Application for Amendment to Land Use Bylaw

Foothills County **www.foothillscountyab.ca**
309 Macleod Trail, Box 5605, High River, AB T1V 1M7 • Tel: 403-652-2341 Fax: 403-652-7880
Email: planning@foothillscountyab.ca

Note: An Application Fee of $_____ shall accompany this application.

Date Received:_____ Receipt No. _____

THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, Serenity Land Corp. and John E. Morel
Name of Registered Owner (please print)

hereby certify that I am the registered owner of the land described above and authorize
Kristi Beunder RPP, MCIP - Township Planning + Design Inc. to act as agent in the matter.
Name of Agent (please print)

PLEASE ACCEPT THIS APPLICATION REGARDING LEGAL LAND DESCRIPTION Plan 901 1402, Block 1 (Ptn. SW 05-22-29) W4M +/- 20.68 ac (8.37 ha)
Plan 901 1470, Block 2 (Ptn. SW 05-22-29) W4M +/- 4.99 ac (2.02 ha)

All/part of the _____ 1/4 sec. _____ twp. _____ range _____ west of _____ meridian.

Being all parts of lot _____ block _____ Reg. Plan No. _____ C.O.T. No. _____

TO: (Choose One)

☐ Redesignate from _____ to _____

☒ Amend the Land use Bylaw by Adopting a Cell F Amendment to the Heritage Pointe Area Structure Plan

Size of existing parcel(s) +/- 25.67 ac (10.39 ha) Size of proposed parcel(s) Between +/- 0.018 ac (0.007 ha) and 3.07 ac (1.24 ha)

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

Application to adopt the Cell F Amendment to the Heritage Pointe Area Structure Plan, and a concurrent Land Use Redesignation application for the future development of 52 RC lots and 48 RMF lots for townhouses (Phase IV - Morel),4 MLR lots to be dedicated as MR, 3 PUL lots, as well as additional lands to be dedicated as ER. The redesignation is intended to provide the policy framework to guide the future subdivison of 100 new residential units in the Hamlet of Heritage Pointe.

Request for inclusion of the subject site into the Hamlet of Heritage Pointe Boundary.
Request for inclusion of Plan 9011470, Block 2, SW-05-22-29-W4M into the Heritage Pointe ASP boundary.

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

Date March 20, 2026 Signed _____

Landowne [redacted]

Phone No. [redacted]

Address: [redacted]

I consent to receive documents by email: ✓ Yes ____ No

Email Address: [redacted]

Agent Information

Phone No. 403.880.8921

Address: 110 - 259 Midpark Way SE
Calgary, AB T2X 1M2

I consent to receive documents by email: ✓ Yes ____ No

Email Address: Kristi@twpplanning.com

Right of Entry

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

March 20, 2026
Date Signature of ~~Owner~~ Agent

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

If yes, please clarify:

_____

_____

_____

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

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

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Name of Agent (please print)

PLEASE ACCEPT THIS APPLICATION REGARDING LEGAL LAND DESCRIPTION Plan 901 1402, Block 1 (Ptn. SW 05-22-29) W4M +/- 20.68 ac (8.37 ha) Plan 901 1470, Block 2 (Ptn. SW 05-22-29) W4M +/- 4.99 ac (2.02 ha)

All/part of the _____ 1/4 sec. _____ twp. _____ range _____ west of _____ meridian.

Being all parts of lot _____ block _____ Reg. Plan No. _____ C.O.T. No. _____

TO: (Choose One)

☒ Redesignate from Country Residential (CR) District to 52 Residential Community (RC), 48 Residential Multi-Family (RMF), 4 Municipal Land Reserve (MLR), 3 Public Utility Lot (PUL) with additional lands dedicated as Environmental Reserve.

☐ Amend the Land use Bylaw by _____

Size of existing parcel(s) +/- 25.67 ac (10.39 ha) Size of proposed parcel(s) Between +/- 0.018 ac (0.007 ha) and 3.07 ac (1.24 ha)

The reasons for the (redesignation) (amendment) are as follows:
Proposed redesignation to facilitate the sustainable development of the Phase 3&4 lands. The application includes the following site-specific amendements for the proposed RC and RMF districts: (1) Side Yard setbacks: Relaxation of up to 90% on side yard setbacks on corner lots provided the front yard is designated by the Developer; (2) Side Yard setbacks: a maximum of 1.0m encroachment into side yard setback is permitted for eaves,fireplaces, sills, canopies, window wells, and cornices; (3) Rear yard setbacks: 6.0m from the roperty line and a maximum of 1.5m encroachment into regular rear yard setback requirements for above grade decks and associated steps, and walkout patios; (4) A garage up to 50% of the dwelling size (provided that the garage does not exceed a maximum of 2,400 sq.ft.) split into two different structures, either attached or detached from the residence is permitted; (5) Lot Coverage: Maximum of 60% for Residential Community District and 70% for Residential Multi-Family District provided it is supported by a Stormwater Management Plan and is addressed in the applicable land use districts by way of a site specific amendment to the district; (6) A minimum rear yard setback of 1.5m shall be permitted for a principal building for all residential dwellings backing onto Municipal Reserve land within Phase IV (*Morel); (7) a 48m setback from the centre line of Dunbow Road shall be adhered to. No residences shall be included within theDunbow Road setback area.

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

Date March 20, 2026 Signed [redacted]

Landowne[redacted]

Phone No. [redacted]

Address: [redacted]

I consent to receive documents by email: ✓ Yes ___ No

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March 20, 2026 [redacted]
Date Signature of ~~Owner or~~ Agent

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

If yes, please clarify:

_____

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

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110-259 Midpark Way SE
Calgary, Alberta T2X 1M2

Phone: 403.300.2220
TWPplanning.com

Foothills County
Box 5605
High River, AB
T1V 1M7

March 20, 2026

ATTN: **Brittany Smith, Development Officer and Samantha Payne, Manager of Planning Applications**

RE: **Resubmission of the Cell F Amendment to the Heritage Pointe Area Structure Plan and concurrent Land Use Redesignation Application for Serenity Phase III and IV development, on the lands legally described as Plan 9011402, Block 1, SW-5-22-29-W4M (± 20.68 ac) and Plan 9011470, Block 2, SW-5-22-29-W4M (± 4.99 ac) (Subject Site) in Foothills County.**

Landowner: Serenity Land Corp. and John E Morel

Dear Ms. Payne and Ms. Smith,

Following the County's Review Comments (dated March 2026) on the proposed Cell F Heritage Pointe Area Structure Plan (ASP) Amendment and concurrent Land Use Amendment application, please find enclosed the following revised documents in support of the above-mentioned Applications:

- The updated application for Amendment to the Heritage Pointe ASP;
- The updated application for Land Use Bylaw Amendment to facilitate the comprehensive redesignation of the Subject Site;
- The Agency Agreement allowing Township Planning + Design to act as agent for the landowners (Serenity Land Corp. and John E Morel);
- A copy of TWP's responses to the preliminary review comments (February 2026);
- The updated Serenity Phase III + IV Cell F Amendment document;
- A redlined version of the Serenity Phase III + IV Cell F Amendment document;
- A copy of the letters from Bluestem indicating capacity for water and wastewater services;
- A copy of the revised phasing figure for Heritage Pointe ASP Phasing Strategy;
- A copy of the Abandoned Well Map and Statement;
- A copy of the current Certificate of Title;
- A copy of the Traffic Impact Assessment prepared by Watt Consulting Group;
- A copy of the Technical Memo prepared by CIMA+;
- A copy of the Stormwater Management Report prepared by CIMA+; and
- A copy of the Geotechnical Investigation Report (30 July 2024) prepared by Factor Geotechnical.

To support the Planning & Development in the review of the application materials, we offer the following overview of the application:

ASP Amendment

The purpose of the proposed application is to amend the existing Heritage Pointe ASP and provide a vision for a new hamlet residential development within the Hamlet of Heritage Pointe. "Cell F", as identified in the revised Heritage Pointe ASP Phasing Strategy (figure enclosed), includes the lands legally described Plan 9011402, Block 1 (Ptn. SW 5-22-29 W4M) consisting of +/- 20.68 acres (+/- 8.37 hectares) (referred to as Phase III). The lands legally described as Plan 9011470, Block 2 (Ptn. SW 5-22-

29 W4M) consisting of (+/- 4.99 acres (2.02 hectares) (referred to as Phase IV) are not within the Heritage Pointe ASP boundary, nor have they been included in the Hamlet boundary. The Phase IV lands have previously not been included in the Plan Area as a result of historical choices the landowner has made. The Phase III lands are located within the Hamlet boundary, but not located within the Plan Area. This application requests that the ASP and Hamlet boundaries include both the Phase III (owned by Serenity Land Corp.) and Phase IV lands (owned by John E Morel).

The landowners have a vision for this site that includes a range of housing types to accommodate various income levels and families. It is intended that the natural features and drainage be protected into perpetuity for the enjoyment of residents. The proposed amendment establishes a land use strategy that will guide growth, determines a range of appropriate land uses, provides for sufficient municipal infrastructure to service the Subject Site, and aligns with the original vision, objectives, and guiding principles outlined within the Heritage Pointe ASP.

Land Use Redesignation

The Land Use Redesignation application proposes to redesignate the site from Country Residential (CR) District to Residential Community (RC) District and Residential Multi-Family (RMF) District, as well as additional lands to be dedication as Environmental Reserve (ER), Municipal Reserve (MR), and Public Utility Lot (PUL). The redesignation will facilitate the sustainable development of the Phase III and IV lands to support the Hamlet of Heritage Pointe that blends urban and rural living. The land use concept, provided within the ASP Amendment, outlines the redesignation of the lands into 14 RC Districts for single family dwellings, 38 RC Districts for single family or semi-detached dwellings, 48 RMF districts for townhouses, four (4) Municipal Land Reserve Districts to be dedicated Municipal Reserve, three (3) PUL lots, as well as additional lands to be dedicated as Environmental Reserve. The redesignation is intended to provide the policy framework to guide the future subdivision of 100 new residential units in the Hamlet of Heritage Pointe. This reflects the maximum number of lots allowed on the subject site. Fewer lots may be approved without amendment to this Plan.

Site Specific Amendments

The Land Use Redesignation application includes the following site-specific amendments, which include standard relaxations for the Hamlet of Heritage Pointe and others specific to Serenity Phase III & IV, for the proposed RC and RMF Districts:

i. Side Yard setbacks: Relaxation of up to 90% on side yard setbacks on corner lots provided the front yard is designated by the Developer;
ii. Side Yard setbacks: a maximum of 1.0m encroachment into side yard setback requirements is permitted for eaves, fireplaces, sills, canopies, window wells, and cornices;
iii. Rear yard setbacks: 6.0m from the property line and a maximum of 1.5m encroachment into regular rear yard setback requirements for above grade decks and associated steps, and walkout patios;
iv. A garage up to 50% of the dwelling size (provided that the garage does not exceed a maximum of 2,400 sq. ft.) split into two different structures, either attached or detached from the residence is permitted;
v. Lot Coverage: Maximum of 60% for Residential Community District and 70% for Residential Multi-Family District provided it is supported by a Stormwater Management Plan and is addressed in the applicable land use districts by way of a site specific amendment to the district;
vi. A minimum rear yard setback of 1.5m shall be permitted for a principal building for all residential dwellings backing onto Municipal Reserve land within Phase IV (*Morel);
vii. In accordance with County direction, a 48m setback from the centre line of Dunbow Road shall be adhered to. No residences shall be included within the Dunbow Road setback area.

