



Cell E

Addendum to the Heritage Pointe Area
Structure Plan Bylaw 80/2004



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01. Introduction

Heritage Pointe ASP Amendment



Purpose

This ASP Amendment outlines in detail a 24.39 acre (9.87 hectare) parcel legally described as Plan 9912130, Block 5 (Ptn. SW 5-22-29 W4M) and located within the boundary of both the Hamlet of Heritage Pointe and the Heritage Pointe Area Structure Plan (ASP) identified as “Cell E”. The parcel is owned by Carolina Oxtoby and Douglas Howland.

These lands have been included in the Hamlet boundary since its inception and in order to develop the site an addendum to the Heritage Pointe ASP needs to occur that outlines the goals, objectives, density, phasing, method of servicing and housing types proposed for the site. This addendum is considered as forming

part of the Heritage Pointe Area Structure Plan. An addition to the ASP, by inclusion of this addendum, will require a public hearing by Foothills County. The policies of the Heritage Pointe ASP apply to this site unless otherwise noted in, or updated by, this addendum document.

The site includes a range of housing options to accommodate consumer choice. It is intended that the man-made pond be protected in perpetuity for the enjoyment of the residents. The goals and objectives for development of this site are detailed in this plan.

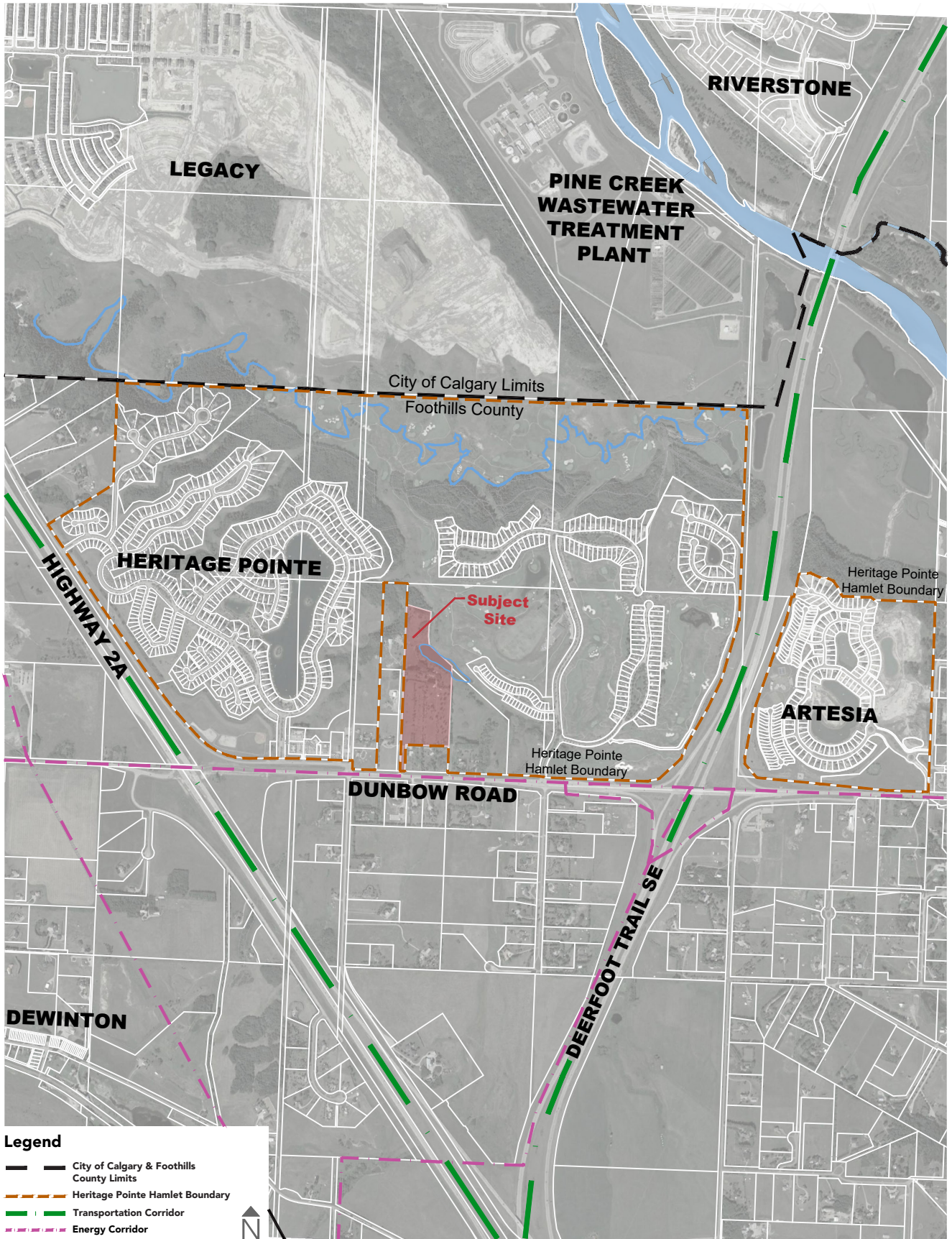
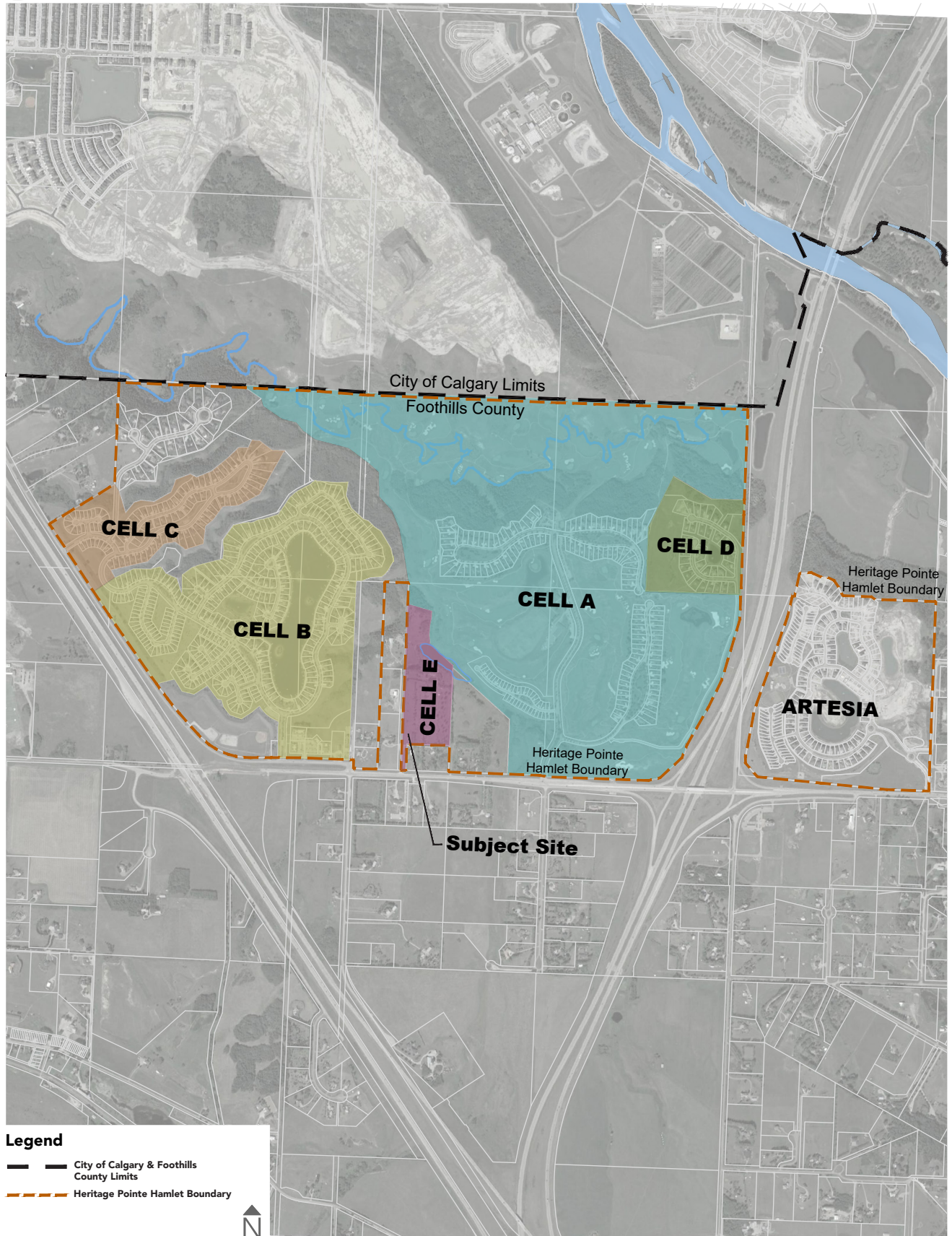




FIGURE 1 - SITE CONTEXT



Legend

-  City of Calgary & Foothills County Limits
-  Heritage Pointe Hamlet Boundary

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FIGURE 2 - LOCATION OF CELL E

02. Policy Analysis

02.1 Local Context

The site is located within the Hamlet of Heritage Pointe and is identified as “Cell E” within the Heritage Pointe Area Structure Plan. The subject property is located within Foothills County directly on to the County’s northern boundary shared with the City of Calgary and in close proximity to both the Deerfoot Trail and Highway 2a (Macleod Trail). The site is easily accessed by major provincial highways and is within a 10-minute drive of a major activity centre, regional hospital and shopping area within the community of Seton. Fire and emergency response to this site is from the Heritage Pointe Fire Hall which is in very close proximity and provides a less than 2-minute response time. Please refer to the **Site Context Figure 1.**

Heritage Pointe has been in development since the late 1990’s with the ASP being first adopted in 1995. The investment in the golf course triggered the first stages of development. Over time, Heritage Lake and the Ranche were included in the community resulting in one of the best recreational communities in the Calgary region.

As outlined on **Figure 2,** the site is identified as “Cell E” within the Heritage Pointe Phasing strategy. Artesia was undertaken within the Hamlet Boundary as a separate Area Structure

Plan and development cell and includes its own phasing. For the purposes of this document, Artesia’s phasing is not described, only the Heritage Pointe ASP phasing is included with “Cell E” shown as the next phase in development. Some lands within the Hamlet boundary, to the west and east of this site, are not yet developed and would comprise a separate phase and separate addendum to the Heritage Pointe ASP.



“This property is a gem, unlike any other, it provides a sanctuary from the busy City, the man-made pond provides opportunity for reflection, the golf course and surrounding terrain provide a backdrop of unmatched beauty”. - Carolina Oxtoby



Due to the Plan Area location, there are numerous policy plans in play affecting the site, this includes the Foothills/ Calgary Intermunicipal Development Plan, the Foothills Growth Management Strategy, the Foothills Municipal Development Plan 2010 and the Interim Growth (Regional) Plan.

02.2 Interim Growth Plan (IGP) – Calgary Metropolitan Region Board

The Interim Growth Management Plan (IGP) and Interim Regional Evaluation Framework (IREF) was prepared as a regional plan addressing growth in the Calgary Region. The Calgary Metropolitan Region Board (CMRB) comprised of ten Mayors and Reeves from Calgary, Wheatland County, Rocky View, Foothills, Airdrie, Strathmore, Chestermere, High River, Okotoks, and Cochrane. Current policy in the IGP requires that ASP Amendments for fifty (50) lots or more are to be reviewed by the CMRB. As such, the application to develop the subject property would be referred to the CMRB for review. This review would result in a recommendation from the CMRB Staff and the consultant as to the application and its suitability against the policies of the plan. Policy 3.4.1.2 of the IGP relating to intensification and Infill development in existing areas would be a key consideration in review of the application.

