

Preface

In 1991 the Heritage Pointe Golf Course and three residential development areas at Heritage Pointe were approved as a recreational settlement under *The Calgary Regional Plan*.

The original Heritage Pointe Area Structure Plan (ASP) was adopted by the Council of the Municipal District of Foothills #31 on September 28, 1995, Bylaw # 97/94. A second amendment was approved by M.D of Foothills Council on March 2, 2000, Bylaw # 174/99.

A third amendment was approved on 10 June 2004, Bylaw # 80/2004.

This Area Structure Plan was prepared for the M.D. of Foothills #31 on behalf of Heritage Pointe Lake Developments Ltd. and Upper Lakes Group Inc. by *Kristi Beunder Professional Planning Services* from June 2003 to September 2004.

1.0 INTRODUCTION

1.1 Purpose of the Plan

The Heritage Pointe Area Structure Plan (A.S.P.) has been prepared pursuant to provincial legislation, in order to provide for the orderly expansion of an established recreational residential district. The Plan is more detailed than the M.D. of Foothills Municipal Development Plan, and is intended to provide a framework for continued subdivision and development within the plan area.

In accordance with Part 17 of the Municipal Government Act (MGA), the Council of a Municipality may, by by-law, adopt the Plan as a statutory document.

The Heritage Pointe ASP has been prepared in accordance with provincial requirements outlined in s.633 (1) of the *Municipal Government Act* (MGA) (*Statutes of Alberta, 1994, Chapter M-26.1*).

633(1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may, by bylaw, adopt an area structure plan.

(2) An area structure plan

(a) must describe

*(i) the sequence of development proposed for the area,
(ii) the land uses proposed for the area, either generally or with respect to specific parts of the area,
(iii) the density of population proposed for the area either generally or with respect to specific parts of the area, and
(iv) the general location of major transportation routes and public utilities,*

and

(b) may contain any other matters the council considers necessary.

The ASP was prepared in accordance with the Municipal District of Foothills Municipal Development Plan and Land Use Bylaw and complies with the Municipal “Guideline for the Preparation of Area Structure Plans.” Technical information required to complete this Area Structure Plan was obtained from the Municipal District of Foothills Staff.

1.2 Background to the A.S.P. Amendment

The Heritage Pointe Area Structure Plan and subsequent ASP Amendments have evolved from an ongoing planning effort involving the developer, the adjacent landowners and residents, and the administration and Council of the Municipal District of Foothills No. 31. The result of this process is a planning framework for the sensitive and orderly development of a large portion of the Hamlet of Heritage Pointe comprising a land area of approximately 892.09 acres of prairie and river valley land located within the Pine Creek area. **Figure 1** delineates the location and boundaries of the Hamlet of Heritage Pointe. The “Hamlet” designation and boundary was established following a public hearing of Council on 4 May 2000. The Hamlet boundary is, as yet, only recognized at the municipal level.

The remaining +/-317 acres to the west of the Heritage Pointe Golf Course are the primary focus of this ASP amendment, although the total 892.09 acres is included to provide a full context. **Figure 2** delineates the lands that are subject to this Area Structure Plan. Upper Lakes Group Inc. and Heritage Pointe Lake Developments Ltd. and a private landowner are the owners and intended developers of all the lands contained within the Plan boundaries.

The most recent amendment (2004) to the Plan is intended to more accurately reflect the as-built development of Heritage Pointe and include all lands within the plan area that may be subject to future development.

The Area Structure Plan also considers numerous issues and concerns which have arisen regarding residential and recreational development in the Municipal District of Foothills/City of Calgary Intermunicipal Development Plan area. Specifically, this Plan within its boundaries:

- 1) establishes in more precise terms the nature, character, and location of future activities and development;
- 2) guides the orderly growth of this portion of the Dunbow Road corridor;
- 3) provides a basis for future planning actions within or adjacent to the Intermunicipal Development Plan;
- 4) addresses requirements for service rights-of-way;
- 5) provides for long-term infrastructure to service the Plan area and portions of the Dunbow Road corridor.

1.3 The Approval Process

The Municipal District of Foothills No. 31 requires the preparation of an ASP as a prerequisite to development of the remainder of the Plan area. Preparation of the Area Structure Plan document and the amendments thereto has been undertaken by consultants engaged by the landowners, in consultation with Municipal District staff. The consultation process also involved discussions with adjacent landowners, identification of development opportunities and constraints, review of planning and conservation strategies, and selection and refinement of an acceptable land use concept.

The Plan in its statutory form is the result of technical review, amendment as necessary, a statutory public hearing, and consideration and subsequent adoption by Council as the Heritage Pointe Area Structure Plan.

1.4 Plan Implementation

The Heritage Pointe Area Structure Plan, adopted by Bylaw 174/99 in accordance with Part 17 of the MGA, is a statutory document of the Municipal District of Foothills No. 31. The A.S.P. does not supersede, repeal, replace, or regulate or otherwise diminish the Intermunicipal Development Plan or other statutory plans in effect in the Plan area.

To be fully implemented, this Area Structure Plan may have to be incorporated into several other planning documents. These include: the IMDP; the M.D. of Foothills Municipal Development Plan; and, the M.D. of Foothills Land Use Bylaw. In practice, this Plan will be implemented through commitments to public and private improvements which are embodied in the Area Structure Plan policies contained herein.

1.5 Plan Review and Amendment

The A.S.P. is designed to establish long-term planning strategies and guidelines for the Plan area. Because of this long-term nature, changing considerations such as environmental, social or economic factors may require periodic review and occasional amendment of the Plan. Council through monitoring of subdivision and development approvals may initiate amendment of the ASP in accordance with Part 17 of the MGA. In addition, the landowner(s) or their agent(s) may request by application amendment of the ASP in accordance with the requirements and procedures of the same Section.

1.6 Interpretation

In this Plan, the following Interpretations shall apply:

"**A.S.P.**" or "**Plan**" means the Heritage Pointe Area Structure Plan.

"**Council**" means the Council of the Municipal District of Foothills No. 31.

"**Heritage Pointe**" means all lands within the defined boundaries of the Heritage Pointe Area Structure Plan.

"**Homeowners' Associations**" means The Lake at Heritage Pointe Owners' Association and/or various Condominium Corporations.

"**M.D.**" means the Municipal District of Foothills No. 31.

"**Qualified Professional**" means a professional engineer, geologist, or geophysicist licensed to practice in the Province of Alberta.

"**Intermunicipal Development Plan**" means The City of Calgary/M.D. of Foothills No. 31 Joint Plan ratified by the M.D. of Foothills in May 1996, and the City of Calgary in June of 1996.

"**Subdivision Approving Authority**" means the Council of the Municipal District of Foothills No. 31.

"**Tentative Plan Preparation Stage**" means that stage of the land development process in which detailed site analysis is undertaken, local planning needs and development philosophy are identified, and site-specific subdivision design is prepared.