The Cell F lands provide new opportunities for residential growth that responds to growth pressures facing the region and is supported by County infrastructure. The proposed land uses work synergistically with surrounding established areas, recreation facilities, and transportation

infrastructure. The design of the community will further enhance the character of the Hamlet of Heritage Pointe and is designed in a way that aligns with the rural look and small town feel of the surrounding community through compliance with the policies outlined in the Heritage Pointe ASP.

Phasing Strategy

The Serenity Phase III and Phase IV areas will be developed sequentially in accordance with servicing availability and market conditions at the time of construction. This phasing strategy aligns with the proposed servicing strategy and the sequencing of the water and wastewater infrastructure. The three phases are referred to as Phase IIIA (northern cluster), Phase IIIB (southern cluster), and Phase IV (west cluster).

Potable Water and Wastewater Servicing

Deep utility water and wastewater servicing will be provided by Bluestem Utilities (formerly Corix Utilities). The developer will be responsible for the full cost of design and installation of utility services for the subject site.

Bluestem Utilities has provided confirmation to the developer that they have sufficient water supply to service Phase IIIA and Phase IIIB at full build out. Water servicing will be completed through connections to the existing water distribution system located within Serenity Drive, previously installed with the Serenity Phase I development. Additional upgrades to the Bluestem water distribution system will be required to support the full build out of Phase IV.

Bluestem Utilities has confirmed that the wastewater system has the capacity to service Serenity Phases III and IV at full build out. Wastewater servicing for Phase IIIA will connect to the existing Serenity Phase I collection system and lift station. A new sanitary lift station is proposed within the internal roadway to service Phase IIIB and Phase IV. Wastewater collected at the new lift station will be pumped to a connection point at the south end of Serenity Phase IIIA, where it will enter the collection system and flow by gravity to Serenity Phase I.

Stormwater Management

Serenity Phase III and IV is a part of the Pine Creek Watershed and will be serviced by a dual drainage system consisting of underground pipe network and overland drainage system. Locally, the storm runoff from the subject site drains into the man-made impoundment located within the Serenity Phase I development and ultimately discharges into Pine Creek.

A Stormwater Management Report (SWMR) has been prepared (please find enclosed), and it presents the proposed stormwater management strategies and identifies necessary infrastructure to manage surface runoff and maintain stormwater quality from the development area. These strategies are designed to serve the current phase of development while considering future requirements, complying with applicable provincial and municipal standards and guidelines.

Transportation

Based on the analysis in the TIA prepared by Watt (please find enclosed), it is expected that the existing intersections of Dunbow Road with 2 Street E, 4 Street E, and 8 Street E will provide adequate capacity to support future traffic volumes. No changes required as a result of Serenity Phase III/IV.

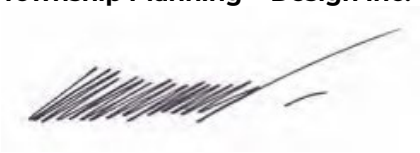
Capacity analysis indicates that the Dunbow Road and 5th Street intersection will function appropriately with a stop control configuration. Long term access from Dunbow Road to the Serenity Phase III/IV development is expected to be provided via an all-turns access at 5th Street. A secondary emergency right in/ right out egress-only access would be retained at 4th Street. The design and configuration of the all-turns intersection at 5th Street and Dunbow Road will be determined at the subdivision stage.

Utility Right of Ways (URW)

As with Serenity Phase I & II, there are some Utility Right of Ways (URW) required for deep utility servicing in Serenity Phase III & IV, and we have included policy in the appropriate sections of the Cell F Amendment document to reflect the registration of these URW at the subdivision stage.

For additional details regarding the application, please refer to the supplementary documents provided. Should you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,
Township Planning + Design Inc.



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

Cc: Serenity Land Corp. and John E Morel

CIRCULATION REVIEW DRAFT

Cell F

Amendment to the Heritage Pointe Area Structure Plan Bylaw 80/2004

PREPARED BY

TOWNSHIP planning + design inc.

PREPARED FOR

Serenity at Heritage Pointe

PLAN 9011402, BLOCK 1
SW 5-22-29 W4M +/- 8.37 HA
PLAN 9011470, BLOCK 2
SW 5-22-29 W4M +/- 2.02 HA

March 2026

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01. INTRODUCTION

01.1 PURPOSE

The purpose of this Heritage Pointe Area Structure Plan (ASP) Amendment is to amend the existing ASP and provide a vision for a new hamlet residential development within the Hamlet of Heritage Pointe. The "Cell F" lands include a 20.68 acre (8.37 hectare) parcel (**referred to as Phase III**) legally described as Plan 9011402, Block 1 (Ptn. SW 5-22-29 W4M), and a 4.99 acre (2.02 hectare) parcel (**referred to as Phase IV**) legally described as Plan 9011470, Block 2 (Ptn. SW 5-22-29 W4M). Plan 9011470, Block 2 (± 4.99 acres) (Phase IV) is not within the Heritage Pointe ASP boundary, nor has it been included in the Hamlet boundary. This is as a result of a historical choice the landowner has made. Plan 9011402, Block 1 (± 20.68 acres) (Phase III) is located within the Hamlet boundary, but is not considered within the Heritage Pointe ASP. A request has been made as part of the ASP adoption process to amend those boundaries to include these sites. The Phase III parcel is owned by Serenity Land Corp. and the Phase IV parcel is owned by John E. Morel ***(Table 1: Legal Description & Ownership)***. The ASP Amendment recognizes these lands as "Cell F". Throughout this document, these lands are referred to as the "Subject Site".

In order to develop the Subject Site, an addendum to the Heritage Pointe ASP should occur that identifies inclusion of these lands as "Cell F" on the phasing diagram. The landowners have a vision for this site that includes a range of housing types to accommodate various income levels and families. It is intended that the natural features and drainage be protected into perpetuity for the enjoyment of the residents. This addendum details the goals and objectives for development. This addendum forms part of the Heritage Pointe Area Structure Plan. An addition to the ASP, by inclusion of this addendum, requires a public hearing by Foothills County. This addendum does not supercede the Heritage Pointe ASP policies; those policies apply to this site unless otherwise noted in, or updated by, this addendum. The addendum is intended to provide more detail for the development of "Cell F".

01.2 LOCAL CONTEXT

The Subject Site is located within Foothills County, directly adjacent to Dunbow Road and proximate to the County's northern boundary shared with the City of Calgary, and is legally described in ***Table 1 - Legal Description & Ownership.*** The Subject Site is easily accessed by two (2) major provincial highways, Highway 2 (Deerfoot Trail) and Highway 2A (MacLeod Trail), and is serviced by a local convenience and retail area within the hamlet. Fire and emergency response to this site is from the Heritage Pointe Fire Hall which is in very close proximity and provides a less than 2-minute response time. Please refer to ***Figure 1 - Site Context.***

Heritage Pointe has been in development since the late 1990's and the original ASP was adopted in 1995. The ASP was amended in 2004, and the most recent addendum for Serenity Phases I and II (Cell E) was adopted in 2021. The investment in the Heritage Pointe Golf Course triggered the first stages of development. Over time, Heritage Lake, the Ranch, and Artesia were included in the community resulting in one of the best recreational communities in the Calgary region.

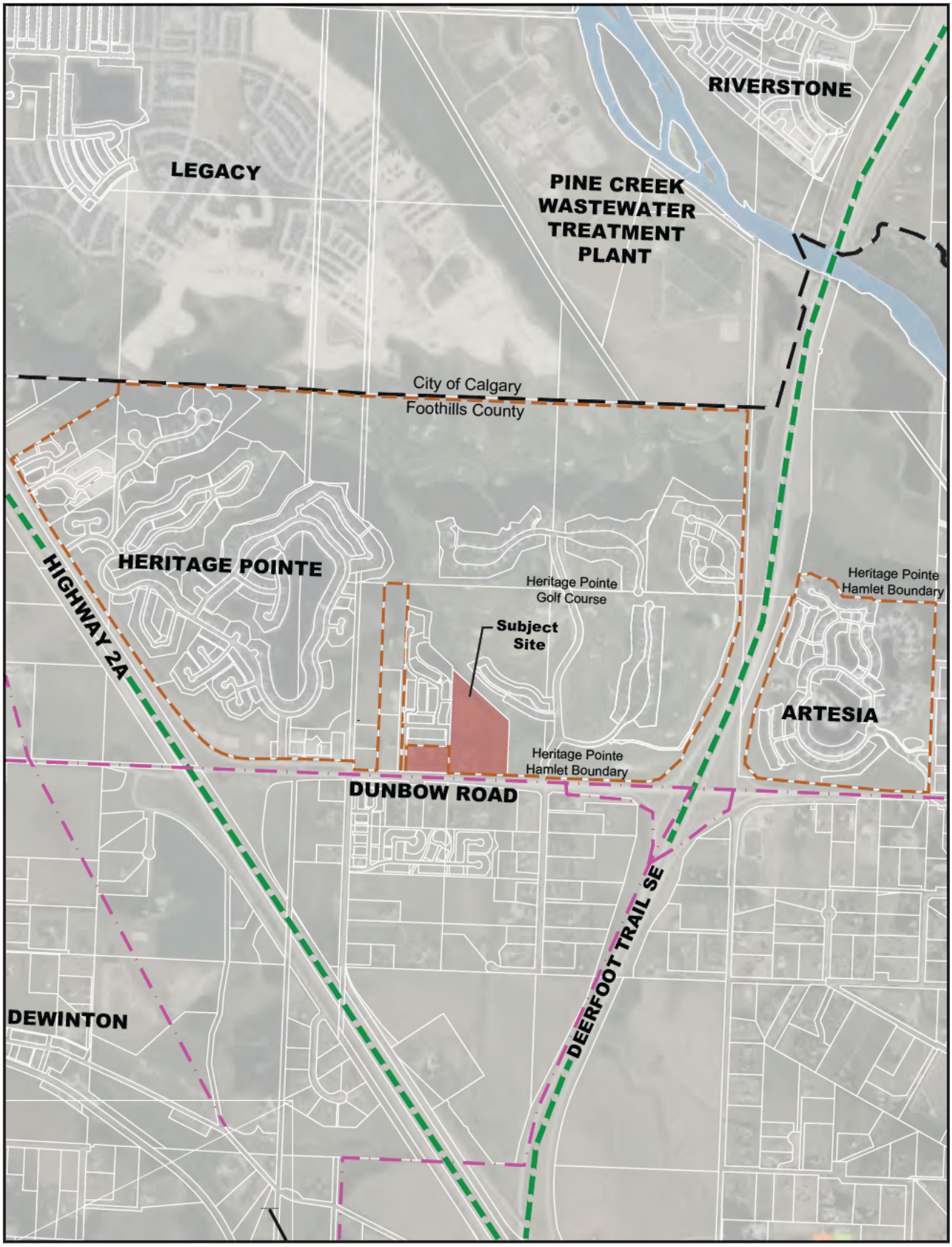
As outlined on ***Figure 2 - Location of Cell F within the ASP Area***, the Subject Site will be identified as "Cell F" within the Heritage Pointe Area Structure Plan boundary. Artesia was undertaken within the Hamlet Boundary as a separate Area Structure Plan and development cell, and includes its own phasing. The Heritage Pointe ASP phasing has been included in this document, with "Cell F" shown as the next phase in development for the purposes of this addendum. Some lands within the Hamlet boundary are not yet developed and, much like the Subject Site, would comprise a separate phase and separate addendum to the Heritage Pointe ASP.