“3.4.1.2 Intensification and infill in existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities shall be planned and developed to:

- a. achieve an efficient use of land;*
- b. achieve higher density development in central core areas;*
- c. accommodate residential and/or mixed-use development at a higher density than currently exists;*
- d. provide for a mix of uses including community services and facilities, where appropriate; and*
- e. make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers..”*

IGP pg. 14



02.3 Foothills/Calgary Intermunicipal Development Plan

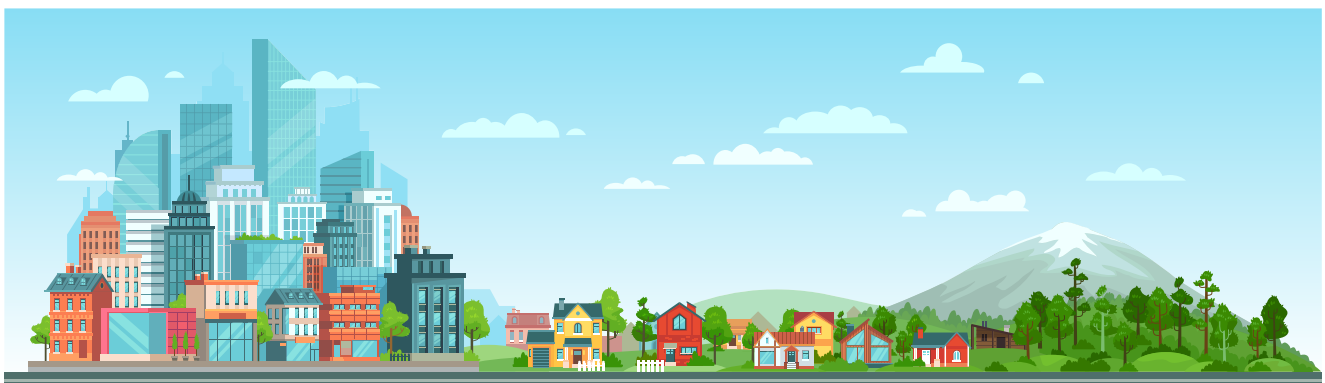
The Foothills/ City of Calgary Intermunicipal Development Plan (IDP) is entitled “Our Shared Boundary” and was adopted in April 2017. The subject site is located within the IDP Plan Area Boundary but is not located within a specific policy area or identified Calgary Growth Area. The application for amendment to the Heritage Pointe ASP to allow for development of the site would need to be referred and circulated to the City of Calgary as part of the formal circulation referral process. The IDP polices suggest that this is an identified residential growth area for Foothills County. The IDP allows the City of Calgary to review the ASP amendment on its own merits and the site is not subject to the interface policies of the plan.

02.4 Foothills Municipal Development Plan (MDP 2010)

Foothills County’s Municipal Development Plan (MDP 2010) was adopted in 2010, and amended in 2017, the MDP outlines the vision for the municipality. Foothills County is a diverse and large County containing hamlets as well as vast tracts of farming and grazing lands. The MDP attempts to cover this diversity by placing a priority on retention of agricultural lands. It also identifies where growth should occur in the County in order to take pressure off of agricultural areas.

“We know that development and growth will occur and the response is a balanced mix of growth in Hamlets and identified growth areas which will support the preservation of large open land areas.” Pg 6

“Hamlet Residential lots are those developed in a semi urban form resembling a village or small town. Much of the new residential development in the MD of Foothills will be in the form of communally serviced, compact, mixed use communities planned from the perspective of environmental, social, and economic sustainability. The MD will direct the majority of future residential growth to existing hamlets, new hamlets, and developed lands that can be redeveloped to higher densities.



02.5 Foothills Growth Management Plan

New Hamlet Residential development will be focused in areas of the MD where transportation, servicing, and community development can be maximized for all residents in the region. The MD will implement strategic planning to provide guidance on the principles, general locations, and desired components of new Hamlet Residential development. Where new communities are to be developed or where redevelopment opportunities arise, the best available environmental technology and innovation will be employed within all municipal infrastructure systems and buildings.” Pg. 20

The principles, goals and vision of the Foothills County MDP 2010 all support the intensification of development within existing Hamlets.

The Foothills County Growth Management Strategy builds on the direction provided in the MDP 2010 by dividing the municipality into five districts and identifying the Central District as the area that will accommodate the majority of the municipality’s future growth. Foothills County plans to undertake further planning (including a plan for the Central District) to provide guidance on the principles, locations and desired components of future growth and development. The subject property is located in the Central District and this area is the identified growth engine for the County where they want to see most development occur.

“The Central District has seen the most significant development of all the five districts; it has substantial country residential development, contains five golf courses and is home to Spruce Meadows, a world class equestrian facility. It also contains the Highway 2A Industrial corridor between High River and Okotoks that will be the focus for industrial development in the MD.” Pg. 18

“The Central District of the MD has been the growth engine for the MD and this trend is expected to continue into the future. While significant development and intensification of development is expected in this area, it will need to be undertaken bearing in mind the aspirations of our municipal neighbours and with due consideration to riparian and wetland areas. Opportunities for joint initiatives will play a key role in providing effective, efficient and affordable services for this area.” Pg. 34

03. Goals and Objectives

03.1 Objectives

The overall objectives are:

0.3.1.1 To establish a land use strategy that aligns with, and is supported by, existing municipal and regional policy.

0.3.1.2 To establish a land use strategy with sound planning rationale to the benefit of the Hamlet of Heritage Pointe and Foothills County residents;

0.3.1.3 To present a comprehensive review of the existing site conditions, constraints and opportunities within the Plan Area; and

0.3.1.4 To determine the general configuration of land uses, transportation networks, and utilities within the Plan Area and outline an overall strategy for development.

03.2 Development Considerations

The primary development considerations of the community are as follows:

0.3.2.1 Development is contiguous and compatible with existing surrounding areas;

0.3.2.2 Offer a variety of residential housing typology and allow for options in the design of single family dwellings, and the integration of semi-detached lots in a number of forms;

0.3.2.3 The density proposed in the land use strategy will complement the community character and meet the density goals and growth objectives in the County's MDP 2010 and the Calgary Metropolitan Region Board Growth Plan;

0.3.2.4 Linear pathways will create connectivity within the community, creating linkages between the adjacent neighbourhoods and commercial and recreational areas;

0.3.2.5 Access to adjacent neighbourhoods are established through a long-term east-west connection; and

0.3.2.6 Access to existing utility services within the Hamlet of Heritage Pointe will result in servicing efficiencies for private and public utility and infrastructure provision.

03.3 Guiding Principles

Policies in this Plan are designed with a series of Guiding Principles, derived from the land use strategy.

RESIDENTIAL NEIGHBOURHOOD & COMMUNITY CHARACTER:

0.3.3.1 Accommodate a range of single and semi-detached residential housing styles;

0.3.3.2 Achieve density through subdivision and development to support Foothills County growth targets and those of the Calgary Metropolitan Region Board.

0.3.3.3 Maintain the unique character of the hamlet by integrating building design with surrounding neighbourhood areas.

0.3.3.4 Retain the character elements of the site such as the man-made pond and as many trees as possible (outside the building envelopes) to preserve the unique aspects of this site that make it a special place within Heritage Pointe.

OPEN SPACE & PATHWAY CONNECTIVITY:

0.3.3.5 Create opportunities for active transportation and further develop open space linkages through pathways and connected recreational spaces in the hamlet.

TRANSPORTATION CONSIDERATION:

0.3.3.6 Provide safe vehicular connections to the existing road network to enhance accessibility to hamlet community services and regional networks.



COMMERCIAL:

0.3.3.7 Design walkable access to existing commercial development within the hamlet and create walkable access to a variety of retail and consumer services.

INFRASTRUCTURE:

0.3.3.8 Provide future residents with appropriate wastewater, potable water and solid waste service provision;

0.3.3.9 Ensure high standards of water management and protection through water conservation efforts; and

0.3.3.10 Provide efficient stormwater servicing to ensure that there are no adverse impacts on existing residents and the local environment.



04. Architectural Controls

04.1 Purpose

The purpose of architectural controls are to bring a unification and harmony to the built form in a community. As various housing typologies are being proposed in this land use strategy, and the project is located within an existing Hamlet with an established architectural profile, architectural controls are required. The architectural controls will pick up on, and repeat, themes established in previously approved area developments such as the Lake at Heritage Pointe and Artesia.

Policies

0.4.1.1 A set of architectural controls shall be prepared and submitted at the subdivision stage by the Developer to the satisfaction of Foothills County.

04.2 Architectural Theme

The general architectural theme for the development of the plan area should be established by utilizing the prevailing architectural form, style, and detailing of the homes developed throughout the residential communities within the Hamlet of Heritage Pointe. In addition, the Developer should encourage the more traditional styles of French Country, English Country, Tudor, Prairie and Craftsman. The design of the homes should contain enough variety to create interest while at the same time achieving a balanced harmony of forms, colours and themes.

Policies

0.4.2.1 Similar themes, materials, massing, and architectural styles to those existing within the Hamlet of Heritage Pointe shall be repeated within the plan area.

0.4.2.3 The architectural controls shall contain a review and approval process that outline the process for compliance and approval with the Developer to ensure that the architectural controls are satisfied by a builder prior to the submission of a formal building permit to Foothills County.

04.3 Architectural Examples

The photographs on this page provide some context as to appropriate built form and streetscape within the project area.



05. Development Strategy

THE VISION FOR THE OXTOBY/HOWLAND LANDS IS TO PROVIDE SINGLE-FAMILY AND SEMI-DETACHED HOUSING TYPES FOR A VARIETY OF RESIDENTS, ACHIEVE A DENSITY THAT SUPPORTS INFRASTRUCTURE INVESTMENT AND SUSTAINABILITY, AND TO PROVIDE CONNECTIVITY AND ACCESS TO PUBLIC LAND AND ENVIRONMENTAL RESERVES FOR THE BENEFIT OF THE COMMUNITY.

05.1 Site Characteristics

The natural topography of the subject lands generally slopes in south to north, west to east directions. The elevation difference ranges from about 1050.0 m in the southwest to 1022.5 m in the northeast. Slopes within the broader, south half of the lands range from about 3.0% to 4.0%. The topography is identified in 0.5 m contour intervals on the **Topographic Assessment Figure 3**.

A notable feature of the lands is an existing man-made pond in the northeast which collects predevelopment drainage from the subject lands and other surrounding lands. Slopes around the west side of the existing man-made pond and extending north within the narrower, north portion of the subject lands are steeper, ranging from about 15.0% (6.7:1) to 50.0% (2:1).

A predevelopment geotechnical and slope stability report was prepared for the subject lands by McIntosh Lalani Engineering Ltd. under a separate cover (Geotechnical & Pre-Grading Slope Stability Report - Oxtoby Howland Ranch, File 02001385.000, July 17,

2020). The geotechnical report assessed general subsurface soil conditions for design and construction of the proposed development and established a pre-grading slope stability setback line for consideration as part of proposed development adjacent to the steeper sloped areas. This line is noted on the **Development Strategy Figure 4**.

Pre-development drainage from the subject lands, and other surrounding lands, collects in the existing man-made pond which discharges north into an existing drainage course that meanders through the Heritage Pointe Golf Course, ultimately discharging into Pine Creek.

The existing man-made pond is largely located within the subject property. The man-made pond is man-made and was developed by the original landowner (DePlaedt) for the purposes of irrigation of the former tree farm on the property. The man-made pond has a spillway on the north end that eventually releases water into Pine Creek. The man-made pond is shared with the golf course and the neighbour to the east who has licensed their portion of the man-made pond for the purposes of irrigation.

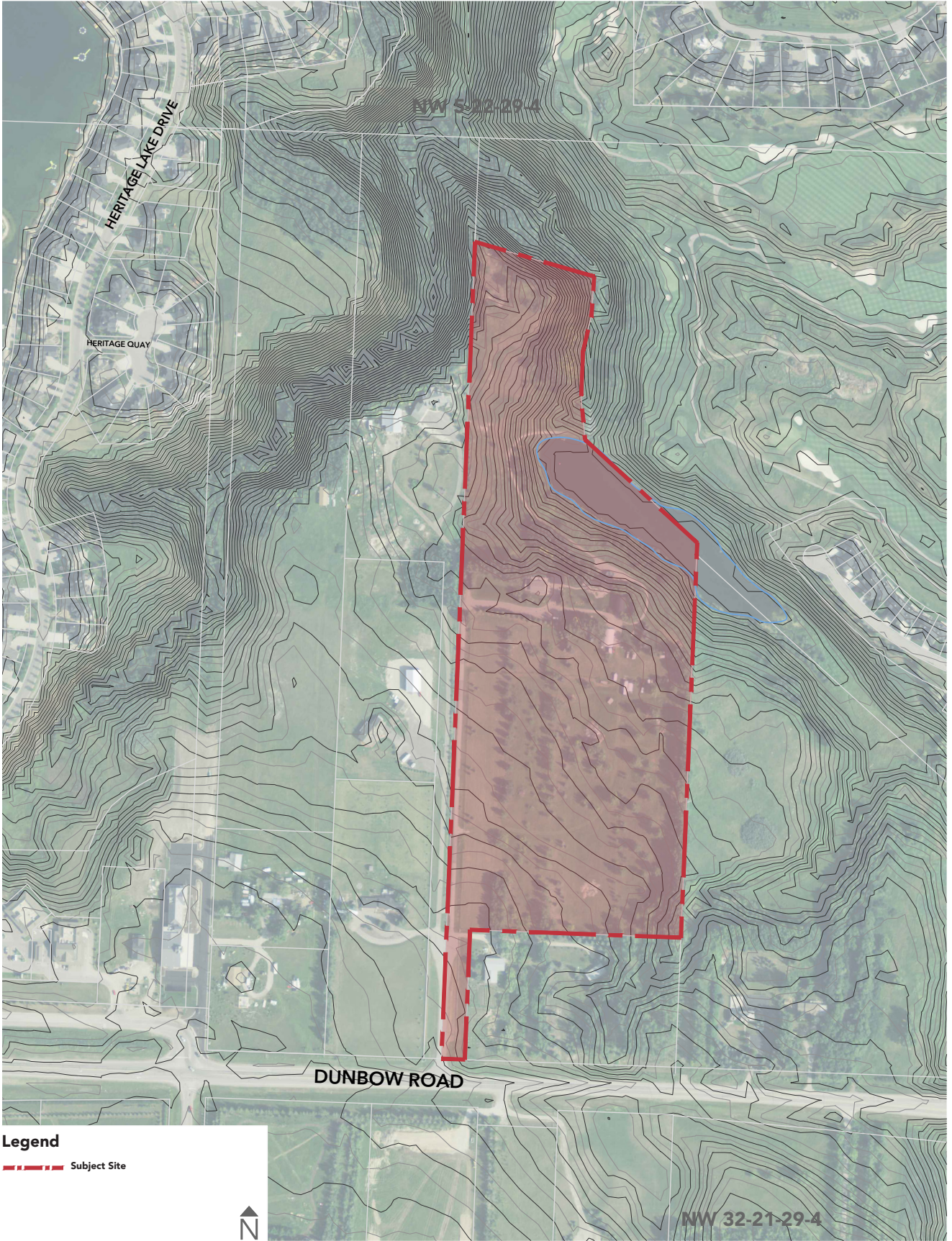


FIGURE 3 - TOPOGRAPHIC ASSESSMENT

05.2 Land Use Strategy

The land use strategy outlines the sustainable development of residential land uses to support the Hamlet of Heritage Pointe, a community that provides a unique blend of hamlet and rural living. The land use strategy provides new opportunities for residential growth that resman-made pond to pressures from the changing urban/rural interface surrounding the community and is supported by hard and soft infrastructure.

