

MAY 2024

# WHAT WE HEARD REPORT

POST-APPLICATION OPEN HOUSE, FOOTHILLS COUNTY

## HIGHFIELD & ROWLAND ACRES AREA STRUCTURE PLAN

## TABLE OF CONTENTS

1.0 PROJECT OVERVIEW.....	01
2.0 COMMUNICATION & ENGAGEMENT METHODS.....	02
3.0 PREVIOUS ENGAGEMENT SUMMARY.....	04
4.0 WHAT WE HEARD: OPEN HOUSE #6.....	06
5.0 NEXT STEPS.....	11

APPENDIX A: ENGAGEMENT MATERIALS

APPENDIX B: VERBATIM OPEN HOUSE FEEDBACK

APPENDIX C: VERBATIM EMAILS & RESPONSES

## 1.0 PROJECT OVERVIEW

Beginning in 2016, Highfield Investment Group Inc. and Township Planning + Design Inc. (TWP) prepared plans for a new community east of Aldersyde in Foothills County. During the initial stages, an Engagement Plan was prepared in May 2016, which outlined the strategy for communicating and engaging with the public for the proposed Aldersyde East Area Structure Plan. This plan included a three (3) phased approach that included a project website and up to three (3) Open Houses, depending on necessity. Engagement efforts resulted in a total of five (5) Open Houses during the time period of September 2016 - September 2017. The project was put on hold and was brought back to the surface in 2023 following infrastructure improvements and opportunities with the Aldersyde Water Treatment Plant investment, recent growth expectations in the Highway 2A corridor, and policy considerations with Foothills County and the Calgary Metropolitan Region Board. While the Plan Area and Land Use fabric of the community was revised, the overall key goals of the two iterations were closely rooted.

TWP prepared a resubmission of an application for Amendment to the Land Use Bylaw for the adoption of the newly named and updated Highfield Rowland Acres Area Structure Plan (ASP) in February, 2024. The ASP provides the planning framework to guide a comprehensively planned community with a series of unifying urban design elements for two distinct neighbourhoods: Highfield and Rowland Acres. The community consists of +/- 1,162.43 acres of land neighbouring the communities of Ravenscrest and Silver Tip.

The primary method of feedback gathering in the 2024 engagement process was Open House #6, which took place at the Highwood Memorial Centre in High River on Tuesday, March 19th, 2024 from 5:00 until 8:00 PM. The Open House was hosted following the formal submission of an application for adoption of the Highfield and Rowland Acres ASP to Foothills County. The Open House was intended to re-introduce the community at large to the updated project and understand what concerns or questions the community has about the proposed community prior to an application for Land Use Redesignation. Landowners within 1-mile of the subject site were sent direct mail invitations to the Open House and two (2) advertisements / "open to all" residents and landowner invitations were published in the Okotoks Western Wheel in advance of the event. The questions and concerns that the project team heard from the community will be addressed through future municipal applications and the public decision-making process.

## 2.0 COMMUNICATION & ENGAGEMENT METHODS

TWP and Highfield Investment Group Inc. (the proponent/landowner) hosted an Open House at Highwood Memorial Centre on Tuesday, March 19th, 2024 from 5:00pm - 8:00pm. The event was advertised, in a 1/4 page flyer format, in the March 6th and 13th editions of The Western Wheel, which contains community news events serving Okotoks and surrounding areas. Readers were given a brief description of the proposed community, event details, and contact information (See Appendix A: Engagement Materials). The Open House was drop-in format with three (3) planners from TWP, three (3) Highfield Investment Group Inc. team members, one (1) transportation engineer from Bunt & Associates, and one (1) infrastructure engineer from CIMA+ were present to address any questions or concerns. The Project Team invited community members and neighbours to come by to meet the team, learn more about the proposed project, and share preliminary feedback prior to the application process. A total of nineteen project information boards were displayed at the Open House, with specific descriptions about the subject site, the planning and development process, and community look/feel/operations. Approximately 175 people attended the Open House. Verbatim feedback from the event was recorded and is included in **Appendix B: Verbatim Open House Feedback**.

A dedicated TWP team member's contact information was shared on all engagement materials. They have been the point of contact for community feedback in order to ensure consistency and efficiency. Feedback forms with specific questions were provided upon entry to the event, and attendees were asked to return the filled-out forms prior to leaving, or returning the form digitally to the project team. The following questions were included on the form:

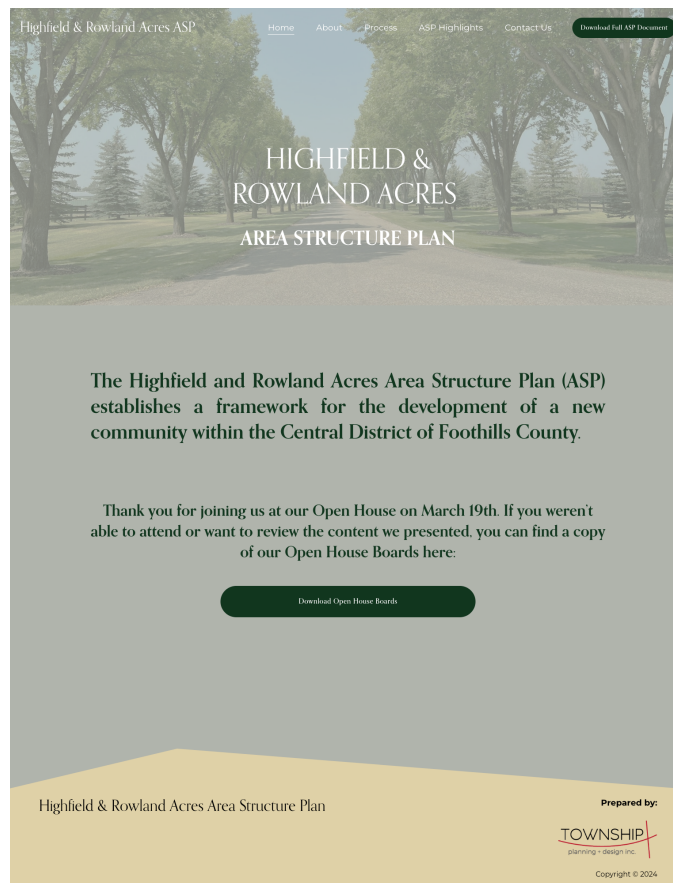
1. Were you able to discuss your interest in this proposal with a project representative? Is there further information that you would like to share?
2. What additional feedback or suggestions do you have regarding the proposed development?



*Photo of the Open House at the Highwood Memorial Centre*

A dedicated project website was created and launched on March 6th, 2024. The website address, [www.aldersydeeast.ca](http://www.aldersydeeast.ca), was publicly shared at the Open House on March 19th, 2024, and was included in all engagement materials. The website contains an overview of the project, resources to reference and download, information regarding the planning and engagement processes, and direct links to a dedicated TWP team members contact information to provide feedback or ask questions. The Open House Boards that were displayed at the event were posted to the website on March 20th, 2024, the day following the engagement session.

In addition to the digital and editorial efforts to advertise the event, landowners within a 1-mile radius of the subject site were send a direct mail invitation to the Open House in March. To date, there have been zero (0) phones calls and eleven (11) email correspondences. Verbatim emails and responses are included in **Appendix C: Verbatim Emails and Responses**.



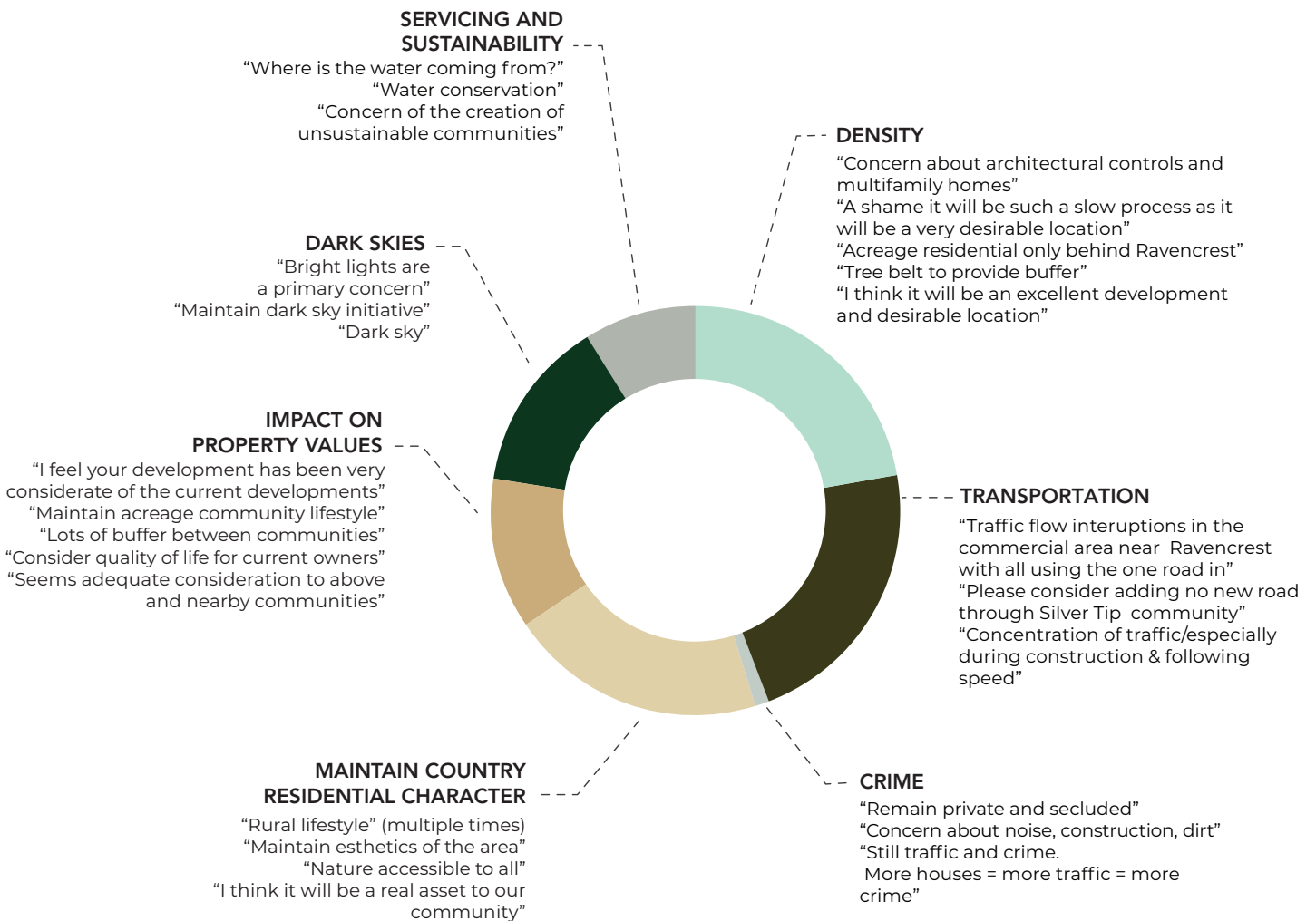
*Home page of dedicated project website*

