

110-259 Midpark Way SE | Phone: 403.880.8921  
Calgary, AB T2X1M2 | TWPplanning.com



Foothills County  
Box 5605  
High River, AB  
T1V 1M7

ATTN: Samantha Payne, Planning Coordinator

November 29, 2024  
Revised December 20, 2024

RE: Amendment to the Heritage Crossing Area Structure Plan and a Land Use Redesignation located at NW 32-21-29 W4M, Lot 5, Block 1 and 7, Plan 1530LK and 2211669 to reflect updates to residential typologies, land use map, Plan Area statistics, and phasing.

Dear Ms. Payne,

In support of the above-mentioned amendment to the Heritage Crossing Area Structure Plan (ASP) application, please find enclosed the following:

- The formal, signed Application for Amendment to Land Use Bylaw for ASP Amendment and Land Use Redesignation;
- A copy of the Certificates of Title;
- A copy of the authorization from the landowner to allow Township Planning + Design Inc. to act as Agent for the landowners;
- A copy of the approved Area Structure Plan with the proposed amendments as a red-line + a clean version reflecting changes;
- A copy of the revised Land Use Concept;
- A copy of the proposed Phasing Plan;
- A credit card authorization form for the processing of the applicable ASP Amendment Fee of \$1,500 + GST; and the lot fee for land use redesignation of \$1,100.00
- A jump drive containing all digital files mentioned above.

To assist in the review of this application we offer the following information:

Township Planning + Design Inc. (TWP) has been retained by 2291463 Alberta Ltd. on behalf of Partners Development Group Ltd. (Partners) to facilitate amendments to the Heritage Crossing Area Structure Plan (ASP). The Heritage Crossing ASP lands are currently under acquisition by Partners with the acquisition scheduled to close in December 2024. The new landowners are seeking several minor amendments to the Plan and a land use redesignation to accommodate their unique development vision. The proposed amendments generally align with the overall vision, objectives and regulatory framework outlined in the approved ASP and are consistent with Council's direction for the Plan Area.

#### Overview

Heritage Crossing is a residential development within in the Heritage Pointe Hamlet in Foothills County located at NW 32-21-29 W4M, Lot 5, Block 1 and 7, Plan 1530LK and 2211669, and consists of a total of 39.11 acres (15.83 hectares). Heritage Crossing is located at the junction of Highway 2 and Highway 2A offering convenient access onto these major provincial highways and connecting future residents to the adjacent communities and the region. The Heritage Crossing ASP was adopted August 28, 2024 (Bylaw 34/2023) and features a mix of housing typologies to support a variety of residents from individuals, young families, to seniors looking to age in place.

While Partners intends to maintain a mix of housing typologies to accommodate a range of residents in alignment with the approved ASP, they are seeking to amend the plan to refine the number of lots and specific residential typologies permitted within the Plan Area.

Furthermore, the amendment also includes the introduction of a phasing plan to provide more detail than what is currently outlined in the approved ASP. Please see below for an outline of the major changes proposed and a detailed description of all proposed policy changes.