"**Tentative Plan**" means a detailed proposal for development of the lands or of any portion thereof, which may form the basis for an application for subdivision.

2.0 THE PLAN AREA

2.1 Regional/Municipal Context

Heritage Pointe is located near the northern boundary of the Municipal District of Foothills No. 31, immediately east of Highway 2 and north of Dunbow Road (*refer to Figure 1*). The Dunbow Road corridor is the highest density residential area in the MD outside of Okotoks and High River. In addition to the initial developed portions of the Plan area, two other major golf course developments and numerous smaller ranch-lot subdivisions are located in this area.

The Heritage Pointe Area Structure Plan covers approximately 3.4 square kilometres (1.3 square miles). The Plan area is generally bounded by the Pine Creek Valley to the north; by Dunbow Road to the south; by Highway 2 to the west; and by the Deerfoot Trail alignment to the east. Dunbow Road, which abuts the Plan area for approximately two kilometres between Highway 2 and 16 St E., provides the primary access into the area. Completed in November 2003, the extension of Deerfoot Trail provides alternative access for eastbound and westbound traffic from Dunbow Road.

The lands surrounding the Heritage Pointe Plan area possess a distinctively rural character. The regional landscape varies from flatland prairie to the east and rolling grasslands to the west, with mixed farming operations dominating the countryside. Other existing land uses in the vicinity include residential acreages, a gravel extraction plant, home-based businesses, as well as the Cottonwood and Carnmoney golf courses. All of these land uses generate traffic which utilizes Dunbow Road.

2.2 Definition of the Plan Area

The Heritage Pointe Area Structure Plan encompasses approximately 892.09 acres of land, which is contained in separate titles or parcels, within the Hamlet of Heritage Pointe. With the exception of one public road allowance parcel, all of the undeveloped lands contained within the Plan boundaries are owned and controlled by Upper Lakes Group Inc., Heritage Pointe Lake Developments Ltd. and a private landowner.

2.2.1 Legal Description of the Plan Area

Legal Description of Property:

	Land Area (Acres)
Portion of N.E. 1/4 Sec. 1-22-1-5	115.37
Portion of S.E. 1/4 Sec. 1-22-1-5	119.18
N 1/2 Sec. 6-22-29-4	42.28
S 1/2 Sec. 6-22-29-4	40.20
Road Allowances West and East side 6-22-29-4	11.70
N.W. 1/4 Sec. 5-22-29-4	159.88
Plan 9912130, Block 5 (Privately Owned)	24.39
Remainder of S.W. 1/4 Sec. 5-22-29-4	68.38
Remainder of N.E. 1/4 Sec. 5-22-29-4	114.30
Remainder of S.E. 1/4 Sec. 5-22-29-4	133.25
Plan 7959 JK Block E	18.39
Plan 1382 HI	3.86
Plan 8911839 (Heaver)	<u>40.90</u>
Sub-Total	892.09

2.2.2 Topography

The Plan area encompasses a flat to gently undulating upland plain as well as a portion of the Pine Creek valley with its associated escarpments. A variety of tributary streams, within ravines, drain northward into the Pine Creek valley. These tributary streams drain the Plan area and physically bisect it into a number of relatively level benches.

Slopes are less than ten percent on the majority of the upland areas. The escarpments of the Pine Creek valley and its tributary ravines are in a naturally vegetated condition with slopes of up to forty percent in some locations. There is some evidence of erosion in localized areas.

The Pine Creek valley, which is a tributary of the Bow River, drains a land area west of Highway 2. Water flow in Pine Creek is seasonal with generally low water flows. Valley sides are steep with heavy tree cover on the south escarpment. The location of the Pine Creek valley and its tributaries in relation to the topographic features of the plan area is illustrated in *Figure 3*.

3.0 PLAN OBJECTIVES & GUIDING PRINCIPLES

3.1 Objectives

The primary objective for the Heritage Pointe Area Structure Plan is to provide a planning framework for the development of an attractive recreational community which compliments the country-like character of the Pine Creek area. The Plan also strives to provide linkages between regional and local-serving recreational areas within a larger open space system. These overall objectives are supported by specific guiding principles which determine the form and character of development in the area.

3.2 Guiding Principles

Patterns of Development

- all development shall be in accordance with statutory policy and municipal standards in effect at the time it is approved;
- development should be permitted in those areas where site constraints are minimal;
- patterns of development should be determined by the natural form and character of open spaces;
- non-recreational development should be excluded from the Pine Creek valley and its tributary ravines and should be concentrated on the plateau above the valleys;
- development should be visually buffered from Dunbow Road and Highway 2, as much as possible.

Environmental Preservation

- development should contribute to the overall enhancement of the environment and create a positive balance between the Heritage Pointe community and its environmentally-sensitive creek valleys;
- the character of Heritage Pointe should remain country-like with its scenic, recreational, open space, and wildlife values maintained;
- major creek corridors, woodlands, and steep slopes should be protected from non-recreational development;
- a portion of the Pine Creek valley should be preserved as habitat for wildlife;
- public access to Environmental Reserve areas should be accommodated through municipal access areas.

Image and Identity

- the community should create a positive image and identity for the Municipal District of Foothills No. 31 by building upon the area's natural resources and scenic rural character, by giving structure and orientation to the rural environment, and by fostering creativity and innovation in fitting new development within a sensitive rural and natural landscape;
- a coherent pattern of development should be organized around a series of open spaces and natural areas.

Residential Development

- housing type and form should be established through residential design standards which are thoughtfully suited to a recreational community environment;
- the various housing forms should possess their own individual character and identity; however, residential design should contribute to the overall community image reflected in this Plan.

Community Services

- services necessary to support the local and surrounding residential population and contribute to the overall lifestyle of the community should be encouraged.

Recreation

- adequate land should be provided for other forms (outside of golf course) of active and passive recreational use to meet the needs of area residents through the provision of municipal reserves and the development and maintenance of local park areas within the private development cells maintained by community based Homeowners' Associations;
- a system of recreational trails may be established and maintained by the M.D. of Foothills which extend from developed areas through the Pine Creek Valley escarpment;
- new trails should be generally a minimum width of 2.0 metres. For the most part, these trails should be located where they can be gently graded for walking while taking advantage of views;
- in general, new trails should be separated from development areas in order to minimize conflicts between public and private land users while providing a greater sense of isolation and detachment from developed areas. Staging areas for the trail network should be provided in parkland areas only, where access is feasible and extensive grading is not necessary;

- common open spaces within the development areas should be planned, particularly within Cell "B", to provide intermittent breaks in the development pattern, to open up views to ravine areas, and to link to parks, and open spaces;
- where feasible and appropriate, a landscaped setback along public internal roadways should be constructed and maintained by the lot owner;
- development of private parks serving the passive recreational needs of residents with pathways, sitting areas, grassy knolls, landscaped edges, and childrens' play areas should be communally created and maintained through locally based Homeowners' Associations.