The land uses proposed for the Plan Area work in synergy with surrounding established areas, recreation facilities and transportation connectivity.

LAND USE	LOTS	AREA (ACRES)	AREA (HA)	% OF NET DEVELOPABLE AREA
GROSS Developable		24.39	9.87	
Environmental Reserve (ER)	1	4.039	1.635	
NET DEVELOPABLE		20.359	8.239	
Hamlet Residential (HR/HR-A) (*)	45 - 58	7.429	3.006	36.49
Residential Multi-Family (RMF) Villas	20	2.224	0.900	10.92
Municipal Reserve (MR)	5	4.150	1.679	20.38
Public Utility Lot (PUL)	1	0.018	0.007	0.08
Public Roadway	n/a	6.538	2.646	32.11

NOTE (*) - Semi-attached may be constructed in this district which may increase the number of units.

HOUSING UNITS (NET)	PERSONS PER DWELLING	ESTIMATED POPULATION	UNITS PER NET ACRE	UNITS PER NET HA
65 - 78	2.7 (2016 CENSUS)	175.5 - 210.6	3.19 - 3.8	7.8 - 9.46

NOTE - Foothills County retains discretion to adjust density to between 3.19 to 3.8 UPA

TABLE 1 - LAND USE STATISTICS

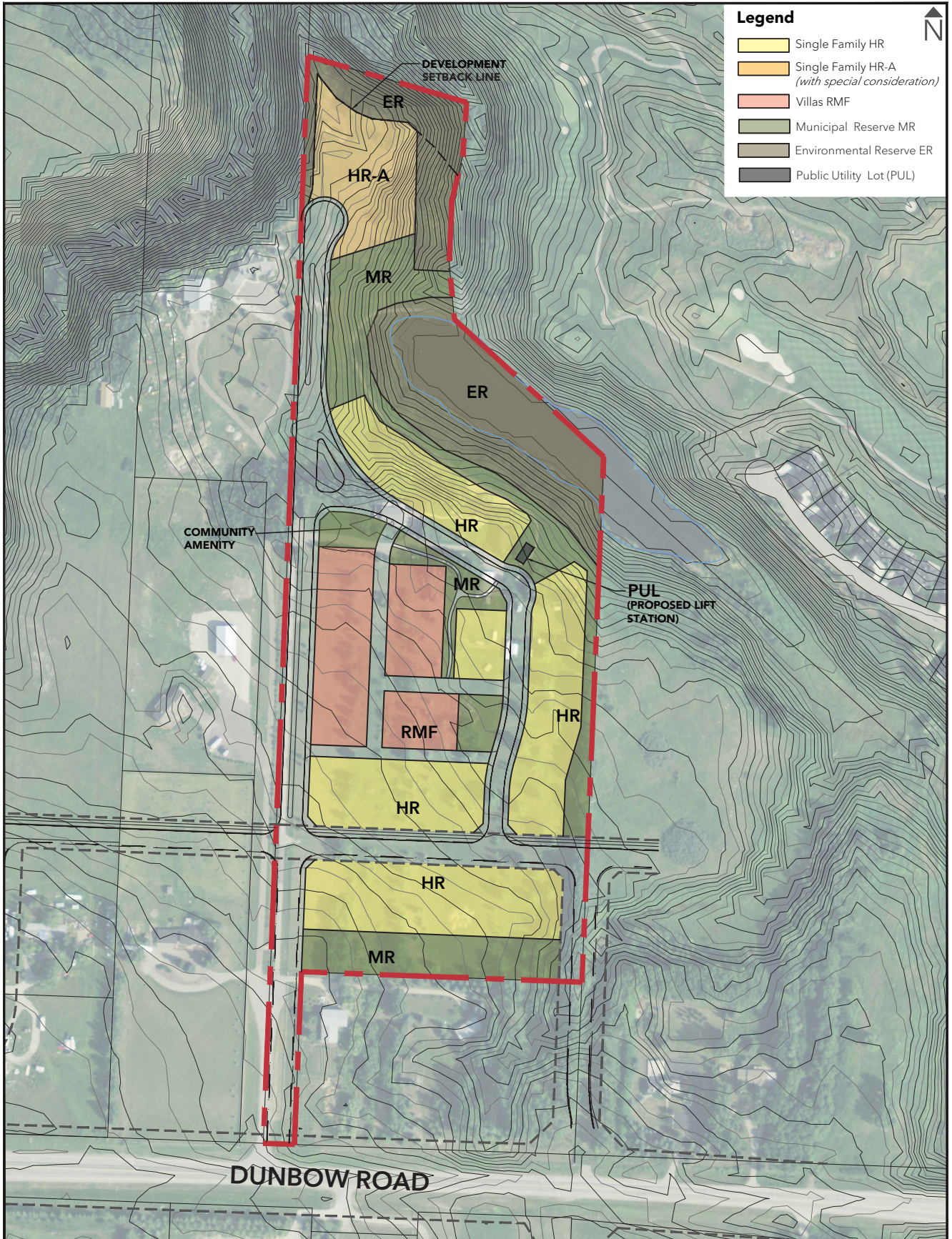


FIGURE 4 - DEVELOPMENT STRATEGY

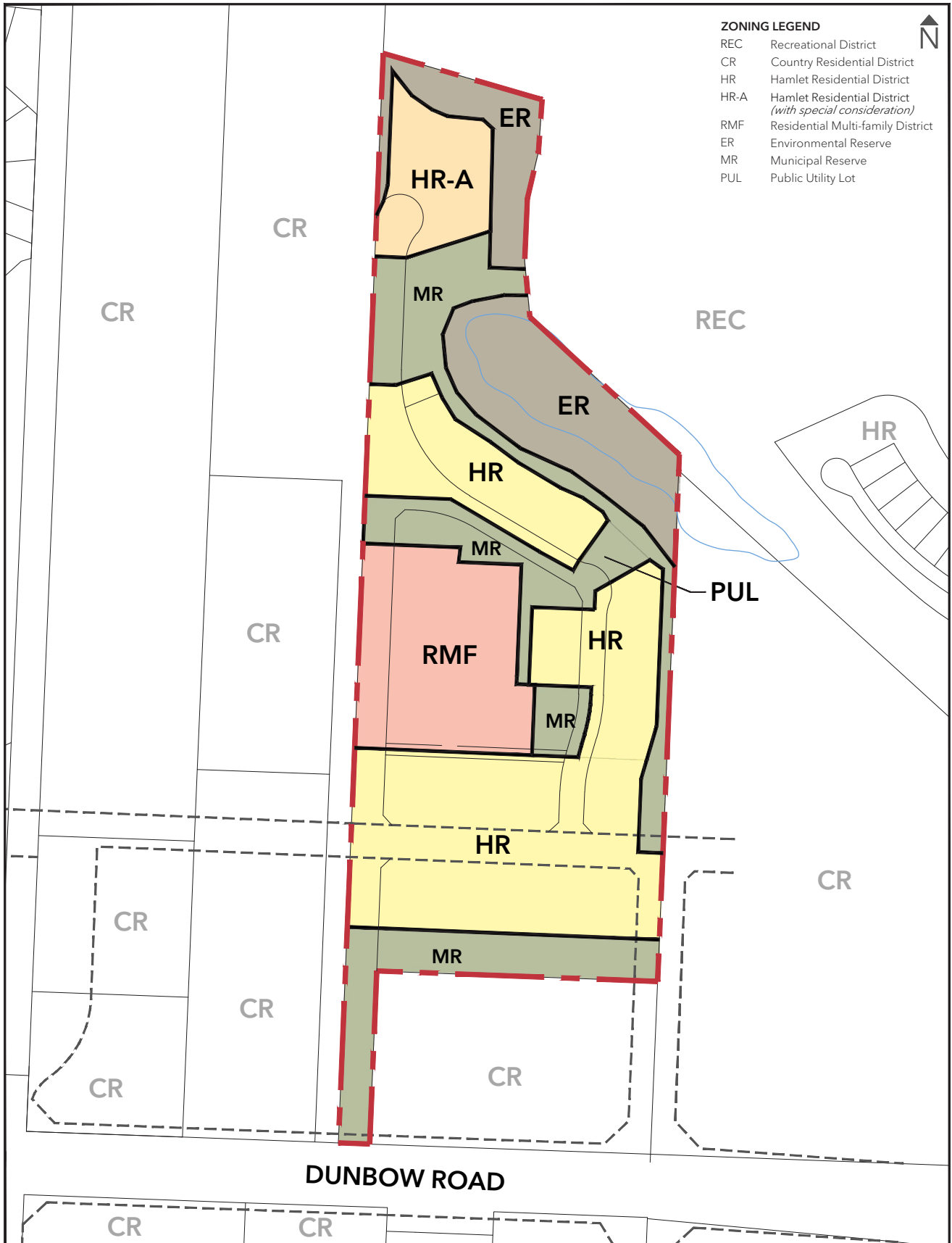


FIGURE 5 - ZONING CONCEPT



STATISTICS

Total Site Area	24.398 ac	9.874ha
Environmental Reserve ER	4.039 ac	1.635 ha
<hr/>		
Site Area	20.359 ac	8.239 ha
<hr/>		
Single Family HR / HR-A	7.429 ac	3.006 ha
Villas RMF	2.224 ac	0.900 ha
<hr/>		
Municipal Reserve MR	4.150 ac	1.679 ha
Public Utility Lot (PUL)	0.018 ac	0.007 ha
Roads/Lanes	6.538 ac	2.646 ha

FIGURE 6 - DETAILED ZONING CONCEPT

05.3 Community Character

The Development will further enhance the community character of the Hamlet of Heritage Pointe. It presents neighbourhood design elements that align with the rural look and small town feel of the surrounding community through compliance with Policies outlined in the Heritage Pointe ASP.

A significant amount of community engagement occurred over the duration of the application phase of this project. As a result, a set of Shared Community Goals were derived and agreed upon by the developer and the community. These goals apply to the project through its duration and they can be found in **Appendix A**.

Policies

0.5.3.1 Lighting shall conform to Foothills County Dark Sky Bylaw;

0.5.3.2 Neighbourhood Design should promote local identity through the use of street names, neighbourhood street design and landscaping with native local plant species.

05.4 Residential Land Use

The Land Use Strategy comprises a mix of single-detached dwellings and semi-detached dwellings within a designated villa area. Lot sizes have been designed to comply with the 2004 Heritage Pointe ASP and Hamlet Residential land use district.

Based on the 2016 Federal Census the average number of persons per dwelling in Foothills County is 2.7. The full build population is calculated to accommodate approximately 175.5 - 210.6 residents. Refer to **Table 1**.

The design and character of surrounding neighbourhoods will be complemented through the use of appropriate massing, scale and architecture. As outlined in Section 4.0, a set of Architectural Controls will be prepared by the Developer and submitted at the subdivision stage.

Policies

0.5.4.1 The density of the Serenity ASP may range from approximately 3.19 to 3.8 units per net developable acre at the discretion of Foothills County.

0.5.4.2 The Land Use strategy comprises a mix of single-detached dwellings and semi-detached dwellings within a designated villa area. Lot sizes have been designed to comply with the 2004 Heritage Pointe ASP and the Hamlet Residential land use district.