### Summary of Proposed Amendments

- **Land Use:** This application seeks to amend the land use concept within the ASP to show the Residential Community (RC) area on the northern portion of the Plan Area, previously identified for seniors' bungalows as Residential Multi-Family (RMF) to accommodate a new attached dwelling typology. An associated Land Use Redesignation is also proposed as part of this application and is discussed in detail below. The Land Use Map (Figure 4) has also been revised to reflect a small change to the location of the small Public Utility Lot (PUL) intended for the new sanitary lift station on the north side of the Plan Area.
- **Residential Typologies:** The approved ASP specifies three (3) different residential typologies: single-family homes, semi-detached villas, and seniors' bungalows. The proposed amendment refines the three (3) residential typologies as follows: single-family dwellings, semi-detached dwellings, and attached dwellings. These proposed updates are intended to replace the seniors' bungalow with an attached dwelling typology and remove the term "villa" from the ASP to better align with the language used in the Foothills County Land Use Bylaw.
- **Policy Updates:** TWP is proposing to amend policies in Sections 4.3.1 (General Residential Policies), 4.3.1.1 (Residential Community Policies), 4.3.1.2 (Residential Multi-Family Policies), and 8.1 (Phasing). There are also updates to text in Sections 1.2 (Vision), 2.2.6 (Foothills County Land Use Bylaw), 4.2 (Community Structure), 4.8 (Transitional Buffer Areas), 7.1.2 (Internal Transportation Network), and 9.0 (Glossary). The policy amendments are discussed in more detail below. The text changes are primarily related to updating the residential typology language throughout the plan, with the exception of the text change within Section 4.8, which is a revision to the minimum width of the transitional buffer from 10 meters to 7.25 meters.
- **Plan Area Statistics:** As a result of the updates to Figure 4 and the new attached dwelling typology, the Plan Area Statistics have been updated in Table 2. While the approved plan featured a maximum of 163 units, the proposed amendment features a maximum of 145 units reflecting a net difference of 18 less units. TWP is not proposing to revise Table 3: Proposed Population Densities, as the new amendment is less than what was previously approved and is therefore still in alignment with the ASP. This also builds in a level of conservatism into the servicing scenarios that were approved with the ASP.
- **Phasing:** While the approved ASP specifies that the phasing strategy will be determined based on availability of servicing and market conditions at the time of construction, the proposed amendment seeks to provide more certainty. The proposed amendment reflects a two phase approach. Phase 1 encompasses the majority of the Plan Area including the RC areas intended for single-detached dwellings and the Residential Multi-Family area as well as the northernmost stormpond and lift station. Phase 2 will include the newly proposed RMF area intended for attached dwellings. A phasing plan is proposed to be added to Section 8.

### Proposed Amendment Details

As noted above, the proposed amendment primarily reflects the replacement of seniors' bungalows with attached dwellings. The typology change will also result in a change to the associated land use from Residential Community (RC) to Residential Multi-Family (RMF) (discussed in detail below). The additional changes to the names of the typologies are intended to better align with the Foothills County Land Use Bylaw (i.e. replacement of the term "villa" with semi-detached dwelling, and replacement of the term "home" with single-family dwelling) and does not reflect any change in the desired built form outcome.

Specific amendments are proposed for the following policies:

**Policy 4.3.1.iv, subsection b:** revise the rear yard setback encroachment from 1.5 meters to 3.0 meters to reflect the current subdivision design.

**Policy 4.3.1.1.ii:** remove references to the bungalow typology and associated minimum lot size, and introduce a lot size range for in the RC District.

**Policy 4.3.1.2.i:** update policy to limit the size of buildings within the RMF district to a max of four dwellings per building. The landowner intends on proceeding with semi-detached dwellings in the approved RMF area and these buildings will comprise of two units per building. Within the new RMF area, the proposed attached dwellings are intended to have a maximum of four units per building. For simplicity, the policy is intended to capture both housing typologies within the RMF area.

**Policy 4.3.1.2.ii:** remove the reference to the villa typology and to update the sizes of lots to align with the current subdivision design. No site specific amendments are required for this change given that the Residential Multi-Family district refers maximum and minimum parcel sizes to align with the approved ASP.

**Policy 4.3.1.2.iii:** remove the reference to the villa typology and refer to all units within the RMF district.

**Policy 8.1.iii:** reference the new phasing plan.

Given that the approved ASP specifies that final servicing alignments and detailed landscaping plans are to be completed at the subdivision stage, no amendments are proposed to these components of the ASP.

#### **Land Use Redesignation**

The proposed land use redesignation seeks to redesignate the northern portion of the Plan Area (previously identified as the seniors' bungalow area) from RC to RMF to accommodate the new attached dwelling typology. The landowner's intention is to proceed with the semi-detached units in the RMF area as approved and only propose attached dwelling units in the proposed new RMF area. As noted above, this redesignation is intended to enable a mix of dwelling typologies within the Plan Area and to facilitate the new landowner's unique vision for the site and will not result in a net increase of units proposed within the ASP area.