Infrastructure

- service infrastructure should be developed in a manner which best serves the various land uses;
- improvements to the existing infrastructure systems should be made in a timely manner appropriate to community needs;
- while those benefiting from public improvements ought to share fairly in the cost of such improvements, the plan should ensure that any one landowner is not burdened by an excessive share of infrastructure costs.
- According to Municipal District of Foothills Resolution of Council adopted January 9, 2003, the Developer may be subject to a financial contribution which shall be specifically used to improve the offsite roads as determined by council.

Safety

- development should occur in a manner which minimizes public exposure to hazards affecting health, safety, and general welfare.

Growth Management

- development should be phased in a logical, efficient, and attractive manner with the least amount of disruption to existing residents and uses, so that it corresponds with the growth objectives of the Municipal District of Foothills No. 31.

4.0 PLAN POLICIES

4.1 The Plan Concept

The Area Structure Plan, as a planning framework for the community of Heritage Pointe provides a guide for future development decisions by the Municipal District of Foothills No. 31.

The land use policies outlined herein will ensure the development of an attractive residential community which complements the country-like character of the Pine Creek area. While Plan policies provide for the development of residential and other uses on plateau lands above the ravines, a continuous recreational open space network within the Pine Creek valley is envisioned. The enhancement of the valley and the natural prairie topography are significant goals which are inherent in the Heritage Pointe concept. The Plan protects the ravines and their natural watercourses yet it allows for the spatial integration of these natural features with other land uses so that they can offer enjoyment to the community.

The Plan takes full advantage of the natural setting in terms of views over the Pine Creek valley towards the City of Calgary as well as views to the west towards the foothills and the Rocky Mountains. The land use concept emphasizes the integration of the development with the natural landscape, recognizing the fragile nature of the edges and escarpments of the Pine Creek valley as well as the many ravines which bisect the site. In general, residential lands occupy the uplands overlooking the Pine Creek valley, thereby preserving the embankments and ravines in a natural state. Golf course, lake and lake amenity uses which are integrated into the residential areas provide visual relief and a sense of openness which enhance the rural character of the site.

To summarize, the overall community design objective for the Plan area is to establish a high quality of design that respects the integrity of the landscape and surrounding land uses, reflects the unique qualities of the Pine Creek valley area, and contributes in a most positive fashion to the identity of Heritage Pointe.

The Area Structure Plan allocates specific lands for various uses. Four (4) different residential designations are proposed for future development. Other designated land uses include Golf Course, lake and lake amenity, retail/commercial, park land, and natural green space. See *Figure 4 for the Land Use Strategy and Appendix A for a more detailed conceptual plan.*

4.2 Land Use Components

4.2.1 Residential

Three (3) different forms of potential residential development have been incorporated into the plan. The Executive Single-Family form provides for larger lot, low-density detached housing. The Single-Family form also provides for low density detached housing. The Cluster Estate form provides for an attached or semi-detached housing alternative.

In total, the residentially-designated lands provide the potential for up to 698 housing units in Heritage Pointe (see Section 5.0). Land use policies for the residential designations are summarized below.

General Residential Policies

- For all Lake at Heritage Pointe residential homes, the maximum building height shall be 12 m (39.3 feet); for all other development cells within the Heritage Pointe ASP Boundary the maximum building height shall be 9 m (29.52 feet);
- The Lake at Heritage Pointe is subject to architectural controls that varied in style from the original golf course development. New development, outside of the Lake development cells, shall be subject to the architectural controls applied to the original golf course development to promote a consistent appearance;
- For all residential lots, front yard setback shall be 4 m (13 feet);
- Setbacks on corner lots can be relaxed up to ninety (90) percent provided the front yard is designated by the Developer;
- In all other cases the “Residential District” of the Foothills Land Use bylaw applies;
- Prior to the submission of a Land Use Redesignation application the Developer shall invite stakeholders within the Hamlet of Heritage Pointe and the adjacent Dunbow Road community to comment on the detailed plans;
- As part of the Land Use Redesignation application for lands contained in Plan 8911839 Block 1 the Developer shall undertake to provide the following:
 - A land use plan that:

- is consistent with the existing golf course community design both in terms of clustering of lots and architectural guidelines;
- contains an open space buffer between the proposed lots and the existing residences (ownership and maintenance obligations to be determined);
- and does not exceed a maximum density of 33 lots;
- Provides for no direct access to the Block 1 lands through either the Ridge or the Meadows development cells. Access to Block 1 is via a private internal road that runs parallel to the Deerfoot Trail Extension;
- Contains a detailed landscaping plan which protects as many trees as possible, identifies the placement of new trees, outlines park area improvements, and grading/containment plans;
- Provides for a noise analysis as it relates to the location of proposed lots and the potential noise impact and, if necessary, the methods of noise mitigation from the Deerfoot Trail;
- Provides for a construction impact mitigation strategy that addresses development phasing and details mitigation strategies internal and external to the Hamlet of Heritage Pointe;
- Provides for a Stormwater Management plan.

Executive Detached Single-Family

The majority of the residential land within the Plan area has been designated Executive Detached Single-Family. The aim is to provide a legible and coherent development pattern in these neighbourhoods, to be reflected in the design of buildings having complementary architectural character and styles.

- average minimum lot size shall be 1300 square metres, and no individual lot should be smaller than 1000 square metres;
- minimum effective lot frontage (measured parallel to the front lot line, at a distance into the lot of 15 metres) shall be 20 metres;
- maximum density shall be three units per gross acre (inclusive of local roadways and landscaped parks, but exclusive of lake, lake amenity, golf course);

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- development should encourage lot frontages and building guidelines which exceed conventional urban neighbourhoods;
 - development should allow for a defined building envelope to encourage a regular distribution of housing sites in keeping with a more structured neighbourhood character;
 - the natural landscape should be maintained where possible, and housing structures should be integrated into the natural landscape;
 - a building form should be promoted which, when viewed from the street, emphasizes the residential nature of the building and reduces the visual impact of vehicular entrances (garages) on the streetscape;

Detached Single-Family

These single-detached neighbourhoods are very similar to the Executive Detached Single-Family areas but will have slightly higher densities. The development pattern employed for the Executive Single-Family area will be extended to these neighbourhoods and will be reinforced through architecture that is complementary in character.

- average minimum lot size shall be 525 square metres, and no individual lot should be smaller than 490 square metres;
- minimum effective lot frontage (measured parallel to the front lot line, at a distance into the lot of 15 metres) shall be 14 metres;
- maximum density should be 3.7 units per gross acre (inclusive of local roadways and landscaped parks, but exclusive of lake, golf course, and lake amenity);

Cluster Estate – Attached/Semi-Detached

These higher-density areas may be permitted in close proximity to the ravines and other recreational opportunities in the immediate area. Identifiable neighbourhood patterns are to be achieved through the use of architecture having a complementary character and which is sensitive to surrounding development.

