

September 20, 2024

Foothills County

[publichearings@foothillscounty.ab.ca](mailto:publichearings@foothillscounty.ab.ca)

Proposed Adoption of the Foothills Landing Area Structure Plan  
NE/SE/SW 20-21-29 W4M & SE/NE 19-21-29-29 W4M

We are adjacent landowners and must continue to question the MD's minimal time lines for neighbors of these outrageous developments to gather information and respond to these proposals.

While we understand growth may be inevitable it needs to mirror our current infrastructure. We ask the MD of Foothills to take action to support and promote only sustainable growth. We ask that the MD of Foothills support their current residents who chose this type of community to raise families and retire in. We strongly disagree with this style of subdivision and the over saturation of our valued land. These proposals to build towns in our country should never be considered as a viable option.

There is only **one** proposed main entrance, our current roads are already well travelled with constant damage and repair to maintain. The increased traffic of cars (estimated 8400 people, +/- 3 cars per household = 25,200 new vehicles on our roads). School buses will cause a lot of damage and with the proposed schools there would be multiple buses travelling the roads. Retail has the potential to draw in non-residents to the area as well increasing traffic.

Water continues to be an issue in the area with ongoing drought (or possibly just the new normal) even with water being piped in, the development will cause stress on the underground springs and swamp lands which are rampant and enjoyed in the area. The swamp lands will be greatly impacted by the massive human footprint and the loss of the wildlife who depend on it will be dramatic. These swamp lands support many species not limited to but include; many migratory birds, Trumpeter Swans, Cranes, Falcons, Merlins, Great Blue Herons, Kildeer, Mountain Blue Bird, Woodpeckers, Hummingbirds, Owls, Bald Eagles) also other Moose, large herd of Elk, Deer, Rabbits, Red Fox this only names some of the beautiful creatures we get to see on a regular basis in this area.

Crime in the area has been on increase with many of us having to add gates or security cameras to our property for protection. Our "safe havens" are being impacted. Adding this type of town in proximity to our properties will clearly **increase** the desire of home break ins, burglary, disturbing the peace, traffic violations, fuel theft, trailer/vehicle theft, trash being dumped to name a few on the increase in the Foothills)

The taxes that will be imposed on existing residents to support a town in or rural area will be extreme and **unexpected** for those of us that have chosen to make De Winton our home. This is clearly a cash grab for the developer and the MD of Foothills if this is to proceed.

The maximum Growth Cap in Okotoks is 1.5%. Using the estimate of 8600 new residents as a benchmark to this proposed development. The larger De Winton area population is approximately 23000 this is a proposed 37% increase in population. When using the hamlet of De Winton the population is approximately 98 so they (and the bordering neighbors of the property) will have the greatest impact of **8698%** increase in population.

As per below, the description presented on the Foothills Webpage does not describe this Application at all.

*A vision for planning and development into the future in Foothills County was developed by the Steering Committee who worked on the MDP2010 through the process of creating the plan.*

### **Agriculture**

*Conserving the agricultural land base is very important to our economy, our environment and our way of life here in Foothills. Agricultural products are renewable resources which provide jobs and revenue. The long-term viability of agriculture depends on the land base. Due to the diversity of agricultural pursuits we can no longer define good farm land strictly by criteria such as the Canada Lands Inventory (CLI) soil capability system. We view all land as potential agricultural land and worth conserving. Agricultural lands comprise a significant portion of the natural capital in the County, and Foothills has a duty to protect this land for use by future generations.*

### **Our Rural Character**

*The County of Foothills is a rural municipality. Being rural is a large part of why we live here. Defining the specific qualities that give our municipality rural character was undertaken through the process of producing our MDP. The five qualities that begin to describe our rural character are: wide open spaces, scenic vistas, dark skies, a wealth of historic and archaeological resources, and a quality environment with clean air and water, good productive soils and biodiversity in flora and fauna. In 2008 and 2009 the County held a Rural Character Photo Contest.*