We trust this application provides the County with the necessary information required to evaluate the proposed amendment. Should you have any questions or require additional information, please do not hesitate to contact me.

Should you have any further questions, please do not hesitate to contact the undersigned.

Sincerely,  
Township Planning + Design Inc.



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



Jennifer Chesworth, B.A. (Hons), MA., RPP, MCIP  
Associate & Senior Planner  
Urban + Regional Planning

Cc: 2291463 Alberta Ltd. (current landowner)  
Partners Development Group Ltd.



# Application for Amendment to Land Use Bylaw

Foothills County

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

www.foothillscountyab.ca

Email: planning@foothillscountyab.ca

Note: An Application Fee of \$ 6,100.00 shall accompany this application.

Date Received: Dec 3 2024 Receipt No. 428898

### THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, 2291463 Alberta Ltd.  
Name of Registered Owner (please print)

hereby certify that I am the registered owner of the land described above and authorize

Kristi Beunder to act as agent in the matter.  
Name of Agent (please print)

### PLEASE ACCEPT THIS APPLICATION REGARDING LEGAL LAND DESCRIPTION

All/part of the NW 1/4 sec. 32 twp. 21 range 29 west of 4 meridian.

Being all parts of lot 5 block 1 and 7 Reg. Plan No. 1530 LK; 2211669 C.O.T. No. 201206605; 221235030+1

TO: (Choose One)

Redesignate from Residential Community (RC) to Residential Multi-Family (RMF)

Amend the Land use Bylaw by Amend the Heritage Crossing Area Structure Plan

Size of existing parcel(s) 6.89 ac (2.78 ha) and 32.22 ac (13.04 ha). Size of proposed parcel(s) No proposed change.

The reasons for the (redesignation) (amendment) are as follows:

Please refer to enclosed cover letter and proposed Area Structure Plan red-line + clean version, refer to enclosed land use amendment map.

**I certify that the information given on this form and attachment hereto are full and complete and is to the best of my knowledge a true statement of the facts concerning this application and I am the registered owner and/or the duly authorized agent.**

Date 28 November 2024

Signed [Redacted]

#### Landowner Information

#### Agent Information

Phone No. [Redacted]

Phone No. 403.880.8921

Address: [Redacted]

Address: 110-259 Midpark Way SE Calgary, AB T2X1M2

I consent to receive documents by email:  Yes  No

I consent to receive documents by email:  Yes  No

Email Address [Redacted]

Email Address: kristi@twplanning.com

### Right of Entry

I, being the owner or person in possession of the above described land and any buildings thereon consent to an authorized person designated by Foothills County to enter upon the land for the purpose of inspection during the processing of this application.

28 November 2024  
Date

Kristi Beunder  
Signature of Owner

Digitally signed by Kristi Beunder  
Date: 2024.11.28 15:41:56 -07'00'

