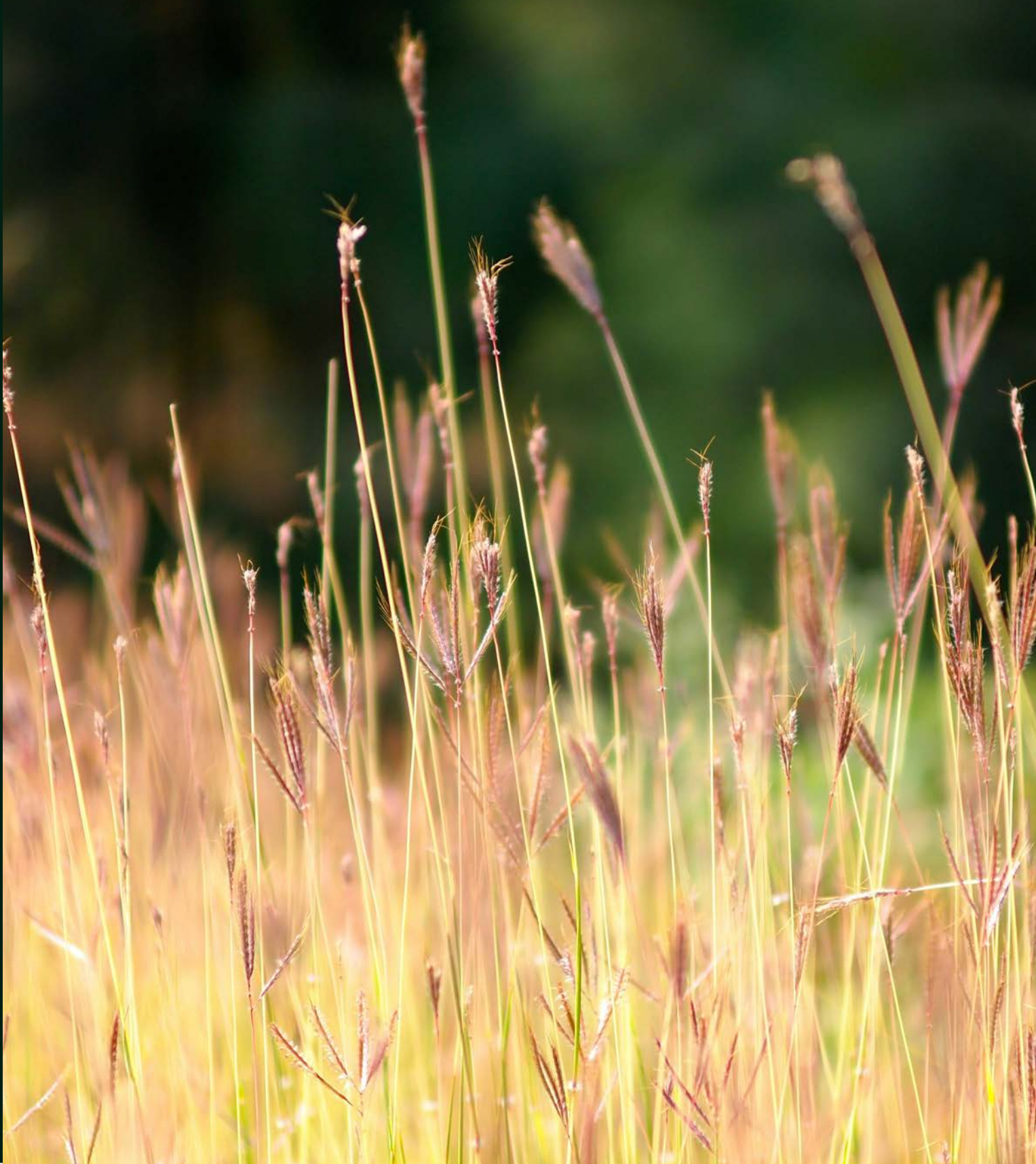


HERITAGE ESTATES

— AT HERITAGE POINTE —

AREA STRUCTURE PLAN







HERITAGE ESTATES

— AT HERITAGE POINTE —

AREA STRUCTURE PLAN

Prepared for

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July 2025

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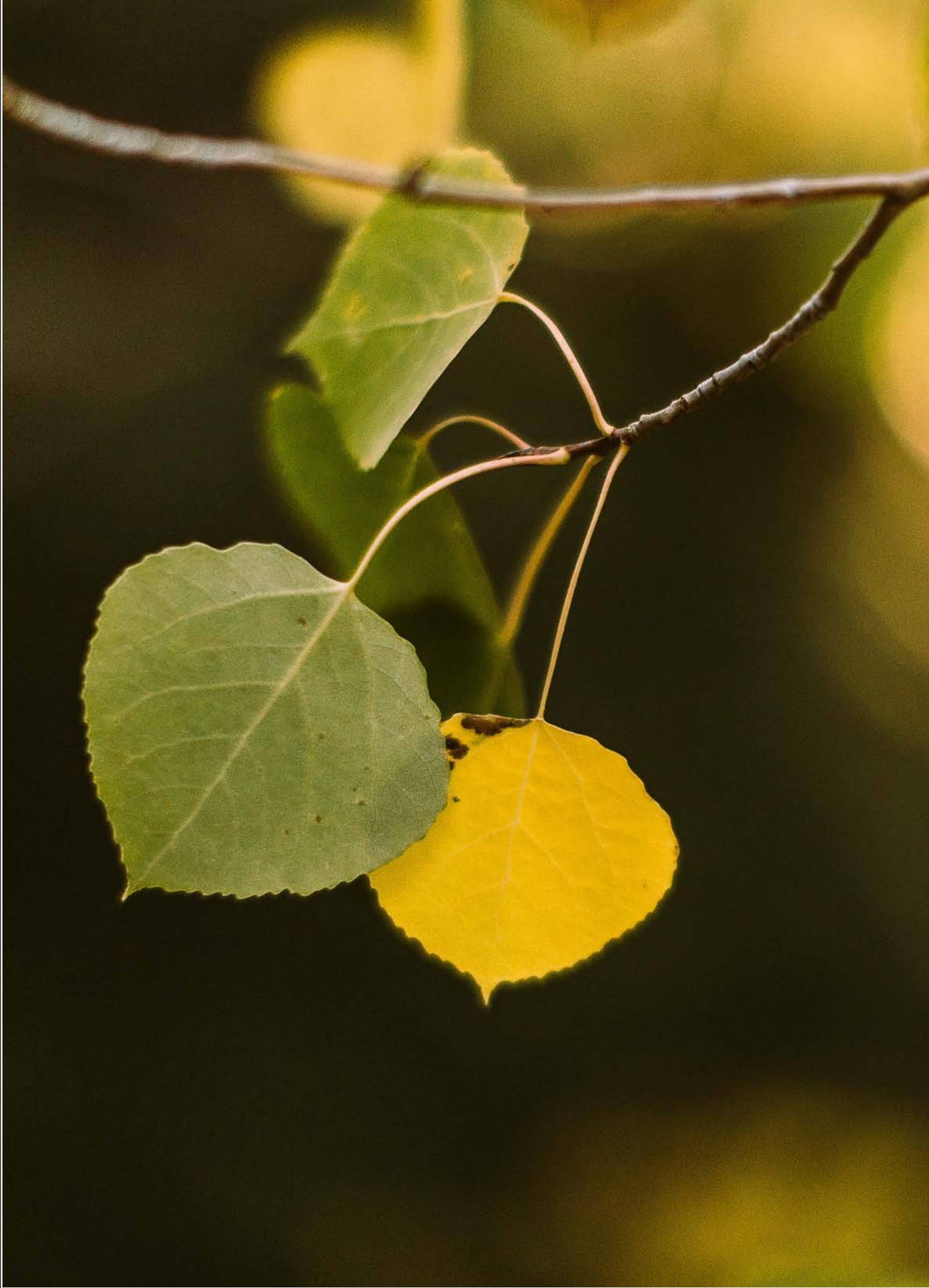


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VISION

Nestled in scenic Foothills County, Heritage Estates offers curated modern living and is a beacon of inclusivity, sustainability and design excellence in Heritage Pointe.

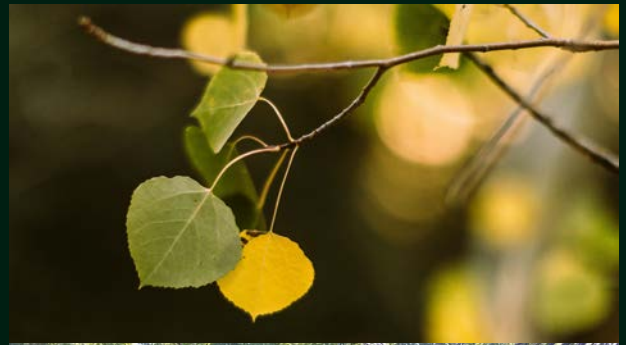
The 61-unit development is envisioned as an inclusive neighbourhood that fosters belonging through a mix of single family, semi-detached and townhomes for families of all ages.

In its quality and design, Heritage Estates will echo and reinforce the value created in Heritage Pointe, through cohesive architecture that allows opportunity for individual expression. In its commitment to sustainability, it establishes responsible building practices.

Landscaped open space with accessible parks, playgrounds and recreation amenities create a sense of identity within Heritage Estates. An extensive network of pathways promotes walking and cycling, facilitating connections to the larger community of Heritage Pointe, which includes local retail and services.

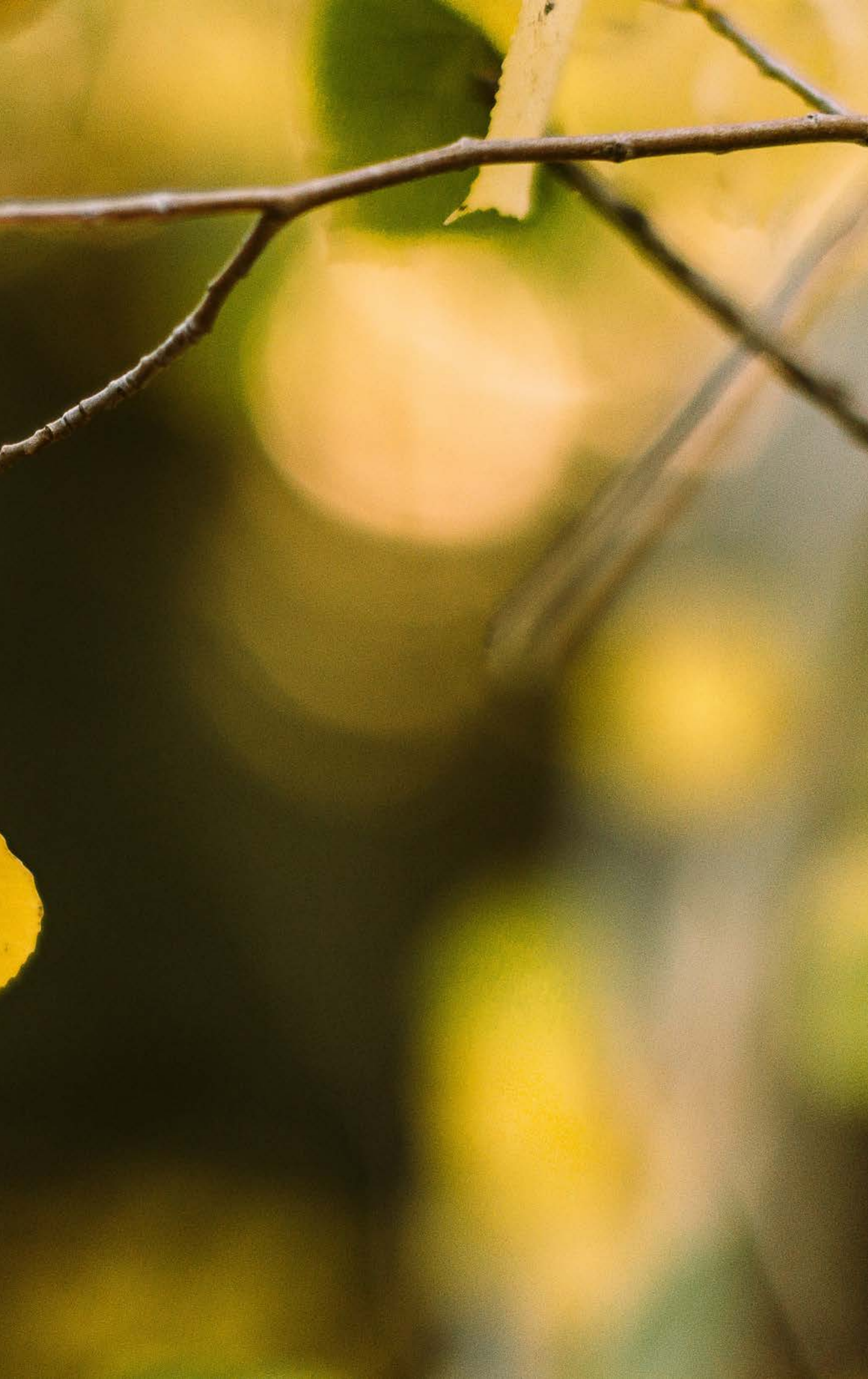
The naturalized stormwater facility enhances its ecological value by supporting diverse plant species and local wildlife habitat. It functions as a sustainable stormwater facility and a community focal point, with trails, lookouts and interpretive nodes.

Heritage Estates is coveted for its lifestyle where residents are proud to call it home!









1.0 INTRODUCTION

1.0 INTRODUCTION

1.1 Purpose of the Plan

Heritage Estates Area Structure Plan (ASP) is a statutory document that establishes the vision and policy direction to guide the development of 6.1 hectares (15.1 acres) of lands contained in Portion of Block 3 Plan 1706 LK within the NW ¼ 32-21-29-4, located south of the existing hamlet of Heritage Pointe in Foothills County.

An ASP provides direction for land use, density, population, phasing and transportation & utility infrastructure needs for the future development of the lands as per the Municipal Government Act. It is an important document that allows the municipalities to set expectations on how the land will evolve and grow.

Heritage Estates ASP sets the path for future development to uphold the policies of the key planning documents, respect the existing and future uses on adjacent lands and allow the area to grow in a sustainable and responsible manner with a sense of community.

1.2 Plan Objectives

The vision aspired for Heritage Estates is rooted in the following foundational objectives:

- To uphold the provincial, intermunicipal and county policies set out in the overarching planning documents;
- To set policy guidance that will allow the land to develop in a sustainable and environmentally sensitive manner;
- To sensitively integrate development with the existing residential uses and ensure that future growth is guided through comprehensive land use planning;
- To espouse a sense of community through cohesive open space amenities, pathway linkages and social gathering places;
- To develop an inclusive and curated community that will echo the quality and value created in the existing Heritage Pointe development through design excellence; and
- To provide a framework for transportation and utility infrastructure that allows the growth to proceed in a logical and sustainable manner.