POLICIES

01.2.1 The Developer shall request inclusion of Plan 9011470, Block 2 into the Hamlet of Heritage Pointe boundary at the discretion of Foothills County.

LEGAL	C of T	LANDOWNER	HA (+/-)	AC (+/-)
Plan 9011402, Block 1, SW 5-22-29 W4M	214 205 167	Serenity Land Corp.	8.37	20.68
Plan 9011470, Block 2, SW 5-22-29 W4M	921 080 218	John E Morel	2.02	4.99
TOTAL			**10.39**	**25.67**

Table 1 - Legal Description & Ownership



LEGEND

- City of Calgary & Foothills County Limits
- Heritage Pointe Hamlet Boundary
- Transportation Corridor
- Energy Corridor
- Subject Site

Figure 1 - Site Context

N

LEGEND

- City of Calgary & Foothills County Limits
- Heritage Pointe Hamlet Boundary
- Cell A
- Cell B
- Cell C
- Cell D
- Cell E
- Cell F - Subject Site

Figure 2 - Location of Cell F within the ASP Area

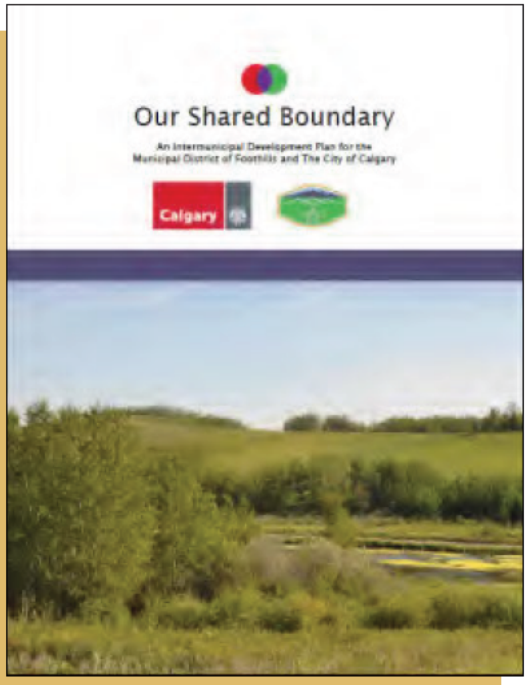
N

02. POLICY ANALYSIS

There are numerous policy plans affecting the Subject Site, including the Foothills/Calgary Intermunicipal Development Plan, the Foothills Municipal Development Plan, and the Foothills Growth Management Strategy.

02.1 Foothills/Calgary Intermunicipal Development Plan (IDP)

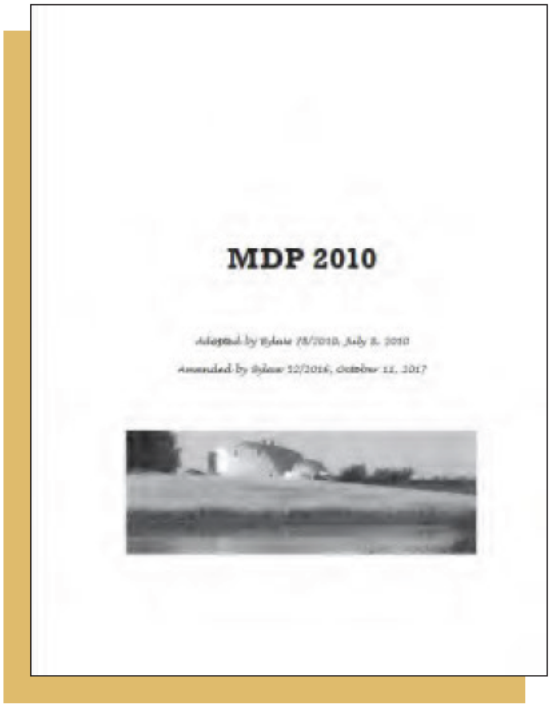
The Foothills/City of Calgary Intermunicipal Development Plan (IDP) is titled "Our Shared Boundary" and was adopted in April 2017. The Subject Site is located within the IDP Plan Area Boundary but is not located within an identified Calgary Growth Area. The application for amendment to the Heritage Pointe ASP to allow for development of the site is required to be referred and circulated to the City of Calgary as part of the formal circulation referral process. The IDP polices suggest that the Heritage Pointe ASP is an identified residential growth area for Foothills County.



02.2 Foothills Municipal Development Plan (MDP)

Foothills County's Municipal Development Plan (MDP) was adopted in 2010 and amended in 2017. The MDP outlines the vision for growth and development for the municipality. Foothills County is a diverse and large County containing hamlets as well as vast tracts of farming and grazing lands. The MDP attempts to cover this diversity by placing a priority on retention of agricultural lands. It also identifies where growth should occur in the County in order to take pressure off of agricultural areas.

The Subject Site is partially within, and adjacent to, the Hamlet of Heritage Pointe boundary. The principles, goals, and vision of the Foothills County MDP 2010 all support the intensification of development within existing Hamlets. The ASP Amendment adheres to the vision and policies as outlined in the MDP to ensure an integrated, efficient, and welcoming community is designed and constructed within the County.


MDP 2010

Adopted by Bylaw 78/2010, July 8, 2010

Amended by Bylaw 32/2016, October 11, 2017

> *"We know that development and growth will occur, and the response is a balanced mix of growth in Hamlets and identified growth areas which will support the preservation of large open land areas."* pg 6, MDP.

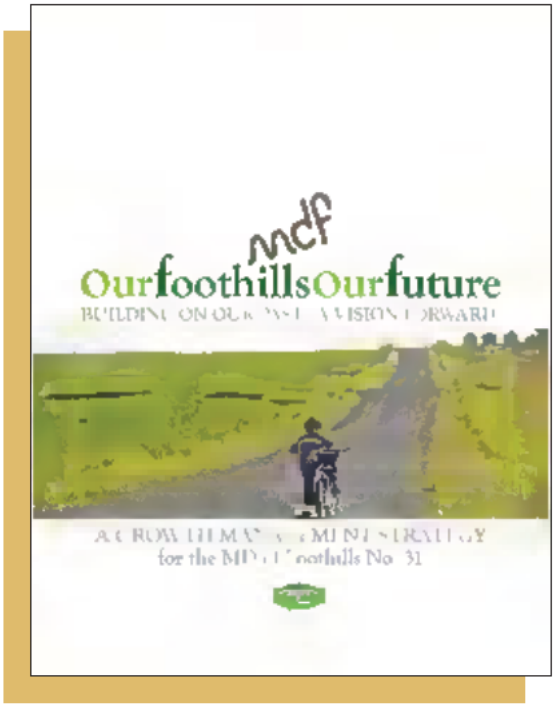
> *"The MD will direct the majority of future residential growth to existing hamlets, new hamlets, and developed lands that can be redeveloped to higher densities. New Hamlet Residential development will be focused in areas of the MD where transportation, servicing, and community development can be maximized for all residents in the region. The MD will implement strategic planning to provide guidance on the principles, general locations, and desired components of new Hamlet Residential development. Where new communities are to be developed or where redevelopment opportunities arise, the best available environmental technology and innovation will be employed within all municipal infrastructure systems and buildings."* pg. 20, MDP.

02.3 Foothills Growth Management Strategy (GMS) - Non Statutory

The Foothills County Growth Management Strategy builds on the direction provided in the MDP by dividing the municipality into five (5) districts and identifying the Central District as the area that will accommodate the majority of the municipality's future growth. Foothills County plans to undertake further planning to provide guidance on the principles, locations, and desired components of future growth and development. The Subject Site is located in the Central District, and this area is the identified growth engine for the County where the municipality wants to see most development occur.

> *"The Central District has seen the most significant development of all the five districts; it has substantial country residential development, contains five golf courses and is home to Spruce Meadows, a world class equestrian facility. It also contains the Highway 2A Industrial corridor between High River and Okotoks that will be the focus for industrial development in the MD."* pg. 18, GMS.

> *"The Central District of the MD has been the growth engine for the MD and this trend is expected to continue into the future. While significant development and intensification of development is expected in this area, it will need to be undertaken bearing in mind the aspirations of our municipal neighbours and with due consideration to riparian and wetland areas. Opportunities for joint initiatives will play a key role in providing effective, efficient, and affordable services for this area."* pg. 34, GMS.

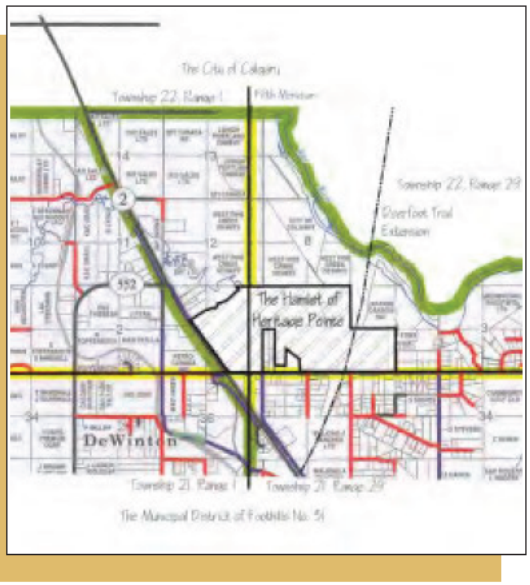


02.4 Heritage Pointe Area Structure Plan (ASP)

The Heritage Pointe Area Structure Plan (ASP) was adopted by Foothills County Council on September 28th, 1995, and prepared in accordance with the requirements as outlined in the MGA. The document was comprehensively amended in 2004 and again in 2021 to include an addendum for "Cell E".

This statutory document provides for the orderly expansion of an established recreational residential area within Foothills County and is intended to provide a framework for continued subdivision and development within the Plan Area.

The ASP provides objectives that detail a planning framework for the development of the ASP area over time and guiding principles that specify development patterns, environmental preservation, image and identity, land uses, infrastructure, safety, and growth management. The Subject Site is partially located within the Hamlet of Heritage Pointe. The Phase III lands are within the current Hamlet boundary. The proposed ASP Amendment aligns with the original vision, objectives, and guiding principles outlined within the Heritage Pointe ASP.