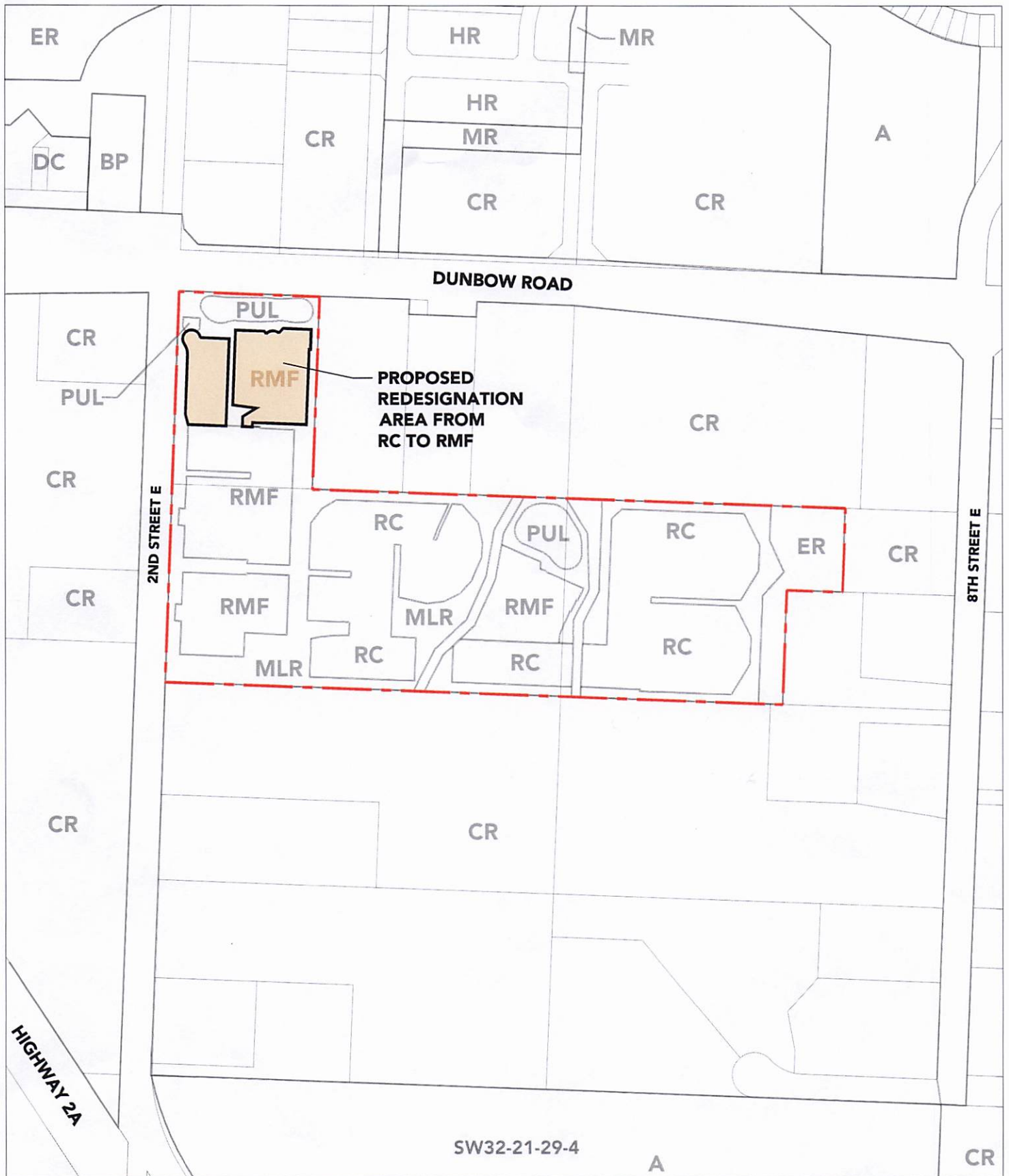
Is there an access or safety concern with respect to a site inspection:  Yes  No

If yes, please clarify:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**\*\*Important Note: Applications must be received with original signed signature. Photocopies, faxes and emails will not be accepted.**