1.4 Policy Interpretation and Definitions

The policies contained in the Heritage Estates ASP utilize a number of terms. Following is the interpretation of key terms used in the policies:

Shall: is an operative term, indicating compliance is mandatory; therefore, Administration, the Developer, the Development Authority, and Subdivision Authority must comply without discretion.

Should: is an operative term, indicating compliance in principle, but subject to discretion of Foothills County.

May: is an operative term, meaning the choice is available; the policy may or may not be implemented depending on the circumstance.

Plan Area: means the area of Heritage Estates ASP as shown in Figure 1.

Shadow Plan Area: is the area of the lands identified in Figure 1. The layout shown on the Shadow Plan Area has no status and will be subject to revision through individual ASPs and land use proposals.

1.5 Map Interpretation

- Unless otherwise specified within the ASP, the boundaries or locations of any symbols or areas depicted on a map are approximate only, not absolute, and will be interpreted as such.
- Measurements of distances or areas should not be taken from the maps in the Plan.
- The areas shown in the Plan have not all been field verified and may not reflect actual site conditions. As such, these areas will be subject to further study and will be delineated upon future development application and approval.

1.5 Background

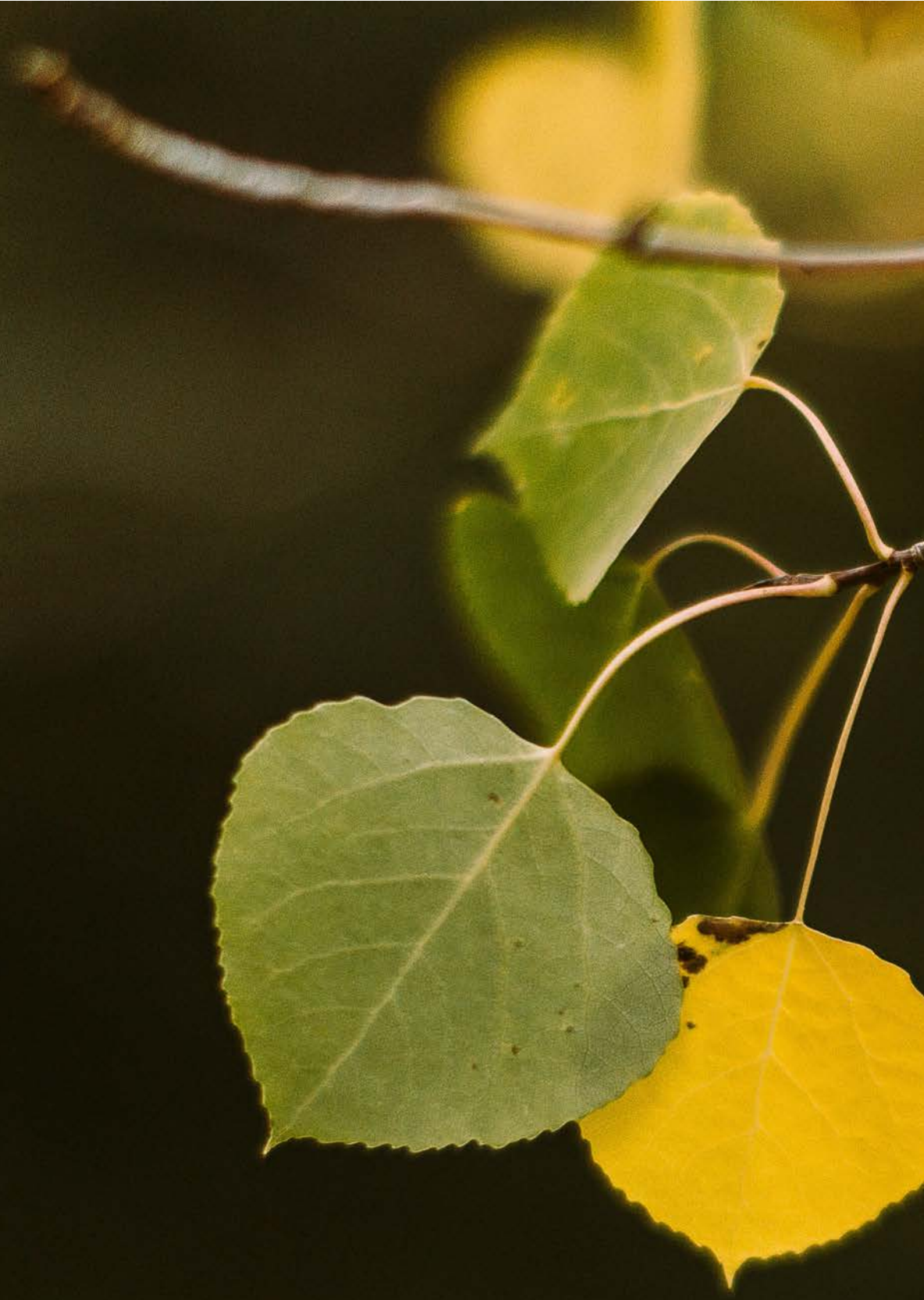
- Heritage Estates Area Structure Plan (ASP) is located south of the existing hamlet of Heritage Pointe in Foothills County, in the triangle bounded by Dunbow Road to the north, Highway 2A to the west and Highway 2 to the east. The area forms part of the Central District identified in Foothills County's Growth Management Strategy as the key growth area for the County.
- On June 21, 2024, the Calgary Metropolitan Region Board (CMRB) approved County's proposal to designate the area south of the existing development in Heritage Pointe hamlet as the Hamlet Growth Area as shown in Figure 1. On February 7, 2025, the CMRB voted to request the Minister to repeal the CMRB Regulation effective May 1, 2025.
- In August 2024, County Council approved the Area Structure Plan for 15.8 hectares (39.1 acres) of Heritage Crossing, immediately north of Heritage Estates.
- The ASP for 6.1 hectares (15.2 acres) of Heritage Estates aligns with the direction set out in Foothills County's Municipal Development Plan and Growth Management Strategy. The ASP policies will guide the development in Heritage Estates to uphold the principles of inclusivity, sustainability and design excellence.
- The ASP includes a shadow plan for an additional 18.2 hectares (45 acres) of adjacent lands. The purpose of the shadow plan is to encourage comprehensive planning of elements such as open space amenities, road and pathway network and utility infrastructure that are key in ensuring growth occurs in a logical manner creating a cohesive community. The shadow plan has no status and will be subject to revision through individual landowner proposals.

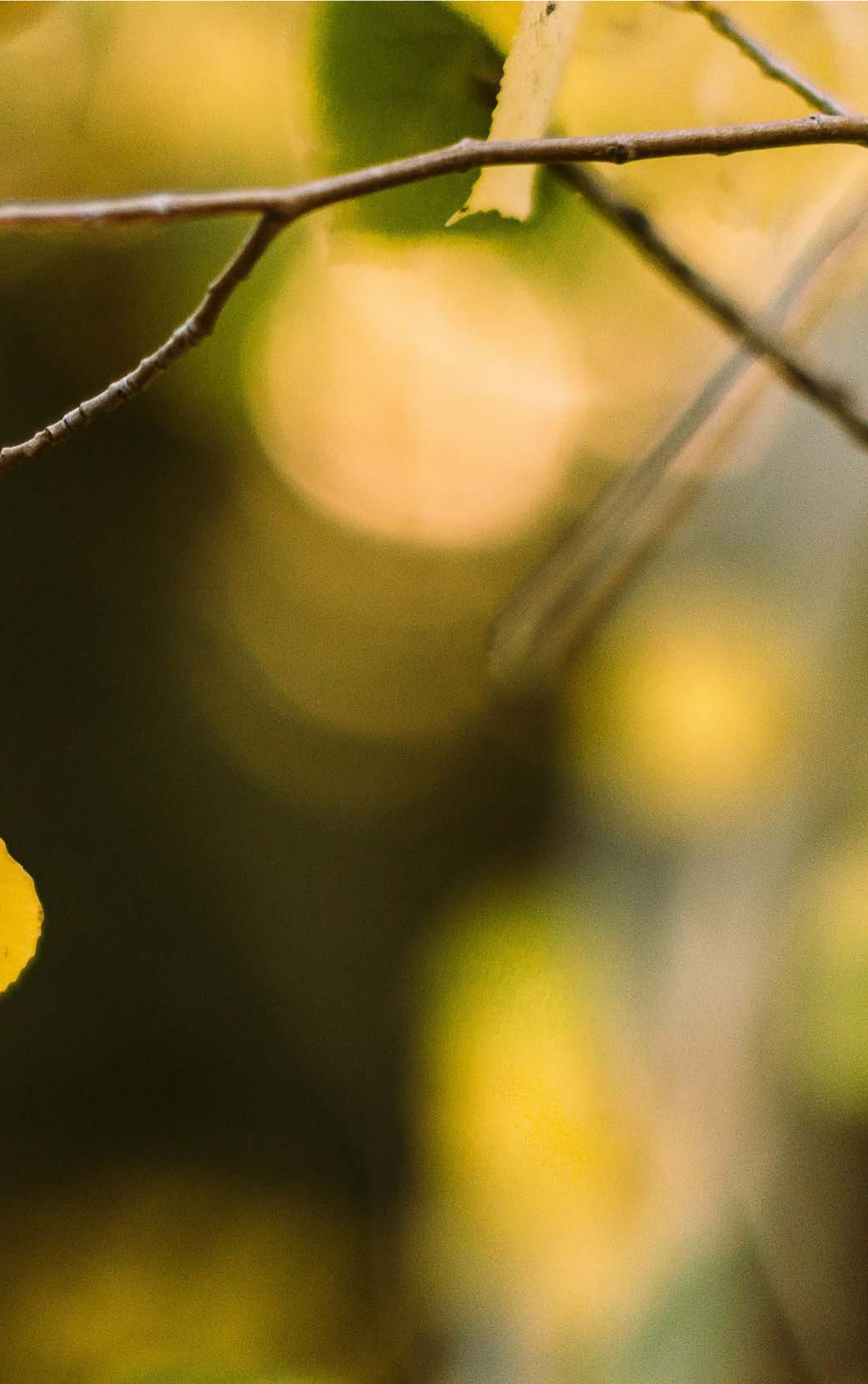
FIGURE 1: POLICY CONTEXT



- LEGEND**
- | | | | |
|--|---|--|-------------------------------|
| | Hamlet Boundary | | Fire Hall |
| | Hamlet Growth Area Boundary | | Sports Field |
| | Approved Heritage Crossing ASP Boundary | | Future Improved Intersections |
| | Shadow Plan Boundary | | Future Interchange |
| | Driving Range | | |
| | Commercial Area | | |

Note: The Shadow Plan has no status and will be subject to revision through individual landowner proposals.
Map Source for Policy Context: CMRB Agenda Package, June 21, 2024; CMRB Regulation to be repealed May 1, 2025





2.0 REGULATORY FRAMEWORK

2.0 REGULATORY FRAMEWORK

2.1 Legislative Framework

Heritage Estates ASP has been developed pursuant to Section 633 of the Municipal Government Act (MGA), which states:

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

(2) An area structure plan

(a) must describe

(i) the sequence of development proposed for the area,

(ii) the land uses proposed for the area, either generally or with respect to specific parts of the area,

(iii) the density of population proposed for the area either generally or with respect to specific parts of the area, and

(iv) the general location of major transportation routes and public utilities,

(b) may contain any other matters, including matters relating to reserves, as the council considers necessary.

The MGA also states that an ASP must conform to the MGA, any existing Intermunicipal Development Plans (IDP), the Municipal Development Plan (MDP) and all other statutory plans.

2.2 Policy Framework

Heritage Estates ASP is subject to the policies of the South Saskatchewan Regional Plan (SSRP, 2014), the Intermunicipal Development Plan for Foothills County and The City of Calgary (IDP, 2017), Foothills County Municipal Development Plan (MDP, 2010) and the Growth Management Strategy (GMS, 2013).

Heritage Estates ASP sets out planning direction for lands in the Plan Area that aligns with the Province's SSRP, Foothills-Calgary IDP and Foothills County's MDP and GMS as stated in the following sections.

2.2.1 South Saskatchewan Regional Plan (SSRP, 2014)

The South Saskatchewan Regional Plan (SSRP) is the overarching strategic planning document applicable to lands in the South Saskatchewan Region. Foothills County is located within the South Saskatchewan Region. SSRP establishes a long-term vision for the region, sets desired economic, environmental and social outcomes and objectives and provides guidance to provincial and local decision-makers regarding land-use management for the region.

Heritage Estates ASP is in alignment with Foothills County's policies for community development which take SSRP policies and objectives into consideration.

2.2.2 Intermunicipal Development Plan (IDP) for the Foothills County and The City of Calgary, April 2017

Heritage Estates ASP falls within the IDP boundary between the Foothills County and the City of Calgary as per Map 1 of the IDP. It does not fall in the Calgary Growth Area delineated in Map 3 and is indicated as part of Foothills County's Future Growth.

Policy 3.4.1 of the IDP states that the most appropriate form of growth will be determined through future planning processes.

3.4.1 Development in M.D. of Foothills Growth Areas: The directions for future growth for the M.D. of Foothills identified on Map 3: Policy Areas, indicate the general area that is expected to accommodate future growth for Foothills in proximity to The City of Calgary. The most appropriate form for that growth will be determined through future planning processes in consideration of transportation and servicing opportunities and constraints and in consultation with the residents of Foothills and other stakeholders, including The City of Calgary. In the meantime, all applications for development will be evaluated based on existing plans and policy.

Heritage Estates ASP complies with Foothills County's most recent planning policy and processes.

As per policy 4.1.1 of the IDP, the Heritage Estates ASP will be referred to The City of Calgary for review.

4.1.1 Referrals from the Foothills County to The City of Calgary

The Foothills County will refer the following from within the Plan Area to The City of Calgary:

- 1. All proposed area structure plans, area concept plans, and outline plans, including proposed amendments to such plans.*

2.2.3 Foothills County Municipal Development Plan (MDP), July 2010, Amended 2017

The MDP for the Foothills County provides direction for growth and development in the County. The MDP's vision statement states, *The MD of Foothills encompasses a diverse rural landscape in which leadership and planning support a strong agricultural heritage, vibrant communities, a balanced economy and the stewardship of natural capital for future generations.*

The MDP promotes the creation of communities which provide different types of housing, recreational uses, transportation options, jobs and services within the community itself and states that community development should be explored in the County where there are feasible public transportation options or in tandem with our municipal neighbours, where appropriate densities and economies of scale can be achieved.