### 3.0 PREVIOUS ENGAGEMENT SUMMARY

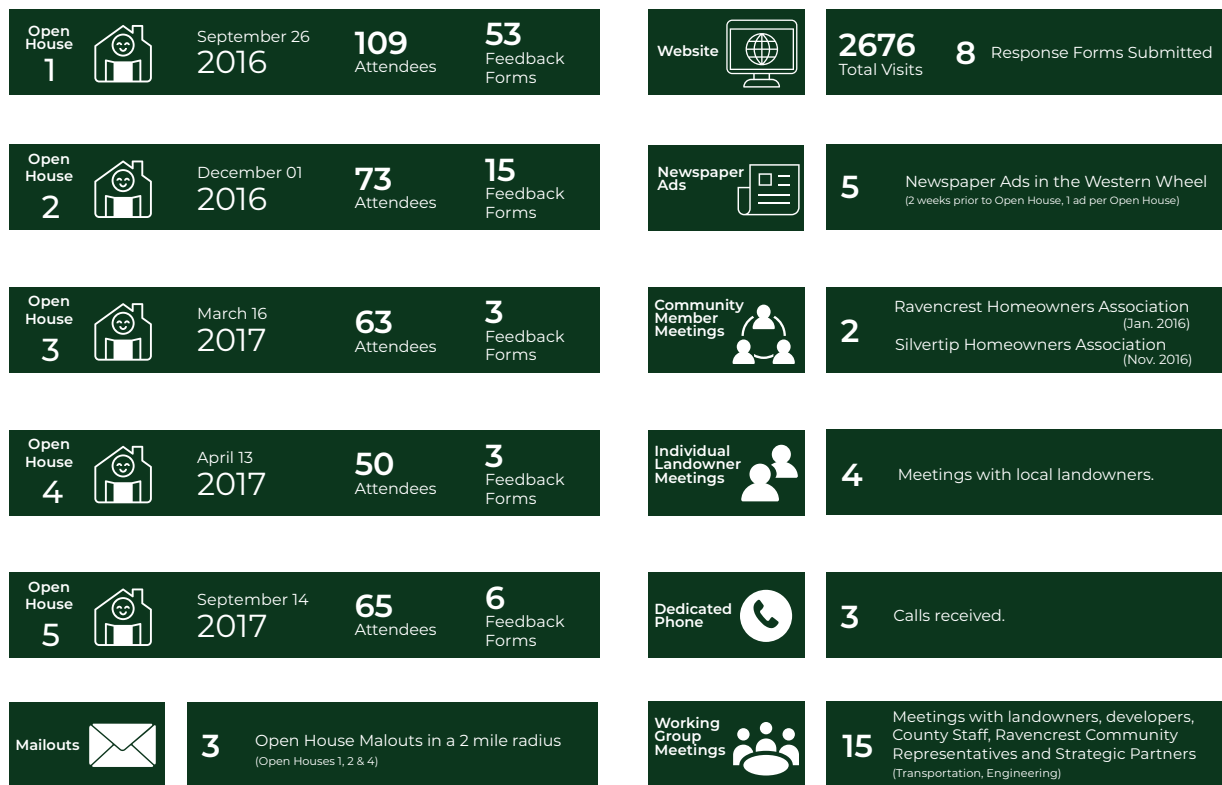
The ASP has evolved since its inception in 2016. Prior to the most recent amendment to the Area Structure Plan, the Engagement Team held five (5) Open Houses to gather feedback from community members.

The engagement methods throughout the past years have included a dedicated project website, which was updated in 2024, multiple meetings between project stakeholders, County officials and local landowners, and five (5) Open Houses prior the 2024 ASP revision and subsequent Open House.

The following is a summary of the key engagement feedback the project has received during the efforts from 2016-2017. The common themes, engagement impressions, and a shortlist of verbatim comments are summarized below.



Key data from previous open houses and engagement methods is summarized below:



Verbatim feedback from previous engagement methods has been reviewed and incorporated throughout the process. Examples of previous verbatim feedback includes:

- Open House 5 *"I personally have never had any major concerns with or towards this development, therefore all changes that have been incorporated to date, have only added to the considerateness of the development."*
- "We agree that there should be an ASP for this area, however, as planned the development is not acceptable to most of the current homeowner. Significant changes will need to be made for the current population to approve the plan."*
- Open House 3 *"I've been to both previous open houses. Good updated info provided."*
- "I appreciate all of the meetings, open houses, but feel you are fighting a losing battle as we truly do not want this development."*
- Open House 4 *"Great, this is a development I would love to live in. I wish more or should I say this amount of thought and scanning was put into all developments. Thank-you"*
- Open House 2 *"Commercial development going completely industrial. Residential commercial is acceptable, industrial is not. Residents did not move here to see commercial development"*
- Open House 1 *"[Main hope is] acreage development only behind Ravencrest, shelter belt with trees, maintain dark sky initiative. [Main concern is] density, not enough green space, extra costs for existing residents."*

## 4.0 WHAT WE HEARD: OPEN HOUSE № 6

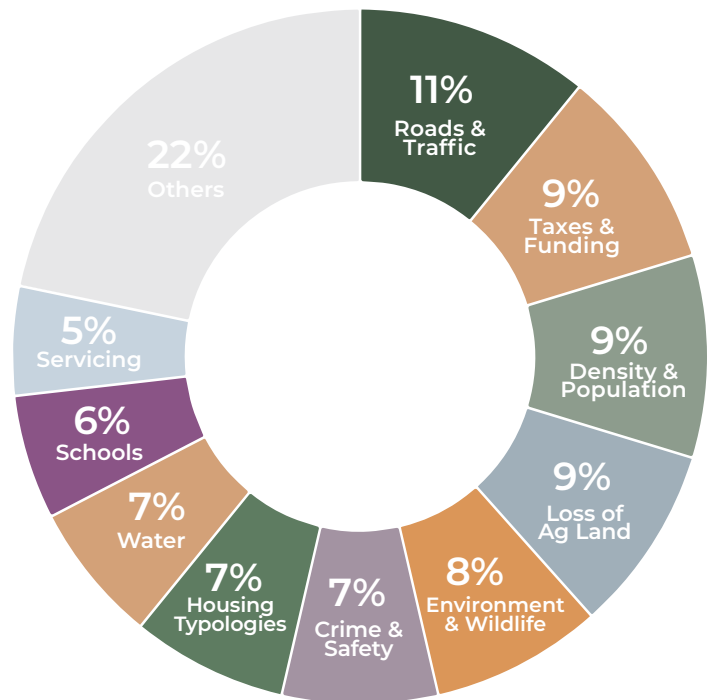
### KEY COMMON THEMES

Analysis was completed by noting the first instance of a topic, in correspondence and feedback, and tallied between the responses received by TWP. Responses include conversations at the Open House, feedback forms, emails, and letters.

In order to synthesize the feedback we received from community members the Engagement Team categorized common themes and concerns that were present in our interactions. A total of ten (10) Key Common Themes arose from the communication with community members. Percentages were calculated based on each instance a common theme was present throughout the communication items.

The common themes are:

1. Roads & Traffic
2. Taxes & Funding
3. Density & Population
4. Loss of Agricultural Land
5. Environment & Wildlife
6. Crime & Safety
7. Housing Typologies
8. Water
9. Schools
10. Servicing



The following pages outline specific feedback and concerns from area residents and a general response provided by the project team.

## Roads & Traffic

### *What We Heard*

Community members expressed concerns regarding increased traffic and access to the proposed development. Specific feedback was received regarding access to the Rowland Acres portion of the site, as well as the capacity and impact of proposed on Highway 547. Concerns included safety with roundabouts and traffic lights and increased traffic and noise.

### *Project Team Response*

Collaboration efforts with ATEC to develop a plan to manage traffic flows from Highway 2 and 547 were shared with concerns residents. It was made clear that staged improvements would be undertaken over time and there are necessary reports and approvals in the process. The site plan accommodates significant road widening for Highway 547. A transportation engineer was present at the Open House and was available for neighbour questions.

## Taxes & Funding

### *What We Heard*

Residents expressed questions and concerns regarding the cost and funding of the development. Some people had questions regarding which stakeholders would be funding different parts of the project, other community members expressed concern at the possibility of taxpayers funding the infrastructure and servicing necessary for the development. Fear of increased property taxes.

### *Project Team Response*

The mill rate is set by council every year and compact developments, such as this one, generate tremendous tax revenue for the County, pay for themselves, and do not burden the existing tax payers negatively.

## Density & Population

### *What We Heard*

An overall reaction throughout the engagement was opposition to the amount of density and population increase proposed. Many community members questioned why the CMRB density requirements are being used and did not consider them appropriate for the area. Similar feedback was received regarding the potential population for the proposed development, stating it is too much for the area and equating it to the population of High River, AB.

### *Project Team Response*

The density targets in the ASP are to satisfy the CMRB requirements for the preferred placetypes. Our overall goal is density desired and directed by Foothills County, not the CMRB. Ranges in density options were shared with community members. The proposed density of the Rowland Lands prior to the inclusion of secondary suites is 0.90 Units per acre (UPA) or 246 units. Assuming an average population of 3 people per unit the population for Rowland Acres would be 738 people. The Highfield lands are planned at 1.57 UPA or 1,336 Units prior to secondary suites. The population for Highfield would be 4,008 people. Therefore, the total population for the plan area is 4,736 people which is far less than 12,000.

## Loss of Agricultural Land

### *What We Heard*

Community members expressed their discontent with the loss of agricultural land, sharing their concerns of the area becoming more urbanized and less focused on productive agriculture.

### *Project Team Response*

The Rowland family has owned this land for 140 years and it is their turn to develop. They had similar issues when both of the surrounding communities were brought forward but they did not object. At this time, the Rowlands do not consider these lands to have a farming future based on their proximity to existing residential development.

---

## Environment & Wildlife

### *What We Heard*

Another common theme was the concern over environmental impacts. These included pollution from heavier traffic, loss of natural spaces and impacts on wildlife and biodiversity in the area.

### *Project Team Response*

A full biophysical assessment was undertaken in accordance with this project. The report can be found on the project website, and we are aware of the impact and are required to follow the mitigation techniques directed by the professional biologists in the development of this site.

---

## Crime & Safety

### *What We Heard*

Multiple community members shared their concerns on crime rising and safety being diminished due to the proposed development. Comments included thoughts of commercial uses bringing crime to the area and the increased population being under served by law enforcement.