0.5.4.3 Housing typologies shall be suitably integrated and compatible with surrounding land uses and the existing community.

0.5.4.4 On Hamlet Residential lots, the housing form shall be single family detached or semi-detached in accordance with the Foothills Land Use Bylaw and aligned with the Site-Specific Amendments as outlined in this ASP.

0.5.4.5 On Residential Multi-Family lots, the housing form shall be semi-detached villa product in accordance with the Foothills Land Use Bylaw and aligned with the Site-Specific Amendments as outlined in this ASP. The direction of Council is to allow flexibility in this district to allow for single family detached at the discretion of Foothills County.

0.5.4.6 Relaxations to built form shall be as outlined in this ASP.

0.5.4.7 The Developer encourages architectural design that creates a sense of neighbourhood identity and is integrated with the surrounding community.

0.5.4.8 The construction of all buildings in the Plan Area shall comply with the Foothills County Land Use Bylaw and the Alberta Building Code. Standard relaxations for the Hamlet of Heritage Pointe shall apply at the discretion of Foothills County. These include:

(i) Front yard setbacks: 4.0m (13.12 ft.) from the property line adjacent to the internal road. The lots along the east/west modified collector that support a rear lane product may be permitted to be 1.0m (3.28 ft) from the property line provided the home is fronting the major collector street.

(ii) Side Yard setbacks: relaxation of up to 90% on side yard setbacks on corner lots provided the front yard is designated by the developer.

(iii) Rear yard setbacks: setbacks: 6.0m (19.59 ft.) from the property line and 1.5 meter encroachment into regular rear yard setbacks requirements for above grade decks for principal dwellings.

(iv) Maximum height requirements will comply with the Foothills Land Use bylaw.

(v) A garage up to 50% of the dwelling size (provided that the garage does not exceed a maximum of 2,400 sq. ft.) split into two different structures, either attached or detached from the residence is permitted.

(vi) A Site-Specific amendment to the land use bylaw was approved by Foothills County that can allow for single-family detached housing forms within the Residential Multi-family area at the discretion of Foothills County.

0.5.4.9 Residential Lots on the north side of the plan area contain an identified Environmental Reserve (ER) area. This area contains land that is to remain in its natural state. Further slope analysis on these lots would occur at the Development Permit stage and these lots shall be designated Hamlet Residential Sub-district "A".

05.5 Open Space and Pathways

Open spaces in the land use strategy are provided through linear greenways within Municipal Reserve and Environmental Reserve areas (upland areas around the man-made pond). A formalized pathway is anticipated within the villa cell and that pathway is to be paved as indicated on **Figure 7**. These greenways in turn provide pedestrian access to established open spaces in adjacent communities as they may develop over time. Additionally, at least one side of sidewalk is contemplated along the major collector street running east-west through the Plan Area, in order to provide future walkable connections in the long-term to the existing commercial area.

Policies

0.5.5.1 Proposed open spaces, trail and pathway networks should provide connections internal and external to the Plan Area.

0.5.5.2 Design of linear greenways should incorporate Crime Prevention Through Environmental Design (CPTED) features including Dark Sky Bylaw appropriate lighting features to the satisfaction of Foothills County.

0.5.5.3 On the east-west collector road, sidewalks shall be provided at minimum on one side of the street to the satisfaction of Foothills County.

0.5.5.4 Design of pathways and trails shall be accessible to a variety of users (i.e. barrier free) to the satisfaction of Foothills County.

0.5.5.5 The open spaces (ER/MR) shall be owned and maintained by Foothills County upon issuance of the Final Acceptance Certificate to the Developer.



05.6 Municipal Reserve

The land use strategy is designed to encourage naturalized and low maintenance Municipal Reserve (MR) parcels. The only landscaped MR is that contained within the villa cell. All other MR parcels are to remain in their natural state, which is heavily treed. There is a MR strip that is currently the main access to the site. Once the formal long-term transportation system has been established, this area will become MR. The MR at this location could be turned back to a low maintenance grass/landscape area or be left in asphalt at the discretion of Foothills County.

Policies

0.5.6.1 Municipal Reserve required shall be confirmed at subdivision stage by Foothills County. The provision of reserves must be in accordance with the requirements of the Municipal Government Act to the satisfaction of Foothills County.

0.5.6.2 Should the provision of Municipal Reserve be insufficient, the Developer shall provide the appropriate amount of cash-in-lieu to the satisfaction of Foothills County.

0.5.6.3 Municipal Reserve shall provide active linkages, open spaces and recreational areas.

0.5.6.4 Landscaping and maintenance plans for Municipal Reserve areas are to be reviewed and approved to the satisfaction of Foothills County at the subdivision stage.

0.5.6.5 As identified on **Figure 7**, a community amenity location is identified. This would be the proposed location where a pickle ball court, or similar developer-funded sports court would be located for the use of all area residents. Further details shall be provided at the subdivision stage to the satisfaction of the County.

05.7 Environmental Reserve

The Municipal Government Act requires land that is subject to flooding, conveys drainage or has characteristics of significant slope be dedicated as Environmental Reserve (ER) and be left in its natural state.

The man-made pond on the property is designated as Environmental Reserve due to the desire to maintain the natural characteristics of the amenity. There is also an ER area surrounding the high-water mark of the man-made pond to ensure that riparian areas associated with the man-made pond are retained. There are storm water management control devices that are associated with this man-made pond and these would be installed with care for the man-made pond and will assist in retaining water levels in the man-made pond. Any utilization of the man-made pond for Stormwater retention requires approval from the County and Alberta Environment and Parks. ER allows for use of the land as park and/or to construct public works. Due to potential liability issues, the County would not permit skating or point of first contact activities on the man-made pond. Any use of the man-made pond would have to be permitted at the discretion of Foothills County.

Policies

0.5.7.1 Environmental Reserve in the Plan Area shall be utilized as a public open space and construction of public works (i.e. - stormwater) may be permitted within ER at the discretion of Foothills County and Alberta Environment and Parks.

0.5.7.2 Lots that back on to Municipal and Environmental Reserve are required to have at minimum 4' chain link fence in order to delineate the private land from the public areas to the satisfaction of Foothills County.

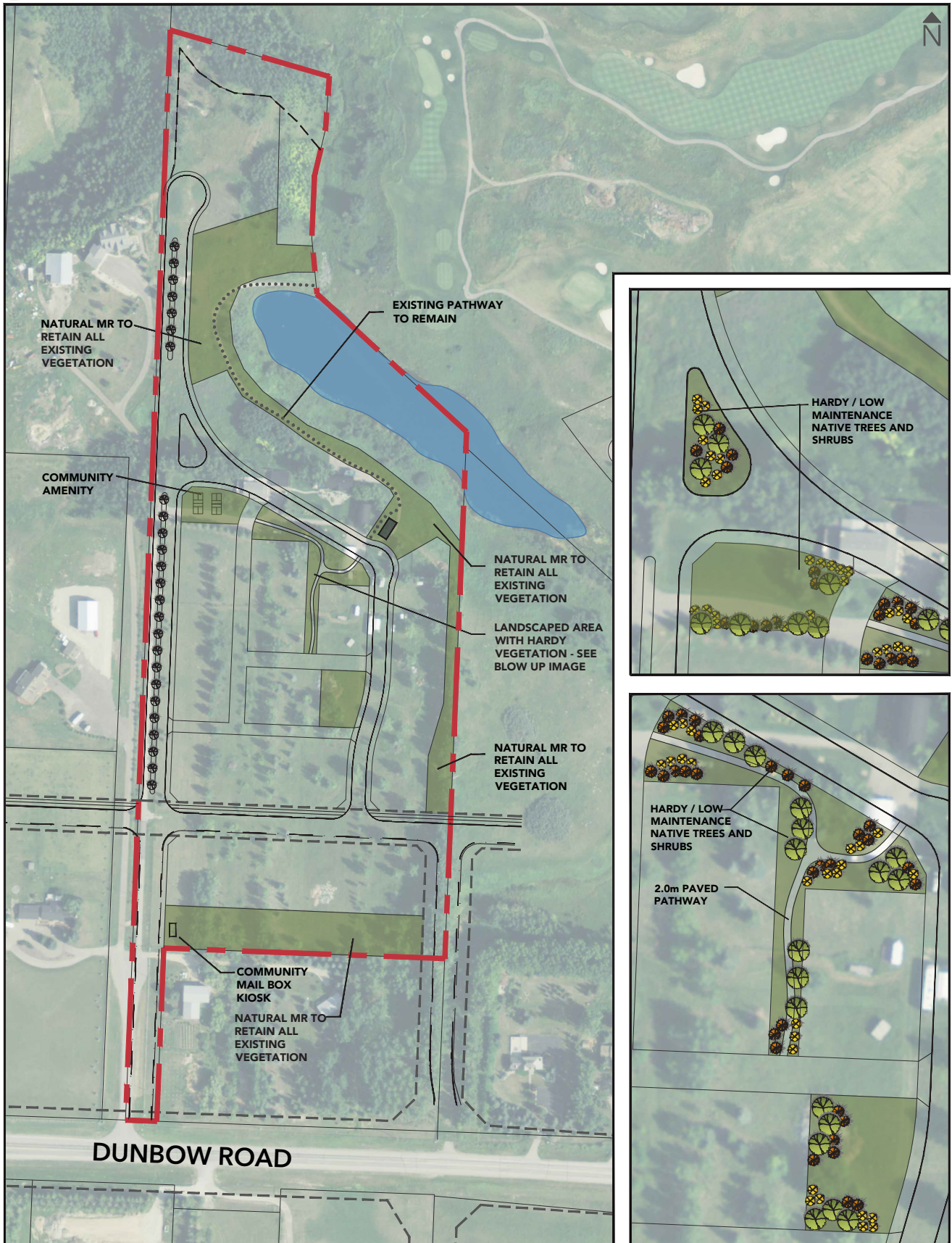


FIGURE 7 - MUNICIPAL RESERVE STRATEGY

05.8 Community Mail Kiosk

The landscaping strategy includes a community mailbox kiosk. Canada Post will service the community via the community mailbox kiosk. These kiosks are frequently located at central points within the community. In this instance, the community kiosk will be provided by the Developer and maintained for two years. Upon issuance of the final acceptance certificate the community kiosk will be maintained and owned by Foothills County. Foothills County maintains a few of these kiosks throughout the County, an example of the community kiosk at Hawks Landing at Priddis Greens is pictured on the following page.

Policies

0.5.7.1 A community mailbox kiosk is required and shall be provided by the Developer at subdivision stage. The community kiosk shall be developed to the satisfaction of Foothills County and Foothills County shall maintain the kiosk, situated on Municipal Reserve lands, upon issuance of the Final acceptance certificate.



PHOTO EXAMPLES OF A COMMUNITY MAIL BOX KIOSK

06. Infrastructure Servicing

06.1 Transportation

External Roads

In 2005, Alberta Transportation completed a study to determine the land requirements and design of an interchange at Dunbow road and MacLeod Trail. **Figure 8** shows the interchange as recommended from Province. In 2015, Foothills County installed the signalized intersection at Dunbow and Macleod Trail as an interim measure to improve safety.

In 2019, Foothills County undertook a functional study of the Dunbow Road corridor between Macleod Trail and the Deerfoot Trail to accommodate for additional growth and to ensure efficient access to Dunbow for fire trucks from the Heritage Pointe Fire Hall. Alberta Transportation has requested that further study be undertaken for access to protect for the interchange, particularly at the intersections on Dunbow at Heritage Lake Drive and at 2nd street. Further study will be undertaken by Foothills County in consultation with all stakeholders, including the surrounding community and Alberta Transportation to align an interchange and to accommodate future growth north and south of Dunbow Road.

Dunbow Road has been constructed to a two-lane rural standard between Deerfoot Trail and Macleod Trail. It functions as a major collector and ultimately will be upgraded to a four lane standard. It intersects with 2nd Street E approximately 700m east of Macleod Trail and with 8th Street approximately 640 m west of Deerfoot Trail.

Its intersection with 8th Street was constructed to a flared standard with a dedicated left turning lane and two through lanes in both the eastbound and westbound directions. The intersection with 2nd Street E has also been equipped with left turning bays but it has only one through lane eastbound and one through lane westbound. Acceleration and deceleration lanes have been constructed to accommodate right turns on its southbound approach.

The Serenity amendment to the Heritage Pointe ASP does not impact the interchange alignment while allowing for both interim access and long term access to Dunbow should adjacent lands development within the Hamlet. The land use strategy illustrated in **Figure 8** includes a conceptual illustration of the potential future long term development on the north side of Dunbow Road. **Figure 8** is conceptual only and does not imply or obligate any further development on adjacent lands, it is simply one potential scenario of future development.

It is anticipated, that as the area develops, Foothills County will require contributions towards transportation improvements on Dunbow Road necessary to support development in the area, including contributions towards an interchange at Dunbow and Macleod Trail.