Heritage Estates ASP will be a continuation of comprehensively planned community development south of Heritage Pointe hamlet.

2.2.4 A Growth Management Strategy (GMS) for the Foothills County, February 2013

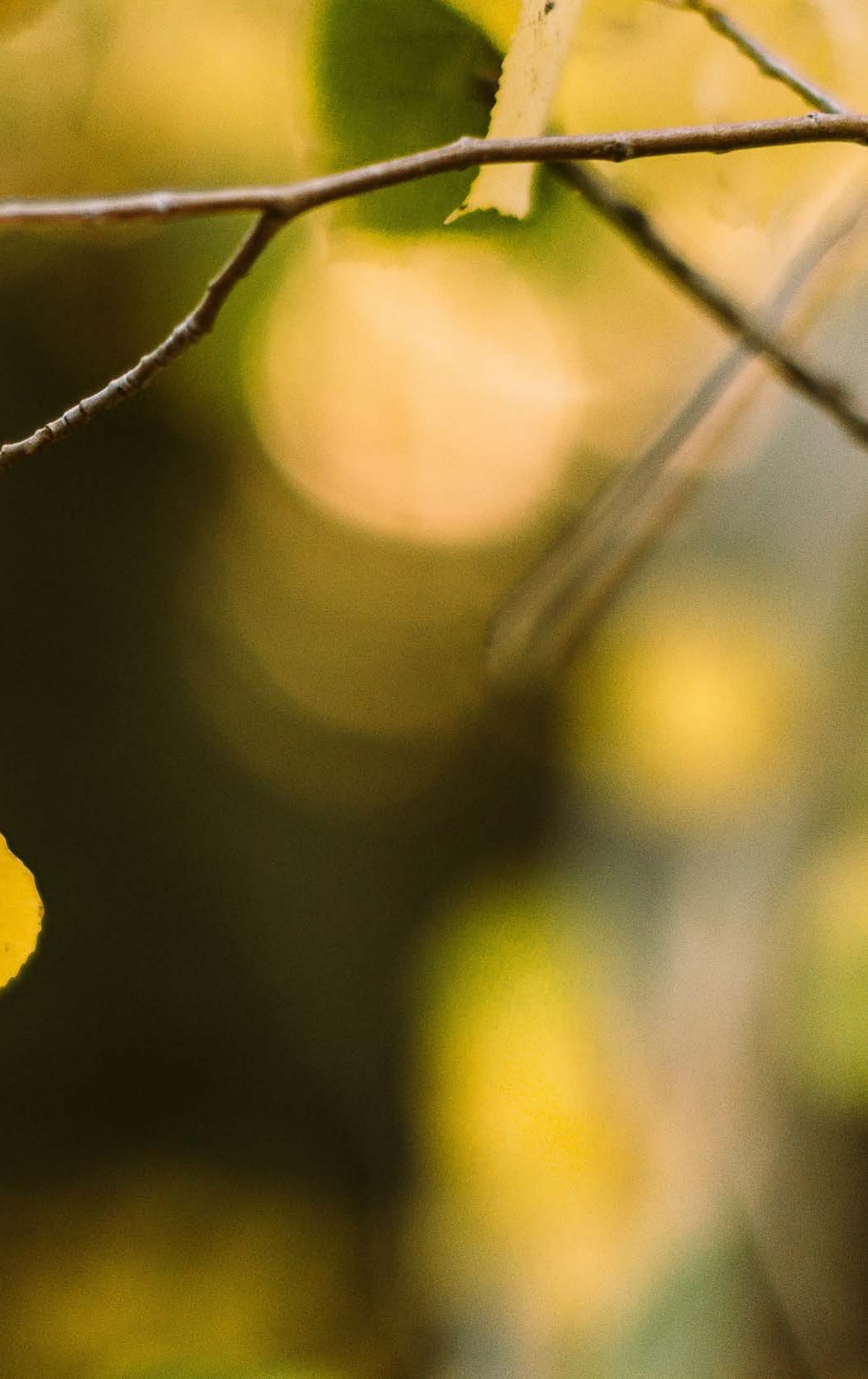
The goal of Foothills County's GMS is to provide strategies for managing growth and development that build on the County's vision described in the MDP 2010. The strategies enable protection and preservation aspects that the residents value, and capitalize on opportunities for growth and development where it makes the most sense and where it can be supported by a formal planning framework.

The GMS divides the County into five districts. Heritage Estates ASP is located in the Central District. The Central District is bordered on the north by the City of Calgary and extends south along Highway 2 gradually narrowing until it ends just south of High River.

The GMS states that The Central District has been the growth engine for the County and this trend is expected to continue into the future. This area has an extensive transportation network and has the greatest potential for future infrastructure as part of regional or sub-regional systems.

Heritage Estates ASP is aligned with the County's Growth Management Strategy.





3.0 SITE CONTEXT

3.0 SITE CONTEXT

3.1 Location, Legal and Land Use Context

Heritage Estates ASP is located in the Growth Area of the Hamlet of Heritage Pointe, immediately south of the City of Calgary.

The 6.1 hectares (15.1 acres) of Heritage Estates Plan Area is bound by:

- 2 Street E and existing Country Residential (CR) to the west;
- Recently approved Heritage Crossing ASP to the north, designated for Residential Community (RC), Residential Multifamily (RMF), Municipal Land Reserve (MLR) and Environmental Reserve (ER) uses;
- Existing Country Residential (CR) to the south and east.

See Figures 1 & 2 for location and land use context.

The land within the Plan Area is currently designated Country Residential (CR) and will be subject to Land Use Redesignation.

The Plan Area is legally described as Portion of Block 3 Plan 1706 LK within NW $\frac{1}{4}$ Section 32, Township 21, Range 29 west of 4th Meridian containing 8.03 hectares (19.85 acres) more or less excepting thereout:

Subdivision Plan 9111775 containing 1.91 hectares (4.72 acres) more or less.

Dunbow Road

Heritage Crossing ASP Boundary

CR

Heritage Estates ASP

CR

2 Street E

250 Avenue E

8 Street E

NE31 21-29-4

SW32 21-29-4

061 0731

071 5150

911 0814

991 3138

731 581

1706 LK

991 3650

911 1775

221 1669

901 0527

001 0565

1530 LK

931 0335

821 0125

071 585

081 579

061 4644

011 0923

731 0274

991 1722

901 1884

901 1402

021 0037

911 0666

021 0037

2479 LK

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731 0274

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901 1402

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731 581

1706 LK

991 3650

911 1775

221 1669

901 0527

001 0565

1530 LK

931 0335

821 0125

071 585

081 579

061 4644

011 0923

731 0274

991 1722

901 1884

901 1402

021 0037

911 0666

021 0037

2479 LK

061 0731

071 5150

911 0814

991 3138

731 581

1706 LK

991 3650

911 1775

221 1669

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3.2 Community Context

Heritage Estates forms part of the larger community of Heritage Pointe which currently consists of amenity rich residential development north of Dunbow Road integrated with Heritage Pointe Golf Course and Heritage Lake. The hamlet enjoys quiet country living just at the doorstep of the City of Calgary.

Primary access to the Hamlet of Heritage Pointe is from Dunbow Road, which runs east-west connecting Highways 2 and 2A and extending east, as shown in Figure 3.

Heritage Pointe is served by a number of public facilities including the fire hall and sports fields, located off of Dunbow Road.

For Public Schools, the hamlet falls in the catchment area of the Heritage Heights Boundary for the Foothills School Division. For Catholic Schools, the hamlet is located in the Okotoks and Area Boundary for the Christ the Redeemer School Division.

Local retail amenities are located in the plaza north of Dunbow Road. Regional retail amenities are available in Seton and Legacy in the City of Calgary. As the hamlet grows, there will likely be opportunities for future retail amenities south of Dunbow Road in the Growth Area.



Fire Hall



Retail Plaza



Golf Clubhouse

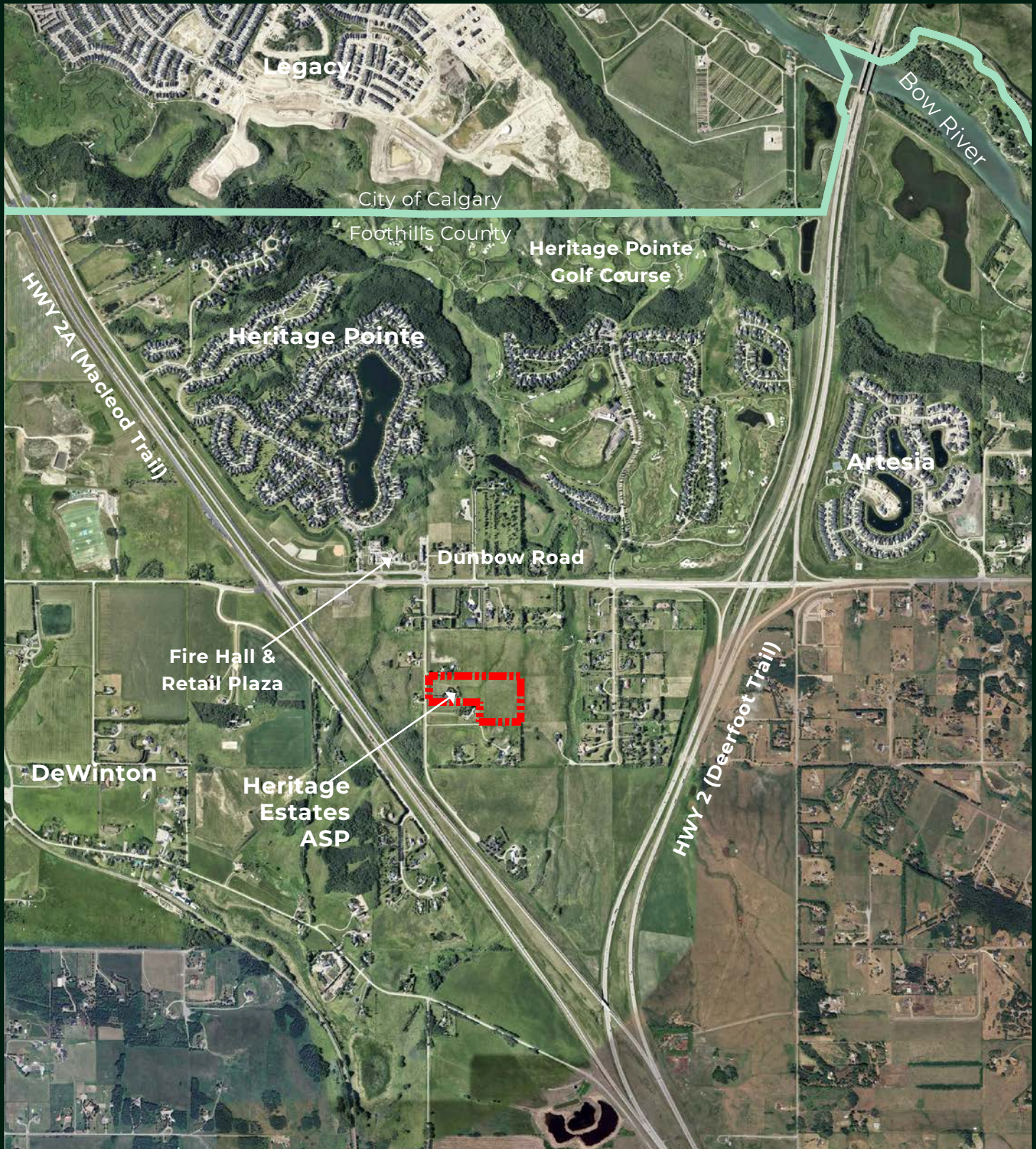


Golf Course



Heritage Pointe Residential

FIGURE 3: COMMUNITY CONTEXT



3.3 Site Characteristics

Heritage Estates Plan Area has generally flat topography sloping from 1064m in the southwest to 1056.5m in the northeast, a drop of 7.5m at an average slope of 2%. The area continues to drain in the northeast direction in the north-south ravine located 200m east of the Plan Area. A shallow draw runs through the middle of the Plan Area as shown in Figure 4.

There is currently an existing house on the land. There is no significant vegetation on the lands, other than the treed area around the house.

Access to the Plan Area is off 2 Street E, currently a two lane paved rural standard road. 2 Street E connects into Dunbow Road located 400 metres north of the Heritage Estates Plan Area.

Technical studies including Geotechnical Assessment, Environmental and Historical Resources Act Clearance will be prepared prior to Land Use and Subdivision approvals, as required by Foothills County.

Policies

- 3.3a The developer shall prepare a Geotechnical Assessment, as required by Foothills County, prior to Subdivision approval.
- 3.3b The developer shall prepare relevant Environmental reports, as required by Foothills County, prior to Land Use approval.
- 3.3c An Historical Resources Act Clearance may be required prior to Land Use approval. The developer shall obtain Historical Resources Act Clearance as required.