### *Project Team Response*

In land use planning there is a term called "Crime prevention by environmental design" or CPTED. A fundamental principal of CPTED is that more homes mean more eyes on the street (and doorbell cameras) that preclude and limit crime. The initiative by the provincial government to fund and staff a provincial police service is primarily intended to provide support to rural communities that suffer under the RCMP response and lack of officers currently. The tax dollars generated from the development will also work toward offsetting and supporting the current policing demands of Foothills County Sheriffs and Foothills Patrol.

## Housing Typologies

### *What We Heard*

Community members expressed desires to see the housing forms resemble what is in Ravenscrest and Silver Tip. Some residents did not feel that secondary suites, duplex style, or row housing fit in the area.

### *Project Team Response*

The proposed development has intentionally directed the higher densities into the interior of the community, and designed the perimeter to sensitively integrate into the existing context. The lands that border the edge of the river have an Environmental Reserve land buffer and the residential uses are proposed to be Cluster Residential District, accommodating lots ranging from 0.8ac to 1.99ac. This is comparable, or larger than, the 36 1-acre lot parcels in Silver Tip.

## Water

### *What We Heard*

Drought conditions were discussed and impacts to private systems in surrounding communities. There was some confusion on where the water would be coming from for community use.

### *Project Team Response*

We will be utilizing the Aldersyde Water Treatment Plant, and we have a diversion license, already appurtenant to the Highwood River, which satisfies the full build out demand requirement for this project. We have accommodated the AEP requirement for off stream storage with a reservoir intended to service this community. The water source for this proposal and surrounding communities are not the same.

## Schools

### *What We Heard*

Some community members questioned the location choice for the Rowland Acres school site.

### *Project Team Response*

The school site will be developed according to the needs of the respective school boards. We have no input in design and planning these facilities. However, the School Board does, and they will require a development permit for the school. Our design for that school site in the ASP is illustrative and intended to show that a school could be supported here, if one actually is built here, or how it is built, is not a decision we have control over.

## Servicing

### What We Heard

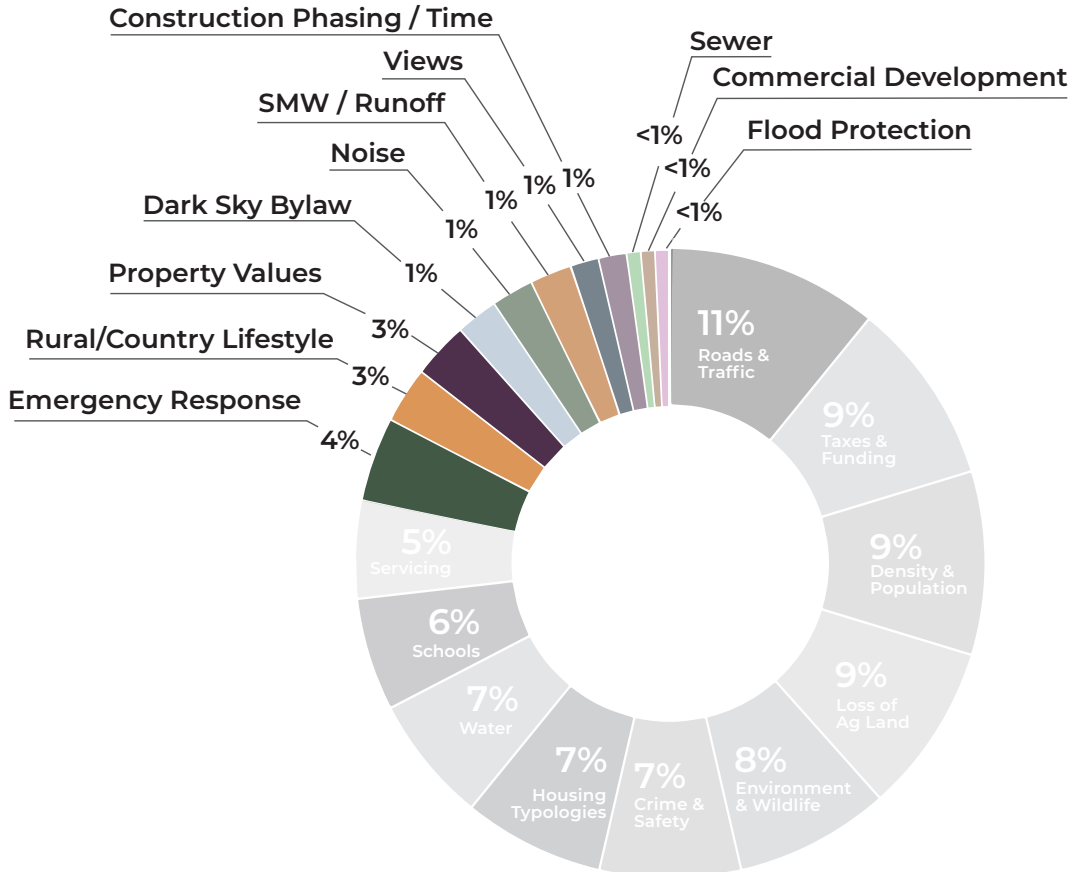
A common theme of discussion was servicing for the proposed community and whether the presented capacities were feasible. Some residents expressed interest in opportunities of expanding the piped servicing to surrounding communities.

### Project Team Response

As part of their approvals process for the wastewater treatment plant in Aldersyde, the County had to undertake an effluent modelling report. It accounted for our project and all the identified Phase 1 lands within the Highway 2A Industrial ASP. AEP has already approved this outfall and the effluent dispersal model associated with the use of the river for treated effluent discharge. The Developer will not be funding opportunities to tie into the servicing system, however they are open to discussing oversizing the Highfield lift station for Silver Tip and options for Ravencrest.

## ADDITIONAL THEMES

The additional themes, listed below, represent comments received from a singular individual, or a few individuals (2-3) in the engagement process. These themes were addressed by the project team and will assist in informing a finalized outcome for the ASP.



## 5.0 NEXT STEPS

A general timeline was shared with community members during the March Open House that outlined that following the session, there will be a project team response period prior to the anticipated Public Hearing in late May. The response period is when the project team responds to questions, comments, and concerns raised by circulation referral agents and area landowners. The Public Hearing with Council will address the resubmission of the application for Amendment to the Land Use Bylaw for the adoption of the Highfield Rowland ASP. During the Public Hearing, community members will have an opportunity to share their thoughts with Council and Council will vote whether to approve the adoption of the ASP. In the event that the ASP is approved by Council, additional approvals will be required including Land Use Redesignation, and Development Permits prior to construction of the community of Highfield and Rowland Acres.

# APPENDIX A

## ENGAGEMENT MATERIALS

## OPEN HOUSE MAIL OUT

# HIGHFIELD RANCH & ROWLAND ACRES AREA STRUCTURE PLAN

# OPEN HOUSE

Join us to learn about the updated Area Structure Plan & share your thoughts.

Tuesday,  
March 19th 2024

5:00 pm - 8:00 pm  
Refreshments Provided

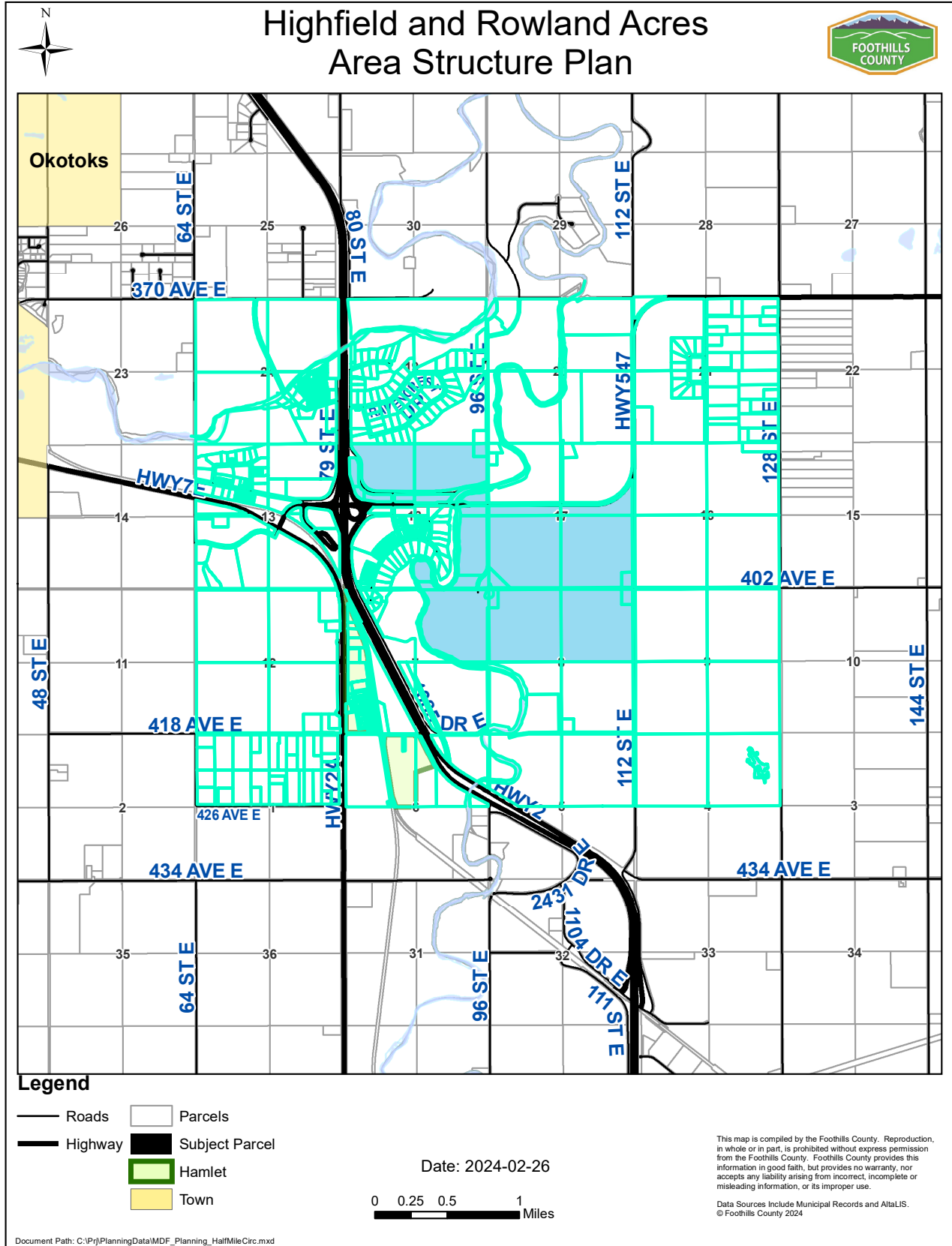
Highwood  
Memorial Centre  
128 5 Ave SW  
High River, AB  
T1V 1M3



[www.aldersydeeast.ca](http://www.aldersydeeast.ca)

*March Open House mail-out to neighbours in a 1-mile radius*

# OPEN HOUSE ADVERTISEMENT RADIUS MAP



1-mile radius map for mail-out

# OPEN HOUSE WESTERN WHEEL ADVERTISEMENT

A18 - Wednesday, March 06, 2024 **Western Wheel**

## Okotoks author tops Calgary bestseller list

By Amir Said  
Staff Reporter

Bookworms are loving the adventures of Therese Sands. Debbie Sands has earned the number one spot on the Calgary Herald's list of Calgary bestsellers with her book *Tropical Rose*. "We were at a book signing at a local book store in Calgary when a couple of our friends came in and showed us that we had made that list. So that was very unexpected but very exciting," said Sands.