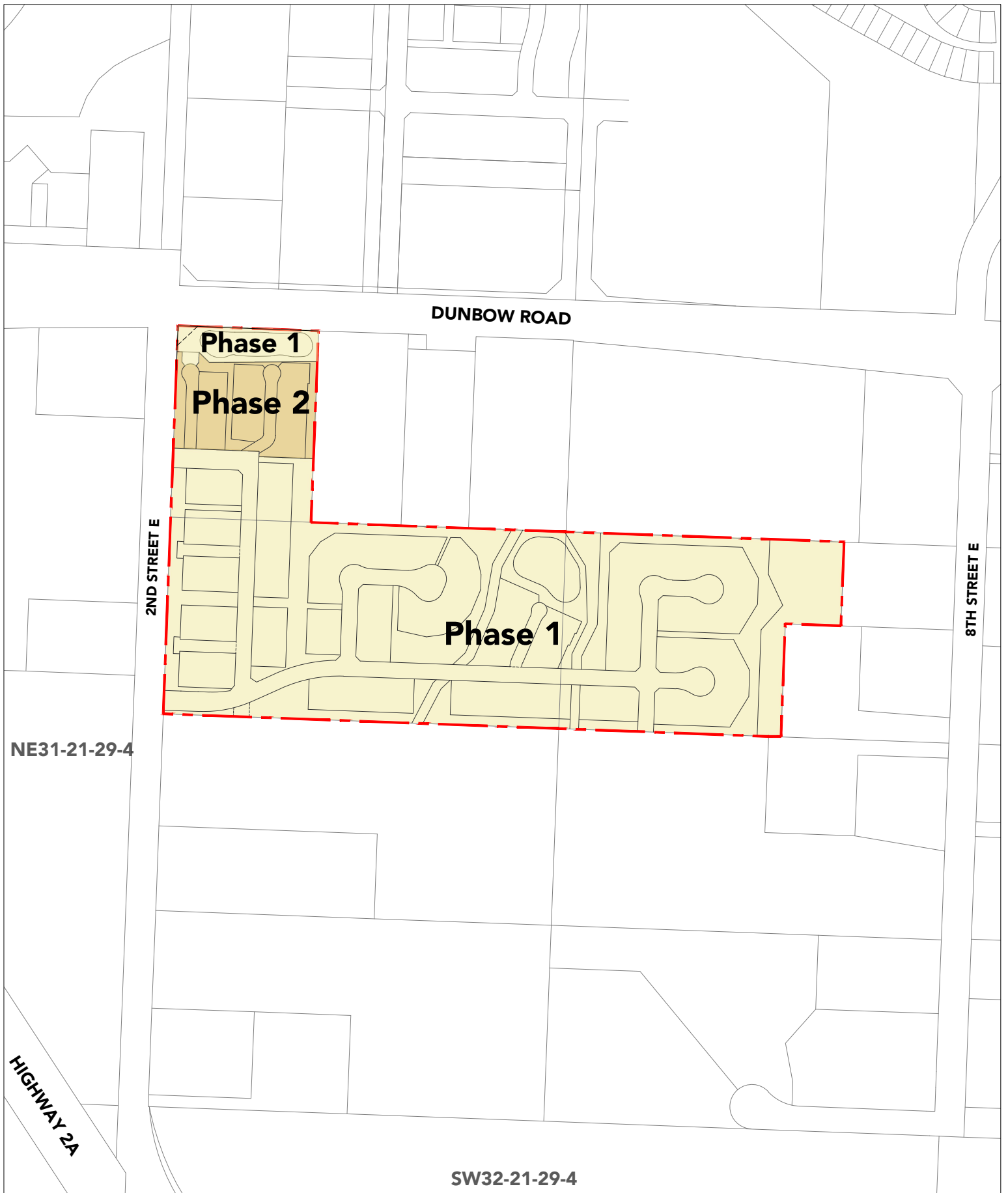
DISCLAIMER: Please note that the personal information collected on this form is authorized under the Municipal Government Act and is required for the purpose of the County's Planning and Development processes. This information may also be shared with appropriate government agencies and may also be kept on file by those agencies. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection and use of this information, please contact the Municipal Planner at 403-652-2341.



**Legend**

- |   |                            |                         |
|---|----------------------------|-------------------------|
| CR Country Residential District                     | MLR Municipal Land Reserve | A Agricultural District |
| RC Residential Community District - Single Detached | ER Environmental Reserve   | BP Business Park        |
| RMF Residential Multi-Family District               | PUL Public Utility Lot     | DC Direct Control       |