2 ST Looking North



Site Photo Looking NE

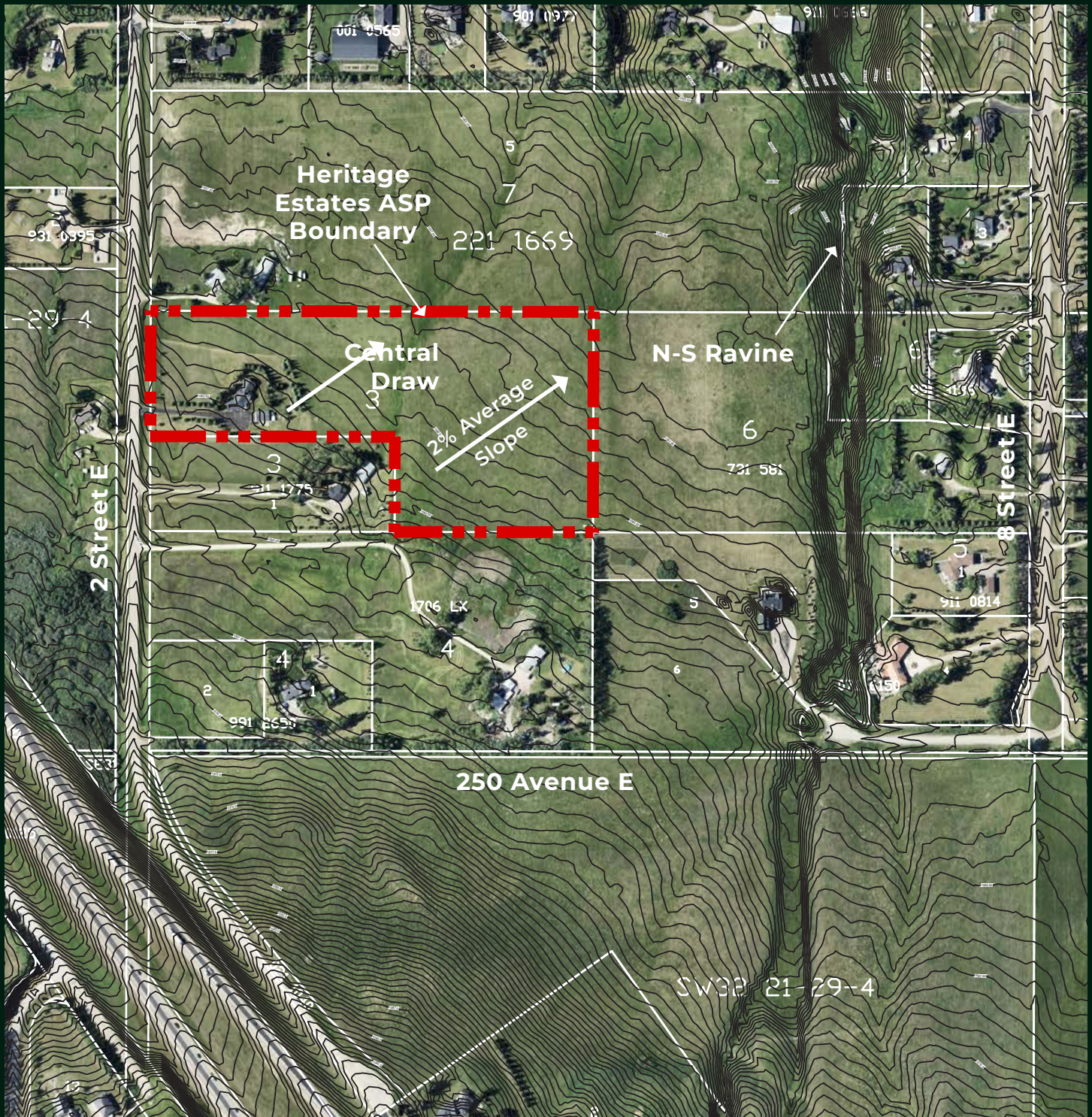


Site Photo Looking SE

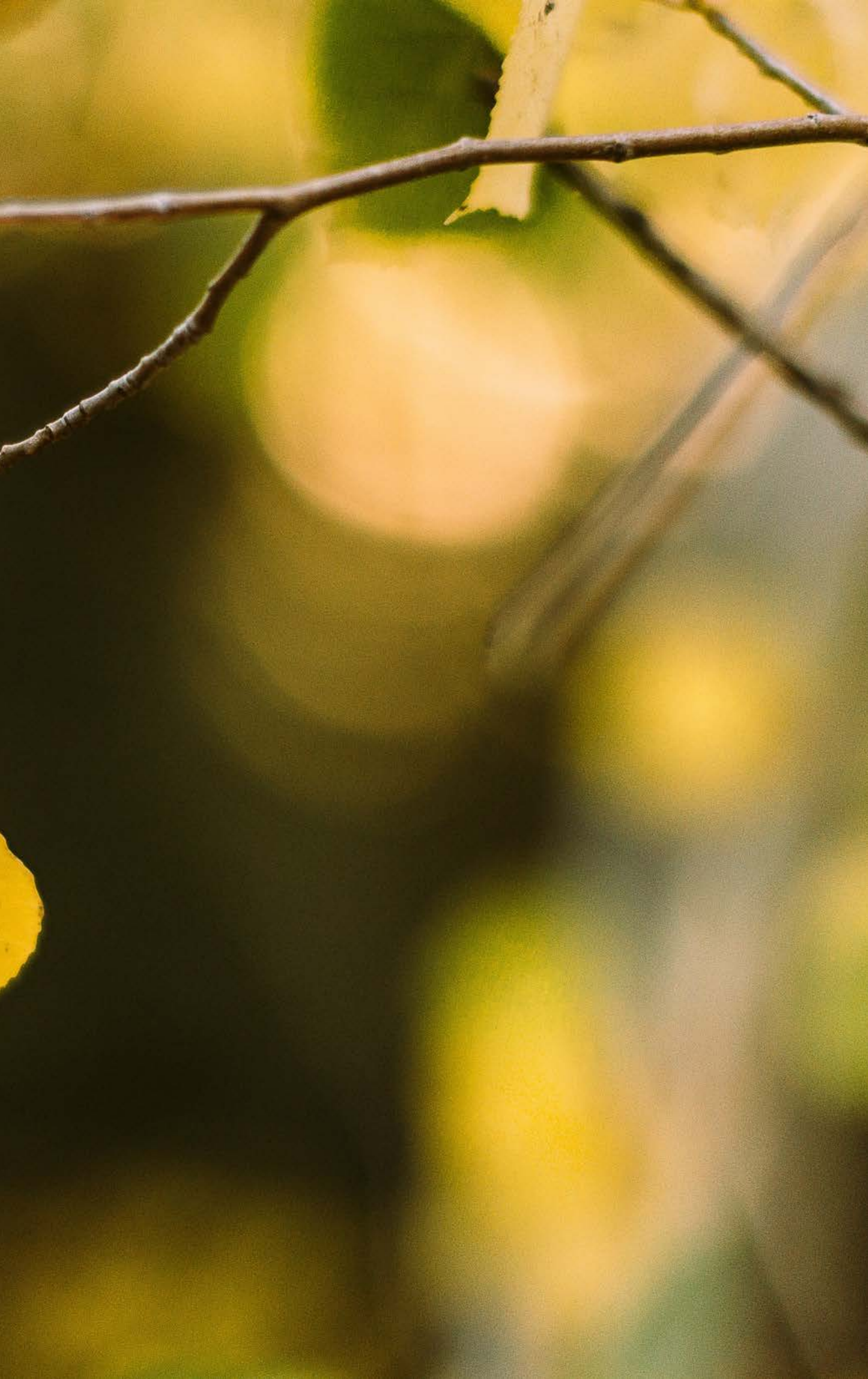


Site Photo Looking South

FIGURE 4: SITE CHARACTERISTICS







4.O CONCEPT PLAN & LAND USE

4.0 CONCEPT PLAN & LAND USE

This section provides the policy framework to guide the development in the Plan Area and to ensure that it evolves in alignment with the intended vision and objectives of Heritage Estates ASP. The future subdivision and land use applications will conform to the policies of this section.

4.1 CONCEPT PLAN & SHADOW PLAN

Heritage Estates is a residential enclave that offers curated modern living nestled in scenic Foothills County. In its quality and design, it will echo and reinforce the value created in Heritage Pointe. In its commitment to the environment, it will endeavour to create a sustainable development that respects the natural beauty of the County. Heritage Estates will sensitively integrate new development within the existing country residential uses while providing open space and infrastructure connections to allow future growth to advance over time. Figure 5 shows the Concept Plan for Heritage Estates.

Heritage Estates is intended to be an inclusive community with a mix of single family, semi-detached and townhome units. The diversity will offer housing options for all stages of life, contributing to a stable and welcoming environment.

The primary access into Heritage Estates is off 2 Street E. Additional access points include access into Heritage Crossing to the north and into future development to the south. The road layout provides efficient access to

the south. The road layout provides efficient access to a mix of uses and terminates into a collection of homes clustered around the landscaped island park and backing onto Heritage Pond. A 6.0 metre emergency access is located at the southeast portion with the intent of connection into the future road layout to the east. An open space feature is located at the terminus of the main entrance road to create a sense of arrival. Through the landscape, architectural and urban design elements, Heritage Estates will create a cohesive environment that will espouse a sense of place and belonging.

Residential development in Heritage Estates will be buffered from the existing country residential lots through transitional open space buffers, which will be utilized to create a network of interconnected pathway connections to promote walking and cycling. The pathway network will link open space amenity areas. The open space in Heritage Estates will be programmed with active and passive recreation for all ages including play structures, informal play areas, passive sitting areas and interpretive nodes around the naturalized pond.

FIGURE 5: CONCEPT PLAN & SHADOW PLAN



LEGEND

- | | | | |
|--|---|----------|---|
| — | Plan Area Boundary | 1 | Heritage Pond - Potential consolidated storm management facility and natural area |
| — | Shadow Plan Area Boundary | 2 | Heritage Common - Potential consolidated municipal reserve to create a central open space amenity |
| — | Approved Heritage Crossing ASP Boundary | 3 | Potential interconnected east-west and north-south pathway network |
| | Residential Community – Single Family | P | 6.0m Paved Pathway / Emergency Access |
| | Residential Community -Single / Semi-detached | | |
| | Residential Multifamily – Townhouses | | |

Note: The Shadow Plan has no status and will be subject to revision through individual landowner proposals.

Heritage Crossing Map Source for Neighbourhood Context: Heritage Crossing ASP; the details shown in Heritage Crossing ASP boundary are conceptual and not existing

The intent of the Shadow Plan is to encourage comprehensive planning of elements such as open space amenities, road and pathway network and utility infrastructure that are key in ensuring growth occurs in a logical manner creating a cohesive community. The shadow plan has no status and will be subject to revision through individual landowner proposals.

The Shadow Plan will encourage future plans to:

- Consolidate open space in centrally located larger open space amenity for passive recreation and sports facilities for the community;
- Consolidate storm retention facilities in low lying areas to avoid proliferation of smaller ponds;
- Build a network of interconnected pathways to promote walking and cycling; and
- Develop a comprehensive network of interconnected roads to facilitate vehicular movement.

Policies

- 4.1a The future subdivision for Heritage Estates shall generally conform to the layout shown in Figure 5.
- 4.1b The areas shown in Figure 5 are not field confirmed and may be refined without requiring an amendment to the ASP.
- 4.1c The Shadow Plan is provided for direction only. The Shadow Plan has no status and shall be subject to revision through individual landowner proposals.

4.2 LAND USE & DENSITY

The land use for Heritage Estates aligns with the County's Municipal Development Plan and Land Use Bylaw and the vision and objectives of Heritage Estates development. The residential uses will utilize the Residential Community (RC) district for single and semi-detached homes and Residential Multi-Family (RMF) district for comprehensive townhome site. The open space uses are proposed as Municipal Land Reserve (MLR) with a single Environmental Reserve (ER) strip, continuation from the approved ER to the north in Heritage Crossing. The storm retention facility will be proposed as a Public Utility Lot (PUL).

The projected density for the Plan Area is 10.14 units per hectare (4.1 units per acres) as shown in Table 1. Heritage Estates development is projected to accommodate 61 units at build-out, housing a population of 165 people as shown in Table 2. The maximum allowable density for the Plan Area will be 11.4 units per hectare (4.6 units per acre).

Policies

- 4.2a The land uses for Heritage Estates shall be in alignment with Figure 6.
- 4.2b The areas shown for land uses in Figure 6 and Table 2 may be refined following field verification without requiring an amendment to the ASP to the discretion of Foothills County.
- 4.2c The maximum density for Heritage Estates shall be 11.4 units per hectare (4.6 units per acre).
- 4.2d Single Family and Semi-detached units should generally follow the requirements of Residential Community District of Foothills County Land Use Bylaw.
- 4.2e Multifamily Residential Development should generally follow the requirements of Residential Multi-Family District of Foothills County Land Use Bylaw.
- 4.2f The maximum allowable density for multifamily residential parcels shall be 29.7 units per hectare (12 units per acre).

TABLE 1: PLAN AREA STATISTICS

	ha	ac	% of GDA	Projected Units
Gross Total Area	6.12	15.13		
 Environmental Reserve (ER)	0.11	0.26		
Gross Developable Area (GDA)	6.02	14.87	100%	
 Multifamily Site 1 (RMF) Townhouses	0.63	1.54		18
 Single / Semidetached (RC)	0.7	1.73		13
 Single Detached (RC)	2.06	5.09		30
 Municipal Land Reserve (MLR)	1.17	2.89	19%	
 Public Utility Lot (PUL) Pond	0.44	1.09	7%	
Roads	1.02	2.52	17%	
Total Units				61
Residential Density	10.14	units per hectare		
	4.10	units per acre		

Notes:

The above numbers will be subject to refinement at the Subdivision stage.

TABLE 2: PLAN AREA PROJECTED POPULATION

Maximum Dwelling Units	Persons per Dwelling Unit	Projected Population	People per hectare	People per acre
61	2.7	165	27.4	11.1

FIGURE 6: LAND USE



LEGEND

— ■ Plan Area Boundary

Residential Community -Single Family (RC)

Residential Community -Single / Semi-detached (RC)

Residential Multifamily – Townhouses (RMF)

P 6.0m Paved Pathway / Emergency Access

Environmental Reserve (ER)

Municipal Land Reserve (MLR)

Public Utility Lot (PUL)

Note: The Shadow Plan has no status and will be subject to revision through individual landowner proposals.

Heritage Crossing Map Source for Land Use Context: Heritage Crossing ASP; the Land Uses shown in Heritage Crossing ASP boundary are conceptual and not existing

4.3 OPEN SPACE & PATHWAY LINKAGES

Open Space will be the connecting element of the Heritage Estates plan. It will create a sense of place and community, facilitate pathway linkages to destination areas and provide transitional buffers to adjacent residential. Open space areas will include active and passive recreation opportunities to promote a healthy living environment for residents to thrive in. Open Space areas are located to be within walking distance of Heritage Estates residents and allow for integration with future development to create larger open space amenity areas.

Figures 7 and 8 contain landscape concepts prepared by Navagrah Landscape Architecture + Urban Design. The purpose of the concepts is to show landscape, recreation and urban design elements in each open space area and the pathway network that connects the open space components to key destinations. The concepts will be subject to refinement at the land use and subdivision stages in consideration of elements such as servicing and grading requirements.

Open Space in Heritage Estates is comprised of the following components:

North Park: will link into the Heritage Pond to the east and open space areas in Heritage Crossing to the north including the extension of the north-south draw. It will include a play area with play structure as shown in Figure 7. Together with the pond, this area will be the focal point for Heritage Estates.

Heritage Pond Natural Area: will consist of the naturalized storm retention facility, designed to support diverse plant species and local wildlife habitat. The pathway around the pond will provide opportunities to create viewpoints with seating and interpretive nodes. The pathway will connect into open space to the east, west and south.

SE Heritage Common: is located with the purpose of potential open space consolidation by integrating it with reserve dedication from future adjacent development. The intent of the larger open space amenity area will be to locate active recreational amenities and play areas for use by the larger community. The 6.0 metre paved emergency access will also serve as a pathway connection to future developments.