> *"Patterns of development should be determined by the natural form and character of open spaces."* pg 7, ASP.

> *"The character of Heritage Pointe should remain country-like with its scenic, recreational, open space, and wildlife values maintained."* pg. 7, ASP.

> *"A coherent pattern of development should be organized around a series of open spaces and natural areas."* pg. 8, ASP.

> *"The various housing forms should possess their own individual character and identity; however, residential design should contribute to the overall community image reflected in this Plan."* pg. 8, ASP.

> *"Service infrastructure should be developed in a manner which best serves the various land uses."* pg. 9, ASP.

> *"Development should be phased in a logical, efficient, and attractive manner with the least amount of disruption to existing residents and uses, so that it corresponds with the growth objectives of the Municipal District of Foothills No. 31."* pg. 9, ASP.

POLICIES

02.4.1 Figure No. 6 Phasing Strategy of the Heritage Pointe ASP is to be concurrently amended to include the Subject Site as "Cell F", as shown on *Figure 2 - Location of Cell F within the ASP Area*, of this addendum.

03. VISION, GOALS, & OBJECTIVES

The **vision** for the Serenity Phase III and IV lands is to provide a range of housing types for a variety of residents, achieve a density that supports infrastructure investment and sustainability, and to provide connectivity and access to public land and environmental reserves for the benefit of the community of Heritage Pointe.

03.1 OBJECTIVES

This section outlines the objectives of this ASP Amendment.

Objective A - **BENEFICIAL**

To establish a development concept that aligns with, and is supported by, existing municipal and regional policy.

Objective C - **COMPREHENSIVE**

To present a comprehensive review of the existing site conditions, constraints and opportunities within the Plan Area.

Objective B - **COMPATIBLE**

To establish a land use concept with sound planning rationale to the benefit of the Hamlet of Heritage Pointe and Foothills County residents.

Objective D - **CONNECTED**

To determine the general configuration of land uses, transportation networks, and utilities within the Plan Area and outline an overall strategy for development.

03.2 DEVELOPMENT CONSIDERATIONS

The primary development considerations of the community are as follows:

A - Contiguous

Development is contiguous and compatible with existing surrounding areas.

B - Variety

Offer a variety of residential housing lot sizes within the "Cell F" site that allow for additional single family design options, integrated semi-detached units, and possible varieties of rowhouses.

C - Compatible

The density proposed in the development concept will complement the existing community character and meet the density goals and growth objectives in the County's MDP.

D - Connected

Linear pathways will create connectivity within the community, creating pedestrian-oriented linkages between the adjacent neighbourhoods and commercial and recreational areas.

E - Integrated

Access to adjacent neighbourhoods are established through a long-term east-west road network.

F - Sustainable

Access to existing utility services within the Hamlet of Heritage Pointe will result in servicing efficiencies for private and public utility, and infrastructure provision.

03.3 GUIDING PRINCIPLES

Policies in this Plan are written with regard to a series of Guiding Principles as outlined below.

RESIDENTIAL NEIGHBOURHOOD & COMMUNITY CHARACTER:

- Achieve density through subdivision and development to support Foothills County Hamlet growth targets.
- Maintain the unique character of Heritage Pointe by integrating building design with surrounding neighbourhood areas.
- Retain the natural features of the site and as many trees as possible (outside the lots and within reserve areas) to preserve the unique aspects of this site which make it a special place within Heritage Pointe.

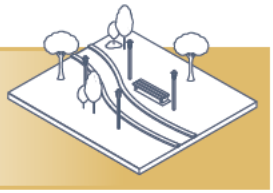
TRANSPORTATION:

- Provide safe vehicular connections to the existing road network to enhance accessibility to hamlet community services and regional networks.

COMMERCIAL:

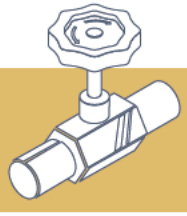
- Design walkable access to existing commercial development within the Heritage Pointe hamlet which creates walkable access to a variety of available retail and consumer services.

OPEN SPACE & PATHWAY CONNECTIVITY:



- Create opportunities for active transportation and further develop open space linkages through pathways and connected recreational spaces in the hamlet.

INFRASTRUCTURE:



- Provide future residents with appropriate wastewater, potable water, and solid waste service provision.
- Ensure high standards of water management and protection through water conservation efforts.
- Provide efficient stormwater servicing to ensure that there are no adverse impacts on existing residents and the local environment, inclusive of best management practices.

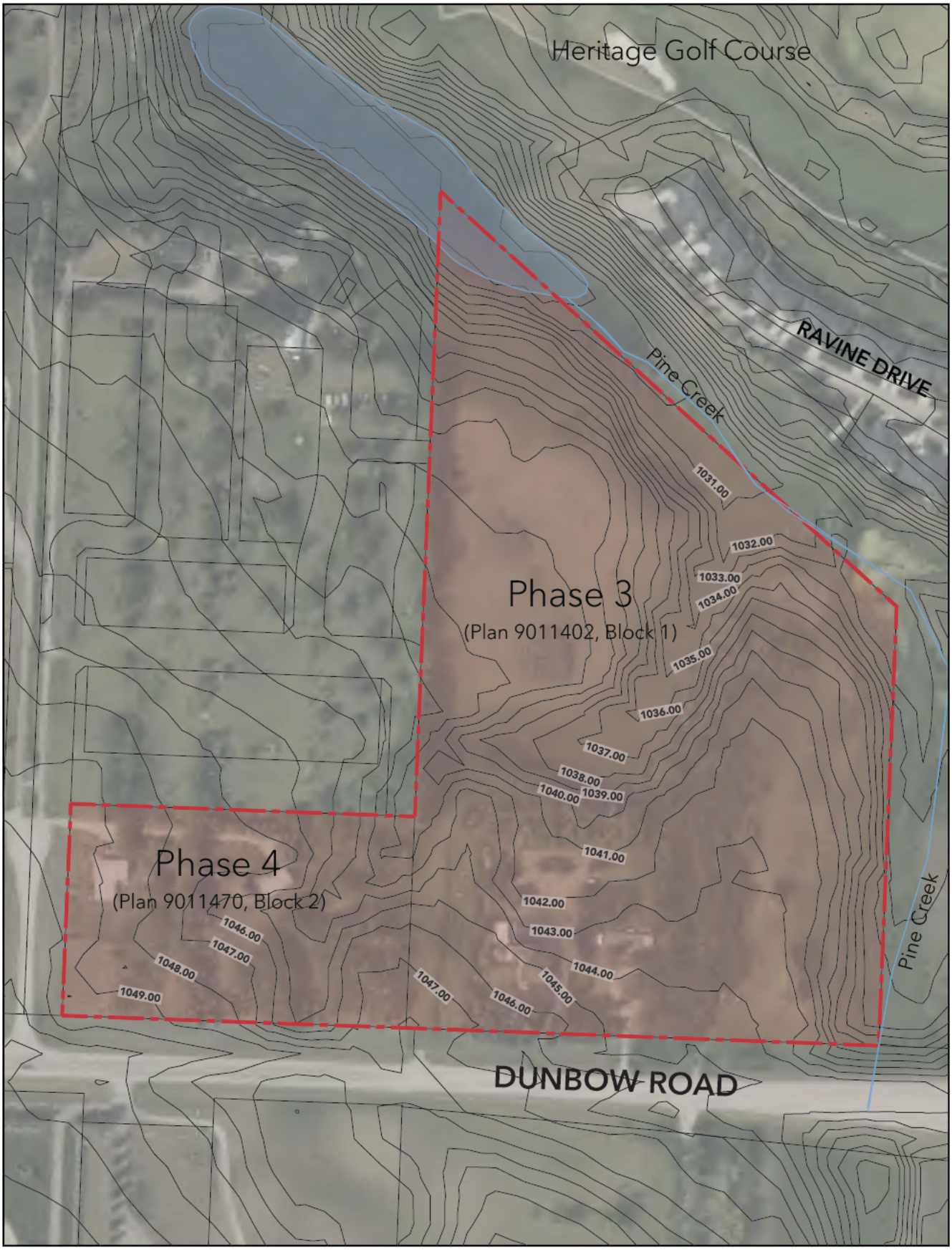
04. DEVELOPMENT CONCEPT

04.1 SITE CHARACTERISTICS

The natural topography of the Phase III lands generally slope in south to north, west to east directions, with a coulee central to the lands that runs southwest to northeast. The lands slope towards the topographical relief central to the site and wrap around it to the northwest corner of the Subject Site. The elevation difference ranges from about 1,046m in the southwest to 1,031m in the north. A notable feature of the lands is an existing licensed stormwater pond in the northwest which collects pre and post development drainage from the Subject Site and other surrounding lands. The Phase IV lands have a natural topography that generally slopes to the northeast. The elevation distance ranges from 1,050m in the southwest to 1,042m in the northeast. The topography on the site is identified in 1.0m contour intervals on the ***Figure 3 - Topographic Assessment.***

Pre-development drainage collects within the coulee central to the Phase III lands and drains to the storm pond to the northwest, and into an existing drainage course that meanders through the Heritage Pointe Golf Course to the north and east, ultimately discharging into Pine Creek. The existing pond is largely located outside Cell F. The pond was developed by the original landowner of the lands west of the Phase III and IV lands (DePlat) for the purposes of irrigation of the former tree farm on the property. The pond has a spillway on the north end that eventually releases water into Pine Creek.

Mature vegetation, small shrubs, and hedgerows exist on the lands, with spots of open grassland on the flatter portion of the site. The northwest and central portion of the lands contain larger trees and hedgerows.



LEGEND

- Subject Site
- 1.0m Contour Intervals
- Existing Pond

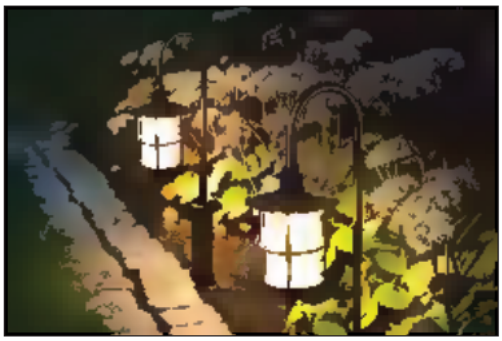
Figure 3 - Topographic Assessment

N

04.2 LAND USE CONCEPT & COMMUNITY CHARACTER

The land use concept ***(Figure 4 - Land Use Concept)*** outlines the sustainable development of residential land uses to support the Hamlet of Heritage Pointe, a community that provides a unique blend of urban and rural living. Cell F provides new opportunities for residential growth that responds to growth pressures facing the region, and is supported by County infrastructure. The proposed land uses work in synergy with surrounding established areas, recreation facilities, and transportation infrastructure.

The development will further enhance the community character of the Hamlet of Heritage Pointe. It presents neighbourhood design elements that align with the rural look and small town feel of the surrounding community through compliance with Policies outlined in the Heritage Pointe ASP.