- parcels shall not be less than one (1) hectare nor more than fifteen (15) hectares in size, and shall have a maximum allowable density of 9.9 units per hectare (4 upa);
- individual buildings shall be comprised of no more than three units;
- cluster estate residential development should be encouraged to occur off the service/collector roadway in close proximity to the active recreational opportunities in the area;

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- clear development patterns composed of clusters of buildings with complementary architectural character should be created that are sensitive to the surrounding single-family developments;
 - a continuity of landscape treatment within each cluster estate neighbourhood should be encouraged; and
 - clear circulation patterns which relate in a positive manner to the internal collector road should be created.

4.2.2 Golf Course

- Some +/- 450 acres of the Plan area have been designated for golf course use. Integrated within residential and other land uses, the designated golf course area is appropriately sized to accommodate 27 holes of golf; driving range, golf clubhouse, maintenance facilities and a three-hole short game and teaching academy. It is intended that the golf course establish a recreational character and strong identity for the Heritage Pointe community over time.

4.2.3 Lake and Lake Amenity Area

Approximately 36 acres of the Plan area have been designated for the private lake and lake amenity uses. The Heritage Pointe Area Structure Plan provides for the establishment and maintenance of a lake and lake amenity area with no obligation to the M.D. of Foothills No. 31 for maintenance of these areas. The private lake and lake amenity area have been constructed by the developer, and shall be maintained in perpetuity by a community based Homeowners' Association.

The private lake and lake amenity uses are intended to enhance the recreational character and identity of the Heritage Pointe community. The following design principles have been adhered to during development of the lake and lake amenity area:

- the lake has been constructed in a manner which respects the quality of the area's natural features so as to complement rather than compromise the distinctive character of the site;
- integration of the lake and lake amenity area into the natural landscape has been promoted; the lake has been integrated into the residential component; both the residential frontage experience as well as the lake experience have been considered in the residential/lake interface;
- the layout and features of the private lake and lake amenity area have been used to augment and enhance views and area amenities;
- the lake has been designed in a manner which allows a significant number of residential units to benefit from this amenity.

4.2.4 Retail/Commercial

Commercial facilities for Heritage Pointe are to be located at the intersection of

the service/collector roadway and the future loop road serving Cell "B".

- maximum retail/commercial site area within the A.S.P. boundaries shall be 1.46 hectares (3.61 acres);
- allowable uses may include restaurants, general store, post office, sale of gifts, handicrafts, jewellery, and/or clothing, personal and financial services, general office, inn, and/or gas bar;
- commercial buildings should be sited with minimal front setbacks in order to enclose and give scale to the street and to promote a friendly pedestrian environment;
- off-street parking should be permitted whenever possible in order to control traffic speed, to protect pedestrians, and to distribute the required parking load;

4.2.5 Preservation Lands, Environmental Reserve, Environmental Reserve Easement

In response to the objectives of Part 17, Section 664 of the MGA of Alberta, the Plan designates lands that are considered to be environmentally sensitive. These lands, within Heritage Pointe are designated as Preservation Lands, Environmental Reserve Lands, or Environmental Reserve Easement Areas. These areas include all of the slope area below the top-of-bank of the Pine Creek valley and its tributary ravines. In the valley bottoms, the golf course use is considered to be non-intrusive and is therefore compatible with the reserve lands. The intention of the Preservation Land, Environmental Reserve Land, and Environmental Reserve Easement area is to preserve the natural integrity of drainage courses, to provide limited or controlled public access along water courses and through ravines; and to protect lands which are environmentally sensitive from the negative impacts of incompatible land uses.

- development except for trails shall be prohibited and public access shall be limited to defined trail areas (*see Appendix B.2*) on the most heavily-vegetated portions of the Pine Creek valley and its tributaries;
- all areas designated as Preservation land, Environmental Reserve or Environmental reserve Easement are identified on **Figure 4**;
- The land identified as Environmental Reserve Easement south and west of the Ravine Villas shall be registered prior to the subdivision registration of the Lake Development Cell "C";
- setback criteria from the top-of-bank and from creeks and streams shall be defined at the land use approval stage as a condition of new development; setbacks shall reflect specific biologic, hydrologic, and geologic conditions along escarpments and waterways;
- all historic and cultural resources shall be dealt with in accordance with Provincial requirements.

4.2.6 Municipal Reserves

Pursuant to Part 17, Section 665 of the MGA of Alberta, the Plan designates an area of land as future Municipal Reserve. The future Municipal Reserve parcel is located in the southwest corner of the Plan area. This location establishes a transition between Highway 2 and residential uses.

- 19.76 acres (8 ha) of contiguous lands have been dedicated and identified in the Plan as Municipal Reserve;
- Any future Municipal Reserve dedication shall be designated at the discretion of Council.

4.2.7 Private Park Areas

Because of the intended development of some of the residential areas on a condominium ownership basis and because of the difficulty and cost to the M.D. of maintaining smaller local parks in scattered residential areas, the Heritage Pointe Area Structure Plan provides for the establishment and maintenance of private parks without obligation to the MD, as follows:

- private park spaces shall be constructed by the developer, and shall be maintained in perpetuity by community-based Homeowners' Associations;
- private park areas are in addition to the lands provided for municipal reserve.

4.3 Transportation

4.3.1 Internal Roadways

The existing Heritage Pointe Drive, the collector roadway providing access to the easterly parcel of land in the Plan area, and Heritage Lake Drive, Heritage Lake Boulevard, Meadow Pointe Drive and all roads constructed in Cell “B” and Cell “C” in the westerly parcel, are intended to be developed as public roadways (refer to *Figure 5*). Construction of all internal roadways shall be the responsibility of the developer, to standards to be determined at the time of land use approval. Maintenance of public roadways shall be the responsibility of the MD, following completion of construction by the developer and acceptance of the roadway(s) by the MD.

Access to the adjacent parcel, portion of SW ¼ Sec. 5-22-29-4, will be determined at the time of land use redesignation/subdivision.

- The internal road accessing Plan 8911839 Block 1 may be public or private as deemed necessary by the Municipality. Should this road be developed as a public road a modified municipal standard shall be approved to mitigate impacts to the golf course. The modified road standard shall be agreed to by the owner of the golf course and the Municipal District of Foothills No. 31.

4.3.2 External Roadways

Three external roadways exist, or are proposed, adjacent to the Heritage Pointe Area Structure Plan area (*see Figure 4*). Two of these - Highway 2 and the Deerfoot Trail extension - are under the jurisdiction of Alberta Transportation. The third - Dunbow Road - is operated and maintained by the Municipal District of Foothills No. 31. The Highway 2 right of way will be protected as a freeway.