Island Park: located in the eastern cul de sac is designed to be a gathering place for Heritage Estates residents. The park will be programmed for multipurpose activities for all seasons as shown in Figure 8.

Transition Buffer and Linear Open Space: are located on the west, east and south boundaries of the Plan Area. To the north, the open space buffer is provided in the Heritage Crossing ASP. On the west along 2 Street E, the open space buffer will continue the pathway south from Heritage Crossing. Along the east boundary open space buffer, the pathway will connect Heritage Pond to the potential open space amenity area to the south. The open space buffer along the south boundary will augment the pathway network in the future development and help provide east-west connection to the natural ravine area. At its west end, it will widen to create a focal point for the primary entrance into Heritage Estates.

Community entrance features in Heritage Estates will be located along 2 Street E and will provide a sense of arrival and identity. Tree lined streets will provide environmental benefits and enhance the visual impact. Lighting will comply with County's Dark Sky Bylaw.

Policies

- 4.3a Open space allocation for Heritage Estates shall generally be in alignment with Figure 6.
- 4.3b The areas shown for open space uses in Figure 6 and Table 2 may be refined following field verification without requiring an amendment to the ASP to the satisfaction of Foothills County.
- 4.3c Detailed landscape and maintenance plans shall be provided at the subdivision stage to the satisfaction of Foothills County.

Policies

- 4.3d Landscape Concepts shown in Figures 7 and 8 shall inform the detailed landscape plans and may be subject to refinement.
- 4.3e Pathway linkages should promote connectivity within the Plan Area and the wider community for walking and cycling.
- 4.3f The developer shall be responsible for the construction of all the pathways located in the Plan Area.
- 4.3g The maintenance responsibility for all the municipal reserve parcels shall be determined at the subdivision stage to the satisfaction of Foothills County.
- 4.3h Open space amenities should be located and designed in accordance with the principles of barrier-free design.
- 4.3i The Heritage Estates ASP Plan Area shall adhere to the policies of the Foothills County Dark Sky Bylaw.
- 4.3j Community entrance features may be located within the road right of way at the discretion of Foothills County.
- 4.3k Open space transition buffers shall be provided along the west, east and south boundaries of the Plan Area. The minimum width of the transition buffer shall be 5.0 metres.
- 4.3l The exact width of the transition buffers shall be determined at the subdivision stage to the satisfaction of Foothills County.

FIGURE 7: NORTH PARK

- ① Entry marker at North pedestrian entry to the parcel
- ② Planting bed with feature perennials
- ③ Sod berm with canopy tree planting
- ④ Kids playground with play structures
- ⑤ Seating area
- ⑥ Rain garden
- ⑦ Gathering node with picnic table and benches
- ⑧ Custom light bollards with stone cladding and Heritage Estates branding
- ⑨ Asphalt pathway
- ⑩ 450mm height stone clad landscape walls
- ⑪ Seating node facing pond area
- ⑫ ER
- ⑬ Seeded area
- ⑭ Crosswalk with ramp
- ⑮ Single detached lot



FIGURE 8: ISLAND PARK

- ① Feature area with water column and flowering tree
- ② Park entry
- ③ Asphalt pathway
- ④ Dry creek with boulders and plantings
- ⑤ Feature Christmas tree planting on berm
- ⑥ Feature rain garden
- ⑦ Fire pit zone with trellis
- ⑧ Seating node with benches facing rain garden
- ⑨ Curb cut to convey stormwater into catchment area
- ⑩ Custom light bollards with stone cladding and Heritage Estates branding
- ⑪ Sod berm with canopy tree planting
- ⑫ Typical landscape planting bed
- ⑬ 450mm height stone clad landscape walls
- ⑭ Multipurpose green open space/ Winter skating rink



4.4 RESERVES & PUL DEDICATION

Approximately 28% of the Plan Area in Heritage is dedicated as open space in:

Municipal Reserve: Municipal reserve will be dedicated in accordance with provisions of the Municipal Government Act (MGA).

Environmental Reserve: The north-south draw through the centre of the Plan Area is a continuation of the environmental reserve from the north.

Public Utility Lot: The PUL dedication area constitutes the storm retention facility.

4.5 HOMEOWNERS ASSOCIATION

Heritage Estates will have a Homeowners Association (HOA), established by the developer. Membership to the HOA will be mandatory for all the residents living in Heritage Estates at an annual fee.

The HOA will be a resource for the residents and will initiate and organize social events to reinforce a sense of community. The HOA will assist with enhanced maintenance of public spaces and pathways in collaboration with Foothills County.

Policies

4.4a The reserves shall be dedicated in the full amount owing, at the subdivision stage, in accordance with Foothills County's Municipal Development Plan and the Municipal Government Act to the satisfaction of Foothills County.

Policies

4.5a A Homeowners Association (HOA) shall be established by the developer for Heritage Estates.

4.5b Membership to the HOA shall be mandatory for all the residents in Heritage Estates.

4.5c Subsequent to the issuance of a Final Acceptance Certificate for public spaces and walkways by the County, the HOA will be responsible for enhanced maintenance of municipal reserves (MLR district) and pathways to the satisfaction of Foothills County.

4.6 ARCHITECTURAL CONTROLS

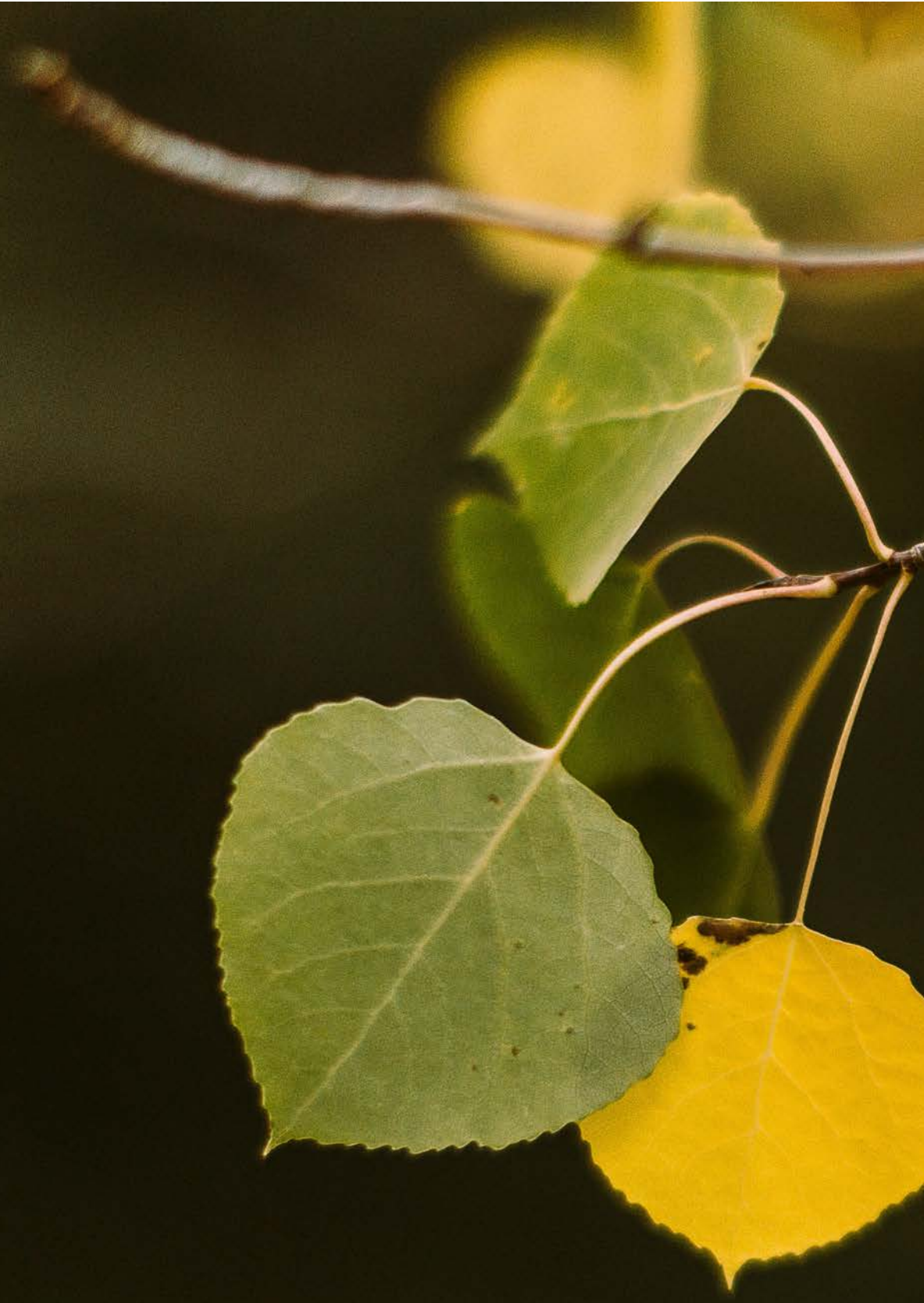
Heritage Estates will have Architectural Controls, to be prepared and enforced by the developer. The Architectural Controls will be registered on the Land Title for the parcels.

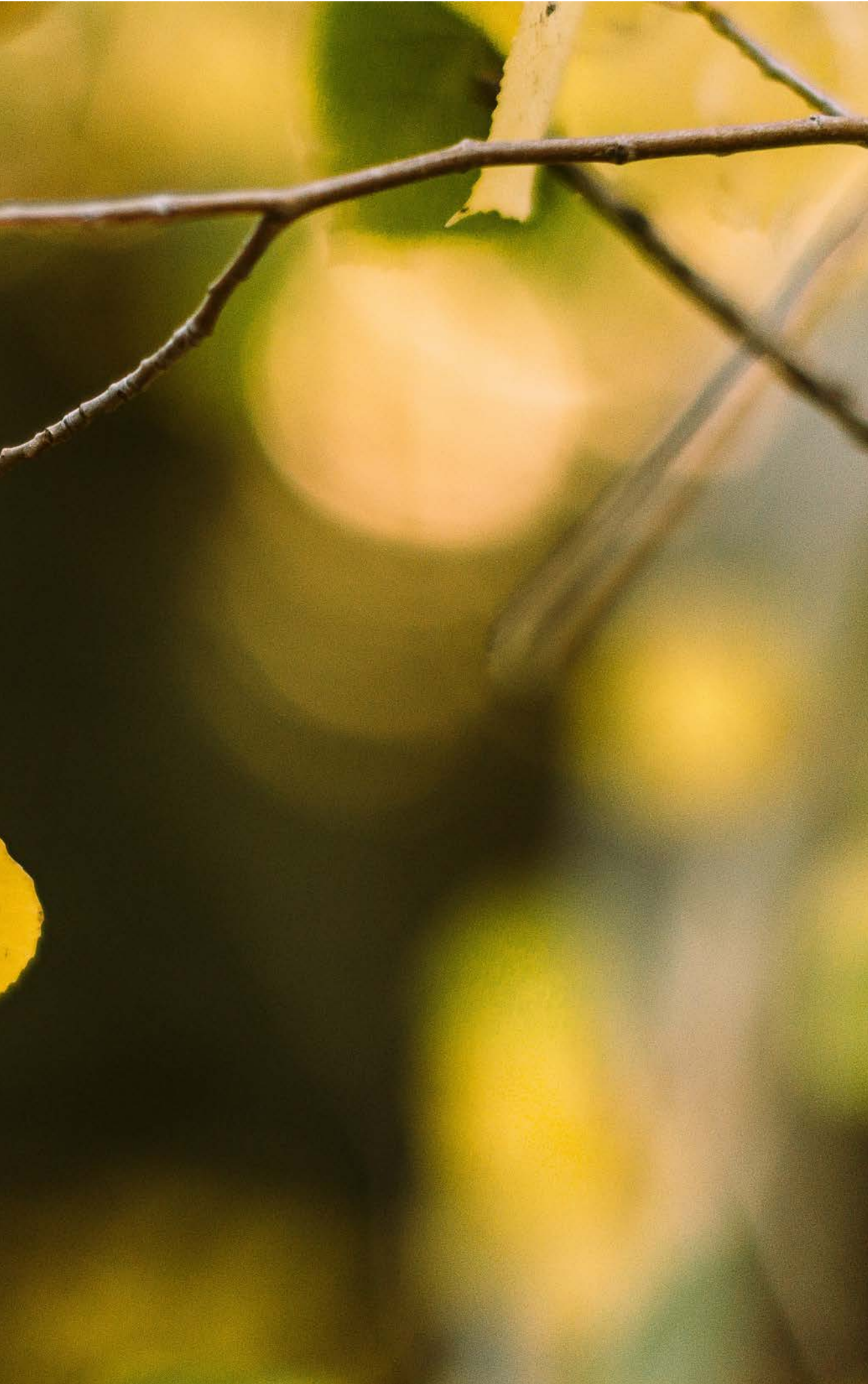
The purpose of Architectural Controls is to create a visually cohesive environment. The intent of Architectural Controls is to allow individual expression for the design of buildings within the framework established by the developer.

The architectural style and theme for Heritage Estates will be determined at the subdivision stage. In its quality and design, it will echo and reinforce the value created in Heritage Pointe. Architectural Controls will also establish sustainable building measures in Heritage Estates.

Policies

- 4.6a The developer shall prepare Architectural Controls for Heritage Estates subsequent to approval of Subdivision.
- 4.6b A Restrictive Covenant for Architectural Controls shall be registered via a caveat upon Plan Registration.





5.0 TRANSPORTATION

5.0 TRANSPORTATION

5.1 EXTERNAL ROAD NETWORK

Heritage Estates development will have access off 2 Street E, a north-south hamlet standard road, which connects into Dunbow Road. Dunbow Road is an east-west collector, which connects Highway 2A (Macleod Trail) and Highway 2 (Deerfoot Trail) and provides primary access to the Hamlet of Heritage Pointe and the triangle to the south.

The intersection of Highway 2A and Dunbow Road is currently an at-grade, signalized intersection. Over the long term, it will be a grade separated interchange to be built by the Province of Alberta. Figure 9 shows the functional plan for the interchange approved by Alberta Transportation.

Dunbow Road is currently constructed to a two-lane rural standard roadway and is planned to be upgraded to a four-lane standard. It intersects with 2 Street E approximately 700 m east of Highway 2A and with 8 Street E approximately 640 m west of Highway 2. The intersection with 2 Street E is currently unsignalized and has left turning bays but only one through lane eastbound and westbound. Acceleration and deceleration lanes have been constructed to accommodate right turns on the southbound approach at this intersection.