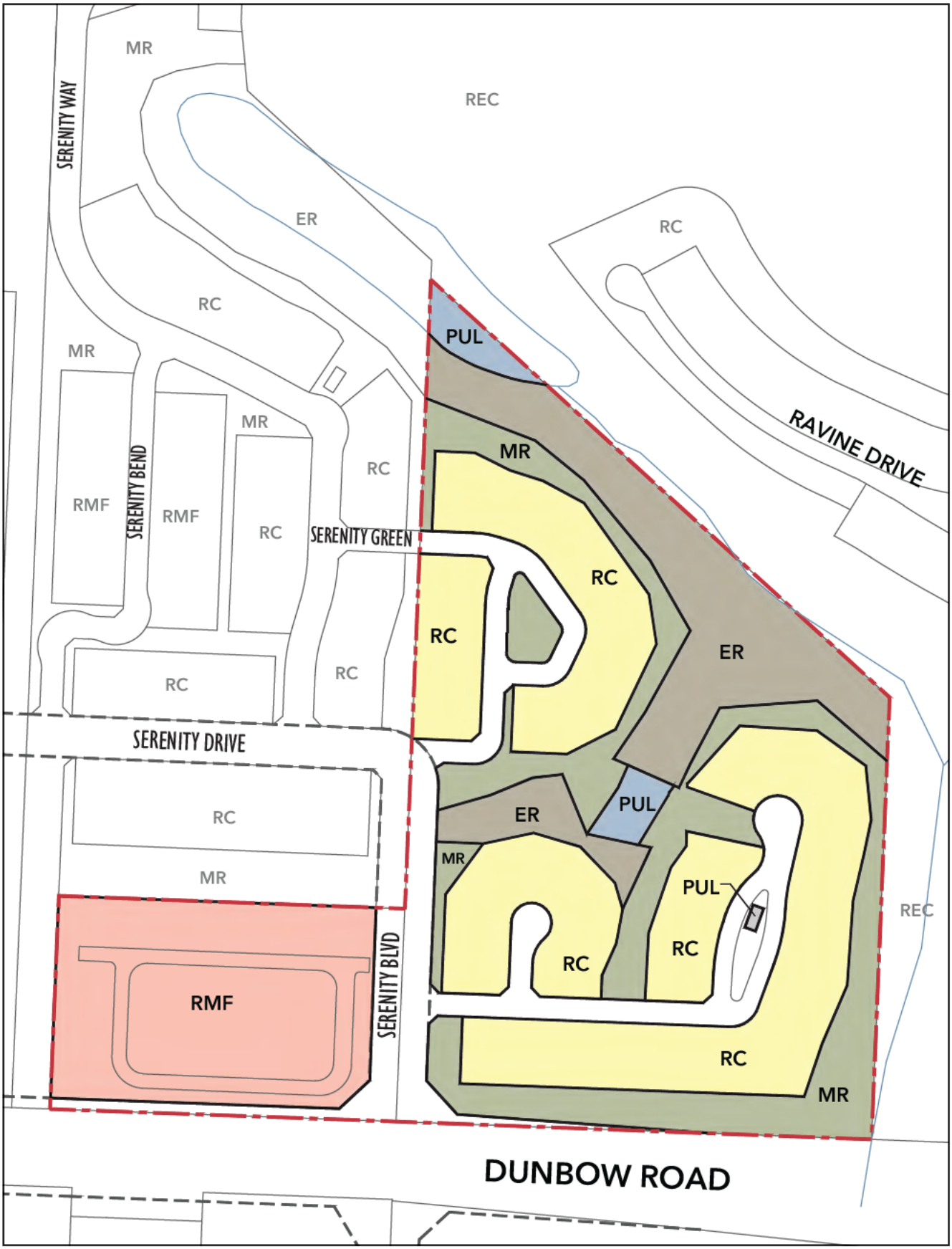
POLICIES

04.2.1 Lighting shall conform to Foothills County Dark Sky Bylaw for residential areas.

04.2.2 Neighbourhood design should promote local identity through the use of street names, neighbourhood street design, and landscaping with native local plant species.

04.2.3 All development within Cell F shall adhere to Foothill County's Community Standards Bylaw.

04.2.4 All development within Cell F shall adhere to Architectural Controls incepted by Developer and Administration by Homeowners Association (HOA) (refer to policy 05.2.2 in section 05.2).



LEGEND

- Subject Site
- RC Residential Community District
- RMF Residential Multi-Family District
- PUL Public Utility Lot
- ER Environmental Reserve
- MR Municipal Reserve
- REC Recreational District
- CR Country Residential District

Figure 4 - Land Use Concept

N

04.3 RESIDENTIAL LAND USE

Cell F is intended to facilitate a mix of single-detached dwellings with an option for rowhouse and/or some semi-detached dwellings, depending on market demands. The Phase IV lands will be a registered bareland condominium development with townhouse or semi-detached dwellings accessed by a condominium road. Varied lot sizes and residential dwelling types accommodate the diverse needs of the growing hamlet and its residents. ***Figure 5 - Conceptual Lotting Plan*** details how the Subject Site may be developed into a thoughtfully designed residential community.

Based on the 2021 Federal Census the average number of persons per dwelling in Foothills County is 2.7. The full build population of the Subject Site is calculated to accommodate approximately 280.8 residents (refer to ***Table 2 - Land Use Statistics***).

A density target of approximately 4.55 units per net developable acre is achieved with this conceptual lotting plan.

POLICIES

04.3.1 Cell F shall comprise a mix of housing types and sizes, providing a variety of lot sizes and affordability.

04.3.2 Housing typologies shall be suitably integrated and compatible with surrounding land uses.

04.3.3 The Developer shall encourage architectural design that creates a sense of neighbourhood identity and is integrated with the surrounding community.

04.3.4 The construction of all buildings in the Plan Area shall comply with the Foothills County Land Use Bylaw and the Alberta Building Code. Standard relaxations for the Hamlet of Heritage Pointe and others specific to Serenity Phase III & IV shall apply. These include the following:

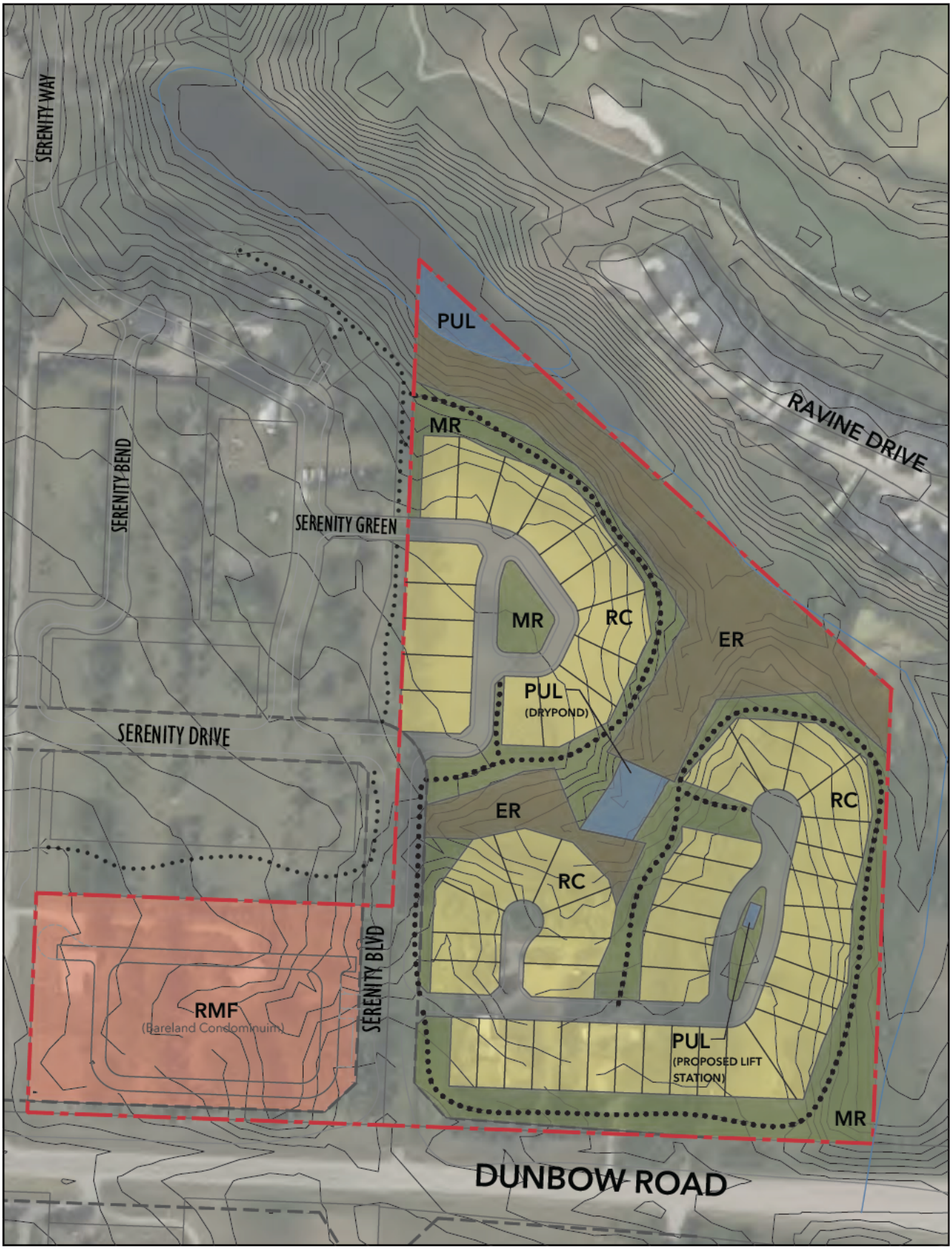
POLICIES

i. Side Yard setbacks: Relaxation of up to 90% on side yard setbacks on corner lots provided the front yard is designated by the Developer;
ii. Side Yard setbacks: A maximum of 1.0m encroachment into the side yard setback is permitted for eaves, fireplaces, sills, canopies, window wells, and cornices;
iii. Rear yard setbacks: 6.0m from the property line and a maximum of 1.5m encroachment into regular rear yard setback requirements for above grade decks and associated steps, and walkout patios;
iv. A garage up to 50% of the dwelling size (provided that the garage does not exceed a maximum of 2,400 sq. ft.) split into two different structures, either attached or detached from the residence is permitted; and
v. Lot Coverage: Maximum of 60% for Residential Community District and 70% for Residential Multi-Family District provided it is supported by a Stormwater Management Plan and is addressed in the applicable land use districts by way of a site specific amendment to the district.

04.3.5 A minimum rear yard setback of 1.5m shall be permitted for a principal building for all residential dwellings backing onto Municipal Reserve land within Phase IV (*Morel).

04.3.6 The Developer shall submit a Construction Management Plan to the satisfaction of Foothills County at the subdivision stage.

04.3.7 The Developer shall ensure that the Phase IV condominium road is built to a standard satisfactory to Foothills County, and the Homeowners Association (HOA) shall be legally obligated for the perpetual maintenance of the condominium road.