### **Natural Capital**

*Capital is defined as any form of wealth capable of producing more wealth. Natural capital extends this idea into the natural world. This approach underlines land as an asset to be maintained and protected for future generations because it supports important economic, ecological, as well as social activities.*

*Sustaining natural capital is a precondition for economic prosperity. The natural capital found in well managed and sustainable landscapes links economic prosperity and environmental protection, and can do so for generations*

V. Trent & Stephanie Bradley  
Residents of De Winton since 1990  
NE1/4 Sec 24 TWP21-R1-W5



cc: [RD.McHugh@foothillscountry.ab](mailto:RD.McHugh@foothillscountry.ab), [Delilah.Miller@foothillscountyab.ca](mailto:Delilah.Miller@foothillscountyab.ca),  
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## Foothill Landing Area Structure Plan

NE/SE/SW 20-21-29 W4M & SE/NE 19-21-29W4M

September 24 2024. 9:00 am

Daryl and Heather Forbes

[REDACTED]

[REDACTED]

We are writing with regards to the above proposal.

Besides the fact that this will be destroying a beautiful agricultural parcel of land, we believe that the impact of the increased quantity of cars trying to access highway 2A at 16<sup>th</sup> street is quite impossible and will severely impact traffic flow in the area.

The challenge of turning left from 16<sup>th</sup> street onto highway 2A now is time consuming and dangerous with existing traffic, let alone with the addition of cars from 2100 additional houses. The continuing development in the town of Okotoks will also add additional traffic at this intersection. Has that growth been factored into the TIA?

We think the numbers of the existing cars on the highway now that are listed in Appendix D of the structural plan is low. They list 1081 cars per hour during the AM peak. After doing a quick count of cars on highway 2A in front of our house, we get approximately 1960 during the AM peak.

We believe that the proposed lights at that intersection would back south bound traffic up onto highway 2.

There is an email in the structural plan from Gerry Benoit, Development and Planning Tech Alberta Transportation. He recommends that the proposed intersection changes be made before opening day of the development. We would hope that would be the minimum that would be accepted. Based on how long it is taking to get other intersections upgraded in this area, it could never get done.

We have lived in this area since 1993 and are strongly opposed and very disappointed with the development of a small town being built in our rural surroundings.

Thank you for your time.

Daryl and Heather Forbes

**From:** [Erica Hayes-Glassford](#)  
**To:** [Public Hearings](#)  
**Cc:** [RD McHugh](#); [Don Waldorf](#); [Delilah Miller](#); [John Glassford](#)  
**Subject:** Proposed Foothills Landing Project  
**Date:** September 17, 2024 1:50:27 PM

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Re: Foothills Landing Structure Plan - Public Hearing

Tuesday September 24, 2024 @ 9:00 AM

From: Erica and John Glassford  
[REDACTED]

To: Foothills County Planning and Development  
Foothills County, Alberta

Dear Foothills County Council,

Subject: Concerns Regarding Proposed Development at Foothills Landing

I am writing to express my concerns regarding the proposed development of 2,100 homes and accompanying commercial spaces at the proposed Foothills Landing, a project that, if approved, will have a significant impact on our rural community. While I understand the need for growth and economic development, this large-scale project presents several challenges that should be carefully considered before moving forward.

First and foremost, this development threatens the very nature of our rural lifestyle and setting. Many of us chose to live on Foothills County acreages for the peaceful environment, open spaces, and small community feel away from the big city. The addition of 2,100 "various housing" homes, will drastically change the character of the area, leading to significantly increased traffic, noise, and light pollution, as well as the loss of our natural rolling landscapes and wildlife habitats that are integral to our community's identity.

Moreover, the infrastructure required to support such a large population influx raises concerns. Will our current roads be able to handle the increased demand? At a minimum that is 2,100 more vehicles entering our community at any given time! We already experience issues with road maintenance, and Surely, we can not consider single lane rural roads appropriate for such an increase in traffic?