D.A. Watt prepared a Functional Planning Study for Dunbow Road from Highway 2A to Highway 2 in 2022 for Foothills County. The Watt report proposed two alternatives, shown in Figures 10, to upgrade the intersections along Dunbow Road:

- Alternative 1, the recommended alternative, proposes roundabouts at the intersections
- Alternative 2 proposes signalized intersections

The Watt report proposes the following in the interim, until such time the above upgrades are implemented:

- Conduct public engagement with the community and landowners along the corridor to obtain feedback on the plan and modify as necessary;
- As development occurs within the corridor, look for opportunities to close private accesses to Dunbow Road and redirect the traffic to one of the four long term access intersections;
- Protect the right-of-way along Dunbow Road to accommodate the selected Alternative; and
- Monitor traffic volumes along the corridor and at the intersections to determine when upgrades are required.

Foothills Council voted to proceed with Option 1 with proposed roundabouts. The engineering drawings for Option 1 are underway.

FIGURE 9: HWY 2A -
DUNBOW INTERCHANGE
FUNCTIONAL PLAN

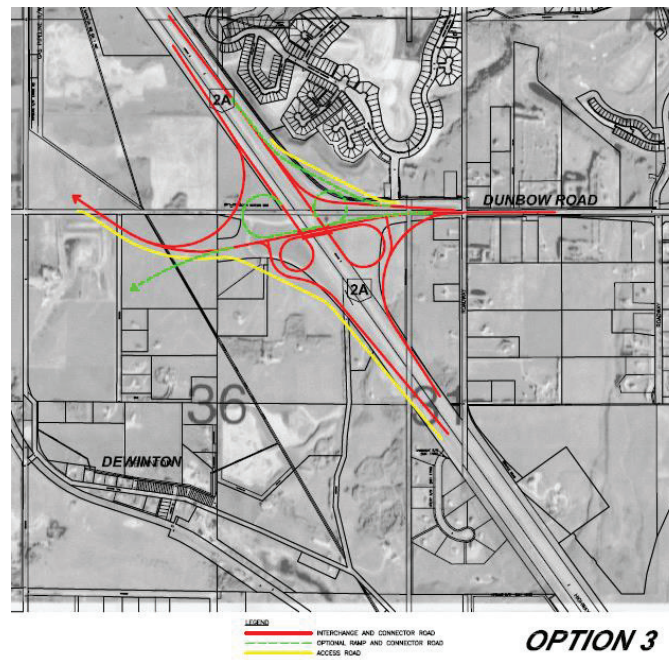


FIGURE 10: DUNBOW
ROAD UPGRADES

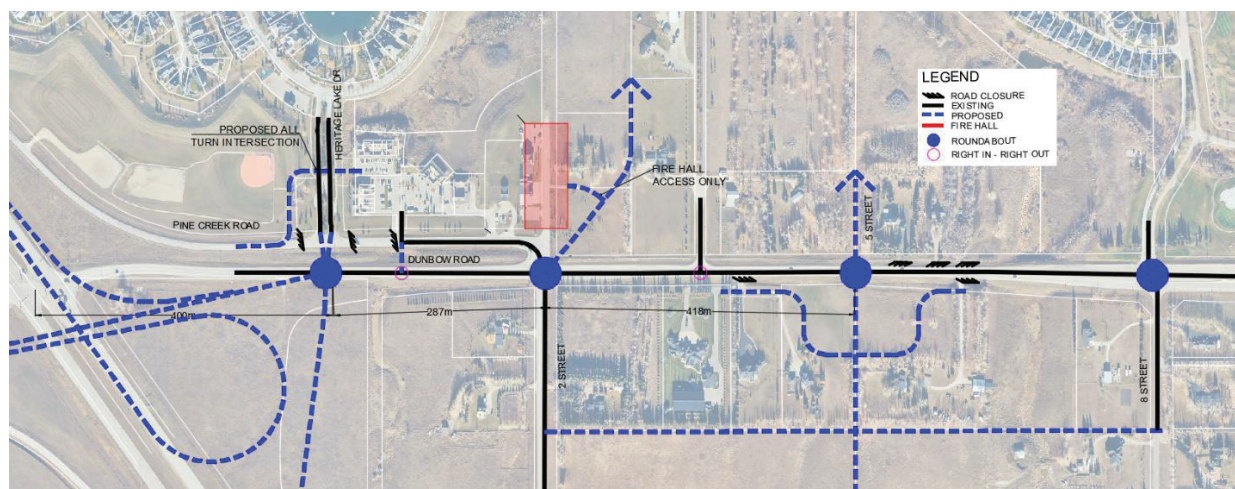


Figure 4: Alternative 1



Figure 5: Alternative 2

Figures Source: Functional Planning Study for Dunbow Road, D A Watt

Bunt and Associates prepared a Traffic Impact Assessment (TIA) for Heritage Estates, which assessed the impact of the proposed Heritage Estates development on the existing intersection of 2 Street E and Dunbow Road.

2 Street E will be upgraded to a 9.0metre paved road in a 30 metre right of way along the boundary of the Plan Area to match the proposed cross-section to the north to accommodate the Heritage Crossing development.

Heritage Estates ASP includes a Shadow Plan for a comprehensive planning cell for the lands south and east of the Plan Area. The Shadow Plan Area is defined by 2 Street E to the west, 250 Avenue E to the south and the north-south natural ravine feature to the east. The purpose of the shadow plan is to encourage comprehensive planning of elements such as open space amenities, road and pathway network and utility infrastructure that are key in ensuring growth occurs in a logical manner creating a cohesive community. While the Shadow Plan has no status and will be subject to revisions through individual landowners proposals in the future, it provides guidance for potential connectivity.

As shown in the Shadow Plan in Figure 5, due to the existing ravine feature, the next potential for an east-west connection between 2 Street E and 8 Street E south of Dunbow Road, would be at 250 Avenue.

Policies

- 5.1a The developer shall execute a Foothills County Development Agreement for all transportation related construction and contributions at the time of subdivision to the satisfaction of Foothills County.
- 5.1b 2 Street E is identified as a 9.0 metre paved surface within a 30.0 metre right of way. The developer shall provide the required widening along the boundary to the satisfaction of Foothills County. The developer shall be responsible for the costs associated with the required upgrades to 2 Street E along the west boundary of the Plan Area.
- 5.1c The timing associated with upgrades to 2 Street E along the west boundary of the Plan Area shall be identified in an executed Development Agreement to the satisfaction of Foothills County.
- 5.1d Endeavors to Assist shall be considered, in collaboration with Foothills County, to address planned excess capacity (i.e. oversizing) or in providing assistance to benefiting areas, as a result of constructing infrastructure improvements or boundary roads. This consideration ensures appropriate compensation is provided to the developer who front ended the cost for benefiting lands. Applicable Endeavors to Assist are typically determined at the subdivision stage and shall be to the satisfaction of Foothills County.

5.2 INTERNAL ROAD NETWORK

Primary access into Heritage Estates development will be off 2 Street E. Additional connections will be available from Heritage Crossing to the north and future development to the south. Multiple access points will provide the residents with route choices for access and egress. A 6.0 metre paved emergency access is proposed at the southeast end of the development.

2 Street E access is located as far south as possible to create an opportunity for a shared access for future development on the parcel to the south and minimize the number of intersections along 2 Street E.

All internal roads within Heritage Estates will be Residential standard, 9 metre paved road in 16 metre right of way. Sidewalks will be provided in certain sections of the residential roads to enhance pedestrian connectivity. The location of sidewalks will be determined at the subdivision stage. Figure 11 shows Residential Street cross-section.

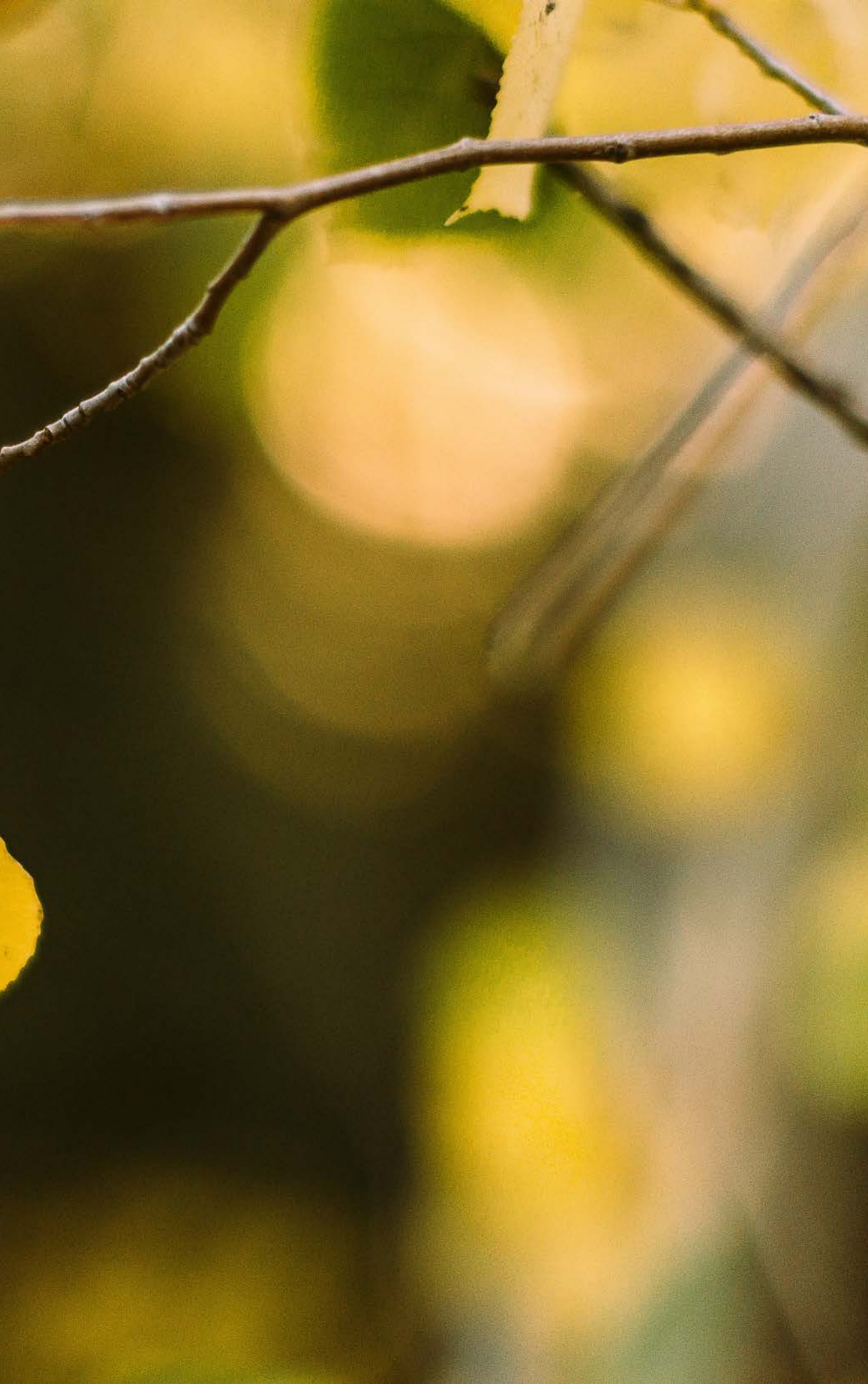
Policies

- 5.2a The layout and designation of the internal roads shall generally conform to Figure 6 and shall be subject to further confirmation at the Subdivision stage to the satisfaction of Foothills County.
- 5.2b The location of sidewalks shall be determined at the Subdivision stage to the satisfaction of Foothills County.
- 5.2c All internal roads shall be constructed by the developer to the satisfaction of Foothills County.
- 5.2d Foothills County shall own and maintain the internal roads upon issuance of a Final Acceptance Certificate and Foothills County Council's acceptance of the road as municipal road.

FIGURE 11: STREET CROSS-SECTION







6.O UTILITY INFRASTRUCTURE

6.0 UTILITY INFRASTRUCTURE

Based on the proposed site plan, the 6.12 hectares (15.13 acres) site is projected to include 18 townhome units, and 43 single family detached and semi-detached units for a total of 61 residential units. A population density per unit of 2.7 has been assumed, resulting in a total design population of 165 people.

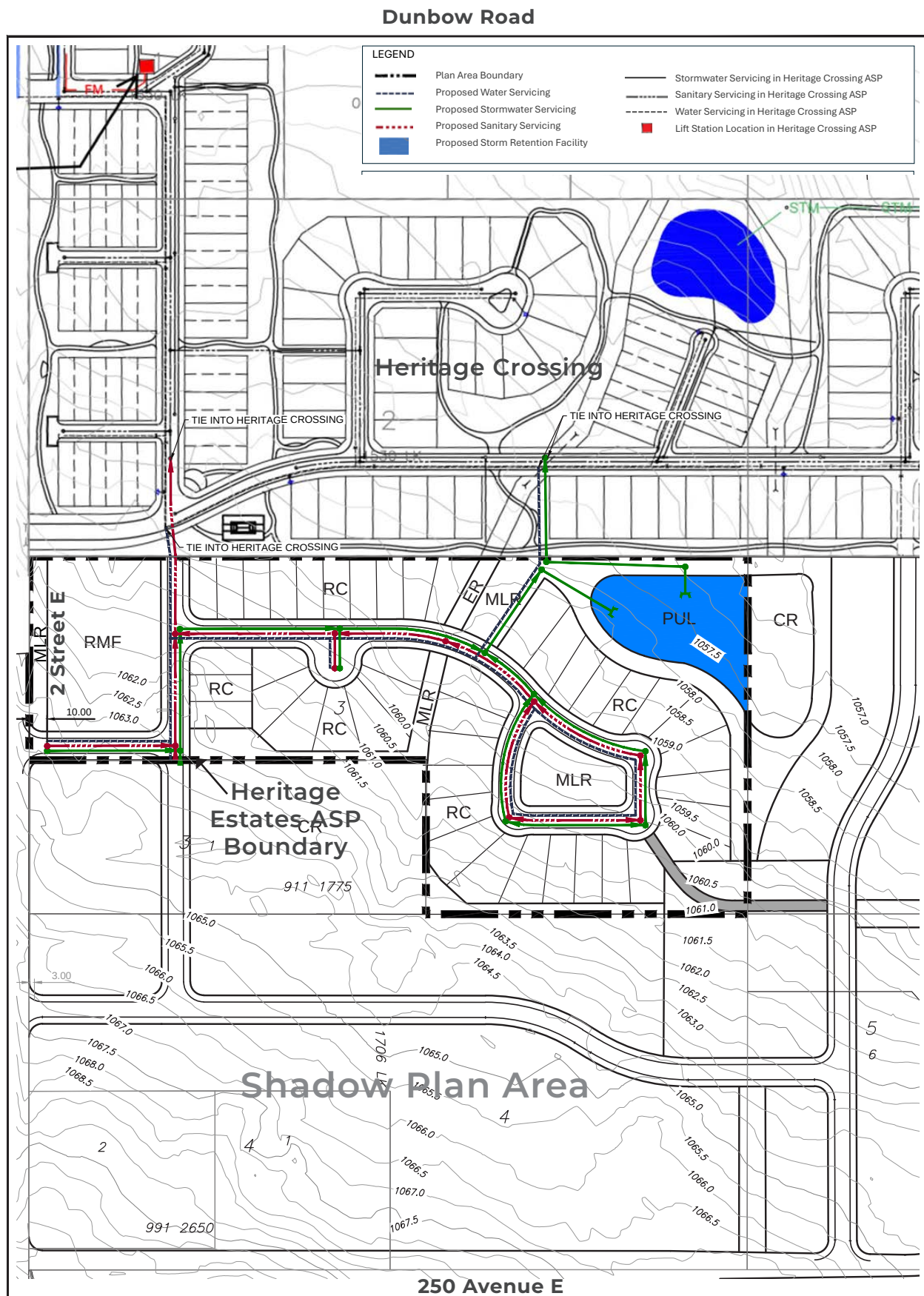
A high-level Servicing Study and Stormwater Management Plan memo were prepared By Scheffer Andrew Limited and LGN Consulting Engineering Limited respectively.