Right-of-way for the Deerfoot Trail extension has already been acquired from the Developer by Alberta Transportation. No responsibility for any construction of the Deerfoot Trail extension or any portion thereof rests with the Developer.

Improvements to Dunbow Road or to the Dunbow Road/Highway 2 intersection may be required as a result of development within the Heritage Pointe Area Structure Plan area. The improvements will be assessed at the time of land use/subdivision approval for each phase of development in Cell B and Cell C. The impact assessment will be based on traffic counts and the impact of the Deerfoot Trail extension on traffic utilizing Highway 2. Construction of “interim” Highway 2 / Dunbow Road intersection improvements, if required, in the transportation assessment shall be completed at no cost to Alberta Transportation. Future interchange construction will be the sole responsibility of Alberta Transportation – at no cost to the Developer (refer to *Appendix C*).

A Highway 2 Planning Study Marquis of Lorne Trail to S.H. 552 was prepared by Alberta Transportation and McElhanney which identified six (6) interchange options at S.H. 552. Development as proposed within Cell “C” of Heritage Pointe can only accommodate Highway 2 interchange Option 6, which has also been identified as the preferred option of the MD of Foothills No. 31.

A noise attenuation report has been prepared for development adjacent to Highway 2.

4.4 Utilities and Servicing

4.4.1 Sanitary Sewer

Sanitary service for Heritage Pointe is supplied by Thornmark Waste Management Corporation (TWM) (*Appendix D*).

The existing sewage lagoon in the SW ¼ of Section 4 is designed to treat the sewage for all of Cell “A”. It is anticipated that the sewage lagoon will continue to operate for a period of time in conjunction with a mechanical sewage treatment plant which has been constructed to provide sanitary service to Cells B and C.

The sewage treatment plant is located in NE ¼ 5. The sewage lagoon ponds located in SW ¼ 4 will be decommissioned at a future date and the development of those lands will be planned for in a separate ASP.

Treated effluent from the mechanical sewage treatment facility is discharged to the Bow River, in accordance with Provincial approvals and licenses.

The design and operation of all sewage treatment facilities to service the plan area shall be the responsibility of the developer and/or utility owner’s to the satisfaction of Alberta Environmental Protection and the Municipal District of Foothills No. 31.

The City of Calgary is proposing to construct a new sewage treatment plant in Section 8. The potential tie-in of the Heritage Pointe sanitary sewer system to the planned City of Calgary facilities will be evaluated at a future date. If determined to be technically and economically feasible, and a suitable agreement can be negotiated, the sewage treatment facilities servicing the ASP area may be decommissioned and a sewer line leading to the City of Calgary facilities may be constructed.

4.4.2 Water Supply

Water service for Heritage Pointe (and adjacent communities/developments) is currently supplied by Thornmark Utilities Corporation (TUC). TUC diverts and transports water from the Bow River and their treatment facilities supply the ASP area with potable water. TUC will continue to supply water to the ASP area. TUC’s license to draw water will be amended for additional development and the water intake facility upgraded accordingly.

The existing water treatment plant is designed to supply potable water for the entire plan area. The developer shall be responsible to construct additional water treatment plant facilities adjacent to or in conjunction with the existing water treatment plant to accommodate development of the plan area. Design of new facilities will be in accordance with phased development. Treated water storage currently exists at the water treatment plant site and in the south half of section 6. Water storage will assist in maintaining pressures in the system, especially in the event of a fire. The locations of the water reservoir facilities are illustrated *Appendix E*.

A looped watermain distribution system has been constructed to ensure continuous water supply in the event of a watermain break.

4.4.3 Stormwater Management

Storm runoff from the roads, driveways and roofs shall be directed toward the road ditches and into a piped storm water management system. The ditches will either drain to holding ponds within the golf course or to ditches along Dunbow Road, or be directed into the coulees for ultimate discharge to Pine Creek. Storm water naturally flows to the north ultimately ending up in Pine Creek and the Bow River. Piped storm water will be discharged into coulees and ravines.

Storm runoff from those portions of lots not draining to the roads shall be directed away from the buildings towards natural drainage channels. Split drainage shall be provided from those lots backing onto the lake and the escarpment. Runoff from the front of the lots, driveways, and roofs shall be directed towards storm drains and ditches while runoff from the back of the lots shall follow the man made and natural drainage courses. *Appendix F* shows the stormwater drainage system.

4.4.4 Shallow Utilities

Natural gas, power, cable and telephone will be available from ATCO Gas (ATCO), Aquila, Shaw Cable and Telus Communications Inc. (Telus) respectively. These utilities will be provided by extensions of the existing systems servicing the area.

Shallow utilities will be installed in conventional 3.5 metre wide easements along the front of the lots.

4.5 Escarpments and Sloped Areas

It should be noted that major escarpments exist throughout the Area Structure Plan area. In accordance with M.D. of Foothills development guidelines, the location of the escarpment is established as the line where the slope is steeper than 15% (8.5°). In this regard the following guidelines apply:

- development shall be permitted on or adjacent to slopes less than 15% (8.5°);
- development shall not be permitted within 30 metres of the toe or crest of any escarpment or slope;
- development may be permitted within areas not meeting the above requirements providing a geotechnical investigation by a qualified engineer is prepared stating the proposed development is stable and development will not affect the stability of the slope.

The Area Structure Plan layout meets the MD of Foothills Land Use Bylaw for setback requirements.