As an acreage owner, my concerns regarding water supply, and waste management systems are on the selfish side. We are individually sustainable for now, but will the Foothills Landing proposal be able to handle the demand without impacting residents? Quite simply a development of this magnitude could strain these resources further, potentially leading to environmental degradation and reduced quality of life for

existing residents.

Additionally, I am concerned about the lack of clarity around the commercial development aspect of this project. What types of businesses are being considered, and how will they impact our local economy and way of life? Large commercial enterprises could disrupt the balance of local small businesses, and their presence may detract from the rural character we value so much.

Furthermore, the proposed development at Foothills Landing could potentially affect existing residence property taxes and home value in several ways:

1. **Increased Demand for Services**: As more homes are built, the demand for public services—such as road maintenance, emergency services, water supply, and schools—will increase. To cover the costs of these additional services and infrastructure upgrades, the county may need to raise property taxes across the board, including for us existing residents.

2. **Impact of Higher Population Density**: As stated previously, our current infrastructure is not designed to suit this larger population, it requires more public spending on roads, sewage, utilities, which may also contribute to increased taxes over time.

**Home Value**

1. **Potential Decline in Property Value**: One of the main concerns with high-density developments like Foothills Landing is that they can create an oversupply of housing in the area, which could reduce demand for existing homes and potentially lower property values. The introduction of commercial areas near residential zones might also detract from the rural appeal, which could make our properties less attractive to potential buyers, therefore lowering home values.

2. **Change in Area Character**: A large development of 2,100 homes and commercial establishments will definitely change the rural nature of surrounding acreages in Foothills County, and this shift may reduce the desirability of our properties for those who are seeking a more secluded or rural lifestyle. The loss of open spaces, increased traffic, and more urbanized atmosphere might make the area less appealing to existing residents and certain buyers, therefore making our homes more difficult to sell and lowering existing property values.

3. **Uncertainty in Market Perception**: If the development introduces noise, congestion, or visual impacts (e.g., loss of scenic views), potential buyers may perceive our area as less desirable, reducing home value.

In summary, while I acknowledge that development is inevitable, I urge the council to take a thoughtful approach, considering alternative solutions that would allow for growth without compromising the rural character of Foothills County. I request that the voices of residents are heard and that the long-term effects on our environment, infrastructure, and quality of life are fully understood before any final decisions are made.

Thank you for taking the time to consider my concerns. I hope that the council will prioritize the well-being of our community and the preservation of our rural lifestyle

before considering a development of this magnitude in our backyard.

Sincerely,

Erica and John Glassford

**[EXTERNAL EMAIL]** This email has originated from outside of the Foothills County organization. Do not click on any links or open any attachments unless you recognize the senders Name and Email address.

**DATE:** September 19, 2024  
**TO:** Theresa Chipchase, Planning and Development Officer, Foothills County  
**RE:** **PUBLIC HEARING related to Foothills Landing Area Structure Plan**  
Beginning Tuesday, September 24, 2024  
**FROM:** Calvin and Dianne Harvey, [REDACTED]  
[REDACTED]  
Email for Zoom: [REDACTED]

- 1) Letter of concern to Foothills County Council follows
- 2) We request to attend and make a presentation via Zoom: [REDACTED]

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Our home is on 32 farmed acres, bordering Highway 552 and Highway 2/2A at the Okotoks interchange (Exit 222). This is directly east of the **Foothills Landing** proposed lands, and as such, we are affected by this **Area Structure Plan (ASP)**. We have resided here for about 30 years and our family across the road has been here for almost 60 years. Generally, we are not opposed to residential development. We do, however, value the rural lifestyle and ask Foothills County Council to ensure that provisions are in place to maintain an appropriate balance between Country Residential/Agricultural properties and this urban-style development.

Our concerns are as follows:

**1) Process**

Over and over, in the Foothills Landing ASP, we read about plans and concepts, written in highly generalized terms, followed by the commitment that the architectural guidelines, policies or other firm information will come at the *land use and/or subdivision stage*.