Figure 12 shows the deep utility ties for Heritage Estates in the larger context. Utilities are shown to tie into approved Heritage Crossing. In the event, the Heritage Estates development precedes Heritage Crossing, the developers will seek alternative alignments through 2 Street E to the satisfaction of Foothills County.

Policies

- 6.0a Utility servicing for Heritage Estates shall generally be in alignment with Figure 12.
- 6.0b The developer may seek alternate utility alignments through 2 Street E should Heritage Estates development precede Heritage Crossing to the satisfaction of Foothills County.

FIGURE 12: DEEP UTILITIES



Note: The Shadow Plan has no status and will be subject to revision through individual landowner proposals.

Heritage Crossing Map Source for Servicing Context: Heritage Crossing ASP; the details shown in Heritage Crossing ASP boundary are conceptual and not existing

6.1 WATER SERVICING

Potable water servicing is proposed to be provided by the existing potable water system in Heritage Pointe that is operated by Bluestem Utilities (formerly Corix Utilities). Servicing will be provided by two connections through the proposed Heritage Crossing development to the north. The Heritage Crossing development is proposed to be serviced by a dual watermain providing redundancy from the existing Heritage Pointe water system.

Water demands for Heritage Estates were estimated based on an average daily demand of 370 l/day/capita for planning purposes, matching the assumption from the Heritage Crossing ASP to the north. A peaking factor of 2.9 was applied to obtain Maximum Daily Demand and a peaking factor of 4 was applied to obtain Peak Hour Demand. The following potable water demands are anticipated for the development:

- Average Daily Demand = 165 people x 370 l/day/capita = 0.71 l/s
- Maximum Daily Demand = 165 people x 370 l/day/capita x 2.9 = 2.05 l/s
- Peak Hour Demand = 165 people x 370 l/day/capita x 4 = 2.82 l/s

New potable water pipes are proposed to be extended within the development roadways, and lot services are proposed to be extended to each lot. A stub is proposed to the south for future looping of water service through the shadow plan area.

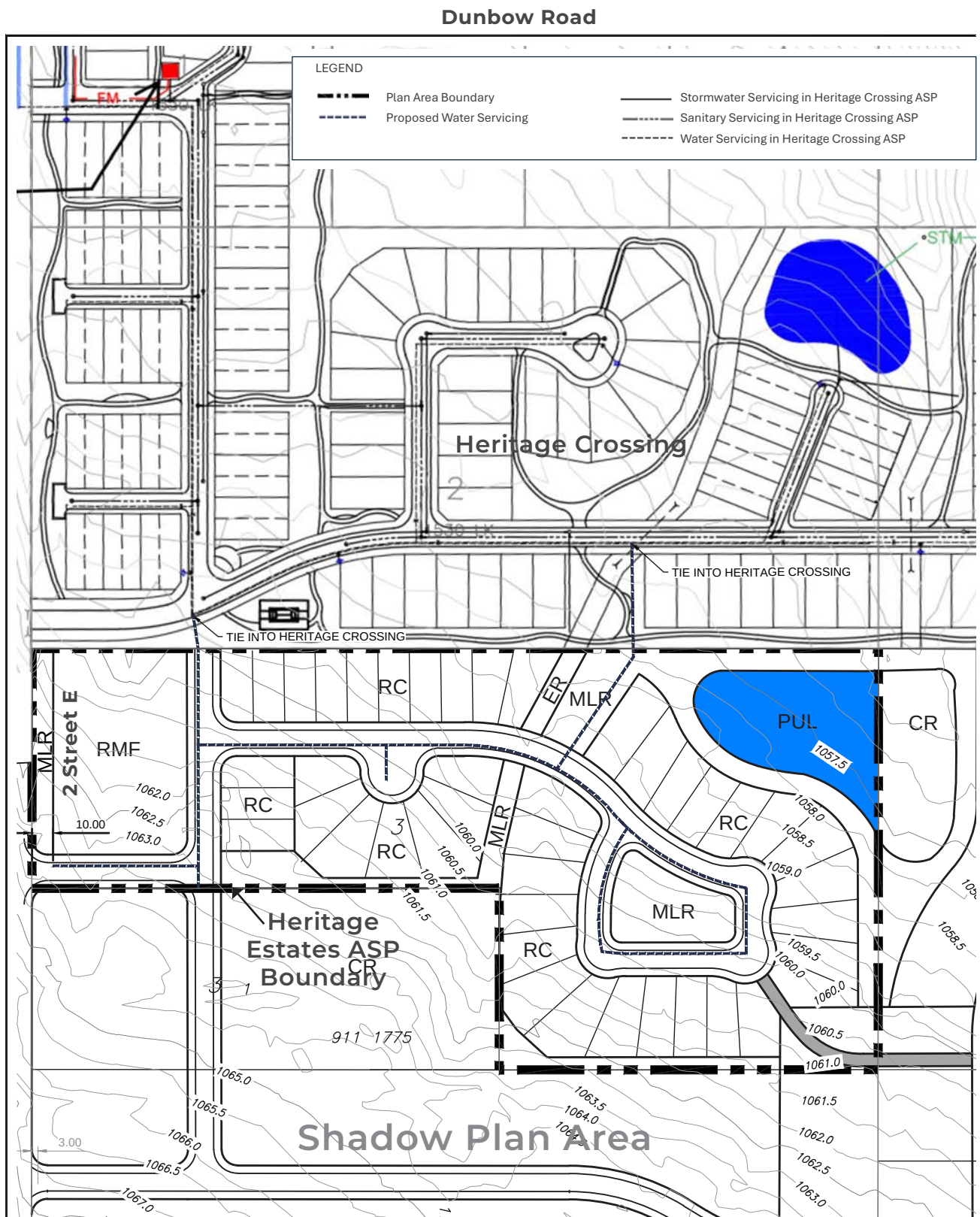
Bluestem Utilities provides the potable water to Heritage Pointe and other surrounding communities, and is proposed to provide service to Heritage Crossing to the north of Heritage Estates as well. Bluestem was contacted and indicated that the development would be required to obtain and re-assign a diversion license from the Bow River Basin to the utility, and to pay connection fees to cover capital improvements that are needed for the system expansion.

The conceptual watermains and connection points are shown in Figure 13. The exact watermain alignments are subject to change and will be determined at detailed design stage.

Policies

- 6.1a The development in Heritage Estates shall be serviced with a piped potable water distribution system satisfactory to Foothills County.
- 6.1b The developer shall provide a water diversion License from within the Bow River Basin to the utility provider at their point of diversion to supply each proposed development phase, at time of subdivision, to the satisfaction of Foothills County.
- 6.1c The water infrastructure, both on-site and off-site, required to service the development shall be at the sole cost of the developer and designed to Alberta Environment, and Foothills County standards.
- 6.1d The final alignment of the watermains required to service the development shall be determined at the detailed design stage to the satisfaction of Foothills County.
- 6.1e The developer shall enter into a Standard Servicing Development Agreement with Foothills County for the construction of the required potable water infrastructure.
- 6.1f Oversized water system infrastructure, required to service future development beyond Heritage Estates, may be subject to endeavours to assist.
- 6.1g Foothills County encourages the reduction and reuse of water in accordance with provincial laws and regulations. Development and buildings within Heritage Estates shall use low-flow fixtures and appliances to promote water conservation. Exterior Irrigation utilizing treated potable water should be discouraged.

FIGURE 13: WATER SERVICING



6.2 STORM SERVICING

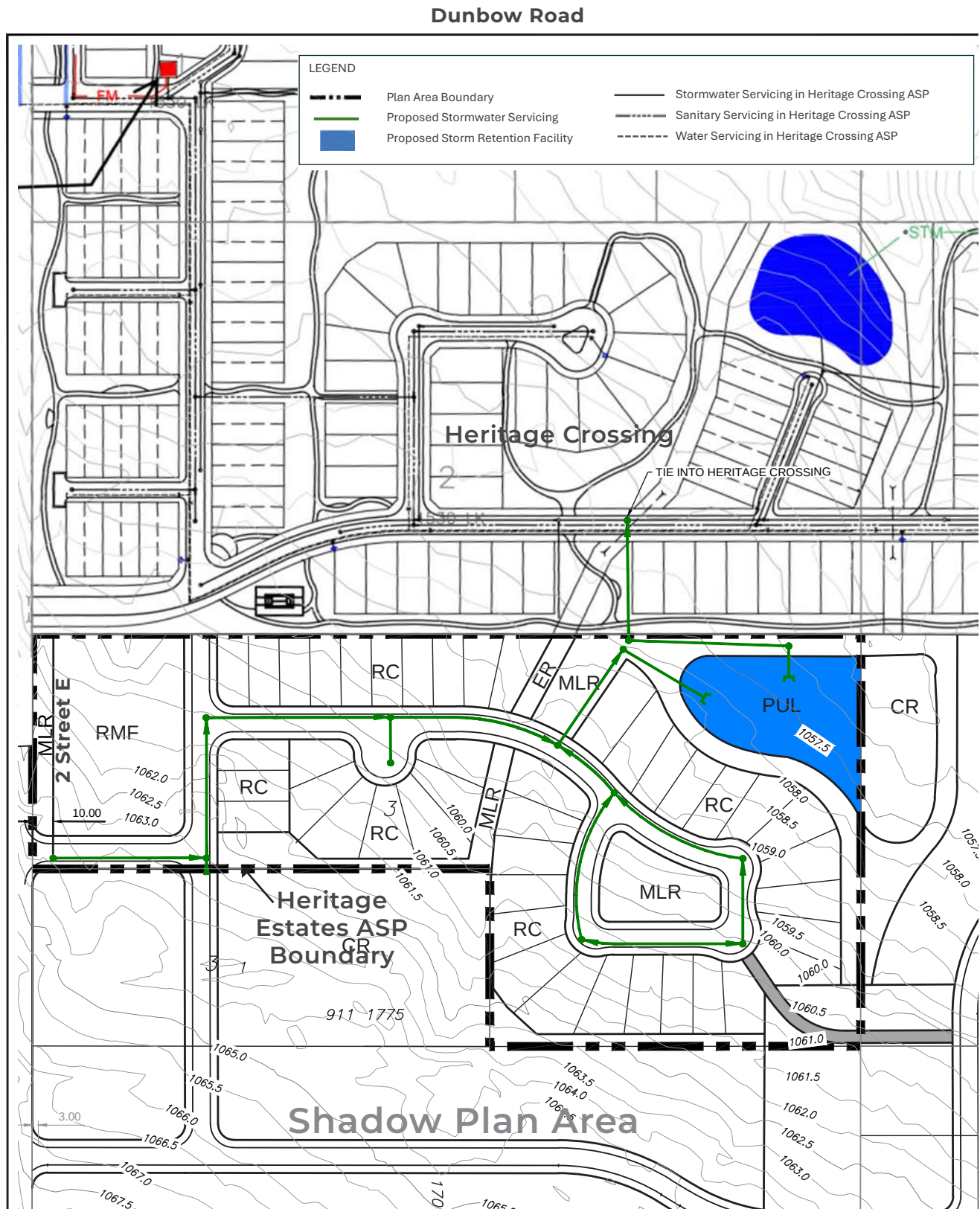
Stormwater servicing is proposed to be provided by a minor and major system with all flows directed to a proposed stormwater management facility (pond) at the north-east corner of the site which must be sized to collect runoff from the existing upstream undeveloped lands as shown in Figure 14. The shadow plan shows the potential to expand the stormwater management facility on the parcel to the east to serve the entire shadow plan area to the south and east. The intent is to allow for consolidation of the ponds and avoid their proliferation; however, landowner co-operation would be required for future developments to achieve this end. The pond is proposed to discharge to an existing ravine that flows north, either discharging through the Heritage Crossing development to the north, or through the private parcel to the east.

The proposed pond will be a wet pond with water quality achieved by an oil/grit separator installed at the first manhole upstream of the pond inlet. Discharge from the pond should not exceed pre-development runoff discharge. Preliminary analysis indicates a Unit Area Discharge of +/- 4.69 L/s/ha. Peak discharge will be determined during the pre-development analysis. During detail design, a downstream survey will be performed of all culverts to ensure that they have the capacity.

Policies

- 6.2a The developer shall submit a detailed Stormwater Management Plan, at the subdivision stage, to the satisfaction of Foothills County.
- 6.2b The Stormwater Management Plan should address operations and maintenance, include a conceptual design plan, and a landscape plan, and any other information determined to be necessary by Foothills County or other applicable regulatory body to evaluate the proposed facility.
- 6.2c The Stormwater Management Plan should demonstrate post development flows do not exceed predevelopment runoff discharge (both volume and peak discharge) using a continuous simulation, Water Balance Model approach to the satisfaction of Foothills County.
- 6.2d The exact size of the stormwater retention facility shall be determined at the land use and subdivision stage to the satisfaction of Foothills County.
- 6.2e The stormwater infrastructure, both on-site and off-site, required to service the development shall be at the sole cost of the developer and designed to Alberta Environment, and Foothills County standards.
- 6.2f Oversized stormwater retention facility, designed to service future development beyond Heritage Estates, may be subject to endeavours to assist.
- 6.2g Foothills County shall take responsibility of PUL parcels containing stormwater features upon issuance of a Final Acceptance Certificate to the satisfaction of Foothills County.