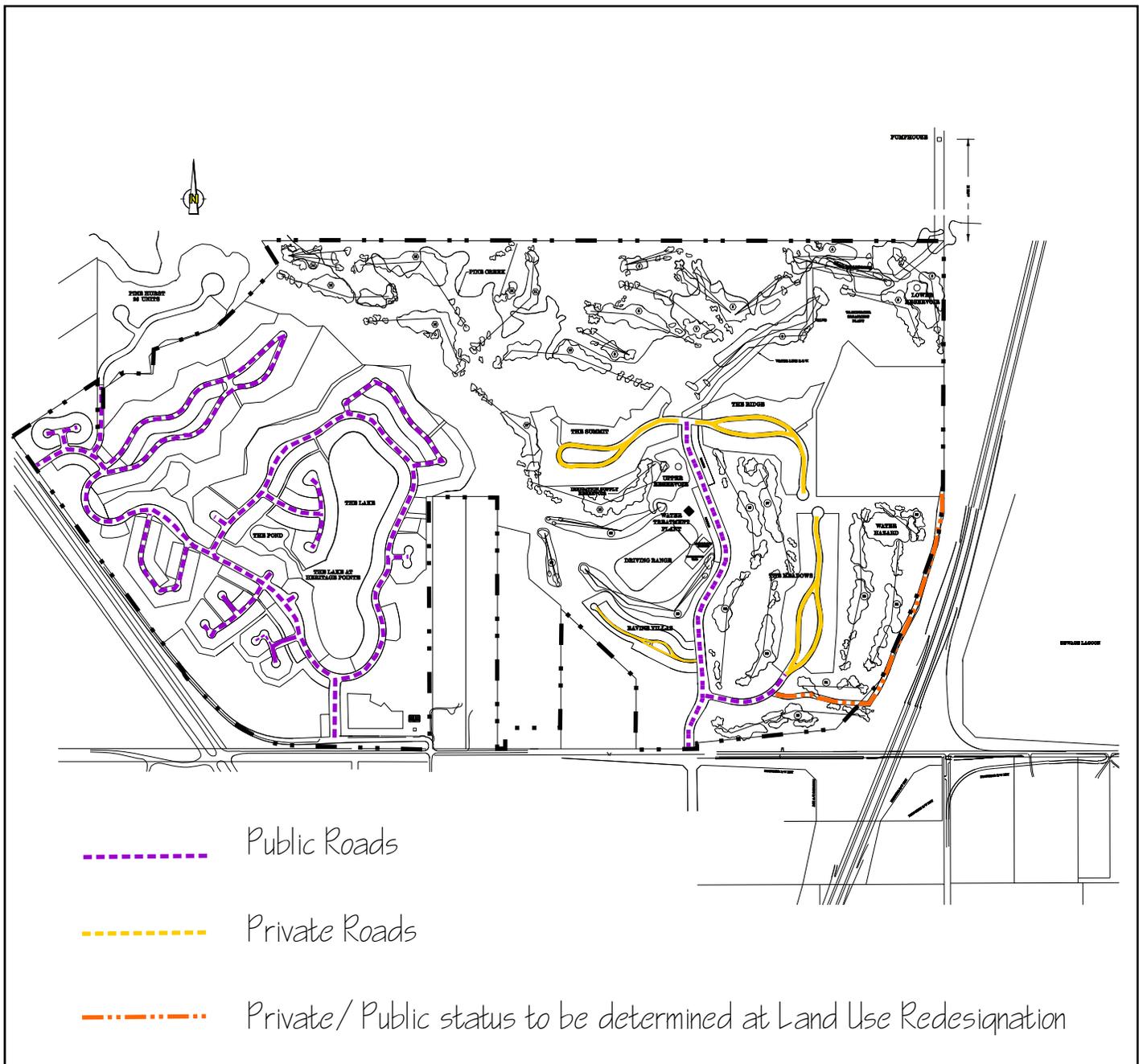
Given the sensitivity of the site to grading modifications and erosion, site grading and drainage plans will be reviewed by a geotechnical engineer, in conjunction with the phased development, to ensure that existing slopes are not destabilized by grading operation or surface runoff.

5.0 IMPLEMENTATION

The phasing of Heritage Pointe shall occur in an efficient and orderly manner. The phasing strategy which has been developed for the Plan area takes into consideration such factors as current planning policy, market conditions, utilities design, capacity and vehicular access. Most importantly, the strategy responds to the logical and timely provision of infrastructure servicing and other technical considerations.

The staging of development for the Heritage Pointe Area Structure Plan area is divided into four major Cells. The phasing strategy is illustrated in *Figure 6* and shown on Table 5.0 "Implementation Table". Cell "B" of the development includes a 28 acre lake and associated facilities. It is intended that Cell "B" will be substantially developed before development of Cell "C", and Cell "D" are initiated.

It should be noted that actual development within each Cell is anticipated to be undertaken in smaller phases.



Heritage Pointe Area Structure Plan

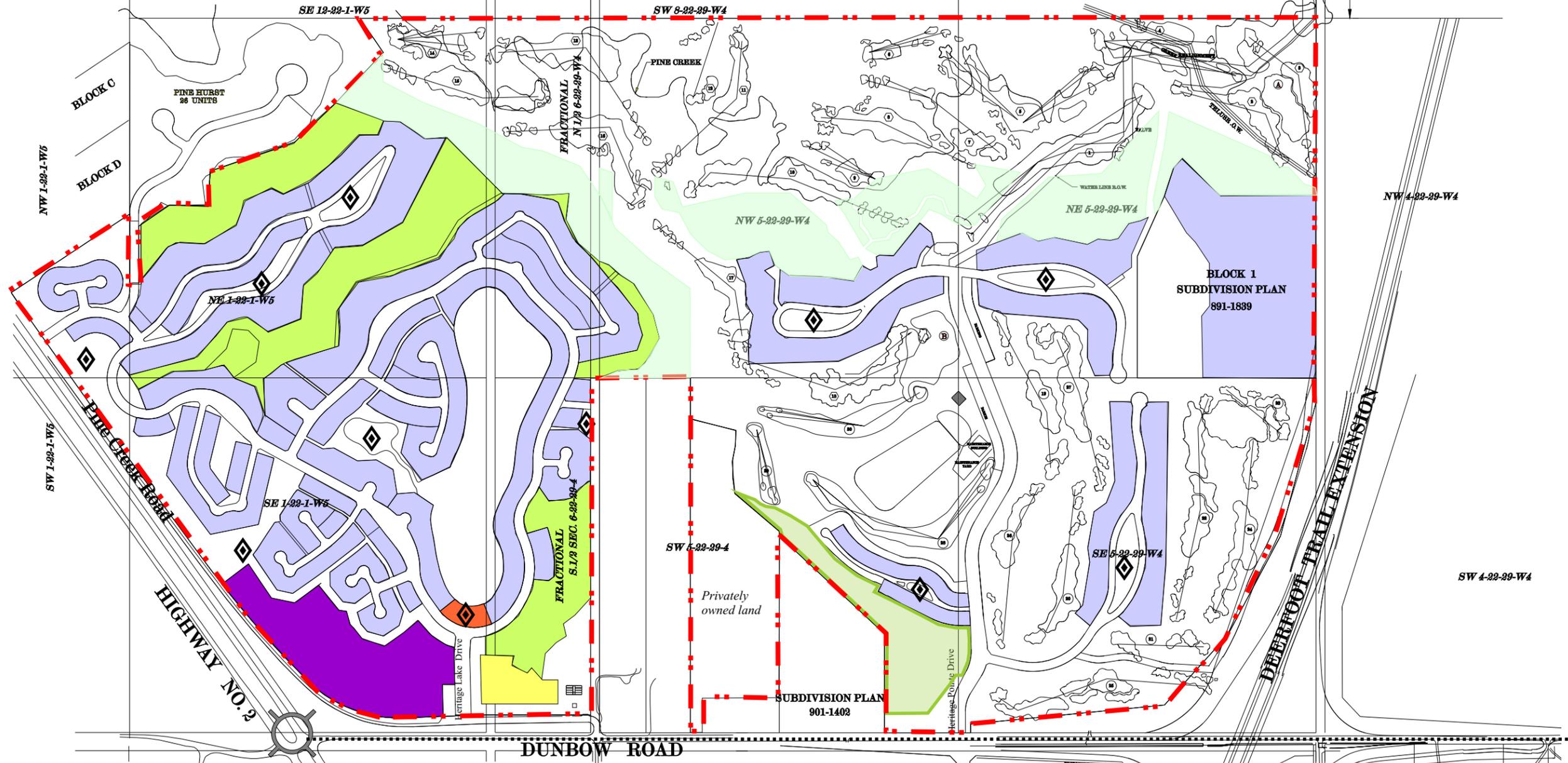
Date: September 2004

Figure No. 5

Scale: NTS

Public and Private
Internal Roads

Drawing Title: Phasing Strategy



- Residential Land Use
 - Municipal Reserve
 - Environmental Reserve
 - Environmental Reserve Easement
 - Preservation Lands
 - Commercial Lands
 - Possible Future Interchange
 - Private Park Space
 - Private Recreation Area and Lake Amenity
 - ASP Boundary
 - Public Arterial Road
- Golf Course Lands are considered a recreational amenity