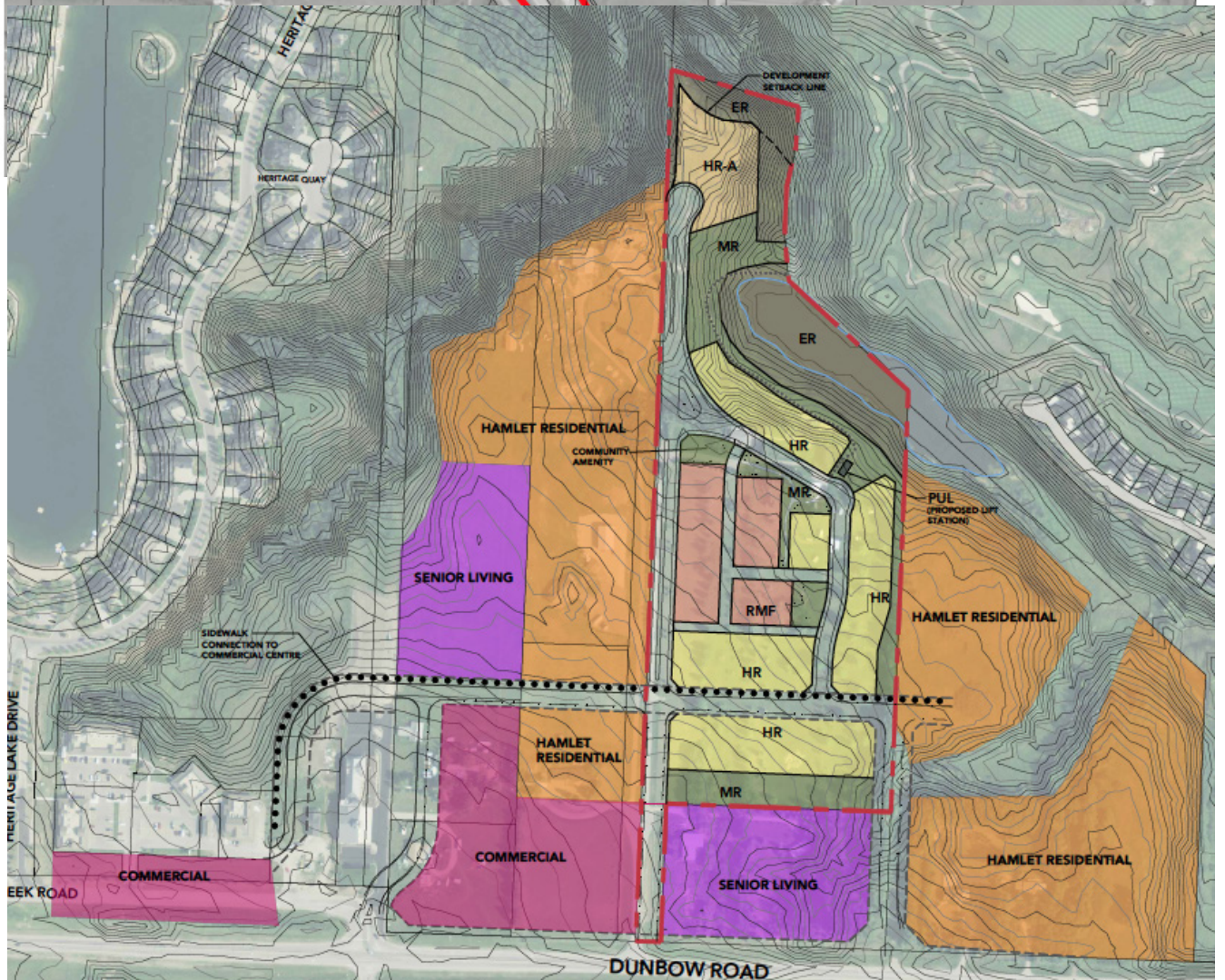


FIGURE 8 - LONG TERM ACCESS AND CONCEPTUAL DEVELOPMENT

Internal Roads

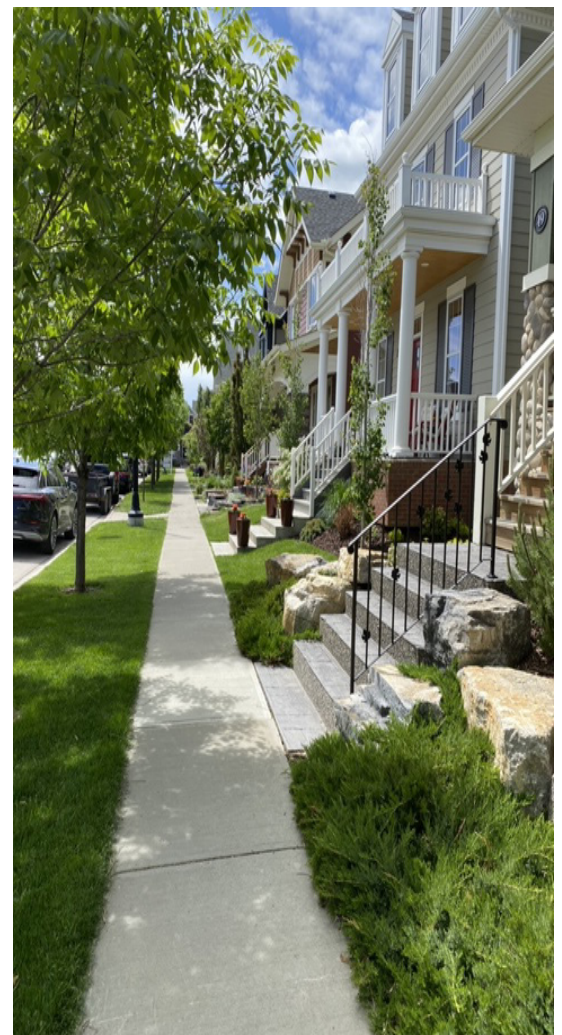
Internal roads are intended to be constructed by the Developer and be owned and maintained by Foothills County upon issuance of a Final Acceptance Certificate. In order to allow for walkable connections to the existing commercial area, it is proposed that a 27.5 m Hamlet Road Standard be utilized as it runs along the east-west portion of the plan area. This is outlined in **Figure 9**. The hamlet collector should include a sidewalk on one side, the north side, in order to facilitate alternative modes of transportation to the commercial areas and to the regional recreational opportunities.

The land use strategy proposes an option for single-family detached housing with a laneway along a segment of the east-west collector. This was undertaken to ensure that the sidewalk on the north side was unbroken by driveway aprons and avoids potential conflicts with cars and pedestrians along this sidewalk.

Road cross sections include parking lanes to ensure that there is sufficient on-street parking with room for two vehicles to safely pass in all road conditions.

Two additional internal road standards are included. The major north - south collector road is designed to a 20m standard with a parking lane. The internal collector loop is designed to a 16m standard, this is 1m wider than the current standard for internal collectors at the Lake at Heritage Pointe. The final design will be engineered in conjunction with the Public Works department to the satisfaction of Foothills County.

Internal roads outside of the collectors, for example the internal villa roads and lane ways are to be constructed to the satisfaction of Foothills County.



Policies

External Road

0.6.1.1 The long-term conceptual illustration on **Figure 8** is for illustrative purposes only, identifying how the long term road system could be supported, and it can be revised without amendment to this plan.

0.6.1.2 The Developer will be required to provide a contribution to the improvement of Dunbow Road by way of Foothills County's Community Sustainability Fee, as outlined in the County's Development Agreement, and paid for at the subdivision stage to the satisfaction of Foothills County.

0.6.1.3 The Developer will execute and comply with the County Development Agreement for all transportation related construction and contribution to the satisfaction of Foothills County.

0.6.1.4 The Developer will be required to provide and physically construct upgrades to Dunbow road to accommodate for safe left turning movements onto 4th Street E from Dunbow Road with acceleration and deceleration tapers. This will be developed as interim measure until the long-term transportation network evolves in response to growth in the area. In the interim period, safe turning movements need to be accommodated from Dunbow Road. All road improvements external to the Cell E shall be undertaken to the satisfaction of Foothills County.

Policies

Internal Road

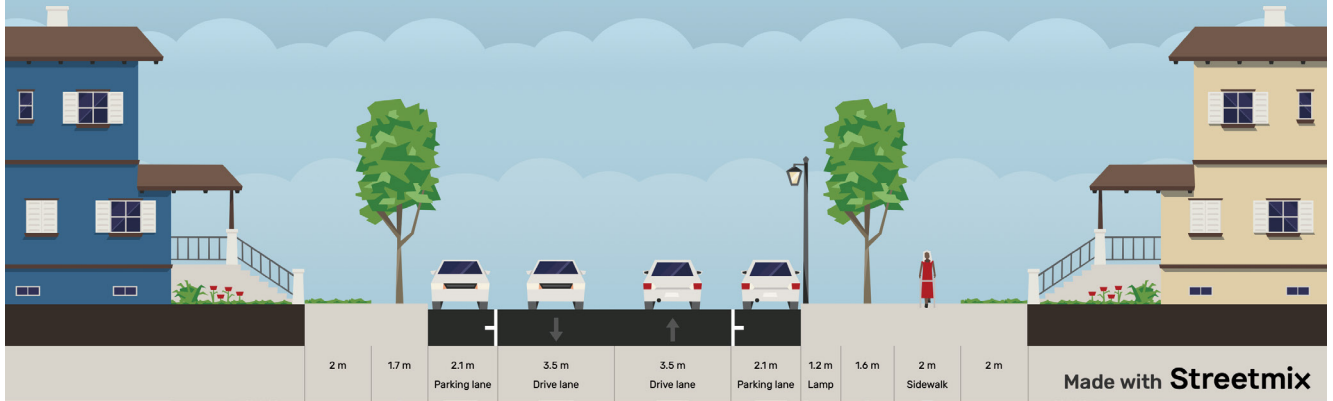
0.6.1.5 The designation and design of local roadways within the internal transportation network, such as the classification, street size and intersection/access spacing, shall be designed to the satisfaction of Foothills County.

0.6.1.6 All internal roads shall be constructed by the Developer to the satisfaction of Foothills County. The County will own and maintain the internal roads upon issuance of a Final Acceptance Certificate.

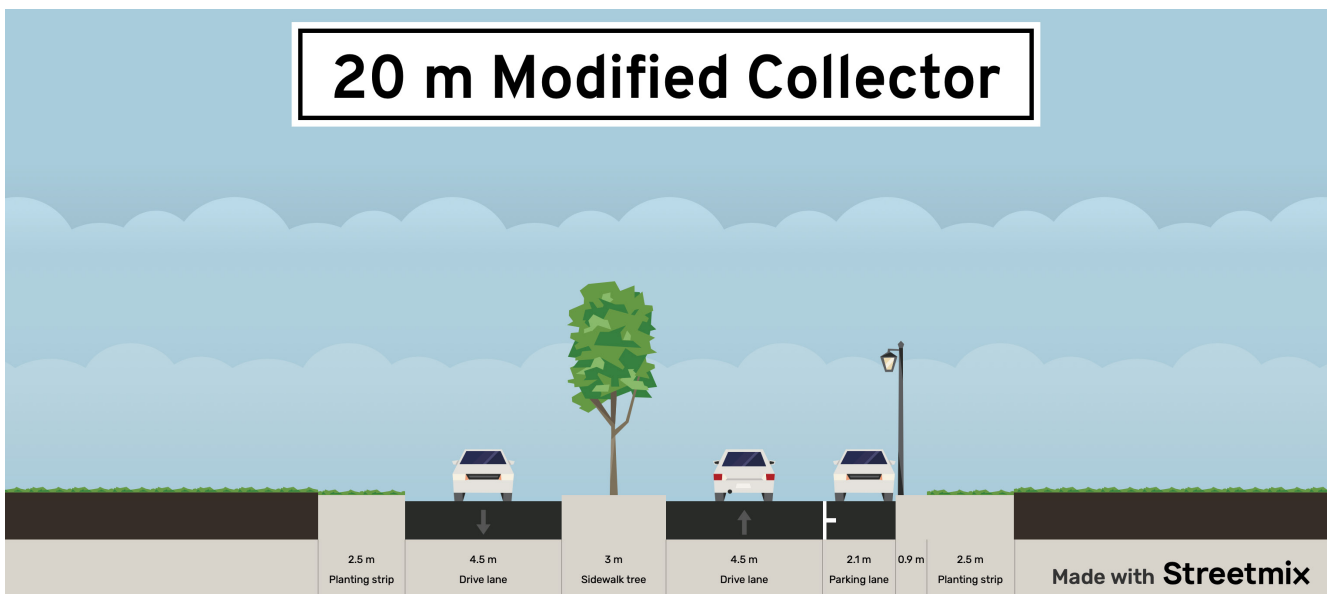
0.6.1.7 Endeavours to Assist should be considered, in collaboration with Foothills County, to address planned excess capacity (i.e. - oversizing) or in providing assistance to benefiting areas, as a result of constructing infrastructure improvements or boundary roads. This consideration ensures appropriate compensation is provided to the Developer who front ended the cost for benefitting lands. Applicable endeavours are usually determined at subdivision stage to the satisfaction of Foothills County.