LEGEND

- Subject Site
- 1.0m Contour Interval
- Proposed 3.0m Pathway

Figure 5 - Conceptual Lotting Plan

The Conceptual Lotting Plan has been included for illustrative purposes only and does not reflect the final lotting configuration.

N

POLICIES

04.3.8 The Developer shall register easements for utilities and provide County emergency access for the Phase IV condominium road.

04.3.9 The number of lots allowed may be up to a maximum of 100, but fewer lots may be approved without amendment to this Plan at the County's discretion.

04.3.10 The minimum and maximum lot sizes shall be determined at the subdivision stage to the satisfaction of Foothills County.

LAND USE	ESTIMATED LOT COUNT	AREA (AC)	AREA (HA)	% OF NET DEVELOPABLE AREA
GROSS Developable		**25.670**	**10.390**	
Environmental Reserve (ER)	2	3.705	1.499	
NET Developable		**21.965**	**8.891**	
Residential Community (RC) Single Detached Dwelling	14	2.795	1.131	12.72
Residential Community (RC) Single Detached or Semi-Detached	38	5.705	2.310	25.97
Residential Multi-Family (RMF) Townhomes	48	4.317	1.746	19.65
Municipal Reserve (MR)	4	4.848	1.962	22.07
Public Utility Lot (PUL)	3	0.544	0.220	2.47
Public Roadway	n/a	3.756	1.520	17.09
Housing Units (net)	**Persons per Dwelling**	**Estimated Population**	**Units per acre**	**Units per ha.**
100*	2.7 (2016 census)	270.0	4.55	11.69

Table 2 reflects the maximum lots allowed on subject site. Fewer lots may be approved without amendment to this Plan.

Table 2 - Land Use Statistics

04.4 OPEN SPACE & PATHWAYS

The Open Space Concept illustrates the vision for community signage, outlook areas, wayfinding elements, passive recreational opportunities, and primary and secondary trails, with new landscape areas and retained vegetation. Open Spaces in the Subject Site will be provided within Municipal Reserve areas and connect to the existing open space network west of the Subject Site. The Open Space Concept is illustrated on ***Figure 6A - Phase III Open Space Concept & 6B - Open Space Elements.*** Existing and proposed open space elements will be integrated into the community to accentuate the architectural design of the surrounding residential dwellings. The open space concept is a thoughtful extension of the Serenity Phase I architecture and landscaping design, and provides linkages throughout Serenity Phase III, future proposed connections in Serenity Phase IV, and connections to the west. One continuous pathway throughout Cell F is proposed. The proposed primary trail network provides walkable connections in the long-term to the existing commercial area, located in Cell B of the ASP. Open space areas will keep as much of the existing vegetation as possible, and provide additional tree groupings to supplement gaps in vegetation throughout the Subject Site. Existing trees will be retained to the extent possible, and replacement trees will be accommodated where possible and detailed in the subdivision stage. A detailed landscape plan for Phase IV will be provided at the Subdivision stage. Trees and shrubs in MR spaces will be irrigated.

POLICIES

04.4.1 The open space network within Cell F Phase III shall generally be developed in accordance with *Figure 6A*, and will be undertaken to the satisfaction of Foothills County.

POLICIES

04.4.2 Design of linear greenways should incorporate Crime Prevention Through Environmental Design (CPTED) features.

04.4.3 On the east-west collector road (Serenity Drive), sidewalks shall be provided at minimum on one side of the street.

04.4.4 Design of pathways and trails shall be accessible to a variety of users (i.e. barrier free) as deemed appropriate by the County.

04.4.5 The Developer shall install the landscaping and have a 2-year maintenance obligation for the open space, after such time landscape maintenance will be the responsibility of the appropriate Homeowners Association (HOA).

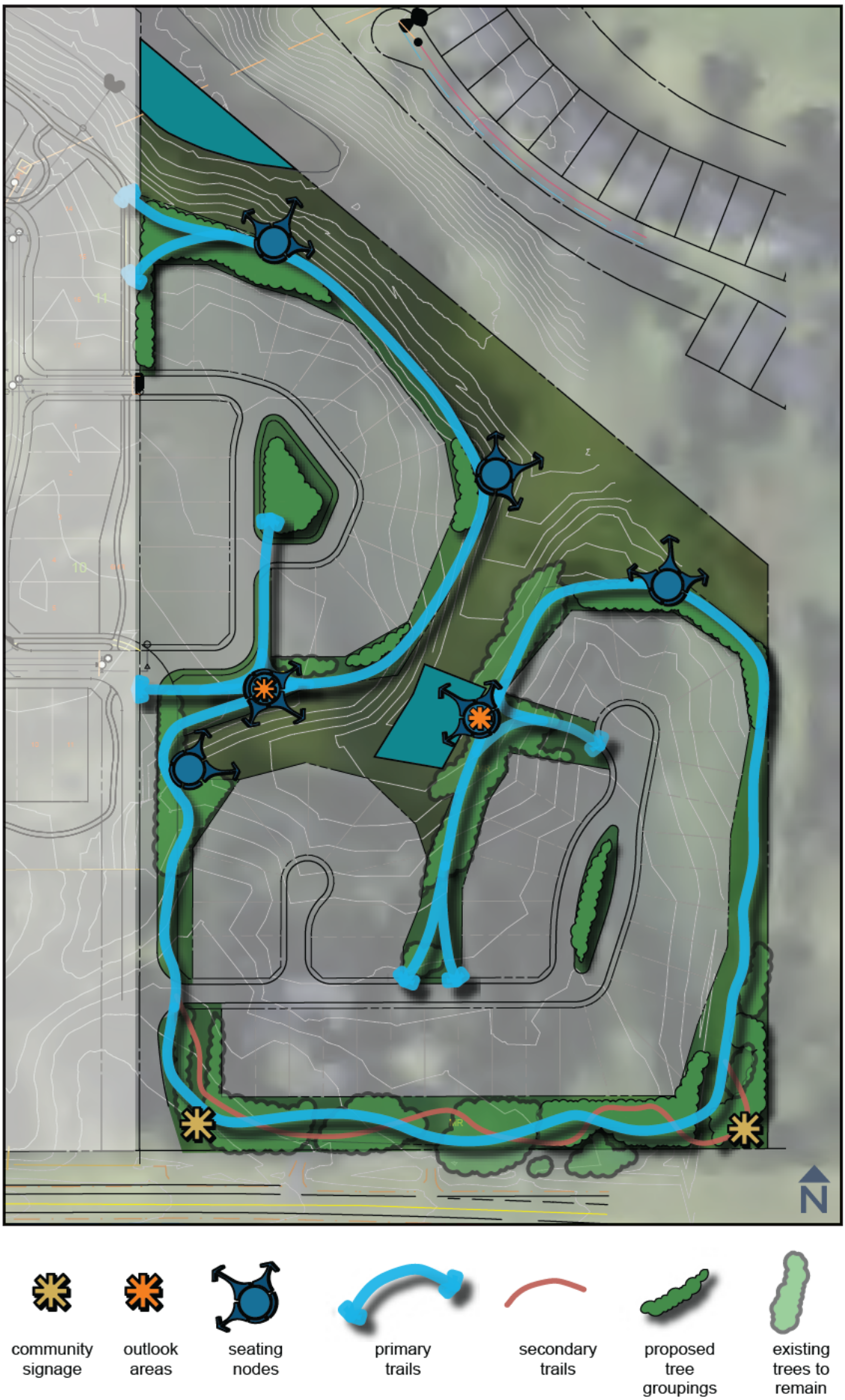
04.4.6 Proposed open spaces, trail, and pathway networks should provide connections internal and external to the Plan Area.

04.4.7 A Landscape and Maintenance Plan is to be provided each for Phase III and Phase IV at the subdivision stage by the Developer to the satisfaction of Foothills County.

04.4.8 Lots that back on to municipal and/or environmental reserves are required to have a minimum 4 ft. chain link fence in order to delineate private land from public areas to the satisfaction of Foothills County.

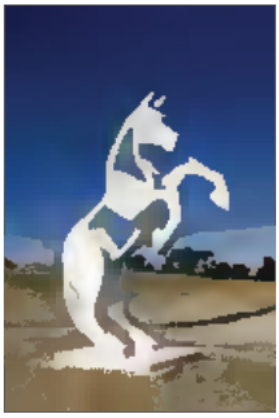
04.4.9 Pathways shall be constructed by the Developer to the satisfaction of Foothills County.

04.4.10 Pathway / open space connections into Phase IV shall be provided by the Developer to the satisfaction of Foothills County.

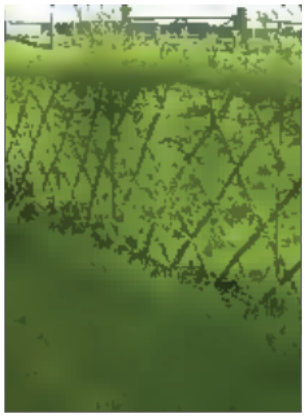


Prepared by: 818 Studio

Figure 6A - Phase III Open Space Concept

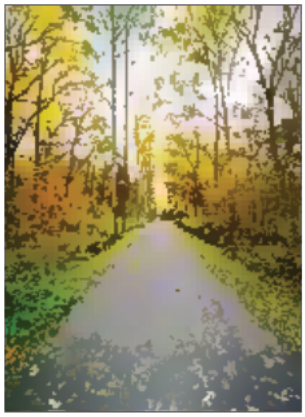


Vertical elements like weather vanes, flag poles, and sculptures create landmarks in public spaces and the community.

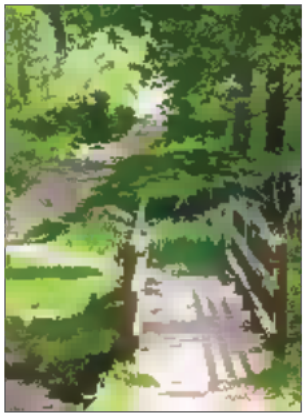


Screening can be accomplished through fencing, willow screen fences, or hedgerows.

Wayfinding elements should integrate traditional lighting elements, and rustic materials like wood and oil rubbed bronze.



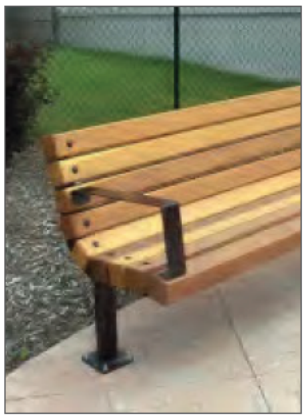
Primary Trails



Secondary Trails

Goose neck lighting fixtures made from oil rubbed bronze or copper give a traditional feel, and can be incorporated into street light standards and on vertical structures, aligning with the Foothills County Dark Sky Bylaw.