- What are the timelines for the land use and/or subdivision stages of this ASP?
- Will Foothills County hold community consultations at each land use and/or subdivision stage? Or does approval of this overall ASP give the developer a green light to proceed at will, with only the general concepts outlined in the plan as guardrails?

**2) Rural Employment Area (REA)**

Our living room window looks out on a lovely bluff of trees and mountain view which will be replaced by the Rural Employment Area (pink zone on the Site Plan). The Foothills Landing ASP document contains **little detail** regarding the REA, only broad generalizations that emphasize visibility from Highway 2/2A and easy access by passers-by and commercial truck traffic. The REA is one of the many areas where architectural and design guidelines will be prepared at the *land use and/or subdivision stage* (see questions in point 1 above). **We would like to know the process and timing for implementing 4.2.3 Rural Employment Area Policies related to:**

- Height restrictions for signage
- Night-time lighting restrictions
- Description of “light industrial manufacturing” uses
- Landscaping vs. fence to maintain the rural aesthetic and provide a tree buffer, similar to what currently exists, for homes on the east side of Hwy 2/2A
- Sound mitigation of commercial trucking and industrial manufacturing
- Air quality impact

**Our fear is that we will be living across from an Aldersyde-style development**, with our view being gas station signage reaching to the sky and blazing all night long, rumbling trucks and machinery, fast food garbage blowing across the highway into our fields, and so forth.

### 3) Highway access

Section 6.2 shows only **two access points** to Foothills Landing:

**Access point 1** – Hwy 2A, beginning at Dunbow Road/242 Avenue W, and south down Old Quarry Road W (with proposed extension) to the north end of the Rural Employment Area (REA).

Trucks and other traffic will be **redirected off Hwy 2A** and be required to travel south down a lengthy stretch of service road before reaching the north end of the REA. To return to the highway, vehicles would have to retrace the route north. **This long, slow route is hardly consistent with the REA goal of leveraging Hwy 2/2A access and visibility.**

- **Are there plans for an exit off Hwy2/2A, directly into the Rural Employment Area?**

**Access point 2** – Highway 2A and 16 Street E at the south end of Foothills Landing.

The 16 Street access is proven to be a **dangerous intersection**. Approaching from the east, off the Hwy 2 overpass, drivers must change lanes through speeding traffic to make the right turn for De Winton. It's worse, when making a left turn from 16 Street onto Highway 2A, heading east to the overpass. There is always a long wait to cross over, with the main issue being high traffic speeds in both directions. It may seem the proposed stop light at this location would reduce accidents; the only guarantees are increased commute times and driver impatience. This problem will be compounded by the **commercial trucking, industrial and other traffic not wanting to take the long north route from the REA to Hwy 2, choosing instead to travel south through school and residential areas to the 16 Street exit.**

### 4) Water issues

- The Regional Utility Servicing Strategy indicates an initial water license has been purchased that is sufficient for the first 450 homes. This is less than one-quarter of the homes in the proposed Foothills Landing. **Where/when will the developer obtain water for the remaining 1,560 homes and any commercial enterprises** (e.g., manufacturing, carwashes, etc.)?
- Will the developer **guarantee no impact on groundwater levels** for acreage wells?
- The legend for Figure 17 refers to a "Wastewater Treatment Plant/Water Treatment Plant/Raw and Potable Storage Reservoir." It appears to be on the west side of Hwy 2, in the field below the "windmill" property. We ask for clarification as to what a "Raw and Potable Storage Reservoir" would entail.