Modified Hamlet Collector



20 m Modified Collector



16m Residential Street



FIGURE 9 - HAMLET ROAD STANDARDS

06.2 Shallow Utilities

Shallow Utilities provide services such as power, gas, internet and telephone to a development area. The Developer is required to ensure that the plan area has access to these utilities.

Policies

0.6.2.1 Shallow utility servicing (gas, electrical, telecommunication, and cable) can be provided through the extension of shallow utility infrastructure from existing development and regional facilities near the plan area. Shallow utility providers will be engaged as part of subsequent planning and/or detail design stages to determine shallow utility requirements and whether any upgrades of regional infrastructure will be necessary to the satisfaction of the utility companies and Foothills County.



FIGURE 9 - HAMLET ROAD STANDARDS

06.3 Potable Water

As the site is within the Hamlet boundary, Corix is obligated to service this parcel with piped water and wastewater under their franchise utility agreement. The Developer pays all costs associated with providing potable water infrastructure services to the parcel.

Water servicing within the plan area would occur through the installation of water mains along proposed roadways and utility rights-of-way within and outside the plan area. Two off-site water main connections are required into the existing system servicing the Heritage Pointe development in order to create a looped water main network which provides sufficient flow volume and redundancy for servicing of the plan area. Options for potential water main alignments and connections are shown on **Figure 10**.

One water main connection is required southwest of the subject lands into the water main leaving the potable water reservoir site (**located west of the Corix building and south of the fire hall**). This connection would have demand drawn from the potable water reservoir capacity which is greater than alternate connections where demand might otherwise be drawn from the Water Treatment Plant capacity. A possible alignment (Option 1) for this water main connection is east from the potable water reservoir tie, through two adjacent parcels (one of which is understood to be privately owned) to the southwest boundary of the plan area. In the event this alignment is not supported by affected landowners, an alternate alignment for the water main from the potable water reservoir tie-in location that can be considered is south to Dunbow Road, east along Dunbow Road then north along the existing access to the subject lands (Option 2).

This alignment resides within the public realm; however, is not preferred given it would be longer, require more infrastructure, and is a more complex construction given installation would be required along the existing roadway.

A second water main connection for consideration is an extension from the north cul-de-sac of the plan area, west to the existing water main along Heritage Lake Drive. The alignment of this connection is through two adjacent privately owned parcels and would require support of the affected landowners.

In accordance with Corix requirements regarding the water utility, a principle part of the review process is the completion of a standardized Main Lines Extension Test (MX Test). If the results of the MX Test indicate the proposed development will have a positive impact on rates, or at very least no negative impacts, then an Application would be filed with the Alberta Utilities Commission citing the results of the MX Test. If the MX Test indicates rate payers would be negatively impacted, then Corix would only proceed if the developer agrees to a financial contribution to preserve existing rates.

Policies

0.6.3.1 Utility rights-of-way and associated easements must be identified and provided to Foothills County at the subdivision stage.

0.6.3.2 Water utilities shall be provided at time of subdivision or development permit stage.

0.6.3.3 Potable water supply required to service the Plan Area shall be delivered through connection to Corix water treatment and distribution system at the cost of the Developer.

0.6.3.4 Future developments within the Plan Area must implement water conservation measures, such as low flow fixtures and water meters, to the satisfaction of Foothills County.

0.6.3.5 The Developer will execute and comply with the Foothills County Development Agreement for all utility related construction, including water, wastewater and stormwater as well shallow utilities and any required contribution towards utility construction to the satisfaction of Foothills County.

0.6.3.6 Endeavours to Assist should be considered, in collaboration with Foothills County, to address planned excess capacity (i.e. - oversizing) or in providing assistance to benefiting areas, as a result of constructing infrastructure improvements or boundary roads. This consideration ensures appropriate compensation is provided to the Developer who front ended the cost for benefitting lands. Applicable endeavours are usually determined at subdivision stage to the satisfaction of Foothills County.



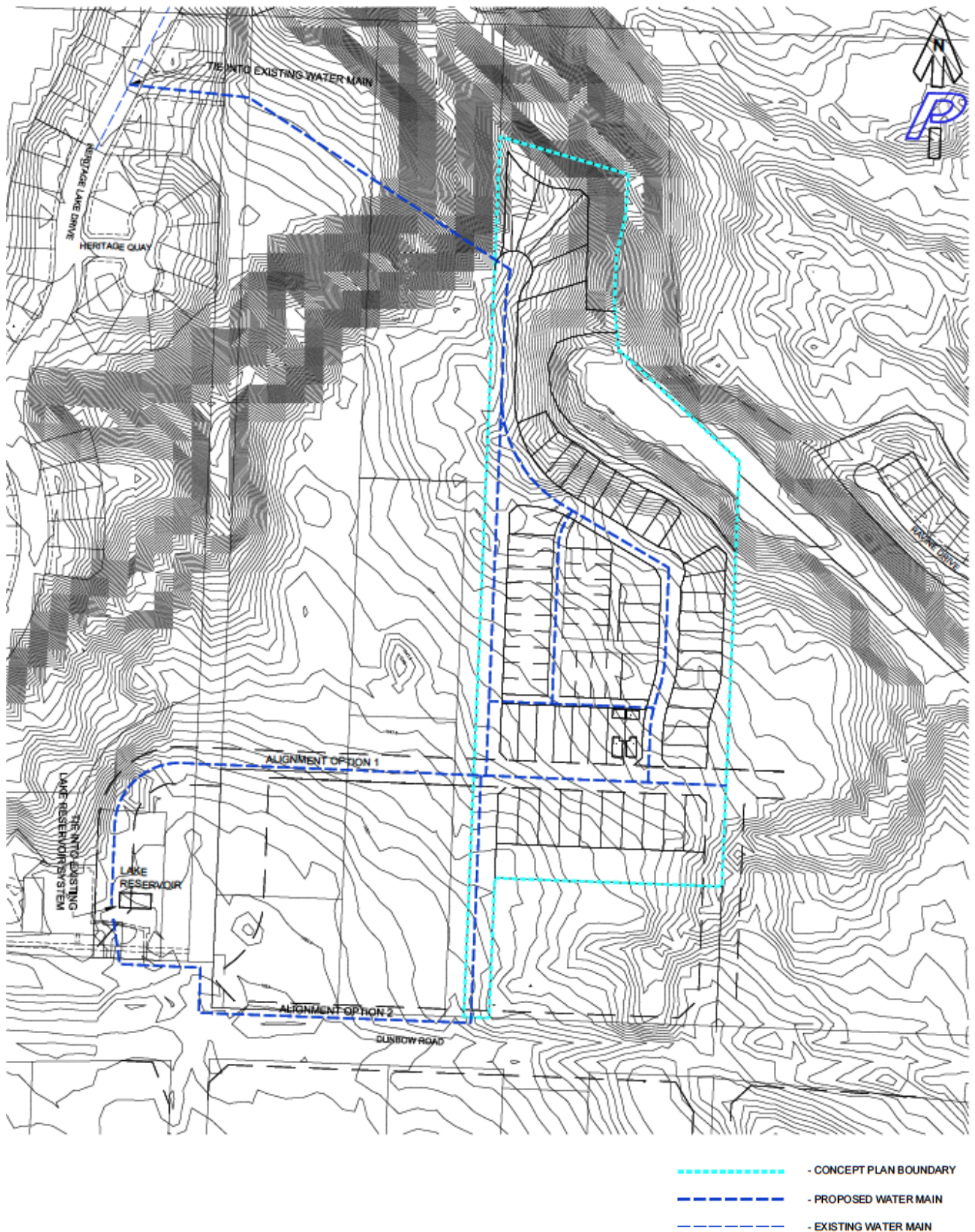


FIGURE 10 - CONCEPTUAL POTABLE WATER SERVICING OPTIONS

06.4 Wastewater Servicing

Sanitary servicing of the plan area would occur through the installation of sanitary sewer pipes along proposed roadways and utility rights-of-way within and outside of the plan area. Based on a preliminary review of post development grades, sanitary sewer pipes would convey flows by gravity to a low point in the northeast corner of the development (**Figure 11**). The Developer pays all costs associated with providing wastewater infrastructure services to the parcel.

A small lift station (similar to others installed to service the Heritage Pointe/Artesia developments) would be constructed in the vicinity of this low point to pump sanitary flows via a force main into the existing downstream sanitary system. The force main alignment would generally run east below the existing man-made pond, through adjacent golf course and/or privately owned lands, discharging into the existing sanitary sewer pipe along Ravine Drive.

It is understood that there is sufficient capacity available in the existing downstream sanitary sewer system through the Heritage Pointe development for servicing of the plan area. Determination of available capacity and a final alignment for the force main will occur as part of subsequent planning and/or detail design stages in collaboration with Corix Utilities, approving authorities and any other affected landowners or parties. Utility rights-of-way and easements may have to be negotiated between affected parties.

In accordance with Corix requirements regarding wastewater utility, although the

wastewater utility is not regulated, Corix follows the same procedures applied to the water utility (except for the regulatory filing). This ensures rates paid by existing customers are not negatively impacted by the proposed development.

Policies

0.6.4.1 The Developer shall determine servicing wastewater capacity requirements and allocation within the Plan Area with Corix to the satisfaction of Foothills County.

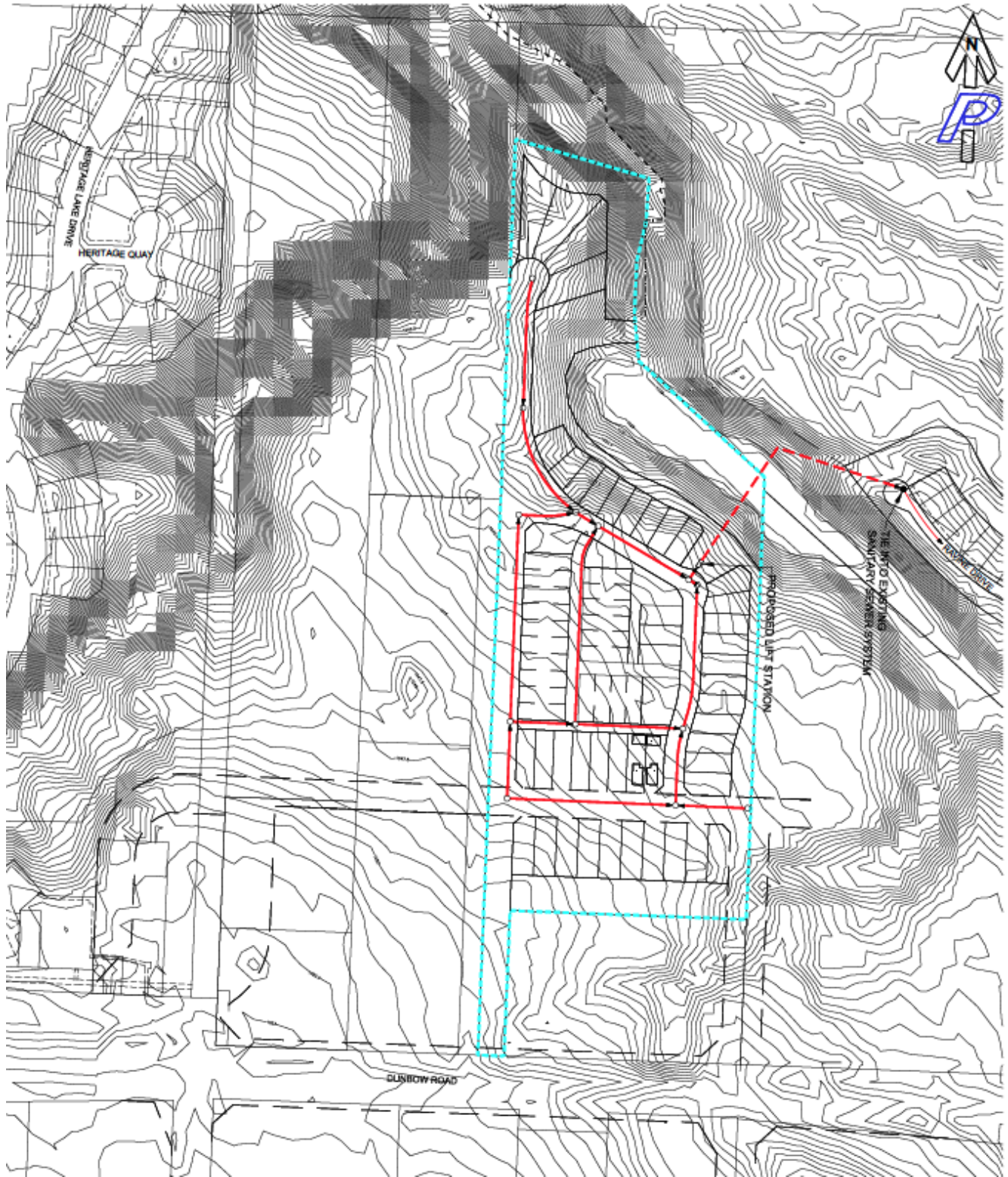
0.6.4.2 The design for the wastewater collection system must be in compliance with the requirements of Foothills County Servicing Standards as well as any applicable provincial guidelines.