*Tropical Rose* chronicles Sands' grandmother Therese, who lived an extraordinary life, including crossing the globe and serving in the Second World War. "My grandmother lived on



BRENT CALVERT/News: Wood Fire Photo

Debbie Sands signs a copy of her novel *Tropical Rose* during a book launch at the Okotoks Public Library in 2023.

a French island, very wealthy, she had servants," said Sands. "One day she met an English soldier and he brought her over to foggy, cold England. She had no servants and had to be very

resilient. "She did some kind of war work. We have no idea what it was but she received a letter from the French president at the time thanking her for her service."

With no details on what happened during the war, Sands used her imagination and historical knowledge to come up with what her globetrotting grandmother might have done to earn such high praise during the war.

"It starts off as a romance and becomes an adventure," said Sands.

This is the Okotoks author's second published book, her first being *A Moth to a Flame*. That 2016 book covers her daughter, who struggled with

mental illness before she was murdered in 2012.

Sands has focused her writing on family, but said if she writes another book she will devote from that and tackle another subject.

"People have some curiosity to learn more about our family members," said Sands. "We've been living here since 1985, going on 40 years now. We're quite active in the local theatre group. My husband (Ed) was part of council for 26 years. We're fairly well-known to people in town."

Sands has numerous book signings coming up in Calgary, with the next one scheduled for Saturday, March 9 at Indigo South Trail, and is planning to host one in Okotoks.

## Dewdney Players to put on one-act productions

By Amir Said  
Staff Reporter

Okotoks' very own theatre troupe is back with a trio of top-tier productions. The Dewdney Players are hosting three one-act plays *August Heat*, *Mother Figure* and *The Demon* — over the next two weekends. "They range from quite a silly comedy to

a supernatural kind of drama to supernatural thriller," said longtime Dewdney Players member Ful Sands. "We rarely get any kind of that supernatural stuff going on."

*August Heat* is a supernatural play adapted from a short story written by W. E. Harvey in 1910.

*Mother Figure* is the first of a 1974 two-play anthology by Alan Ayckbourn, titled *Confessions*.

*The Demon* is a supernatural thriller based on Martin Dousney's 1993 book.

The one-acts are the Dewdney Players' entry into the Alberta Drama Festival Association Foothills Regional One Act Play Festival, a festival featuring theatre groups from Okotoks, High River, Canmore and Strathmore.

"These one act play festivals are going on across the province," said Sands. "And then one play is picked from the region to compete in the provincials and that's going to be up in Grand Prairie this year in May."

"So Dewdney Players has been to provincials about three times in the past and we've won the festival, won the provincials at least once, and we've won best actor, best actress, best director, best production and things like that."

Sands is excited to debut the one acts at the upcoming shows and hopefully at the Alberta Festival Drama Association provincial festival.

The upcoming one act shows will be held at the Rotary Performing Arts Centre March 7-9 and March 14-16.

Tickets are available at [dewdneyplayers.com](http://dewdneyplayers.com).

**HIGHFIELD RANCH & ROWLAND ACRES  
AREA STRUCTURE PLAN**

# OPEN HOUSE #6

Join us to learn about the updated Area Structure Plan & share your thoughts.

**Tuesday,  
March 19th 2024**

**5:00 pm - 8:00 pm**  
Refreshments Provided

**Highwood Memorial Centre**  
128 5 Ave SW  
High River, AB  
T1V 1M3

[www.aldersydeeast.ca](http://www.aldersydeeast.ca)

## An Evening of

# ONE ACT PLAYS

**The Demon**  
by Martin Dousney

**Mother Figure**  
by Alan Ayckbourn

**August Heat**  
by W.E. Harvey  
Adapted for stage  
by Lou Moun

Rotary Performing Arts Centre 3 Elms St. E., Okotoks	Mar 7, 8, 9 Mar 14, 15, 16	@ 7:30pm @ 7:30pm	
	<b>Tickets</b> Adults \$20* \$25* Seniors/Students \$15* \$20* <small>* from <a href="http://okotoksculture.ca">okotoksculture.ca</a></small>	<b>Online* At Door</b> \$20* \$25* \$15* \$20* <small>* plus fees and applicable taxes</small>	2024

# OPEN HOUSE WESTERN WHEEL ADVERTISEMENT

Western Wheel, Wednesday, March 13, 2024 - A27



AMIR SAID/Western Wheel File Photo

Bryan Faubert and Debbie Lee Miszaniec debuted their exhibits at the Okotoks Art Gallery on Jan. 16.

## Okotoks Art Gallery is seeking 2025 exhibits

By Amir Said  
Staff Reporter

Your art could be on display at the Okotoks Art Gallery next year.

A call for submissions has been put out by the gallery for its 2025 exhibits.

Interested artists are invited to submit proposals, including a cover letter, artist/project statement, resume/CV with a listing of exhibition history, list of related images and any other supporting materials.

Applications for the large gallery and small gallery exhibits are due by May 31,

2024.

Applications for 2025 exhibits, which are finalized a year in advance, will be reviewed by a jury of art professionals in the summer. Decisions will be shared with successful applicants in August or September.

The gallery's current exhibits, Bryan Faubert's Mash UP X: Where the Big Rock Is and Debbie Lee Miszaniec's What You Do To My Body (and Mind), will be on display until March 23.

Find more about the Okotoks Art Gallery and application details at okotoks.ca/art-gallery.

## HUB TOWN BREWS & VIEWS Helicopter Tour!

Located at the Okotoks Air Ranch Airport #35 - 4 Winters Way

**\$120 PER PERSON**

12 minute helicopter tour

*Complimentary \$20 gift certificate given on each booking to HubTown!*

**\$70 PER PERSON**

6 minute helicopter tour

*Complimentary \$10 gift certificate given on each booking to HubTown!*

**March 16 & 17**

Book online or call  
[calgaryhelicoptertours.com](http://calgaryhelicoptertours.com)  
403-350-1590



An Evening of

### ONE ACT PLAYS

<p><b>The Demon</b> by Mark Twain</p>	<p><b>Mother Figure</b> by Alan Ayckbourn</p>	<p><b>August Heat</b> by W.F. Howrey Adapted for Stage by Lou Moritz</p>
<p>Rotary Performing Arts Centre 3 Elms St. E., Okotoks</p>	<p>Mar 7, 8, 9 @ 7:30pm Mar 14, 15, 16 @ 7:30pm</p>	<p> </p>
<p>RPAC www.rpac.ca</p>	<p>Tickets Online! At Door Adults \$20! \$25! Seniors/Students \$15! \$20! <small>† from okotoksculture.ca † also fees and applicable taxes</small></p>	<p>2024</p>

**HIGHFIELD RANCH & ROWLAND ACRES AREA STRUCTURE PLAN**

# OPEN HOUSE #6

Join us to learn about the updated Area Structure Plan & share your thoughts.

**Tuesday, March 19th 2024**

**5:00 pm - 8:00 pm**  
Refreshments Provided

**Highwood Memorial Centre**  
128 5 Ave SW  
High River, AB  
T1Y 1M3

**HIGHFIELD TOWNSHIP**  
Building a Brighter Future

[www.aldersydeeast.ca](http://www.aldersydeeast.ca)

**FEEDBACK FORM****HIGHFIELD RANCH & ROWLAND ACRES  
AREA STRUCTURE PLAN****OPEN HOUSE #6****THANK YOU FOR ATTENDING OUR OPEN HOUSE, WE VALUE YOUR FEEDBACK!**

Please leave this form at the welcome desk, or alternatively, you may take it away and return it to us via email to [hello@twpplanning.com](mailto:hello@twpplanning.com) or digitally through our website [aldersydeeast.ca](http://aldersydeeast.ca) where you can also refer back to for updated information.

1. Were you able to discuss your interest in this proposal with a project representative? Is there further information that you would like to share?

2. What additional feedback or suggestions do you have regarding the proposed development?

**HIGHFIELD**TOWNSHIP  
planning + design inc.[www.aldersydeeast.ca](http://www.aldersydeeast.ca)

# APPENDIX B

## VERBATIM OPEN HOUSE FEEDBACK

- What are the main differences between the two plans? Have you revised the servicing and drawing from the Highwood?
- Seniors would like to see what the plan is for the equestrian facility.
- Will the school create a bottleneck for the only entry into the Rowland community?
- I am wondering the timeline for phasing. We live across from phase 4a and 4b and want to know is this will be an us problem or a problem for our kids?
- The developer is asking for a lot and we gotta get them down to a little.
- A fire hall close by is not necessarily bad.
- What are we doing about police services? More density and commercial spaces means more crime.
- What are you doing along 392? It's difficult to get into Ravenscrest now, added traffic with the school and commercial is going to be a mess.
- Why are you proposing a bridge?
- Any idea on the allowance of dogs?
- How many ATVs will be allowed per unit?
- Are there brochures available for the maps here?
- I am interested in the economics and business developments in the area. I am not interested in living here but I am interested in doing business here.
- Do you know how big the dog park is?
- The equestrian facility is quite a draw for families. What's the plan?
- Has this been going on since 2016?
- Is there anything on thee boards here that is new information?
- I am concerned the plans will get more dense.
- The worst case scenario is that unit counts will change and so will the land uses. Lot counts cannot be higher.
- I live in High River so it doesn't affect me much, but I do have a lot in Country Lane Estates and I'm sure people there will have concerns.
- I live in Ravenscrest and I am worried about having this many people by us. This is not why we moved here. I wish this resembled what is around us. There will be more crime. Why develop here since there are no amenities around?
- Too large of scale.
- Have lived over 25 years in the area all of it will be devastated if this structure plan is accepted. There goes another section of farmland destroyed by developers.
- Only superficial discussion was had. I would like to understand the rationale for allowing development on prime farmland so far from the employment centres. I know it's simply profit-driven but there is no accounting for the excessive pollution, energy waste and carbon footprint which this kind of development creates.
- I recommend that it be canceled. It shows a complete disregard for the principles of sustainability.
- Taking highly productive farmland out of use.
- Developing so far from Calgary and Okotoks results in a larger carbon footprint. Everyone will need to commute 40km to Calgary or 15km to Okotoks. Infrastructure which already exists in the town & city will need to be built.
- Extremely wasteful of land & water resources.
- Concern about school location for the Rowland development. It will impede traffic coming in/out and potentially back it up to the highway (secondary).
- Concern over population equal to the Town of High River on land 1/10th of the size.