We have dealt with water issues in recent years, where the spring on our property has seen reduced flow, and local wells in the area have seen their water levels drop significantly. We have a specific concern related to Foothills Landing construction, which goes back many years to when Deerfoot Trail was being built just west of us. In digging, the contractor damaged an underground stream, which had to be remediated before continuing construction. We know first-hand the interconnected nature of water in this area and **seek assurances that Foothills Landing construction will not have any impact on our water supply or our year-round spring.**

Finally, "**Growth Hamlet**" is a CMRB term which is misleading. With an anticipated population of 5,670, Foothills Landing will be the size of many Alberta towns, such as Vegreville, Didsbury and Diamond Valley, yet with a footprint of only 478 acres. The **invasive impact** of this population density on our rural community, landscape and water resources **cannot be overstated.**

September 20, 2024

Hello,

It's unfortunate that these letters of opposition probably don't mean much – as it seems to be a common trend in our country; the voices of those with minimal power and influence are becoming moot. Regardless of the loss of Democracy, we as adults need to model for our younger generation that being quiet is also not right.

At a time where the leader of our Province is saying we are stretched beyond resources, that we are literally 'full', here are some questions worth asking:

1. What would be the benefit to Foothills Residents to build a town bigger than Diamond Valley right smack dab in the middle of the QE2?
2. Is there truly anyone benefiting from this besides developers?
  - a. I doubt that the property taxes the County will receive will be more profitable than the costs that will be associated with this risk.
3. Is this going to help how congested access into Okotoks is?
4. Is this going to minimize the fatal accidents that are already occurring on the QE2 in this area?
5. Are we aiming to look like Seton?
  - a. Is that the new rural lifestyle?
6. Do you truly think that their plan for water conservation is well-researched? What happens when there is a water shortage?
7. Are we going to scrap the dark sky bylaw? Was that all just a farce? Because there's absolutely no way to minimize the impact that this will have.
8. At a time of unprecedented growth in the most irresponsible way... why are we allowing developments the sizes of rural towns to be plopped into agricultural land? Why are we trying to boost our population when we know we don't have the resources to provide for them?
9. It's truly unfair that these reports and developers try to 'sell' that they're going to provide a space for a school as if it's something in their control.
  - a. It is NOT accurate, building schools is strictly up to the government.
  - b. If this is approved, are you okay standing by and watching our beautiful rural schools collapse due to enrollment and complexities? Do any of you have children in public schools? If so, is this what you want? Do you want our schools to also be another statistic – that our schools cannot manage, and our children and educators are suffering from it? Foothills should pride themselves on their safe bussing and safe routes – another service that will be disintegrated.
  - c. With the increased population comes increased complexities – will these developers be making a substantial donation to fund the complexities that will accompany this influx of people? Doubtful... instead, everyone will be crying to the government for funds when really... this could have been prevented.
  - d. Is this what we want for our future generation? Because if rural municipalities continue to accommodate and pretend that they're helping, the whole MD should just be annexed to Calgary. Then we can stop lying about the rural lifestyle and stop welcoming our new residents promising the Foothills provides the best of both worlds. We are truly now surrounded by development applications that will absolutely destroy the once beautiful rural lifestyle we once enjoyed.

Written Submission

Public Hearing – September 24<sup>th</sup>, 2024 – 9:00am

Foothills Landing Area Structure Plan – NE/SE/SW 20-21-20 W4M & SE/NE 19-21-29 W4M

- e. Our kids won't know peace, won't know tranquility, nature, safety; it will be no different than the sprawling city to the North, plowing down once rolling foothills and throwing up condo buildings on lots that were not meant for them.
- 10. Will our local businesses need to provide and hire their own security, similar to what Seton businesses are now doing? Increased population equals increased social disarray and crime.
- 11. My family has been through the subdivision process; our vision for our small lot was ridiculed and questioned; our U-turn driveway was deemed a safety-factor to the increased traffic by Public Works. We are grateful there was flexibility, but the fact it was a concern and resources were used to investigate this while these new 'towns' can be plopped in. How more unjust can these bylaws and permits be?
  - a. The amount of money, resources, time, and heartache that went into making our little dream come to fruition was almost unethical; red tape metaphorically wrapped around our property, now our lot is all chopped up with caveats and panhandles, simply... because we wanted to fully enjoy our rural lifestyle and keep our family close, something I believe Foothills County once stood by, but clearly those days are gone. We were powerless throughout our own process, and now we're one of many that are powerless throughout this one.