April 2004

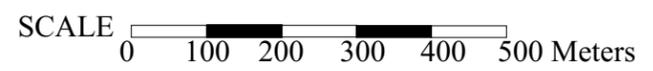
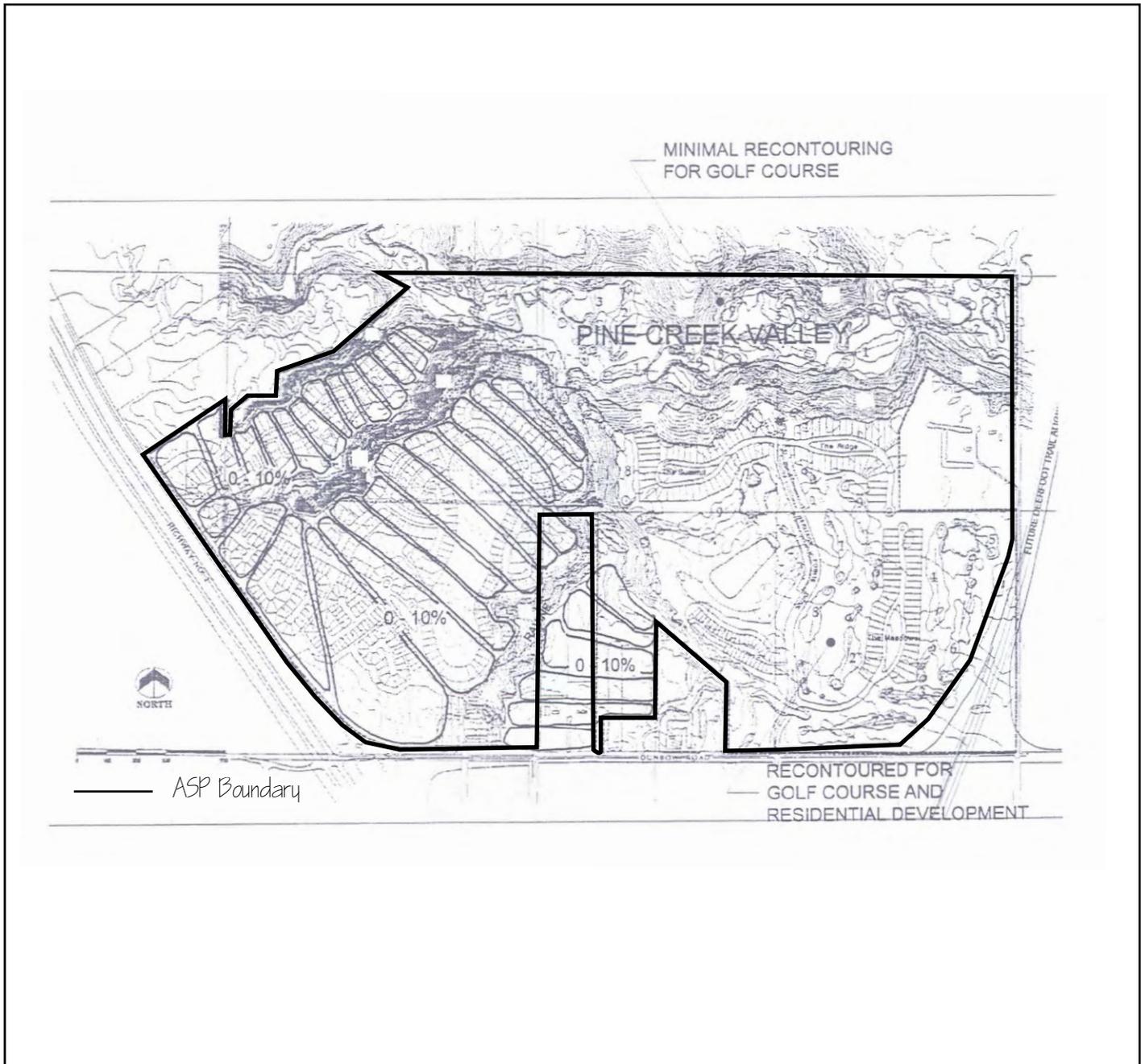