Outlook Areas



Seating Nodes

Figure 6B - Open Space Elements

Prepared by: 818 Studio

04.5 MUNICIPAL RESERVE

The Municipal Government Act (MGA) requires 10% of developable land area to be dedicated to Foothills County as land or cash-in-lieu. Cell F will dedicate land to meet this requirement. The MR is designed to encourage naturalized and low maintenance Municipal Reserve (MR) parcels. There will be both landscaped and natural MR lands throughout Cell F. Dedicated manicured, landscaped MR is proposed for the centre islands. Strips of MR are provided along the edges of the proposed residential lots and along the north-south collector road to provide for a pedestrian pathway network throughout the community and to create a sense of place that makes residents feel they are living harmoniously within nature. The Homeowners Association (HOA) will be responsible for MR maintenance.

POLICIES

04.5.1 The Developer shall provide a breakdown of the required Municipal Reserve dedications and outline how they will be owned and maintained to the satisfaction of Foothills County at the subdivision stage.

04.5.2 The provision of Municipal Reserves shall be in accordance with the requirements of the Municipal Government Act. Should the provision of Municipal Reserves be insufficient, the Developer shall provide the appropriate amount of cash-in-lieu.

04.5.3 MR shall provide active transportation connections, open spaces, and recreational areas to the satisfaction of Foothills County.

04.5.4 Landscaping and Maintenance plans for Municipal Reserves will be reviewed and approved by Foothills County at the subdivision stage.

04.5.5 MR shall be maintained by the Developer until it is turned over to the Homeowners Association (HOA) for continuance of maintenance.

POLICIES

04.5.6 Irrigation of open space MR locations shall be undertaken by the Developer until such time as the landscaping has started to thrive. The irrigation will either cease, or be taken over by the Homeowners Association (HOA) at the appropriate time.

04.6 ENVIRONMENTAL RESERVE

The MGA requires land that has characteristics like a gully, ravine, or coulee, to be dedicated as Environmental Reserve (ER) and be left in its natural state.

The portion of the pond on the property is to be part of the overall drainage for the area, as such it is designated PUL. There is also an ER area surrounding the high-water mark of the pond to ensure that riparian areas associated with the pond are retained.

Due to potential liability issues, the County would not permit skating or point of first contact activities on the pond. Any use of the pond would have to be permitted at the discretion of Foothills County.

POLICIES

04.6.1 Environmental Reserve (ER) in Cell F shall be utilized as public open space.

04.6.2 Construction of public works for deep utility servicing may be permitted within ER under registered Utility Right of Ways (URW) at the discretion of Foothills County, provided Section 676 (1) of the Municipal Government Act has been satisfied. URWs will be registered on title at the subdivision stage.

04.7 COMMUNITY INTERFACE

Serenity Phase III/IV includes a series of public spaces, natural areas, and other open spaces that will provide social, biophysical, and aesthetic functions. The interface with existing community, amenities, and residences is a critical consideration in the site design and overall function of this site. The Developer is aware of a large ungulate study, which was undertaken at the inception of the Heritage Pointe development project. Lands have been set aside between the new residences and the existing residences, as outlined on ***Figure 7B and 7C: Community Interface Cross Sections.*** The project is adjacent to the existing Ravine community and a setback from the ravine has been identified on the cross section diagrams to (1) to retain the ecological function of the impoundment and natural areas, (2) to retain the corridor for large ungulate movement, and (3) to provide a setback in a similar manner and depth to the natural features existing today. The interface areas are designed to result in a sensitive transition and retain valued ecological components.

POLICIES

04.7.1 Interface Areas as outlined in *Figure 7A: Interface Buffer Cross Sections Key Map* may be incorporated at the discretion of Foothills County.

04.7.2 The interface areas shall be detailed at the subdivsion stage to the satisfaction of the Municipality.

04.7.3 At the expense of the Developer, the Interface Buffer Areas shall be designed by a Landscape Architect, constructed by the Developer, and maintained to the satisfaction of Foothills County or the HOA subject to the County's preference.

04.8 LANDSCAPE MAINTENANCE

This section outlines the responsibilities for maintenance of common spaces and public spaces by the Developer, County and HOA within the Serenity III/IV project site. This document outlines the requirements of Developers under direction from provincial legislation. The *Agricultural Service Board Act (ASBA) and Regulation,* the *Weed Control Act (WCA)* and the *Weed Control Regulation, the Agricultural Pests Act (APA)* and the *Pest and Nuisance Control Regulation,* and the *Soil Conservation Act (SCA)* and the *Soil Conservation Notice Regulation* are the Acts are all documents that result in the following requirements:

i. Any noxious weed as outlined in the *WCA and Regulation* must be controlled.

ii. Any prohibited noxious weed as outlined in the *WCA* and *Regulation* must be destroyed.

iii. Any pest or nuisance as outlined in the *APA* and the *Pest and Nuisance Control Regulation* must be controlled or destroyed.

iv. Prevent, stop, and remedy any soil loss or deterioration as set out in the (SCA) and the Soil Conservation Notice Regulation.

In its implementation, Foothills County Agricultural Service Board Inspectors review and apply the above Acts and will contact the Developer and/or Home Owners Association (HOA) should any of the above requirements are not being met. Foothills County may work together with the Developer, the HOA or specific landowners if necessary to bring land into compliance with the above-mentioned Acts.

Foothills County has basic rules for Reserve Land and Right-Of-Way's (ROW) that are included in an ASP. These rules are outlined as follows, and responsibility for adherence to these basic guidelines rests with the Developer of the project, until such time as these responsibilities are passed to the appropriate HOA:

i. There must be access through an approach for a vehicle (3m width) to every reserve.

ii. Non-regulated weeds must be controlled.

iii. The County will not be responsible for replacing trees that die on reserves.

iv. The County will not be responsible for maintaining any water body on a reserve.

v. The County will at its discretion decide whether to replace trees in the ROW.

vi. Vegetation in the ROW may be removed as set out in the Vegetation Control on Roadside and Roadside Brush Control policies.

vii. If any area is considered by Foothills County to be too unsafe to maintain due to grade or other hazards it will not be maintained.

viii. Only certified seed should be used in any reseeding efforts.

POLICIES

04.8.1 The Developer and/or HOA will collaborate with Foothills County to ensure that the intention of the landscape maintenance and monitoring program meets the expectations of the *Agricultural Service Board Act (ASBA) and Regulation, the Weed Control Act (WCA)* and the *Weed Control Regulation*, the *Agricultural Pests Act (APA)* and the *Pest and Nuisance Control Regulation*, and the *Soil Conservation Act (SCA)* and the *Soil Conservation Notice Regulation* to the satisfaction of Foothills County.