Maybe Foothills County will start the growing trend of putting their foot down; enough is enough. We do not have the resources; healthcare, education, infrastructure... we need to protect the environment and our beautiful animals that we now see running scared because there is nowhere for them to go; similar to us...the families who are attempting to escape the chaos of urban living... we tried, we saved and we moved to a place where we thought we could escape, and now we're being pushed out too. When will someone wake up and realize the benefits are not even close to outweighing the risks of these asinine developments; there is absolutely nothing responsible about them and if they fool you into thinking otherwise, what a shame.

I truly hope you consider protecting the dignity of this County and beautiful land; this is irresponsible.

Sincerely,



Kelsey Lefley



**From:** [Alex Marsh](#)  
**To:** [Public Hearings](#)  
**Subject:** Registration for Presentation to Council on development hearing - foothills landing area structure plan.  
**Date:** September 19, 2024 3:38:20 PM  
**Attachments:** [image001.png](#)

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Date and time of the public hearing meeting: Tuesday, September 24th, 2024 at 9:00 AM

how will you how will you attend the public hearing: in person

name: Alex Marsh

mailing address: [REDACTED]

e-mail address: [REDACTED]

phone number: [REDACTED]

purpose for attending: neighboring landowner in opposition to the application

Questions Re: the proposed development –

1. Where is the water coming from to service the development, construction process, landscaping and housing? How will this impact surrounding areas? Will our wells run dry?
2. Crime & service provision re: high density low cost housing? Police branch? Fire Hall? Canada Post?
3. Energy? With power cuts common for a SINGLE FAMILY HOME new-build in the area – how will those of us who work from home be compensated for interruptions to service?
4. Serious traffic concerns due to lack of infrastructure – single track roads surrounding location cannot service the construction traffic, let alone 2,100 commuters (assuming only 25% average commuting is required, this is over 500 cars stacking up in the mornings and afternoons through a single lane, NOT including the school run. Would the development permit have significant improvements to the local access to the main artery roads passed along to the developer as part of the development cost?
5. ANY benefits to the surrounding community? Will we finally get fibre internet?

Streetlighting to deter crime? direct postal delivery? How much of this would be subsidised by the builder considering the significant and lengthy proposed disruption?

Kind regards,

**Alex Marsh MSc, PQS, GSC, MRICS**

Managing Director

**QUANTITY SURVEYING SERVICES INTERNATIONAL**



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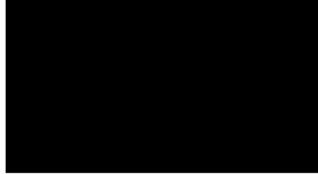
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LANCE & TERRY GRIFFIN



September 19, 2024

VIA EMAIL: [PUBLCHEARINGS@FOOTHILLSCOUNTYAB.CA](mailto:PUBLCHEARINGS@FOOTHILLSCOUNTYAB.CA)

**RE: AREA STRUCTURE PLAN – HEARING DATE SEP 24/24 @ 9AM**

We are longtime residents in the immediate area and we oppose the proposed plan as we have deep concerns with the volume of this proposal at NE/SE/SW 20-21-20 W4M.

The sheer volume of 2100 homes is going to not only impact the environment, but also the water and traffic conditions on **274<sup>th</sup> Ave, 16 Street W, 1016 Drive E, and the access onto Highway 2A.**

We do not see the addition of Traffic Lights, or some form of traffic control to access Hwy 2A. If you try To access Hwy 2A during rush hour the volume of traffic today from Okotoks, or going into Okotoks area is overwhelming.

We understand the need or wish to grow property taxes in the county, but having 2100 homes will bring The City to our door.

In regards to the Environmental and Wildlife impacts of such a large development will be consequential to the long term animals in the area. Once we force these animals out there is no return. The water Reserve at the bottom of the coulee, does not just offer the wildlife that area, the wildlife lives on all Surrounding properties.