- Many more concerns to be raised and will be submitted to your team.
- Water is scarce already, what about septic?
- Traffic is major concern!
- Crime increasing is worrisome.
- Why ruin good farmland that feeds people?
- Unsafe overpass.
- Limited water.
- Too much traffic in area, and more from Calgary.
- Crime rate will go up.
- This will only benefit the developer, the land seller, and no one else in the area, maybe county for taxes.
- Where is the water coming from?
- Traffic control and infrastructure? Who is paying for this?
- Too much density in this area.
- Why is this agricultural land being developed when others cannot do anything with theirs? We do not want such density in the area and cannibalizing farm land.
- We do not want such density in the area and cannibalizing farmland.
- I am opposed to the County spending tax dollars to provide water, sewer & infrastructure to this development. I do not believe the development is needed here. The land is better left in agricultural production.
- It is a waste of time. The government does not listen to the people. More sardine housing means more tax dollars per square inch. Government arrogance and greed to the extreme.
- "No sardine housing" they have already destroyed Calgary. Stop using the same disaster plan.

# APPENDIX C

## VERBATIM EMAILS & RESPONSES

## March 9, 2024

“ I am a neighbouring land owner and will not be available to attend open house #6. Could you please email me the information you will be sharing at this open house? ”

Hi [REDACTED],

Thank you for reaching out. We're sorry you won't be able to join at the event. However, we are happy to share that the open house boards that will be presented at the Open House will be available on the website the day after the event.

We'll also gladly accommodate a call or in-person meeting with one of our team members if you have any questions or comments you want to share after viewing the materials on the website next week.

We're happy to keep the conversation going.

Best,

The TWP Team

## March 11, 2024

“ We live on [REDACTED]. We went to the meetings in 2016 and 2017 and heard almost exclusively opposition to the development at that time. We were and are generally supportive of development like this as we believe it boosts land values for neighboring areas and we are not people who hate city-like development.

We will be attending the sessions to hear more. And likely won't be vocal supporters but will quietly support if it looks like any of our concerns can be addressed. We hope others will also support your efforts. It generally seems like a good project. ”

Hi [REDACTED],

Thank you for reaching out and for following the process of the project through the years.

We appreciate your support and hope to see you at the Open House on Tuesday, March 19 from 5:00 – 9:00pm at the Highwood Memorial Centre in High River. We look forward to sharing more about the project and hearing your thoughts.

We're also happy to accommodate a call or in-person meeting with one of our team members if you have any questions or comments you want to share after the event.

We're happy to keep the conversation going.

Best,

The TWP Team

## March 13, 2024

“ You guys can take your development plan and shove it up your ass sideways because that won't be happening in my backyard! ”

*Township only engages in respectful dialogue. As such, no response was provided to this anonymous email.*

## March 19, 2024 - Transcribed from written letter

- “ 1. If you plan to go ahead with this project you are proposing to do the first time you have to do is widen the Highway 547 East. Its much too narrow and has no shoulders. It is used heavily by truckers. To add another large cluster of people in this area it is dangerous. We know this as we have lived out in this are for 49 years.
2. Also what is going to happen with our property tax if and when this goes through. Our property taxes are already so high. Will this development hike or lower our property tax?

We request a reply and trust in you to contact us on these issues by phone or by mail.

Thank you ”

Dear Mr. and Mrs. [REDACTED],

Thank you for your considered letter and we offer the following responses:

1. Highway 547- We are aware of the traffic patterns and the standard of 547, including the large number of cattle linters that use this road every day. As a result, we undertook an extensive study of the road system and we have committed to undertaking further traffic reporting and study at every land use stage. This means that the required upgrades to 547 will be commensurate with the amount of development added at every stage. This will all have to be undertaken to the satisfaction of Alberta Transportation and we utilize professional engineers and traffic experts to review these roads and make recommendations for upgrades. On our site plan we have accommodated for significant road widening for 547.
2. Property taxes – This submission will not increase property taxes. In fact, we expect this project will stabilize the mill rate by adding significant residential development to the total number of homes assessed. The mill rate is set by council every year and compact developments, such as this one, generate tremendous tax revenue for the County, pay for themselves, and do not burden the existing tax payers negatively.

We hope this response satisfies your inquiry and we thank you for attending our open house.

Sincerely,

Township Planning + Design Inc.

March 20, 2024

“ Hello,

We were able to chat with the representative from Alberta Transportation at the open house last night and have had some questions answered. If this development application is approved we hope the phases move slowly to accommodate the existing #547 traffic as well as the additional development traffic.

We have some additional feedback regarding the proposed development as follows:

The Highfield Ranch portion of this project seems to contravene the county's MDP2010 statement for the preservation of large open land areas and the conserving of our agricultural land base. to preserve the natural capital for future generations.

The Highfield Ranch project shows a biological constraint of a large area designated as an Environmentally Sensitive Area. This designation helps facilitate protection for the identified environmentally sensitive area. Protection should involve a strategy to provide adequate area for a wildlife movement corridor, an undisturbed nesting area for water and upland birds and for the health of existing riparian plant communities to address riparian conservation stewardship.

The current plan has a minimum setback area of 30 metres from the outer edge of the Flood Hazard Protection area. We would like to see this minimum increased to 100 metres. See Setbacks and Buffers: Alberta Government Stepping Back from the Water - A Beneficial Management Practices Guide for New Development near Water Bodies in Alberta's Settled Regions.

It would also seem that an off-leash dog park (as shown in the plans) would be better suited OUTSIDE of an Environmentally Sensitive Area.

Thanks for the opportunity to share our thoughts on this proposed development.

█ & █ ”

Good afternoon █ and █,

Thank you for providing your comments via email. We offer the following additional information and responses to your concerns.

MDP 2010 – We understand and respect the MDP, however, we also must follow recent planning legislation change that the MDP (now 13 years old) must also follow. This includes the Calgary Metropolitan Region Board Growth Plan. This plan outlines Highfield and Rowland as part of the Joint Planning Area 3, with the Town of Okotoks. As a result, this area is to be developed and accommodate placetypes and densities as outlined in the Regional Growth Plan and as agreed to by Okotoks and the County. We also have the Foothills Growth Management Strategy to follow and the Highfield and Rowland land is within the Central District. The Central District is where the County wishes to direct growth and development due to its proximity to (1) a provincial highway system and grade separated overpass and (2) infrastructure including joint servicing of deep utilities that benefit the region. We have a utility plan that benefits the region and not just

*Correspondence Continued*

ourselves and direct access from Highway 2/547. Given all of these considerations, we do align with the objectives of the County and the policy documents we are required to follow. For information on the growth plan and what it means to the County, we suggest you contact Juile McLean at the County office.

Biophysical/setback – We have made our BIA available in order to be transparent about our findings. Our findings are reflected in our site plan work and the areas designated by the biologists as sensitive are protected. We will undertake further study at the land use stage with regard to the findings and utilize qualified professionals to implement recommendations. The County follows the Riparian Setback Matrix Model, this was prepared for them some time ago by AQUALITY. The policies of our ASP that has been submitted state that the RSMM is to be followed and applied to ensure the setbacks required are enough to protect the area. The setbacks in the RSMM consider a number of indices against a matrix that establishes the setback. Stepping back from the water is not a document that is utilized in the County because they invested in the RSMM and utilize it as a means of establishing setbacks locally within the County.

Off-leash park – this is a park that will be with the last phase of development. We wish to ensure that our HOA is up and running and able to enforce and monitor the common spaces. We will ensure the HOA provides poop bags and containers for same at the park. This is a consideration for phosphorus loading, not just aesthetics. Our dog park is soft touch and is intentional in order to ensure that the area remains intact and is not overused, polluted or otherwise disrespected.

Thank you for sharing your thoughts on this project and for attending our open house.

Best,

Amelia

**March 21, 2024**

“ We missed the input evening, but when will the actual subdivision be taking place? We love the area and would like to be ready when lots go for sale. ”

Good afternoon [REDACTED],

Thank you for your supportive email. We do not expect houses will be ready for occupancy until 2026/2027, and we require County approvals in advance of this which we do not take for granted.

Thank you for your interest and please keep our website address handy for further progress updates.

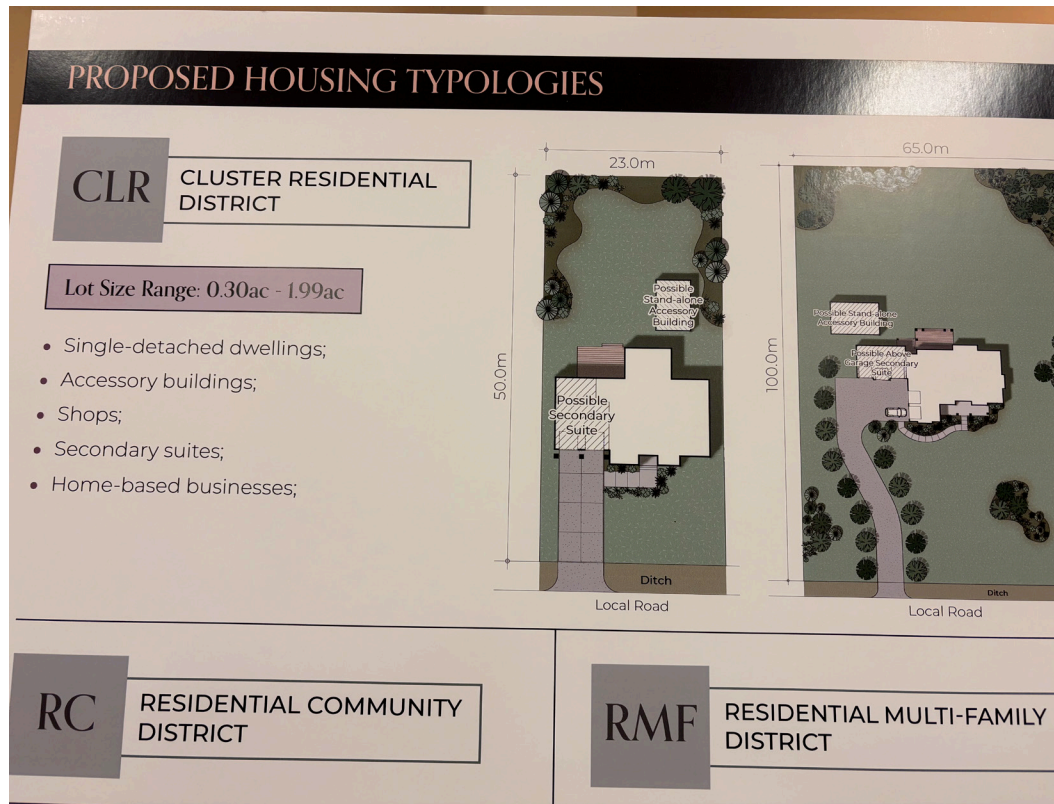
Best,

Amelia

March 23, 2024

“ Hi

We attended the recent open house and below are some of our concerns:



- Traffic congestion - both on Hwy 547 and the road leading to Ravencrest, especially during school drop off and pickup, and with the commercial area
- Crime - crime will obviously increase due to having large communities where there were none before. With no plan to increase policing in the area everyone will suffer and our property insurance increase
- Pollution - increased light pollution plus 3 gas stations and bus routes on our doorstep, significant increase to visits to river
- Transient visitors to commercial buildings and gas stations, leads to a further concern regarding road and personal safety and crime
- Disruption to rural environment and views, especially at night (dark sky) and lack of privacy from new development
- Spring run-off grading towards Ravencrest, is already a concern as septic fields can get flooded. Due to the topography this will increase as Rowland Acres is at a higher elevation
- Even though the two proposed communities are separated by a road, you are actually creating a town with a population larger than High River and three times the size of Langdon both of which have their own RCMP detachments

*Correspondence Continued*

When at the open house we questioned the properties backing on to Ravencrest and were categorically told they were between 1-3 acres. However, even when the density board was updated to rural country, that board stated rural country was acreages of 0.3 - 1.99 NOT EVEN HALF AN ACRE for the smallest!

In Ravencrest our HOA has very strict requirements for secondary suites, essentially stating that you cannot rent them out. In your plans every acreage, plus others types, were going to be zoned to allow secondary suites. By our calculations this would mean that the population caps would not be 6,000 and 12,000 but would likely be significantly higher due to the requirement of many families having to live together in order to purchase a house.

To conclude, we moved to the countryside for peace and quiet, privacy, less traffic, less pollution, less crime. All of which are going to be negated due to these developments.

█ and █ ”

Good afternoon █ and █,

1. Traffic congestion – The school site will be developed according to the needs of the respective school boards. We have no input in design and planning these facilities. However, the School Board does, and they will require a development permit for the school. At that time, you can review their schematics, should they choose to utilize this site, and provide them with your comments respecting parking and loading during peak times. Our design for that school site in the ASP is illustrative and intended to show that a school could be supported here, if one actually is built here, or how it is built, is not a decision we have control over.
2. Crime – In land use planning there is a term called “Crime prevention by environmental design” or CPTED. A fundamental principal of CPTED is that more homes mean more eyes on the street (and doorbell cameras) that preclude and limit crime. We have come to understand that the Aldersyde Petro-Canada was a significant magnet for crime and as such they are re-designing both their interior and exterior to bring forward resolution to these issues. We understand as well that the initiative by the provincial government to fund and staff a provincial police service is primarily intended to provide support to rural communities that suffer under the RCMP response and lack of officers currently. The tax dollars generated from the development will also work toward offsetting and supporting the current policing demands of Foothills County Sheriffs and Foothills Patrol.
3. Pollution – in our open house materials and our ASP, we make a clear statement regarding adherence to the County’s Dark Sky bylaw. We cannot develop this community without adherence to that bylaw, illumination will be restricted to major throughfares and locations where it is required for safety. We have ensured that dark sky compliance is in our community architectural

*Correspondence Continued*

controls. We are not sure where three gas stations come from as we have not proposed one, we simply illustrate the type of services that will commonly be included in small lot commercial developments. Any uses actually proposed in the commercial sites will be subject to future development permits and review. There is no bus stops provided, this was put in the ASP to satisfy the Calgary Metropolitan Region Board requirements for future transit should it ever become a reality.

4. Transient Visitors – The commercial areas are removed from Ravencrest and are not contiguous to the community. The commercial spaces are also in the later phases of the project when we do have residents in place and when service requirements, based on resident needs and preferences, are better known. Transient population usually arise from public transit offerings and generally do not involve road use or commercial business use. We were the company that undertook the commercial site at Heritage Pointe and it took us 10 years to lease three acres of commercial given the diverse needs of the Lake residents and the desire to first and foremost protect public safety.
5. Disruption to a rural environment – The Rowland family has owned this land for 140 years and stood by while Ravencrest and Silvertip were developed around them. It is their turn to develop and they had similar issues when both of these existing communities were brought forward but they did not object. At this time, the Rowlands do not consider these lands to have a farming future based on their proximity to existing residential development. The environment has been carefully studied by a professional biologist and the land set aside for same was based on their recommendations. We are setback from Ravencrest by more than 2 times the country residential rear yard setback of 15m (50') from property line. We are 30 m (100') from property line which shows respect for privacy and the berming strategy will also protect privacy.
6. Spring Run off – At the land use stage (we are at ASP stage not land use) we will be required to provide detailed storm water management plans. The fundamental principle of these plans is to ensure that pre-development run off does not exceed in the post -development scenario. As such a release rate is set that currently assesses the amount of run off leaving the property naturally, we then have to capture everything over and above that release rate and we are not permitted to increase run off on adjacent properties.
7. Size of parcels – we noted an error on the board that you photographed, this was a typo that was corrected later in the evening. We revised this board to clearly state “CLR” and 0.8 to 3.0 acre parcels. At the land use stage, we will be required to lot these parcels and a public hearing will be held to achieve land use. At this time you will be able to view the lotting interface and provide your comments to us. With no lotting in place at this time it can be confusing, we agree. Below is a screenshot the ASP document that was submitted that identifies the 0.8 to 3.0 acre parcel size correctly.

Correspondence Continued

**8.2 Cluster Residential District  
(Transitional Areas)**

The intent of the Cluster Residential District is to accommodate 0.8-1.99 acre lots. As per **Figure 10: Land Use Concept**, the Cluster Residential District is located primarily around the perimeter of the Plan Area boundary of both the Highfield and Rowland Acres neighbourhoods to provide a thoughtful interface between the Plan Area and existing developments, especially adjacent to the Ravencrest and the Silvertip area. In order to ensure that the intentional sensitive transition with the surrounding context remains, lots within this district cannot be subdivided. The minimum parcel size in the LUB in 0.80ac, as such a Site Specific Amendment will be required at the Land Use stage for parcels under 0.80ac in size.

Lots within the Cluster Residential District will align with the rules outlined in Cluster Residential District (Section 13.2 of the Land Use Bylaw) and will accommodate single-detached dwellings, accessory buildings, shops, secondary suites, and home based business in accordance with the Foothills County LUB. See **Figure 13: Lot Profile - Cluster Residential District** for a visual representation of a typical lot on this district. These areas are considered as transitional to the core areas. By allowing for a varied lot size, the transitional areas are intended to accommodate for increasing density as the community develops closer to core areas. The range and flexibility of lot sizes allows for the appropriate land use choices to be made given the market rate absorption of housing styles and lot choices in a given phase. This approach allows for consistency with the longevity of this plan and the long term build out contemplated in the ASP.

Lots in the Cluster Residential District will connect to both piped water and piped wastewater systems. Flexibility in lot size in the transitional areas allows for some economy of scale to be built into the servicing strategy as they are implemented by phase over time. These lots will be required to direct storm water to the most proximate stormwater retention facility as outlined in the Preliminary Stormwater Management Plan.

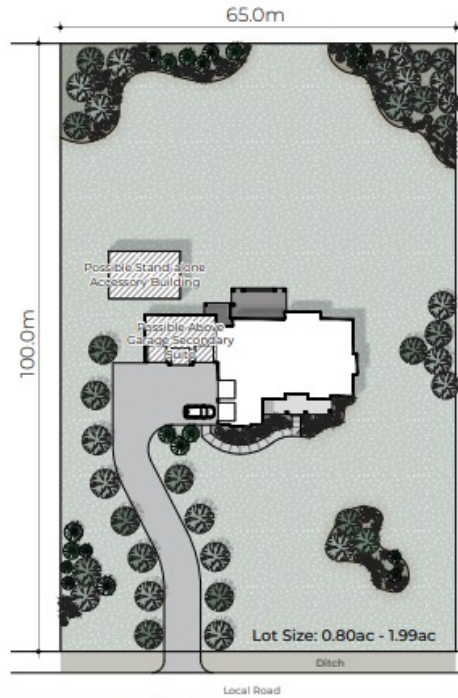


Figure 13a: Lot Profile: Cluster Residential District (Estate)



8. Secondary Suites – the County held three open houses last year to discuss secondary suites with county residents. Very few people attended and as a result the County has widened the secondary suite rules and made them much more broadly applicable. We are suggesting secondary suites be permitted and they will be developed should a lot owner require one. We do not think this increases our density as severely as indicated in your letter. Our overall goal is density desired and directed by Foothills County, not the Calgary Metropolitan Region.

Thank you for taking the time to provide your comments and for reviewing our responses.

Best,

Amelia

**March 25, 2024****“** To Whom It May Concern,

With respect to the proposed development of the above mentioned, we are strongly opposed to the development of both the residential and commercial areas as presented. Please see the below listed bullet points.

1. Environmental impact of the development.
  - a. Water usage, where is the water to come from?? We are already experiencing a drought and the proposed plan to supply water from the Bow River via a pipeline, in our opinion, is not a long-term solution as the water still comes from a river source which is dependent on an adequate spring runoff from the mountains and seasonal rain.
  - b. Sewage water disposal, we don't think that the return of filtered cleaned sewage water to the Highwood River is good for the river water system. 10,000-11,000 people minimum.
  - c. Dark Skys, the MD of Foothills implemented a Dark Skys initiative some years ago, which was set in place to limit the amount of light exposure from country residents. Building a 10,000–11,000 person (minimum) community in a country/farming area in no way supports the MD of Foothills Dark Skys initiative.
  - d. The overall impact on the Sheep River and its shorelines with the increased exposure from people.
  - e. Impact on the natural wildlife in the area.
2. Increased area traffic and potential for more accidents. No real plan in place to manage traffic flow from Hwy 2 and on Hwy 547.
3. Increase in area crime is definite. With Okotoks as the only area police detachment response times will be poor.
4. Why do we need a commercial area development? We have a solid commercial area with all services in Okotoks (10-minute drive).
5. Why is the city of Calgary involved in any development planning involving the MD of Foothills??
6. This feels like a tax grab for the MD of Foothills. A way to increase tax revenue.
7. The overall impact on our country style of living will be greatly affected. You are basically proposing a small-town development in our back yard.