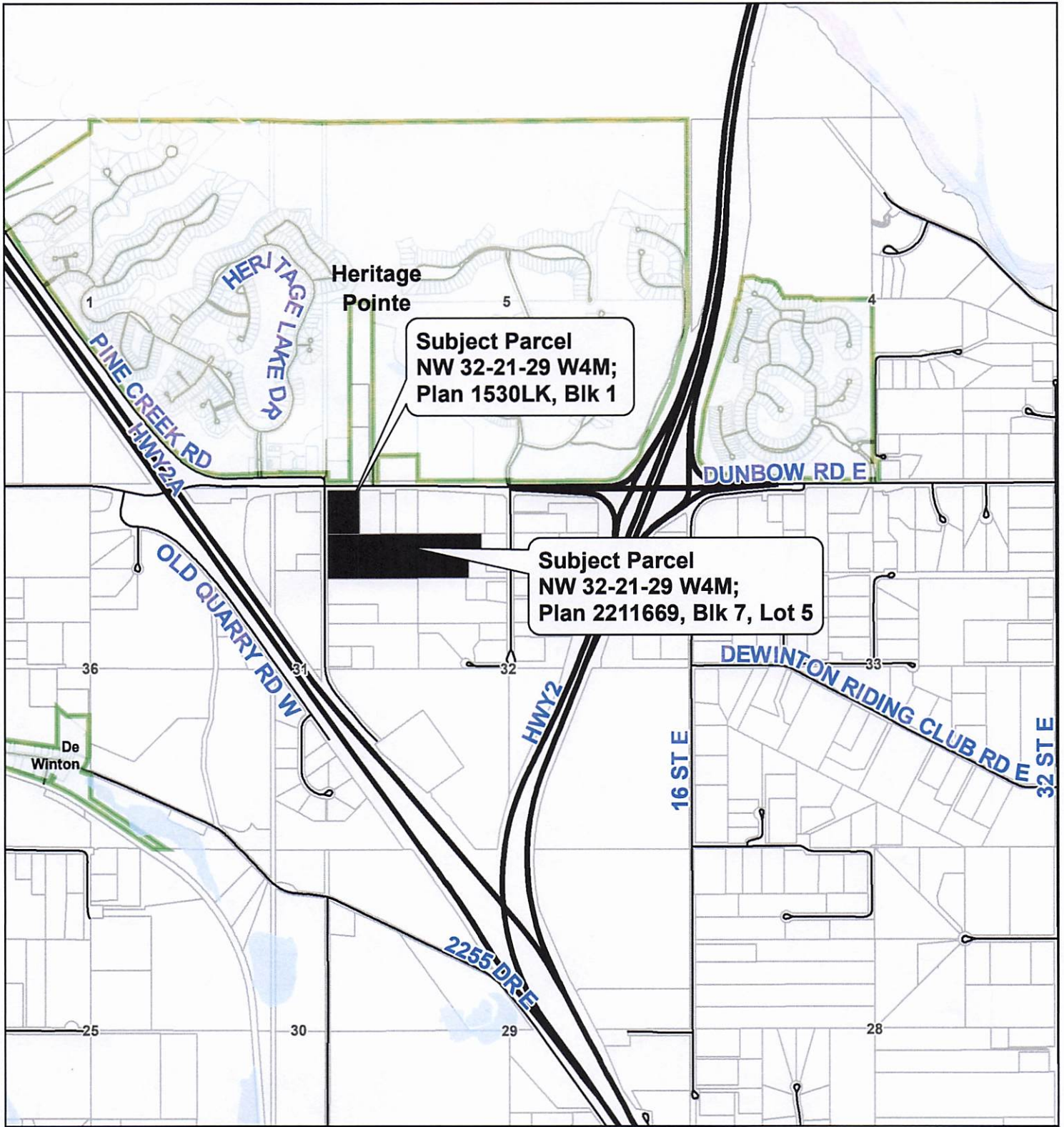
**Legend**

-  Phase 1
-  Phase 2



# Location Map

NW 32-21-29 W4M; Plan 1530LK, Blk 1 & Plan 2211669, Blk 7, Lot 5



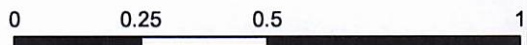
**Subject Parcel**  
NW 32-21-29 W4M;  
Plan 1530LK, Blk 1

**Subject Parcel**  
NW 32-21-29 W4M;  
Plan 2211669, Blk 7, Lot 5

## Legend

- Roads
- Highway
- Parcels
- Subject Parcel
- Hamlet

Date: 2025-01-08



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Data Sources Include Municipal Records and AltaLIS. © Foothills County 2024



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0028 333 797            1530LK;1                      201 206 605