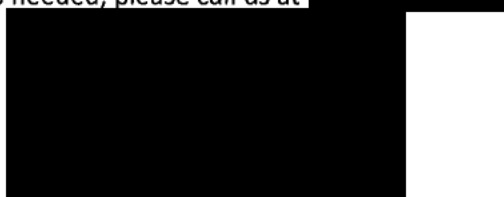
We understand the need or wish to grow property taxes in the county, but having 2100 homes will bring The City to our door.

Sorry we are unable to attend the hearing in person. Please distribute this letter to all involved.

If any further information is needed, please call us at



Lance & Terry Griffin





Marie Wilkinson



Proposed Development Foothills Landing Area Structure Plan  
24th September 2024 9am

Our home is located on 4.97a directly south and within a mile of the proposed development.

After reading the proposal and included reports (Biophysical Impact Assessment Report (BIA 2023), Traffic Impact Report (2023), Geotechnical Evaluation (2014)), we would like to object to the development application being granted by Foothills County.

#### Biophysical Impact Assessment (2023)

Identified 6.188ha of wetlands that supports various species of birds, amphibians, mammals and plant species. Some of these species such as the least flycatcher and swainson hawk are considered sensitive in Alberta. While the western wood-pewee maybe at risk and has been observed within the project site.

While the watercourse may facilitate wildlife movement the presences of highways 2A and 2 (QEII) to the east creates barriers.

One quarter section of the project site (SE19-21-19-W4) is an Environmental Significant Area whilst wetland 7 is an Aquatic Environmentally Significant Area.

The BIA have shown ten mitigation measures are to be respected, however it will still result in residual impact. Loss of deciduous forrest, wetlands and the loss or disturbance of individual wildlife species.

Please consider the above concerns under the Environmental Protection and Enhancement Act.

The BIA also identified that their assessment did not report on surface hydrology and ground water.

Will the county require assessment from appropriate engineers and ensure any development would not interfere with current residential wells?

### Transportation Impact Assessment (2023)

This report analysed data collected on November 10th 2022, the authors acknowledge this period may still have been affected by the aftermath of the pandemic.

The report using a model to predict traffic flow is, as expected, very quantitative.

The report identifies the existing intersection volumes. The TIA stated “ The highway 2A / 16 street intersection has acceptable conditions, except for those turning eastbound and westbound left turn and right turn movements, in AM and PM peak hours. The delay for these two movements is VERY HIGH and improvements should be considered to accommodate the existing traffic demands”. The data from 2022 is already outdated and increased housing developments in Okotoks have already added to traffic volumes. Any improvements as recommended have not been made and are overdue.

There are no indications as to when the advised road changes will or indeed would ever be approved and funded.

Qualitative data is limited.

As users of these junctions: 15th St to 16th St and entering highway 2A travelling north to the Calgary and south to Okotoks, we can give testimony that these routes are increasingly dangerous to use, especially at peak times. This was identified and given above.

What is not identified in the report is the number of vehicles travelling faster than the limits designated and the number of motor vehicle accidents.

Driver behaviour i.e. not moving over lanes to allow entry or exit, is also not recognised within the limitation of the reporting model.

Noise has become a great issue, especially in the summer months with motorcycle activity.

Foothills County should ensure the road infrastructure for the increasing volumes of traffic are in place before considering the ASP, as already shown in this report this junction is in need of improvement as it stands now.

Gerry Benoit Development and Planning Tech Alberta Transportation in an email dated 20th Oct 2022. States recommended highway upgrades in 20yr horizon need to be completed prior to opening day of development.

To approve ASP before any road improvements are introduced will cause massive congestion and put lives at risk.

### Geotechnical Evaluation (2014)

This report is now 10 years out of date.

Foothills Landing ASP page 6 states

“ The county recognises that traditional subdivision of large lots with private on site servicing is unsustainable and that this type of development should be directed to areas that have already experienced fragmentation.”