0.6.4.3 Wastewater service to the Plan Area shall be delivered through connection to Corix wastewater treatment and distribution system at the cost of the Developer.

0.6.4.4 The Developer will execute and comply with the Foothills County Development Agreement for all utility related construction, including water, wastewater and stormwater as well shallow utilities and any required contribution towards utility construction to the satisfaction of Foothills County.

0.6.4.5 Endeavours to Assist should be considered, in collaboration with Foothills County, to address planned excess capacity (i.e. - oversizing) or in providing assistance to benefiting areas, as a result of constructing infrastructure improvements or boundary roads. This consideration ensures appropriate compensation is provided to the Developer who front ended the cost for benefitting lands. Applicable endeavours are usually determined at subdivision stage to the satisfaction of

Foothills County.



- - - - - - CONCEPT PLAN BOUNDARY
- - PROPOSED SANITARY SEWER PIPE
- - EXISTING SANITARY SEWER PIPE
- - - - - - SANITARY SEWER FORCE MAIN

FIGURE 11 - CONCEPTUAL WASTEWATER SERVICING

06.5 Stormwater Servicing

Stormwater servicing of the plan area would occur through storm sewer pipes installed along proposed roadways and utility rights-of-way within and outside the plan area. Based on a preliminary review of post development grades, storm sewer pipes (similar to sanitary) would convey flows by gravity to a low point in the northeast corner of the development (**Figure 12**).

A storm sewer pipe installed along an alignment parallel to the sanitary force main would eventually discharge drainage into the existing storm man-made pond through an inlet proposed on the west side of the man-made pond. The man-made pond has capacity to accommodate additional flows. Water quality improvement of discharge into the storm man-made pond would occur through the installation of an oil grit separator (OGS) type device (or equivalent) in advance of the man-made pond inlet. Discharge from the storm man-made pond would take place through an outlet control structure and pipe to be installed near the north end of the storm man-made pond. The storm man-made pond will both control the quantity and improve the quality of discharge prior to release into the existing drainage course and the receiving stream (Pine Creek).

A Stormwater Management Plan will be prepared as part of subsequent planning and/or detail design stages in consultation with approving authorities and any other affected parties or stakeholders. The proposed stormwater management strategy will be formulated with consideration to applicable

design criteria for runoff rates and volumes to Pine Creek.

Policies

0.6.5.1 All proposed subdivision applications must be supported by a Storm Water Management Plan.

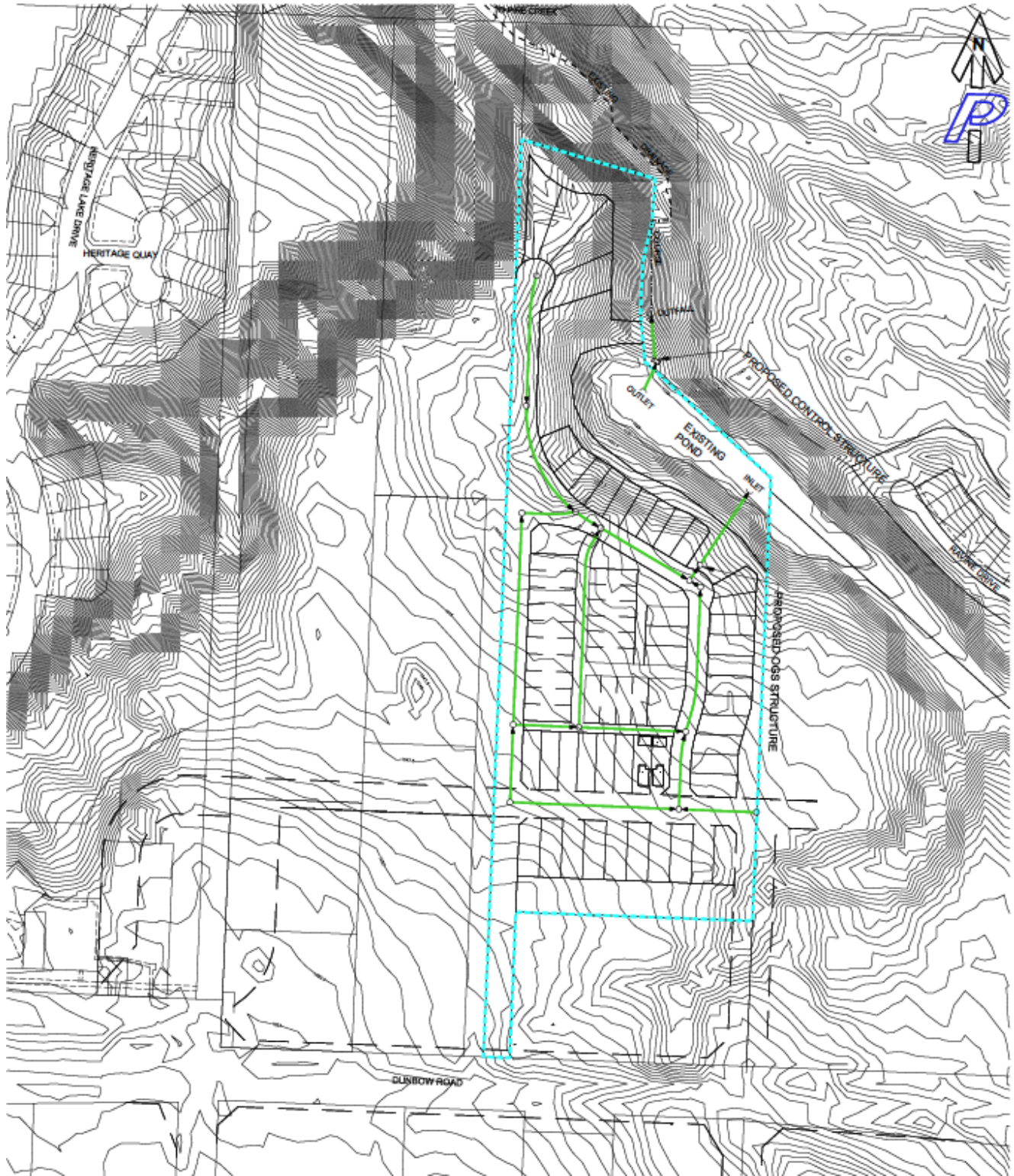
0.6.5.2 Stormwater management shall include conservation methods such as Low Impact Development (LID) and Best Management Practices (BMPs) and should incorporate stormwater reuse principles in subdivision and development designs.

0.6.5.3 Stormwater design should provide wetland treatment systems that improve stormwater quality.

0.6.5.4 Stormwater shall be conveyed in a manner that protects downstream properties.

0.6.5.5 A Stormwater Management Plan, and the final design of the stormwater system, shall be undertaken to the satisfaction of Foothills County and all required approvals from Alberta Environment and Parks shall be obtained.

0.6.5.6 Endeavours to Assist should be considered, in collaboration with Foothills County, to address planned excess capacity (i.e. - oversizing) or in providing assistance to benefiting areas, as a result of constructing infrastructure improvements or boundary roads. This consideration ensures appropriate compensation is provided to the Developer who front ended the cost for benefitting lands. Applicable endeavours are usually determined at subdivision stage to the satisfaction of Foothills County.



- - - - - - CONCEPT PLAN BOUNDARY
- - PROPOSED STORM SEWER PIPE

FIGURE 12 - CONCEPTUAL STORMWATER STRATEGY

07. Implementation Framework

07.1 Implementation

Adoption of this ASP Amendment will establish specific expectations that will guide the implementation of development. The ASP Amendment provides a framework of policies that must be considered prior to subsequent consideration of land use amendment and/or subdivision approval for residential and development with the plan area.

Consideration of this ASP Amendment by Foothills County Council will occur following a statutory Public Hearing. Foothills County will consider adoption of this ASP Amendment pursuant to the requirements of the Municipal Government Act.

Subsequently, consideration of land use amendment, subdivision and development permit applications will follow in accordance with the policies of this ASP Amendment and other Foothills County development requirements.

07.2 Public Engagement

Consultation with stakeholders and members of the community will occur in the form of personal meetings, letter mail out, and discussions with affected property owners. Detailed mail-outs to affected parties will occur and a summary of feedback will be provided to Foothills County under separate cover.

07.3 Phasing

The majority of the site will be developed in one phase. However, once the long-term transportation network has been completed, the existing access will be closed, and a MR parcel will be created as part of Phase 2. This scenario is identified on **Figure 6**. Once the connections have been made to the long-term transportation system that allow the current access road to be closed.

APPENDIX A

Shared Community Goals



02/06/21

ATTN: Mr. Wayne Barritt, President Ravine Villas HOA
RE: The Serenity Amendment to the Heritage Pointe ASP

Thank you for your letter dated 5 February 2021. Although this process, and the public hearing process, can feel adversarial, it is our goal to work with our neighbours in a collaborative, transparent and open manner. Carol and I were recently asked by another HOA board what "success for this project looks like". Our response was success for this project is obtaining the support of our neighbours, and we have met with and responded to so many residents whose genuine collaborative feedback has assisted in making this plan better. We are very pleased with the latest plan, we feel it is an improvement over the initial one, and we thank our neighbours for their input. We cannot please everyone, nor can we change everyone's opinion, but we thank those who have offered genuine, constructive, feedback that has assisted us in positively progressing this plan. With this letter, I am going to be as open and transparent as I possibly can be in order to assure you that we are both working toward common goals.

Foothills County approvals process is not like other municipalities, in fact every municipality I have worked with across this Province uses different processes and have different standards of evaluation. We do not have first reading on this proposal, and therefore, no real indication from Council, even in principle, that we are moving in the right direction. As such, as a development team you have to strike a balance between what you think you really need for background information to satisfy the County and what they will need after land use approval to ensure that your investment is not totally at risk. In this case, we have done more than required to satisfy the evaluation standards and benchmarks from the County's perspective, but we seem to have not hit that mark with the community. When I read the comments in your letter, it appears we want the same things, a community that fits in harmony with the existing fabric of Heritage Pointe, to ensure that the pond is not at risk, to retain and enhance the natural landscape, and to ensure that the wildlife continue to move freely throughout this area.

I am going to break down your letter into concise parts, provide explanation, and offer some additional work after first reading that I hope will provide your Board with a level of comfort moving forward. I will also, if you are in agreement, include these additional "**Shared Community Goals**" in my presentation to Council so that it is on the record and you don't have to distrust that we will not meet the obligations we have outlined in this letter.

Density

The project has been designed to the standards for lot sizes as outlined in the 2004 Heritage Pointe ASP for single family lots. We dropped the density, widened the lots, and increased the open space ++, we are over dedicated in open space. This was in direct response to our site meeting with your group. The project has been designed to the exact lot specifications that I used when I designed the Lake. The villa lots in Serenity are slightly narrower and longer than the Ravine Villa lots. Ravine villa units, per villa side, are on average 16.95m x a standard 32m (542.4m²) in depth (some Ravine units are 17m some are smaller 14m wide). The villa lots at Artesia are more challenging to compare because they are offset at the front, the unit table average for these condo units is (543m²). The villa lots in our project are 12m to 12.8m wide and all are 36.5 m deep (467.2 m²). We had to drop villa lots in our redesign so that we could make our internal roads wider and our single-family lots wider. We felt that a reduced width villa pod in the centre of the project would be acceptable. There is no minimum square footage for a villa lot in the Heritage Pointe ASP or in the Foothills Land Use bylaw. We used the Riversong development as the example template for these villas.

5 Lots North - We dropped two lots in here as a response to our site meeting with your group. These two lots dropped were intentionally done to allow Mrs. Ashton to retain her view to the pond from her kitchen window and her front porch that she cherishes and to allow free movement of wildlife through this area where we noted

a trail they were using. We have reviewed these changes with Mrs. Ashton. The 5 lots cannot be reduced, because with the density revision we have made, we are already at a density that pushes the limit of economic viability for the project. This north land is developable and the geotechnical proved that out. The land is actually better and more developable than other development cells we have successfully developed within Heritage Pointe. As illustrative examples, there are three areas that had similar, and worse, topography that we developed with smaller lots than what are being proposed here, as follows:

- The first five lots on the east side of Heritage Lake Drive as you make your way north along Heritage Lake Drive. These five lots were on a steeper slope with less available developable upland than the location where we have the 5 proposed lots.
- The entire north side of Heritage Lake Terrace. I carefully plotted each one of these lots (walked this site more times than I can count when designing it) against an escarpment break that is sharper and had more geotechnical requirements than this site does. There are a total of 19 lots along Heritage Lake Terrace that were placed on similar topography as this site.
- There is a cell of 7 lots on the very north west side of Artesia, along Artesia Pointe, that all required geotechnical investigation and are all on the escarpment edge with much more severe topography than these.