Figure 4
Land Use Strategy



Heritage Pointe Area Structure Plan

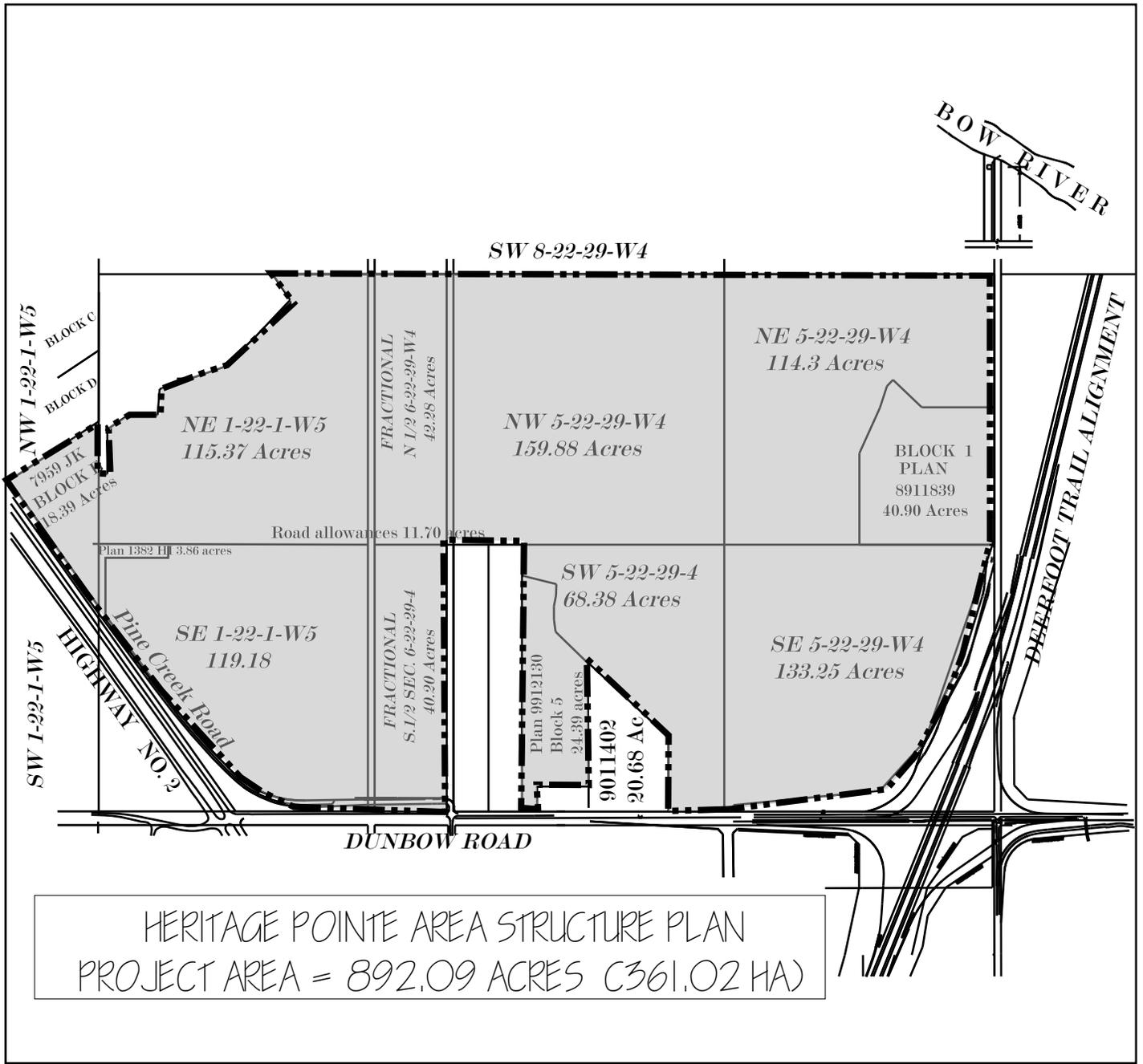
Date: April 2004

Figure No. 3

Drawing Title: Topographic Characteristics

Scale: NTS

Topographic Characteristics



Heritage Pointe Area Structure Plan

Date: April 2004

Figure No. 2

Scale: NTS

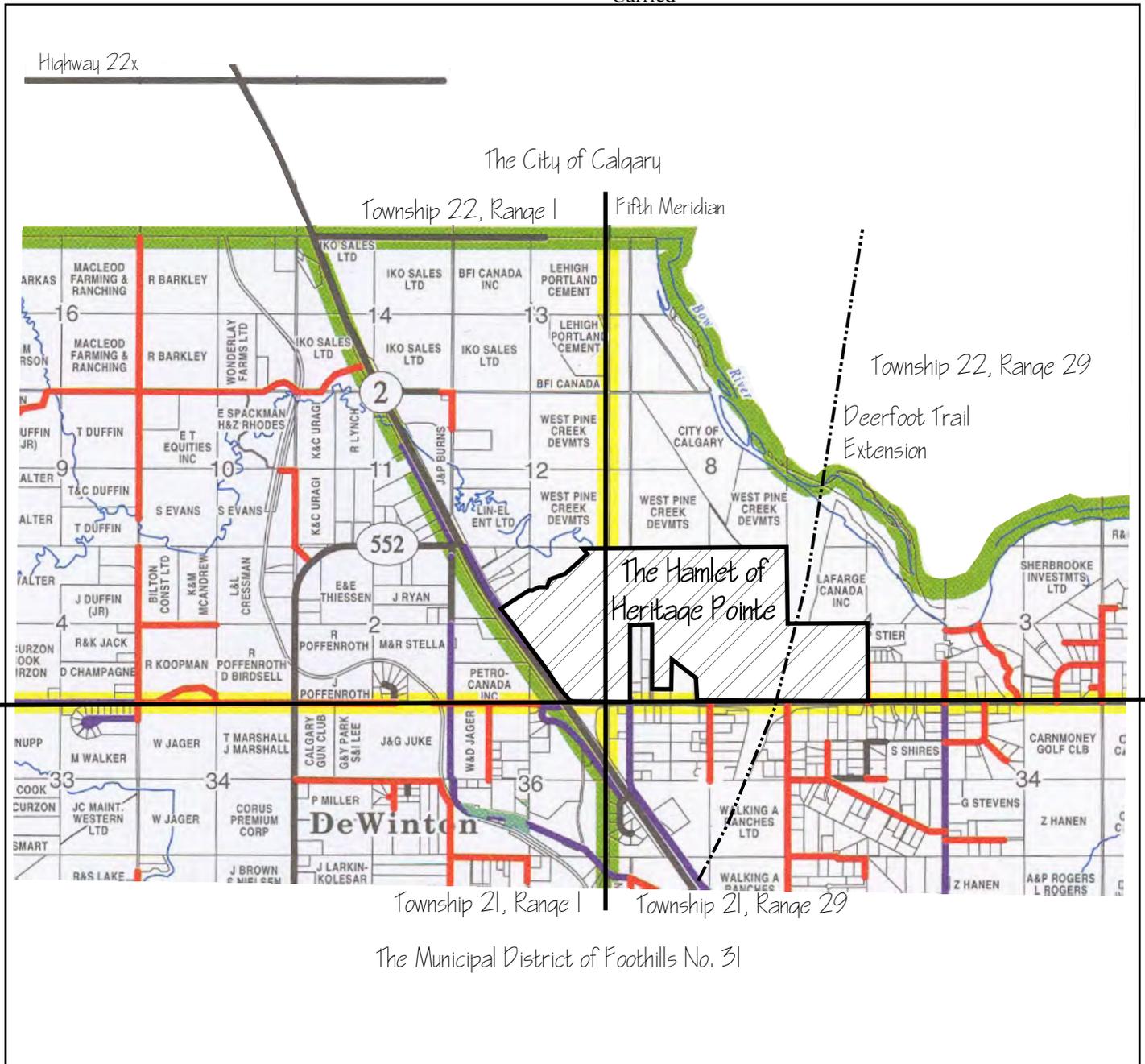
Lands Subject to the Heritage Pointe ASP

Drawing Title: Lands Subject to the Heritage Pointe Area Structure Plan

4 May 2000

“... Moved that Council designate the area, as outlined by the Municipal Districts Municipal Manager, including the sewage lagoons the lands to the west covered by the approved area structure plan and the Heaver Lands, as the Hamlet of Heritage Point.”

Carried



Heritage Point Area Structure Plan

Date : April 2004

Figure No. 1

Scale: NTS

Location Plan

Drawing Title: Location and Boundaries of the Hamlet of Heritage Point