Foothills Landing ASP page 13

Identifies clustered of residential lots to the north and south of the project site of varying size.

Does this not indicate project site is on an area experienced fragmentation as described by Foothills County and further development of this type (sub division) should be directed here?

Foothills County are the protector of rural way of life, supporting the people who feed us through protected agriculture and the acknowledgement that people have a better quality of life living in smaller communities, as defined as hamlets.

A Hamlet is defined as small rural community (smaller than a village with no church or inn) (Oxford dictionary.)

The Foothills Landing ASP is NOT a hamlet.

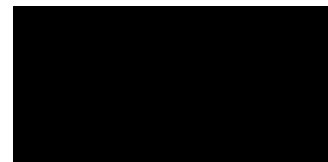
Please protect our ecosystem for future generations and acknowledge growth can be achieved adjacent to already populated areas where the infrastructure is already in place with slight modification.

Destroying a beautiful piece of land and its ecosystem, with no infrastructure in place (or funding to do so) and supporting the ASP is an unreasonable proposal.

Yours sincerely

Marie Wilkinson and Doug Durbano

Dave and Sonia Williams



September 17, 2024

Foothills County  
Box 5605  
High River, AB  
T1V 1M7

Re: Public Hearing for Foothills Landing ASP, Sept. 24,2024 at 9:00AM

To the attention of Foothills Council:

We are writing to formally express our objections to the Proposed Adoption of the Foothills Landing ASP. We are adjacent neighbours (NE-17-21-29-W4) with our lot on the southeast corner of the proposal and have significant concerns about the development site itself and the impact it will have on our lives. We moved away from the city and built our property anticipating years of enjoying country life. Having a Hamlet with 2000 residences and a population of approximately 6000 right next door is just not acceptable!

You can build all the traffic circles and put up as many traffic lights as you want, but that is not going to take away the amount of traffic and stress in this concentrated area.

The increase in noise levels and crime is also a great concern. The RCMP have a tough time keeping up with rural crime right now and this just adds significantly more.

The night skies theory would be also be gone. They can put up low level lighting but it will still have an impact to the light pollution.

Our upper floor primary bedroom has floor to ceiling windows that face north and west, exposing us to the complete area to be developed. That will leave us with absolutely no views of a countryside. The said project is stated to be complete in 20 years!!! That leaves us with noisy, dirty construction sites for as long as we live here. A picture is worth a thousand words so here are some photos of what we see now from our upper bedroom.





Sincerely  
Dave and Sonia Williams

**From:** [Nicole Gourlie](#)  
**To:** [Public Hearings](#)  
**Cc:** [alan.alger@foothillacountyab.ca](mailto:alan.alger@foothillacountyab.ca)  
**Subject:** Legal Description of the Subject Lands: NE/SE/SW 20-21-29 W4M & SE/NE 19-21-29 W4M  
**Date:** September 8, 2024 3:38:55 PM

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You don't often get email from [REDACTED]. [Learn why this is important](#)

Date and Time: September 24, 2024 at 9:00

Nicole and Chris Gourlie  
[REDACTED]

We are writing to dispute the future development of the Foothills Landing Area Structure Plan. We are disappointed to see this coming up again. Please see our reasons below.

- We moved not quite a year ago to get out of the city and now could potentially be backing onto a development of 2100 units.
- There is a natural spring that runs through the land beside us that would be disrupted.
- This company wanting to develop will have to access water from the Bow River, which is already feeling the pressure of climate change.
- This development will impose risks on ours and neighbouring waterwells.
- Public safety will be at a huge risk with the additional traffic getting on and off the highway.
- Overdevelopment can result in overcrowding, noise pollution, air pollution and a disruption to agriculture and natural wildlife in the area.

In closing, we really hope you take all of our concerns into consideration in making your decisions.

Thank you,  
Nicole and Chris Gourlie

[EXTERNAL EMAIL] This email has originated from outside of the Foothills County organization. Do not click on any links or open any attachments unless you recognize the senders Name and Email address.