I should explain why we offered the "HR-A" designation on these lots. Normally, a home can be constructed in Foothills County with just a Building Permit. The HR-A designation requires the submission of a Development Permit prior to issuance of a Building Permit. The Development Permit requires a deposit be placed, usually \$5,000 and additional engineering studies (i.e. – engineered building envelope, high water table testing, additional geotechnical for foundation and retaining wall) to be undertaken to ensure that the home can be properly and safely built on the lot. The compliance deposit is required to ensure that an engineer prepares and reviews the reports, the building envelopes, and ensures that the home is sited in accordance with the engineering requirements. We felt this was necessary to ensure that the homes in this location are built correctly and included a higher order of engineering review. We offered the "HR-A" designation to provide additional assurance to the community that proper studies and engineering would be undertaken on these lots to ensure their developability and outcome.

We have met the commitment to design larger lots and repeat the existing residential and open space fabric of Heritage Pointe. The reduction in density and increase in lot size will result in higher asking prices for these lots, higher home costs, and quality construction outcomes.

Environmental

I have divided this response into three sections pond/storm, ER/MR and Trees.

Pond/Storm – We are only required to undertake a preliminary stormwater management plan and we have done so. However, based on the continued concern with regard to pond quality, we have had additional conversions with our engineer to determine if we can include a bioswale or added filtration to the discharge end of the oil and grit separator (O&G). Meaning, that once water leaves the O&G it goes into a settling pond, or other manner of feature, for further cleaning prior to its release into the pond itself. As we do not have first reading, and therefore no direction from Council, additional expenditure in stormwater investigation is a risk and usually the County requires a full stormwater management plan at the subdivision stage – not the land use stage that we are currently in. As a result of our shared concern that the storm water be given a higher order of treatment, we will agree to providing our formal stormwater management plan (SWMP) as a condition of first reading at the land use stage. This is usually not a condition of first reading; and is a condition of subdivision, however, we are prepared to offer it and will be transparent with our SWMP to ensure we are doing what it best for the pond. Many of the technical questions you ask (O & G maintenance schedule, future spillway work and AE approval process) would be answered by the formal SWMP.

Shared Community Goal #1 – We will request at the public hearing that Council make the SWMP a condition of First Reading (meaning second and third cannot be granted until the SWMP is prepared and accepted) and that the SWMP incorporates best management practices such as:



- Directing drainage from hard surfaces within individual lots (i.e. - roofs, driveways, walkways, etc.) onto landscaped areas prior to drainage discharging onto streets or concrete swales.
- Increasing topsoil depths within landscaped areas of individual lots and other green spaces (i.e. - boulevards, MR, etc.) to promote infiltration and absorption of runoff.
- Maintaining a sheet flow drainage pattern across vegetated areas where possible (i.e. - rear lot drainage into MR/ER, etc.) to provide some water quality improvement.

The storm pond can also be designed with characteristics to provide water quality improvement such as sediment forebays, wetland features and plantings. These can be contemplated as part of detailed design. The SWMP will be prepared the satisfaction of Foothills County and be made available to area residents.

ER/MR – We can confirm that the setback is 30m to 33.9m from the bed and shore of the pond to the rear property lines. The updated Building Envelopes, on the County website for this project, indicate and verify these measurements. It is important to understand the differences between ER and MR and why we have split the area into those distinct categories. ER (Environmental Reserve) is land that, due to its existing physical characteristics, is intended to remain in its natural state in perpetuity. The reason we offered the variable 8m to 13m shoreline edge buffer as ER is, we wanted to ensure all native vegetation here is retained. We also covered the pond with ER (and not PUL or Public Utility Lot as most ponds are) to reiterate the commitment to retaining that feature in its natural state. The same is true of ERE (Environmental Reserve Easement) it also is to be retained in its natural state in perpetuity. The only difference between ER and ERE is that with ER the land is publicly owned (by the County) and the ERE the land remains privately owned by the lot owner.

MR (Municipal Reserve) is intended for parks, schools, and sometimes are subject to a disposition process and sold by municipalities for added revenue. In this case, our MR's are intended to be parks and open spaces. We make the distinction between ER and MR around the pond because the MR area is already disturbed by the existing former golf course paved pathway and, as such has no native vegetation. In addition, we can plant and landscape in MR which something we cannot do in ER. This is why we have a wider MR in the area around the pond and this is an important distinction and critical to us replacing trees when and if necessary, in MR areas. For example, the bush with black knot is close to the pond and ER boundary but not totally within it so that we can replace that bush with a disease free equivalent, we cannot do this in ER, in ER everything must remain in place.

Trees - We have reviewed the large spruce trees and they will die if moved due to their age and duration of tenure on the site. As this was a former tree farm, it's difficult to commit to a one-to-one replacement of trees because, as a farm, the area has an overabundance of trees and many are in very poor shape, however, we can protect and replace trees in the MR and we have derived the following goal that we will also share with Council. It is important to understand that landscaping and trees planted in MR areas are the responsibility of the developer to maintain for two years and that they are to be viable and healthy before they are transitioned to the County for continued ownership and maintenance. The County will require that a letter of credit, or surety, be posted in the amount of the landscaping plan cost estimate to ensure that the plan is executed and delivered as designed.

Shared Community Goal #2 – Landscaping Plan and Tree Replacement. The developer will commit to preparing a landscaping plan, with the assistance of a Landscape Architect, for the MR around the Pond that introduces more and new trees. To ensure that the trees are viable and of a suitable caliper. This will be undertaken at the subdivision stage. The reason for undertaking this at the subdivision stage is that we will have our grading plan prepared at the subdivision stage and the landscaping plan needs to work in harmony with the grading plan. The grading plan will also help inform what trees can be retained and what trees need replacing. We will replace any tree along the east boundary that may be lost due to grading (we don't anticipate this, but you never know) with a tree of a caliper and variety recommended by a Landscape Architect (i.e. – maybe not a poplar but an evergreen or conifer). The Landscaping Plan will be shared with the Ravine Villas to ensure, within reason, that trees are planted to afford screening to Ravine Villas residents and additionally enhance the natural environment around the pond and eastern boundary MR areas. The landscaping plan will be prepared the satisfaction of Foothills County as it is their MR, and they will maintain the areas.

Community Association

As you request, we will incept a community association, not a homeowner's association. A HOA is incepted under the Societies Act of Alberta and is required to have bylaws, board members and reporting mechanisms. We will, at the subdivision stage, incept a community association with a charter and assign a contact person for that CA.

Shared Community Goal #3 – The developer will, at the subdivision stage, prepare a community association charter and assign a contact for the CA upon 30% of the lots being sold. The CA contact information will be shared with existing HOA Board Presidents.

Existing Utilities

We do not want to destabilize land around the pond either. We have suggested a directional drill to ensure that the integrity of the pond and land surrounding it is maintained. I recently worked on a large directional drill at Spruce Meadows and we drilled from Founder's Plaza, underneath the two massive staircases within the international plaza to a point of exit south of the international ring. This worked brilliantly and there was no subsurface or surface damage. We are committed to ensuring that there is no damage to the existing system, no negative functionality, and no increase in rates as a result of our development. We, as the developer, will have to enter into an agreement with Corix. The MX testing has been conducted but the results have not been provided to us by Corix, although they have signaled that the results are positive. We do not know what the report says as it has not been shared with us. If we can share the report when available, we will do so, however, as we have not seen it we are not aware if any proprietary information on the Corix system is in the report and we will need to understand if Corix will allow for the report to be shared.

Shared Community Goal #4 – The developer will assume all costs associated with water and wastewater infrastructure servicing. No rate increase is anticipated, but should one occur as a result of this service extension, the developer must contribute to preserve the existing rate. As all infrastructure to provide the services will be at the sole cost of the developer, there will be no impact on current customer rates.

Water Utility - A principle part of that process is the completion of a standardized Main Lines Extension Test (MX Test). If the results of the MX Test indicate the proposed development will have a positive impact on rates, or at very least no negative impacts, then an Application would be filed with the Alberta Utilities Commission citing the results of the MX Test. If the MX Test indicates rate payers would be negatively impacted, then Corix would only proceed if the developer agrees to a financial contribution to preserve existing rates.

Wastewater Utility - Although the wastewater utility is not regulated, Corix follows the same procedures applied to the water utility (except for the regulatory filing). This ensures rates paid by existing customers are not negatively impacted by the proposed development.

We wish to offer a couple more shared community goals that have arisen from conversations with the greater community.

Shared Community Goal #5 – The developer will submit a Construction Management Plan to the County at the subdivision stage. This plan will require notice posting of the site managers name and contact information, it will outline hours of work (no work on holidays, must cease at 6:00pm, and no exterior finishing work on weekends), noise, dust and garbage control and mitigation techniques and a submission of corresponding Erosion and Sedimentation Control (ESC) plan outlining the implementation and monitoring of the eco-fencing and pond interface.

Although not reflected in your correspondence, we have heard concerns over traffic on Dunbow Road and we have been working with County and Alberta Transportation on meaningful ways to improve the overall function of this corridor. It is apparent to us that the County needs to do more homework on this corridor, and they must include all stakeholders (ourselves, yourselves, all residents along Dunbow Road) to implement a meaningful design solution (i.e. – roundabouts or no roundabouts feelings have been mixed on these) for this corridor. As a result of our conversation, we have offered to construct a staged left from Dunbow Road that allows for free passage of vehicles and does not interrupt traffic flow in the interim until such time as the County and AT have a solution for Dunbow. We are required to contribute \$11,300 per lot toward the upgrade of Dunbow or \$802,300.00 – this is over and above any money we spend on implementing our staged left turn. With the previous

development of the Lake, the Ranche, and Artesia the County has also received \$3,500 per lot contributions in the past. Given the usual anticipated timelines for development, and required approvals as we progress the project, we will not be in the ground with this application for at least two years and the County, during this two-year timeframe, is obliged to communicate their design solution for this corridor to all residents and stakeholders. The County has indicated that further study and consultation will be undertaken by Foothills County in consultation with all stakeholders, including the surrounding community and Alberta Transportation to align an interchange and to accommodate future growth north and south of Dunbow Road. This work does not need to hold up our approvals and we feel that two years will pass prior to our making any physical development efforts on this site given the amount of work required to ensure that the site is developed appropriately and to County standards.

Lastly, the request to delay this process regrettably cannot be honoured. We have conducted outreach by mail on October 7, 2020 and January 2, 2021. This was extensive, and our entire application has been on the County website since its formal submission. We have had a Zoom meeting and a site meeting with your Board on Nov 25th and Nov 28th accordingly.

Our greatest concern is the activity of the Calgary Metropolitan Region Board (CMRB). I don't know if anyone on your Board has been watching the meetings, which are livestreamed, or have been on top of this emerging policy like we have. Currently, the CMRB has a target to have their draft growth plan voted on February 27th (vote is by 10 Mayors and Reeves in the Greater Calgary Region) and sent to the Minister of Municipal Affairs for adoption, or rejection, based on his review. What I am seeing in the meetings is "steam roll" of rural municipalities by urban ones and despite Foothills efforts to convey that the density targets of the CMRB are not appropriate for Foothills they are not being listened too, and in fact, rudely talked down to. The CMRB has identified the Hamlet of Heritage Pointe as an "Infill growth hamlet" and as such a minimum of 6.0 upa is required and can be upward of 20 upa for mixed use (we are 3.32 upa). We are concerned that if we do not have first reading on our ASP prior to the issuance/adoption by the region of these higher density policies being forecast in the CMRB plan that we will have to align with that higher density in order to get CMRB approval of our amendment. This is occurring at this time and is changing rapidly, however, the writing is on the wall and we are not liking it. We are asking for your understanding that moving this forward is in the best interest of the overall Hamlet in light of the higher density targets that are emerging and that the County will be obligated to follow. Offering the SWMP at the land use stage delays our land use approvals, and may jeopardize our ability to get under the CMRB density, but we are willing to take that risk to ensure the SWMP is prepared and shared. The consultant preparing the CMRB plan will be at Foothills County making a presentation at **3:00 pm on February 10th** and you can watch the Council livestream to see for yourself what we are all facing.

Please let me know if you are in agreement with our commitment to the five (5) stated **Shared Community Goals** in this letter and I will ensure that they are within my Council presentation and reiterated. I will also work with the Foothills County Planning Department to ensure that the Shared Community Goals are included in the conditions required to move us through this process. We would appreciate your response no later than February 15th and we can be available for a Zoom call to further clarify the contents of the letter if required.

Sincerely,
Township Planning + Design Inc.



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