Regards,

█ / █ **”**

*Correspondence Continued*

Dear Mr. and Mrs. [REDACTED],

Thank you for your letter and thank you for attending our open house. We recall at one time working with you as president of the HOA and we appreciated your time and input. With regard to the bullet points provided we offer the following responses:

1. Environmental Impact of the Development

- a. Water usage – there is some confusion here. The Bow River raw water line is being undertaken through Foothills County for the Town of Okotoks, there is no draw permitted from that line for any Foothills County resident or use. We will be utilizing the Aldersyde Water Treatment Plant, and we have a diversion license, already appurtenant to the Highwood River, which satisfies the full build out demand requirement for this project. We also are aware of the AEP requirement for off stream storage, and we have accommodated for that with a reservoir intended to service this community and sized correctly to do so. As the license is already appurtenant to the Highwood it has been counted and accommodated for in the AEP instream objectives for this river.
- b. Sewage water disposal – As part of their approvals process for the wastewater treatment plant in Aldersyde, the County (Urban Systems as their consultant) had to undertake an effluent modelling report. This report includes heat dissipation and river flows. It accounted for our project and all the identified Phase 1 lands within the Highway 2A Industrial ASP. AEP has already approved this outfall and the effluent dispersal model associated with the use of the river for treated effluent discharge. In addition, the County has completed construction of the outfall. Finally, the Town of High River disposes of treated effluent upstream of the water and wastewater pipes required for this project. We are aware of the effect of effluent dispersal in this reach of the river.
- c. Dark Sky – we have commitments in our ASP for dark sky compliance, this is a policy of the County that cannot be ignored. We will be required to illuminate the intersections according to Alberta Transportation and Economic Corridors (ATEC), other lighting within the project will be for safety purposes only and will be determined at the subdivision stage in association with county administration. Our architectural controls are specific about dark sky compliance and adherence to same.
- d. Sheep River – we have no direct interface with the Sheep River, we assume this comment is directed to the road allowance by the bridge to the west of Ravencrest where there are considerable barriers in place to preclude public access. We do not link our pathways to the Ravencrest community, nor do we encourage utilization of the Sheep River valley for recreational purposes in our plan.

*Correspondence Continued*

- e. Impact on wildlife – a full biophysical assessment was undertaken in accordance with this project. The report can be found on the project website, and we are aware of the impact and are required to follow the mitigation techniques directed by the professional biologists in the development of this site.
2. Increased traffic – We have worked, and will continue to work with ATEC to develop a plan to manage traffic flow from Highway 2 and 547. We are offering staged improvements over time and are required to undertake a traffic impact assessment report at every stage in the approvals process. It is important to understand that we have only made an ASP application which includes staged traffic improvements given time horizons with development. In our site plan we have accommodated for significant road widening for 547.
3. Crime – In land use planning there is a term called “Crime prevention by environmental design” or CPTED. A fundamental principal of CPTED is that more homes mean more eyes on the street (and doorbell cameras) that preclude and limit crime. We have come to understand that the Aldersyde Petro-Canada was a significant magnet for crime and as such they are re-designing both their interior and exterior to bring forward resolution to these issues. We understand as well that the initiative by the provincial government to fund and staff a provincial police service is primarily intended to provide support to rural communities that suffer under the RCMP response and lack of officers currently. The tax dollars generated from the development will also work toward offsetting and supporting the current policing demands of Foothills County Sheriffs and Foothills Patrol.
4. Commercial – We are required under the Calgary Region Metropolitan Plan (CMRB) to include adherence to the directed “Placetypes” for any development in the region. The CMRB growth plan requires us to include a significantly greater amount of commercial than we have shown, as we agree, commercial should be limited and local here. These locations are intended to support the local needs and amenities required by area residents (i.e. - doctors office, pharmacy, restaurant, veterinarian).
5. City of Calgary – with the inception of the CMRB in 2017 and the growth management plan adopted by the Minister of Municipal Affairs in 2022, we are now required to gain the approval of the County and then, gain the approval of the Region Board. The Board is structured in such a way that Calgary has a super majority veto, as such, Calgary has input on these plans and can veto them if they feel they are not dense enough, or provide non-compliance with the objectives of the regional plan with regard to employment, placetype accommodation, density and servicing. We are required to adhere to this plan as it also outlines a Joint Planning Area in this location between the County and the Town of Okotoks.
6. Tax grab – we cannot comment on this.

*Correspondence Continued*

7. We understand the concerns of density, however, we have not changed the approach to the interface with Ravencrest previously discussed with you in 2017 and we are intent on making this community a made in Foothills County solution, not a made in Calgary one.

Thank you for providing your comments.

Township Planning + Design Inc.

**March, 27, 2024**

“ Good afternoon,

My name is Amelia, and I am the person who promised you a follow up email at the Open House last Tuesday. I would like to clarify the density alignment we are applying for in the Joint Planning Area #3 (Rowland Acres Neighbourhood). During your conversation with Julie from the County, she mentioned that 75% of new developments must have a minimum 8 Units Per Acre density target and identified as a Preferred Placetype in the Calgary Metropolitan Region Board Growth Plan. We are not applying to be listed as a Preferred Placetype. We are applying to be considered a Residential Community Placetype. I have highlighted this text on one of the open house boards during the County's JPA3 Open House in November. It is worth noting that the boundaries of the JPA3 Context Study area are not set in stone.

We are applying to meet the density targets of 5.0 dwelling Units Per Acre (in the entire Rowland Acres neighbourhood, not just portions of it), per the CMRB Growth Plan. This total would include assumptions for secondary suites as a “unit”. This is simply to obtain approvals and it is anticipated that full build out will be less than this, estimated in the 2.5 UPA range. This is why we provided those totals on the Open House boards last week and had 5.0 UPA as the maximum. We are attempting to balance alignment with the Growth Plan and developing a softer touch “made in Foothills County” solution.

Please feel free to give me a call or email if you would like to discuss this further.

Best,

Amelia ”

*Correspondence Continued*

Hi Amelia,

Thank you for this information.

Would the developer consider requesting that the boundary of the JPA3 stop at highway 2 so that these lands do not have to be developed in such a dense fashion and be developed in a more appropriate way to fit with the existing community? It is my understanding that these boundaries have not been finalized and that landowners can request to be excluded.

I also have two other points that I am looking for further clarification on:

1. The proposed population between the two develops will be very similar in size to High River. I have heard rumor that these developments will be managed through an HOA and not have proper municipal government in place? Can you please comment and provide details on how these communities will be managed.
2. What plan is in place for crime prevention as there does not appear to be any type of law enforcement planned.

Thank You,

██████████

██████████,

Please see below for our responses in red:

Would the developer consider requesting that the boundary of the JPA3 stop at highway 2 so that these lands do not have to be developed in such a dense fashion and be developed in a more appropriate way to fit with the existing community? It is my understanding that these boundaries have not been finalized and that landowners can request to be excluded.

Developers and landowners have no standing at the Calgary Metropolitan Region Board, and it is that Board that created JPA 3 and only that board that can revise it. The 10 member municipalities must jointly agree to any change, we as developers and landowners cannot change this.

I also have two other points that I am looking for further clarification on:

1. The proposed population between the two develops will be very similar in size to High River. I have heard rumor that these developments will be managed through an HOA and not have proper municipal government in place? Can

*Correspondence Continued*

you please comment and provide details on how these communities will be managed.

In the 2021 census High River had a population of 14,320 people. The Highfield Rowland plan at full build out accommodates 1,582 units at 3 people per household is a population at full build of 4,746 people. Our plan area and High River are not similar.

The HOA may be responsible for maintenance of common property, the continued enforcement of architectural controls, community pathway and landscape care upon transition of these maintenance responsibilities from the Developer to the HOA at a sustainable density of existing residents. HOAs are common in newer communities and membership and the payment of an annual fee are compulsory. The existence of an HOA is registered on the title of a property. Neighbourhoods with an HOA tend to have high aesthetic appeal overall for many current owners and potential buyers due to the establishment and maintenance of architectural guidelines.

Within Highfield and Rowland Acres, the HOA will be incepted at every new phase of construction at the expense of the Developer, in accordance with the Society's Act of Alberta. Throughout the Plan Area, the HOA will be responsible for the maintenance of common lands, but not internal roads.

2. What plan is in place for crime prevention as there does not appear to be any type of law enforcement planned.

In land use planning there is a term called "Crime prevention by environmental design" or CPTED. A fundamental principal of CPTED is that more homes mean more eyes on the street (and doorbell cameras) that preclude and limit crime. We have come to understand that the Aldersyde Petro-Canada was a significant magnet for crime and as such they are re-designing both their interior and exterior to bring forward resolution to these issues. We understand as well that the initiative by the provincial government to fund and staff a provincial police service is primarily intended to provide support to rural communities that suffer under the RCMP response and lack

*Correspondence Continued*

of officers currently. The tax dollars generated from the development will also work toward offsetting and supporting the current policing demands of Foothills County Sheriffs and Foothills Patrol.

Thank you for taking the time to provide your comments and for reviewing our responses.

Amelia

Thank you for your reply. However, I am confused by some of the information you provided.

The density I reference is right from the information shared with me at the open house and is the combined population of Rowland Acres (1900 - 3900) and Highfield (10,000 - 12,000) plan areas. It is also my understanding that in order to receive development permission you must meet the density requirement of the JPA3, and what you reference below does not do that. Can you please provide clarity on the proposed population for each of these communities? This should be a very clear black and white answer.

Regarding the JPA3 boundary, i have been informed by Foothills County that landowners may request to not be within the boundary. I would suggest if the developer were truly committed to having density lower than what is required then they should be amenable to sending in such a request to both Foothills County and the Calgary Regional Metropolitan Board.

Hi Meghan,

We have had a couple of landowners submit letters to Foothills County Council indicating a preference to be in or out of the JPA 3 area. That is probably the best way to provide that feedback at this juncture.

Julie.

Julie McLean MEDES RPP MCIP  
Deputy Director of Planning



Thank you,



*Correspondence Continued*

Good morning,

I am receiving conflicting information on what is defined as cluster residential within your development plans. Would you please provide details on what these lots will look like.

For example: One dwelling unit that is meant to house multiple families (greater than one), with shared parking, green spaces, and outbuilding, located on a one-acre lot.

