewardship	
3.4.1 Watershed Protection	N/A to ASP level plan or new HGA for purpose of REF.
3.4.2 Stormwater Management	N/A to ASP level plan or new HGA for purpose of REF.
3.4.3 Water Efficiency	N/A to ASP level plan or new HGA for purpose of REF.
3.4.4 Collaboration and Governance	N/A to ASP level plan or new HGA for purpose of REF.

3.5 Shared Service Optimization	
3.5.1 Transportation and Transit Corridors	3.5.1.1 – The ASP is within 1.6 km of Level 1 Highway 2 and Level 2 Highway 2A, and is illustrated within enclosed mapping. A TIA has been undertaken which illustrate negligible impact on connections with provincial highways, and the ASP proposes upgrades to local and internal road network aligning with planned upgrades. The ASP proposes to connect with adjacent transportation and active pathway/trail networks.
3.5.2 Energy and Utility Corridors	N/A – There are no regional utility corridors within the ASP area. Local energy corridors are identified within the ASP and any pipelines within the area are protected through rights-of-way registered on title of the lands.
3.5.3 Planning and Protection for Regional Corridors	N/A to ASP level plan or new HGA for purpose of REF.
3.5.4 Recreation	N/A to ASP level plan or new HGA for purpose of REF.