LEGAL DESCRIPTION

PLAN 1530LK  
BLOCK 1  
CONTAINING 8.04 HECTARES (19.86 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	(ACRES)	MORE OR LESS
SUBDIVISION	9010977	2.21	5.46	
SUBDIVISION	0010565	3.04	7.51	

EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME

ATS REFERENCE: 4;29;21;32;NW  
ESTATE: FEE SIMPLE

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 201 041 919

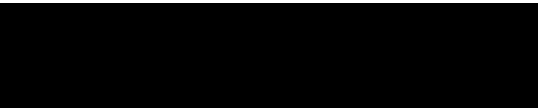
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REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
201 206 605	06/11/2020	TRANSFER OF LAND	\$900,000	\$900,000

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OWNERS

2291463 ALBERTA LTD.



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ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
6577LJ	18/09/1972	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.

( CONTINUED )



-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 201 206 605

REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS

-----

"E. 20 FT. OF W. 53 FT. BY #751031216"

8261LJ .      24/11/1972 CAVEAT  
RE : DEFERRED RESERVE  
CAVEATOR - THE CALGARY REGIONAL PLANNING  
COMMISSION.

001 025 050      26/01/2000 UTILITY RIGHT OF WAY  
GRANTEE - ATCO GAS AND PIPELINES LTD.  
PORTION AS DESCRIBED

171 264 187      23/11/2017 CAVEAT  
RE : UTILITY RIGHT OF WAY  
CAVEATOR - ATCO GAS AND PIPELINES LTD.  
909 11 AVE SW  
CALGARY  
ALBERTA T2R1L8

221 234 654      25/10/2022 MORTGAGE  
MORTGAGEE - ATB FINANCIAL.  
700, 585 - 8TH AVENUE SW  
CALGARY  
ALBERTA T2P1G1  
ORIGINAL PRINCIPAL AMOUNT: \$1,200,000

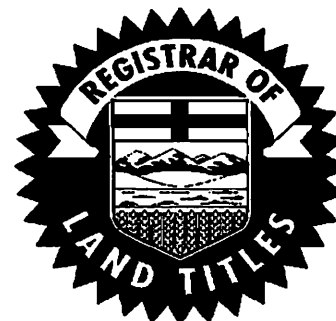
221 234 655      25/10/2022 CAVEAT  
RE : ASSIGNMENT OF RENTS AND LEASES  
CAVEATOR - ATB FINANCIAL.  
700, 585 - 8TH AVENUE SW  
CALGARY  
ALBERTA T2P1G1  
AGENT - MOHAMED DENNY

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 8 DAY OF  
JANUARY, 2025 AT 01:46 P.M.

ORDER NUMBER: 52545921

CUSTOMER FILE NUMBER: HD- Planning



\*END OF CERTIFICATE\*

( CONTINUED )

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-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 221 235 030 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS  
-----

BOX 5605  
HIGH RIVER  
ALBERTA T1V1M7

231 242 293 15/08/2023 MORTGAGE  
MORTGAGEE - 1115959 ALBERTA LTD.  
5401A-50 AVE  
TABER  
ALBERTA T1G1V2  
ORIGINAL PRINCIPAL AMOUNT: \$7,000,000

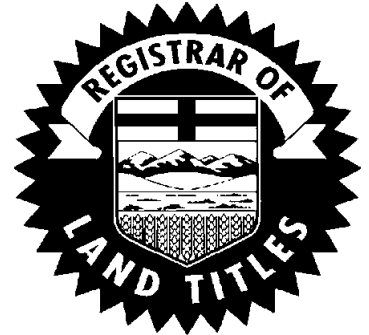
231 242 294 15/08/2023 CAVEAT  
RE : ASSIGNMENT OF RENTS AND LEASES  
CAVEATOR - 1115959 ALBERTA LTD.  
5401A-50 AVE  
TABER  
ALBERTA T1G1V2  
AGENT - MOHAMED DENNY

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
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TITLE REPRESENTED HEREIN THIS 19 DAY OF  
NOVEMBER, 2024 AT 10:15 A.M.

ORDER NUMBER: 52192487

CUSTOMER FILE NUMBER: 24-039



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