Thank you

Good morning [REDACTED],

We understand the confusion that has been created with Tables 3A and 3B of the ASP. Please note that the reference to 2.5 to 5.0 Units per acre was to illustrate the requirements that should be imposed to us by the Calgary Region Metropolitan Plan (CMRB). Therefore, the population that you reference is a gross overstatement. Note that the proposed density of the Rowland Lands prior to the inclusion of secondary suites is 0.90 Units per acre (UPA) or 246 units. Assuming an average population of 3 people per unit the population for the Rowland Land would be 738 people. In addition, the Highfield lands are planned at 1.57 UPA or 1,336 Units prior to secondary suites. Again, assuming an average population of 3 people per unit the population for the Highfield Land would be 4,008 people. Therefore, the total population for the 1,189.07 acres of plan area is 4,736 people.

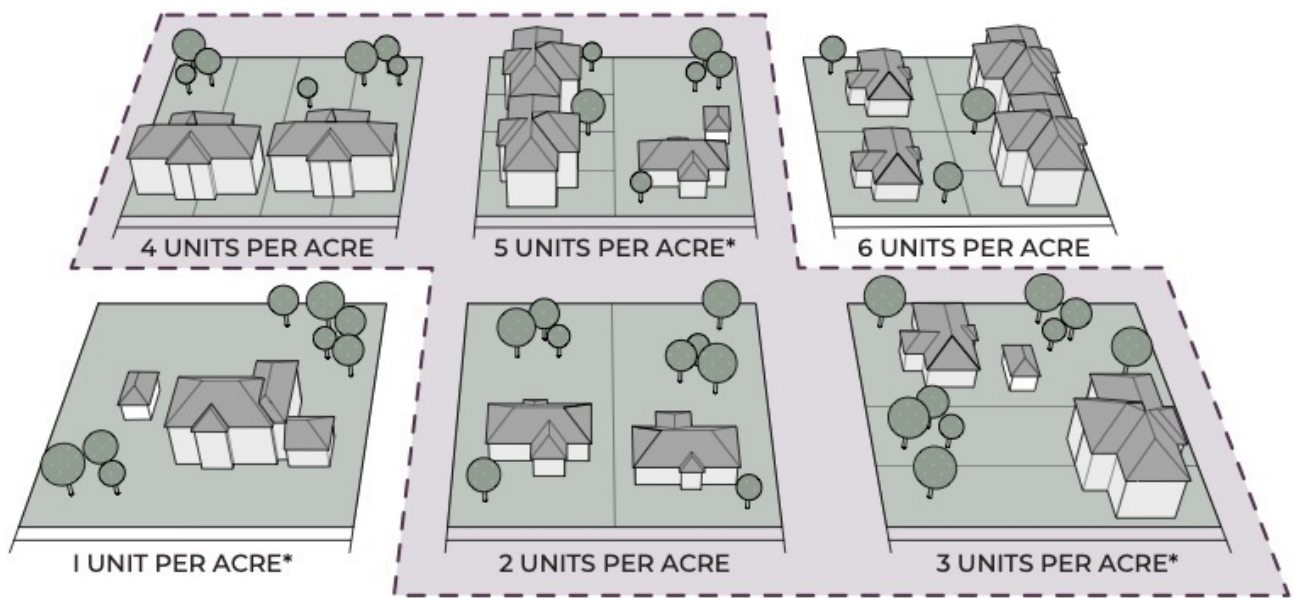
We are aware of people who have made a request to be removed from the JPA 3 and the County Council has advised them that they cannot be removed. So, we are not certain as to why this came from the County.

With regard to density, we have heard many times the statement that we are "making a City" or we will have "15,000 residents and be bigger than the Town of High River". If you do the math on the numbers in the page 34 of the ASP. We envision no more that 247 lots on the Rowland Acres site. The density range varies in order to satisfy the CMRB that does not mean we will achieve those in practical implementation. The CMRB is looking for placetypes and growth over time that does not meet the expectation of Foothills County residents. We have to find a balance and a way forward with competing policy objectives.

The proposed Rowland Acres community is central to the JPA 3 and is situated immediately adjacent to a robust and well-connected regional transportation network, along with key intersections. The vision of the JPA Area 3 is to effectively integrate future planned and communally serviced developments into existing conditions and along major transportation routes. The boundaries, that County staff are mentioning may be further refined, would be the fringe areas on the perimeter of the Joint Planning Area.

*Correspondence Continued*

The purpose and intent of the Cluster Residential District per the Foothills County Land Use Bylaw is as follows, "To provide for smaller residential parcels, designed and comprehensively planned to reduce the development footprint by placing lots close to each other in association with a large remnant parcel that is not intended to be further subdivided consistent with the policies outlined in the Municipal Development Plan.". The lots in this district range from 0.80 ac – 1.99 ac and can accommodate both an attached secondary suite as a permitted use or detached secondary suite as a discretionary use. We have created a visual that shows what an acre could look like in the proposed development. You will see detached outbuildings that can accommodate a small shop, or a secondary suite (which would increase the unit count). The Cluster Residential District would be the first scenario of 1-2 (with suite) Units Per Acre.



**\*stand-alone building used as secondary suite would increase unit count**

Thank you for taking the time to provide your comments and for reviewing our responses.

Best,  
Amelia

**March 28, 2024**

“ We attended the open house for the Highfield and Rowland Acres ASP on Mar 19/24 in High River. After the session, my husband and I went through the ASP document and have a fairly good understanding of the project being proposed.

First of all, we do not agree with this project going ahead. This land is a designated residential rural area and needs to stay that way! We do not need the area to become a new town/city with industrial and commercialization. The density requirements for both Rowland Acres and Highfield definitely do not fit in a rural residential neighbourhood. We specifically bought our home in Silvertip Ranch two years ago to get away from town/city living where neighbours live on top of neighbours, houses are built too close together, the noise of high density living and the hustle and bustle of vehicles and noise. We are greatly concerned that this development would greatly disturb our current quiet lifestyle and recreate the stressful lifestyle we purposefully moved away from to improve our mental health.

Secondly, we are concerned with the prospective increase in the number of residential units and population. This project will result in an addition of approximately 12,000 people with few residential infrastructure support services available. The density numbers quoted in the ASP (2.5 - 5.0 UPA) are not appropriate for a rural residential area. Additionally in Rowland Acres, placing a school at the corner of what will be a very busy traffic entry gate, as well as backing onto a main highway (Highway 547) doesn't make sense to us from a safety perspective.

Thirdly, we are concerned with the increase in volume of traffic that would impact Highway 547. This highway is already a busy corridor for large semi-trailers, cattle haulers, and a number of vehicles from nearby rural towns to the east. The developments you are planning are effectively going to result in two new “high density towns” increasing the volume of traffic and vehicle noise/pollution in the immediate area, not to mention the draw of people and traffic to/from the equestrian facilities and its activities. Your solution for installing up to 5 new traffic lights/roundabouts within a short length of road to address safety on Highway 547 is ludicrous. Vehicles/trucks will be stopping/starting every few blocks on an already busy highway, adding to driver frustration and noise in the area. Not a good scenario or plan!

In summary, the Aldersyde East ASP is unacceptable to my family due to increases in rural population density, traffic on a major secondary highway, noise and traffic pollution for more than 10 years of construction, increased crime potential and policing issues, limited water resources in the area, and devaluation of acreage property values. This high density development will mean a significant loss of tranquility and rural environment in the entire surrounding area resulting in a degradation in the quality of life of all existing residents. It is completely out of sync with a Country Residential environment, which is the reason why we moved here.

Please do NOT allow the Aldersyde East ASP (Highfield and Rowland Acres) to go ahead!

Sincerely,

█ and █ ”

*Correspondence Continued*

██████ and ██████,

Thank you for your email and for attending our open house. With regard to the points provided we offer the following responses:

1. Population – We understand the confusion that has been created with Tables 3A and 3B of the ASP. Please note that the reference to 2.5 to 5.0 Units per acre was to illustrate the requirements that should be imposed to us by the Calgary Region Metropolitan Plan (CMRB). Therefore, the population that you reference is a gross overstatement. Note that the proposed density of the Rowland Lands prior to the inclusion of secondary suites is 0.90 Units per acre (UPA) or 246 units. Assuming an average population of 3 people per unit the population for the Rowland Land would be 738 people. In addition, the Highfield lands are planned at 1.57 UPA or 1,336 Units prior to secondary suites. Again, assuming an average population of 3 people per unit the population for the Highfield Land would be 4,008 people. Therefore, the total population for the 1,189.07 acres of plan area is 4,736 people which is far less than the 12,000 you have calculated.
2. Disruption to rural environment – The proposed development has intentionally directed the higher densities into the interior of the community, and designed the perimeter to sensitively integrate into the existing context. The lands that border the edge of the river have an Environmental Reserve land buffer and the residential uses are proposed to be Cluster Residential District, accommodating lots ranging from 0.8ac to 1.99ac. This is comparable, or large than, the 36 1-acre lot parcels in the community of Silver Tip. In section 7.5 of the ASP Transitional Buffer Areas, you will be able to reference the buffer distance between Highfield and the river edge properties in Silver Tip.
3. School Location – The school site will be developed according to the needs of the respective school boards. We have no input in design and planning these facilities. However, the School Board does, and they will require a development permit for the school. Our design for that school site in the ASP is illustrative and intended to show that a school could be supported here, if one actually is built here, or how it is built, is not a decision we have control over.
4. Traffic - We have worked, and will continue to work with Alberta Transportation and Economic Corridors to develop a plan to manage traffic flow from Highway 2 and 547. We are offering staged improvements over time and are required to undertake a traffic impact assessment report at every stage in the approvals process. It is important to understand that we have only made an ASP application which includes staged traffic improvements given time horizons with development. In our site plan we have accommodated for significant road widening for 547.

Thank you for taking the time to provide your comments and for reviewing our responses.

Township Planning + Design Inc.

**March 29, 2024**

“ My property is to the south of the development on the river 44.4 m/l acres. Where will the runoff go once the development gets started. Also hopefully when the land starts to get disturbed there will not be mud entering my dugout. The water comes and fills up my dugout now in the spring. I wait for your response . Cheers

Just wondering what the plan is to address the runoff when the development gets started? Cheers ”

Dear Mr. [REDACTED],

Thank you for your comments with regard to storm water management, the developer is not permitted to release any additional run-off from our site as a result of its development. The County and the Province require that all post development run off be retained on site and that the storm facilities are designed to the 1:100 year precipitation levels. The post-development release rate is established based on our sites impervious cover and we are required to hold this. This will be done by way of evaporative storm water management ponds. If your dugout is filled up naturally, we are required to retain and allow for the naturally occurring pre-development release rate, this is required exactly for situations like this where some amount of natural run off is counted on downstream for other users. In addition, the developer is required to enact Erosion and Sediment Control (ESC) measures during the construction process. The ESC measures ensure that sediment is controlled onsite.

We hope this answers satisfied the questions asked.

Best,

Township Planning + Design Inc.