FIGURE 14: STORMWATER SERVICING



6.3 WASTEWATER SERVICING

Sanitary sewer servicing is proposed to be provided by a gravity collection system draining north into the gravity system of Heritage Crossing. The Heritage Crossing ASP shows a new sanitary lift station in its north-west corner, with a forcemain connection north and east to an existing unused forcemain within Meadow Pointe Drive. The existing forcemain connects north to existing gravity mains that drain to the Heritage Pointe sanitary system.

Sanitary flows from Heritage Estates were estimated based on a sewage generation rate of 300 l/day/capita for planning purposes. This rate was derived as 80% of the potable water demand. Using Harmon's peaking factor and an inflow and infiltration allowance of 0.28 l/s/ha, the following peak sanitary sewage flows are anticipated for the development:

- Average Daily Flow = 165 people x 300 l/cap/day
= 0.57 l/s
- Peaking Factor = 4.18
- Peak Daily Flow = 0.57 l/s x 4.18 = 2.4 l/s
- Inflow and Infiltration = 5.89ha x 0.28 l/s/ha = 1.6 l/s
- Peak Wet Weather Flow = Peak Daily Flow + Inflow and Infiltration = 4.0 l/s

New sanitary sewer pipes are proposed to be extended within the development roadways, and services are proposed to be extended to each lot. The proposed system will flow north into the proposed Heritage Crossing system and lift station. A stub is proposed to the south to allow future development within the shadow plan area to flow through the development. At the time of subdivision, the piped system and stub to the south should be sized to provide flexibility for future practical servicing of the shadow plan area to the south.

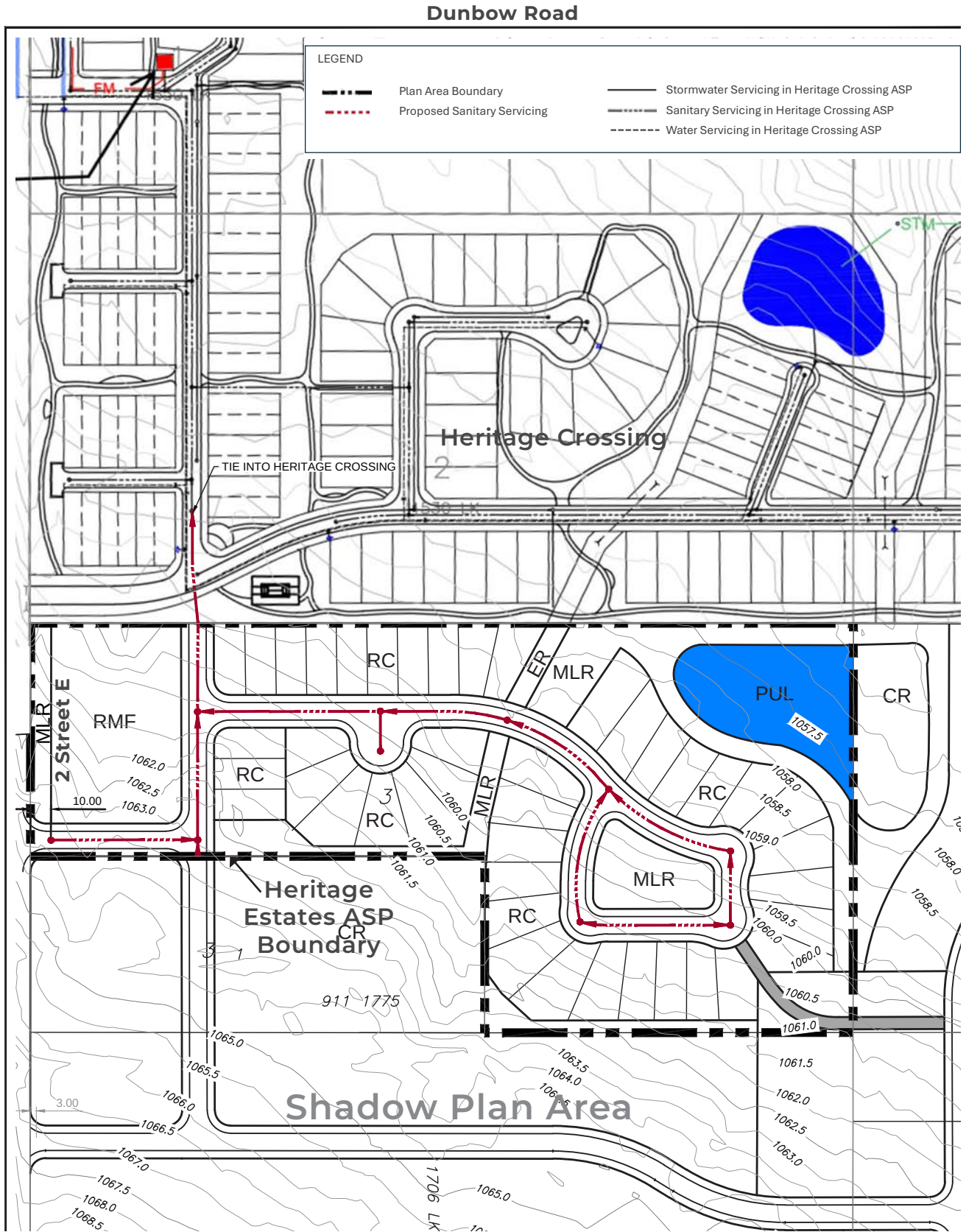
As with the potable water system, Bluestem Utilities has indicated that the development must pay connection fees to cover capital improvements that are needed for the system expansion.

The conceptual sanitary sewers and connection points are shown in Figure 15. The exact sewermain alignments are subject to change and will be determined at detailed design stage.

Policies

- 6.3a The development in Heritage Estates shall be serviced with a piped wastewater collection and treatment system satisfactory to Foothills County.
- 6.3b The on-site wastewater infrastructure, required to service the development shall be at the sole cost of the developer and designed to Alberta Environment, and Foothills County standards.
- 6.3c The developer shall be responsible for payment of oversize costs for downstream infrastructure required to service Heritage Estates.
- 6.3d The final alignment of wastewater required to service the development shall be determined at the detailed design stage to the satisfaction of Foothills County.
- 6.3e The developer shall enter into a Standard Servicing Development Agreement with Foothills County for the construction of the required wastewater infrastructure.
- 6.3f Opportunities for future wastewater servicing connections from the Plan Area to adjacent future development should be considered at the land use or subdivision stage.
- 6.3g Oversized wastewater system infrastructure, required to service future development beyond Heritage Estates, may be subject to endeavours to assist.
- 6.3h Sump pumps and stormwater drainage systems shall not be connected to the wastewater system.

FIGURE 15: WASTEWATER SERVICING



Note: The Shadow Plan has no status and will be subject to revision through individual landowner proposals.

Heritage Crossing Map Source for Servicing Context: Heritage Crossing ASP; the details shown in Heritage Crossing ASP boundary are conceptual and not existing

6.4 SHALLOW UTILITIES

Shallow utility needs of Heritage Estates (natural gas, electrical, telephone, and cable) are expected to be provided by an extension of the existing infrastructure in Heritage Pointe. Utility providers will be engaged at the subdivision stage to determine specific utility requirements on-site.

Policies

- 6.4a The Plan Area shall be serviced by shallow utilities including electricity, gas, cable, telephone, and high-speed internet.
- 6.4b The shallow utilities shall be installed at the sole expense of the developer as required in the Development Agreement. Any upgrades required for shallow utility service shall be the responsibility of the developer to the satisfaction of the utility provider and Foothills County.
- 6.4c The developer shall provide utility rights-of-way, easements, public utility lots, and road rights-of-way as determined necessary for shallow utilities infrastructure.

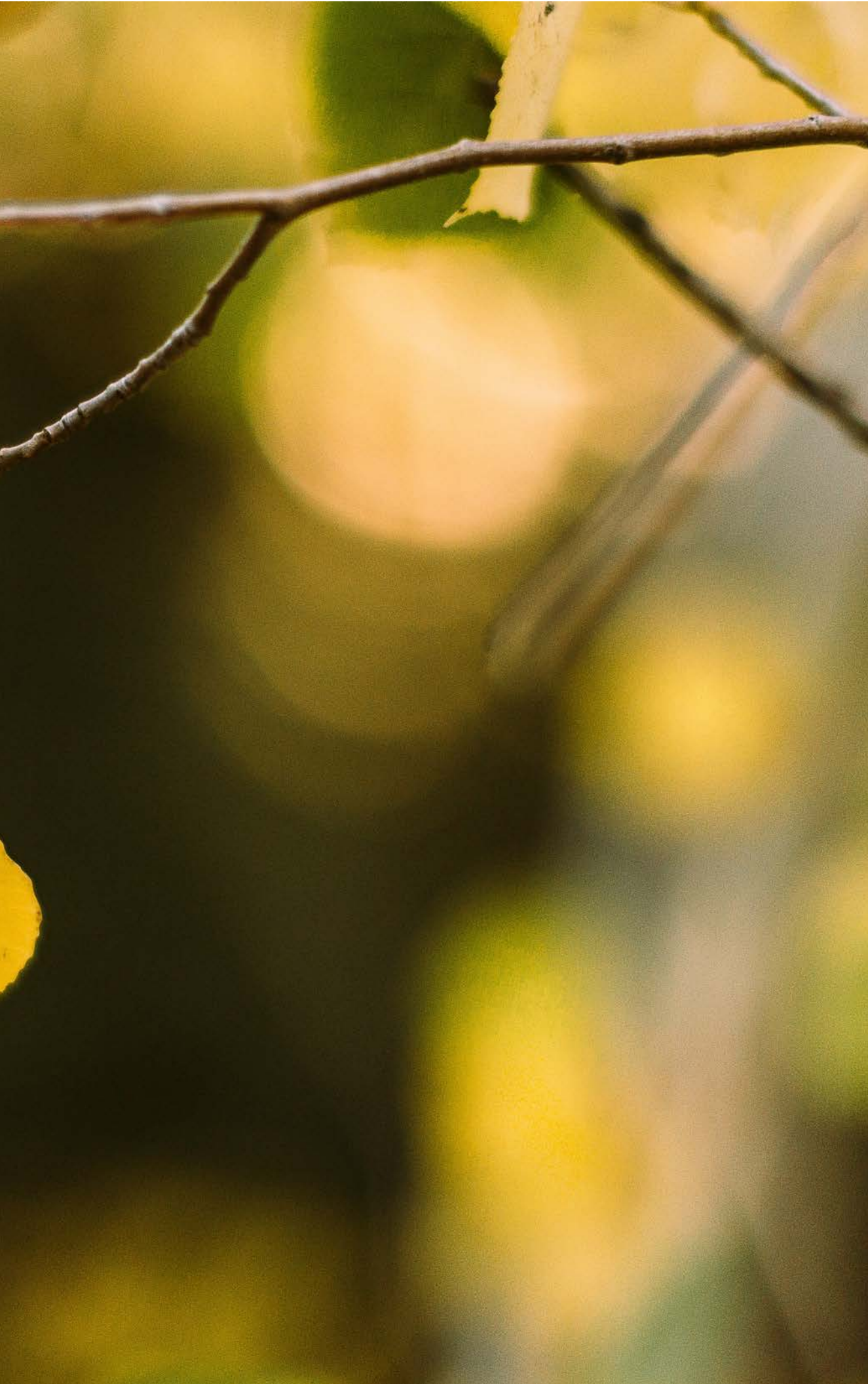
6.5 EMERGENCY SERVICES

Emergency services include fire, EMS, and protective service needs. Fire and EMS services will be provided by the Foothills Fire Department from the Heritage Pointe station, while the protective services will be provided from local Royal Canadian Mounted Police (RCMP) detachments. As growth and development occurs within the Plan Area, the developer needs to ensure an appropriate and efficient level of fire and protective service is made available for current and future residents in order to provide a safe and livable community.

Policies

- 6.5a At the land use stage, the developer, in association with Municipal Fire Services, the RCMP and other emergency service providers, shall ensure an adequate level of service is provided, as established by the provincial authority, to meet current and future needs based on projected population growth and demographic change in the Plan Area.
- 6.5b All development within the Plan Area shall provide fire suppression in accordance with Foothills County requirements.





7.O IMPLEMENTATION

7.0 PLAN IMPLEMENTATION

7.1 PHASING

The development phasing in Heritage Estates will be informed by two factors, market demand and the extension of utility services which will determine the size and timing of each phase. The developer will prepare a phasing strategy based on these factors, prior to subdivision.

Policies

- 7.1a The developer shall prepare a Phasing Strategy prior to Subdivision.
- 7.1b The Phasing Plan shall be informed by market demand and the availability of utility services.

7.2 PLAN AMENDMENT

The Heritage Estates ASP may be amended from time to time, as required. The amendment process will be in alignment with Foothills County's process for amending statutory plans and will require a public hearing and Council approval.

7.3 PUBLIC ENGAGEMENT

The Heritage Estates team endeavored for an accessible, inclusive and transparent engagement process for the ASP. Following is a description of the engagement strategy and tools, stakeholders and summary report.

Engagement Strategy and Tools

The Engagement Strategy and Tools, developed and implemented by Albion, included the following:

- October 24, 2024 Open House at The Lake House, Heritage Pointe: Open House invitations were mailed out to all the landowners south of Dunbow Road. Heritage Pointe residents were informed through posters in businesses in Heritage Pointe (inclusive of Golf Course and Launch Pad), Western Wheel and Social posts and email from LAHP on a community site. In addition, County Administration and Councillors received the invitation. The Open Houses was attended by 26+ people.
- One on One with Adjacent Landowners: The developer reached out to adjacent neighbours by phone and in person.
- Heritage Estates Website: Albion created project website heritageestatesliving.com which provides information on the project.

Stakeholders

The Heritage Estates team reached out to the following stakeholders to provide feedback on the ASP proposal:

- Landowners south of Dunbow Road
- Heritage Pointe Residents
- County Councillors
- County Administration
- Residents at large through Western Wheel

Engagement Summary

Albion prepared the following feedback summary received at the October 24, open house:

- Traffic Concerns: Attendees expressed concerns about potential increases in traffic on 2 Street East.
- Access via Dunbow Road: Additional clarity requested on access plans. Team directed residents to Functional Planning Study prepared by Foothills County.
- Housing Variety: Positive response to the mix of villas, townhomes, and single family homes.
- Architectural Style: The images shared with the residents were well-received by the community.
- Commercial Amenities: Residents expressed a desire for more commercial services to enhance quality of life.
- Pathway Connectivity: Enthusiastic support for pathway connections to Heritage Crossing.
- Shadow Plan: Favorable response to the larger shadow plan, with appreciation for consolidated open space.

Hage Corp.

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De Winton Alberta