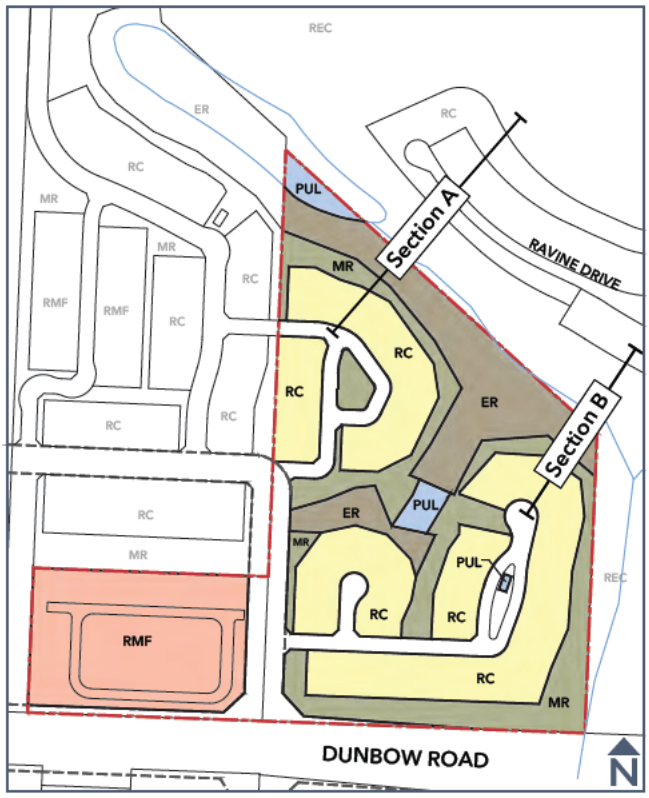


Figure 7A - Community Interface Buffer Cross-Sections Key Map

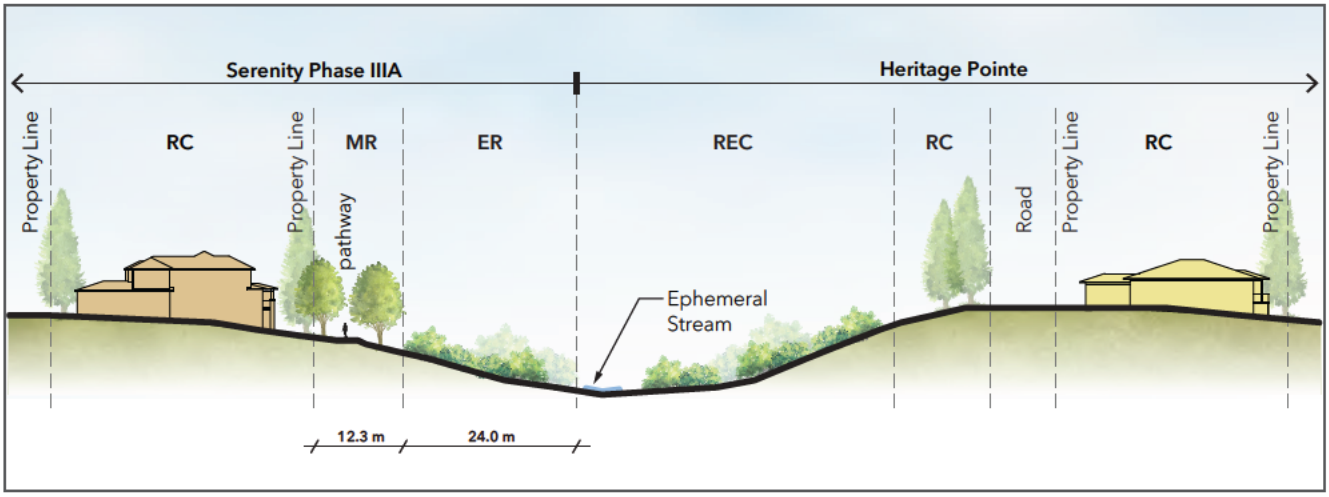


Figure 7B - Community Interface Cross-Section A

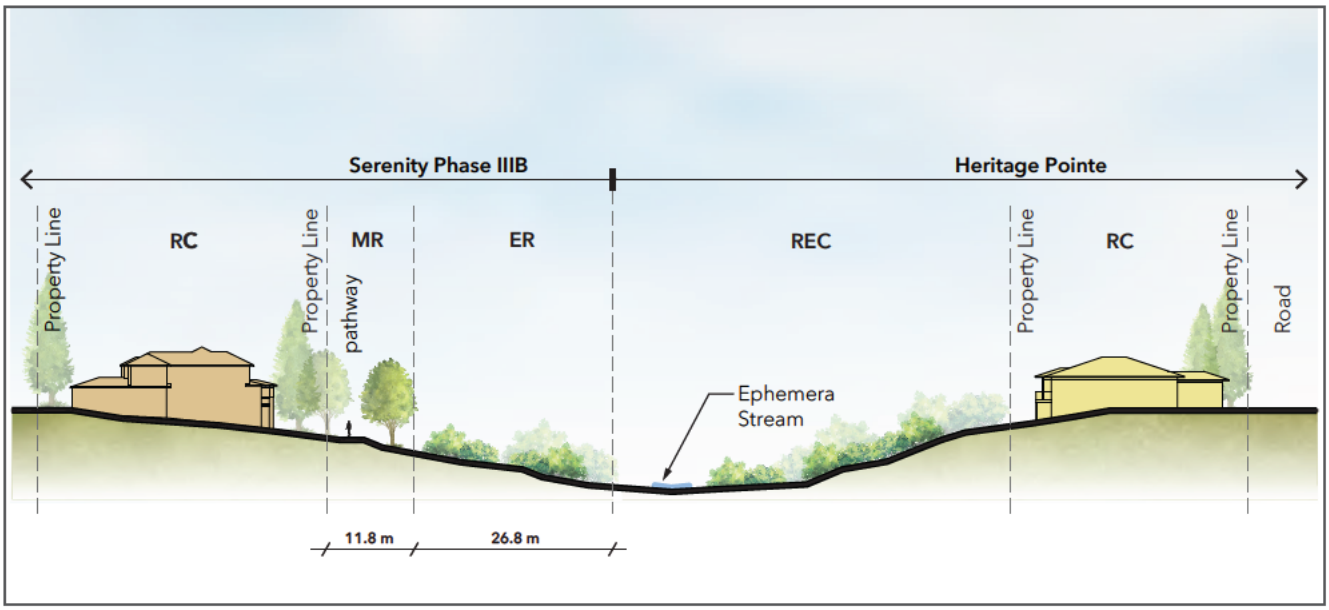


Figure 7C - Community Interface Cross-Section B

05. ARCHITECTURAL CONTROLS

05.1 PURPOSE

Architecture and landscape design brings character and a sense of place to the built form in the Cell F community, and is an extension of the Serenity Phase I lands to the west. All homes are encouraged to exhibit distinct features from adjacent homes in massing, articulation, fenestration type, exterior finishes, and colours. The community is designed to create and maintain a pleasing and consistent community environment, provide interest and variety throughout, ensure aesthetically pleasing built forms are constructed, and offer an attractive landscape. Various housing typologies are proposed in this land use strategy, and Cell F is located within an existing hamlet with an established architectural and landscape profile. As such, architectural and landscape design controls are required. These controls reflect themes established within Heritage Pointe and Artesia.

POLICIES

05.1.1 A set of Architectural Controls shall be prepared and submitted at the subdivision stage by the Developer. These controls will be registered on title at the time of subdivision.

05.2 ARCHITECTURAL CONTROLS

The general architecture and landscape themes for the development of Cell F is established by utilizing the prevailing architectural form, style, and detailing of the homes and the landscaping design previously developed throughout the residential communities within the Hamlet of Heritage Pointe. In addition, the Developer should encourage the more traditional styles of French Country, English Country, Tudor, Prairie, and Craftsman (***Section 5.3***). The design of the homes should contain enough variety to create interest while at the same time achieving a balanced harmony of forms, colours, and themes across an attractive landscaped plan area. The landscaping design will include community signage, outlook areas, seating nodes, trails, and proposed and existing vegetation. Landscaping and open space is addressed in further detail in ***Section 4.4*** of this ASP.

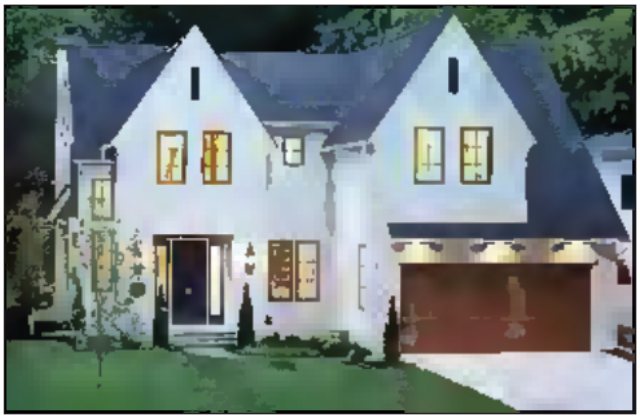
POLICIES

05.2.1 Similar themes, materials, massing, and architectural styles to those existing within the Hamlet of Heritage Pointe shall be reflected within Cell F.

05.2.2 The architectural controls shall contain a review and approval process that outlines compliance and approvals for the Developer.

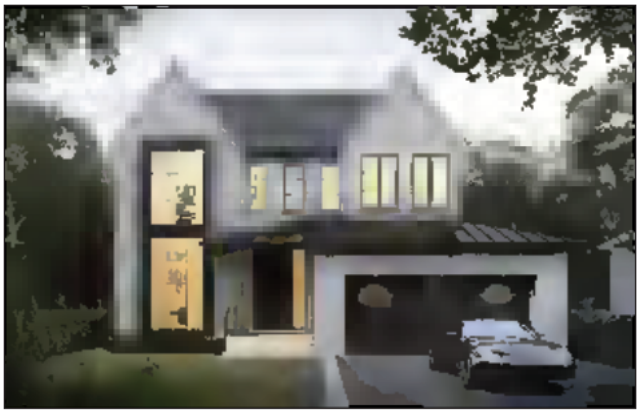
05.3 ARCHITECTURAL EXAMPLES

The images below provide context as to appropriate built form and architectural styles within Cell F.



FRENCH COUNTRY

FARMHOUSE



FRENCH COUNTRY

PRAIRIE MODERN

PRAIRIE MODERN

PRAIRIE MODERN, SEMI-DETACHED

06. INFRASTRUCTURE SERVICING

06.1 TRANSPORTATION

Foothills County commissioned Watt Consulting Group (Watt) to undertake a functional study of the Dunbow Road corridor between Macleod Trail and Deerfoot Trail. The study was undertaken as it is anticipated that future development will occur in this area both north and south of Dunbow Road. Additionally, the County wanted to ensure that the Heritage Pointe Fire Hall had unfettered access to Dunbow Road at all times.

06.1.1 EXTERNAL ROADS

Dunbow Road has been constructed to a two-lane standard between Deerfoot Trail and Macleod Trail. It functions as a major collector, and ultimately will be upgraded to a four lane standard. It intersects with 2nd Street E approximately 700m east of Macleod Trail and with 8th Street approximately 640m west of Deerfoot Trail. The intersection of Dunbow and 8th Street was constructed to a flared standard with a dedicated left turning lane and two through lanes in both the eastbound and westbound directions. The intersection with 2nd Street E has also been equipped with left turning bays but it has only one through lane eastbound and one through lane westbound. Acceleration and deceleration lanes have been constructed to accommodate right turns on its southbound approach. Dunbow Road and 2nd Street E are in the process of being converted into a roundabout by the County.

Based on the analysis and turning movement volumes presented in Watt's study, it is expected that the existing intersection control and lane configurations at the intersections of Dunbow Road with 2 Street E, 4 Street E, and 8 Street E will provide adequate capacity to support future traffic volumes until the 2045 background horizon year. While the intersection of Dunbow Road / 5 Street E is understood to be constructed as part of the proposed Serenity Phase III and IV development (with ultimate plans of improving to a roundabout), capacity analysis indicates that this intersection will provide acceptable operating conditions under a stop control configuration on opening day.

Consistent with previous functional studies completed for the Dunbow Road corridor in 2021, it is recommended that each of the study intersections be monitored as regional development continues to build out, and improved to a roundabout configuration when warranted. Additionally, two-lane roundabouts could be explored when the Dunbow Road corridor is improved to a four-lane cross section.

Long term access along this stretch of Dunbow Road supports the roundabout as illustrated ***Figure 8A - Long Term Access and Conceptual Development.*** Additionally, ***Figure 8A*** includes a conceptual illustration of potential future long term development on the north side of Dunbow Road and access locations. Foothills County requires Developers to contribute to the conversion to

roundabouts or signals, by way of contribution to the Community Sustainability Fee. Long term access from Dunbow Road to the Serenity Phase III/IV development is expected to be provided via an all-turns access at 5th Street. A secondary emergency right in/ right out egress-only access would be retained at 4th Street. The design and configuration of the all-turns intersection at 5th Street and Dunbow Road will be determined at the subdivision stage. The timing of the proposed Dunbow Road widening and roundabout at this location is critical, and will require close collaboration between the developer and Foothills County to ensure it is done according to plan.

06.1.2 INTERNAL ROADS

To allow for walkable connections to the existing commercial area, it is proposed that the Foothills County 20m Hamlet Road Standard be modified as it runs along the east-west portion of the Plan Area. The collector should include a sidewalk on one side in order to facilitate active modes of transportation to the commercial areas and recreational opportunities in the area. A reduced 12m road width, not a standard 16m, between Phase I and Phase III is proposed as the built form for this area is a small, intimate grouping of residential dwellings. Additionally, this 12m roadway provides access just to this grouping of dwellings and does not serve as a thoroughfare through Serenity Phase I and III. The long-term conceptual illustration on ***Figure 8A*** is for illustrative purposes only, identifying how the long term road system could be supported, and it can be revised without amendment to this plan. The internal road for Phase IV is intended to be within a registered bareland condominium and, as a result, will be maintained by the appropriate HOA. ***Figure 8B - 5th Street Entrance Road Cross-Section*** and ***8C - Internal Road Cross-Section*** illustrate the 5th Street and Internal Road cross sections.

POLICIES

06.1.1 The designation and design of internal and external roadways within the local transportation network, such as the classification, street size, and intersection/ access spacing, shall be designed to the satisfaction of Foothills County.

06.1.2 Area Developers are required to provide a contribution to the improvement of Dunbow Road by way of Foothills County's Community Sustainability Fee (CSF) as outlined in the County's Development Agreement and paid for at the subdivision stage. Additional contributions required beyond the scope of the CSF, will be at the discretion of Foothills County.

06.1.3 The Developer shall execute and comply with the County Development Agreement for all transportation related construction and contribution to the satisfaction of the County.

06.1.4 In accordance with County direction, a 48m setback from the centre line of Dunbow Road shall be adhered to. No residences shall be included within the Dunbow Road setback area.

06.1.5 Figure 8A is for illustrative purposes only and it can be revised without amendment to this Plan.

POLICIES

06.1.5 Internal roads within Phase III, Cell F, will be provided by the Developer and maintained by the County as a public road.

06.1.6 Internal roads within Phase IV, Cell F, will be provided by the Developer and maintained by the appropriate HOA as a private bareland condominium road.

0.6.1.7 Should external road improvements be required due to Phase III/IV, as determined by the Transportation Impact Assessment accepted by Foothills County, the necessary improvements shall be provided at the cost of the Developer to the satisfaction of Foothills County.

06.1.8 The design and configuration of the all-turns intersection at 5th Street and Dunbow Road will be determined at the subdivision stage and shall be undertaken by the Developer to the satisfaction of Foothills County.

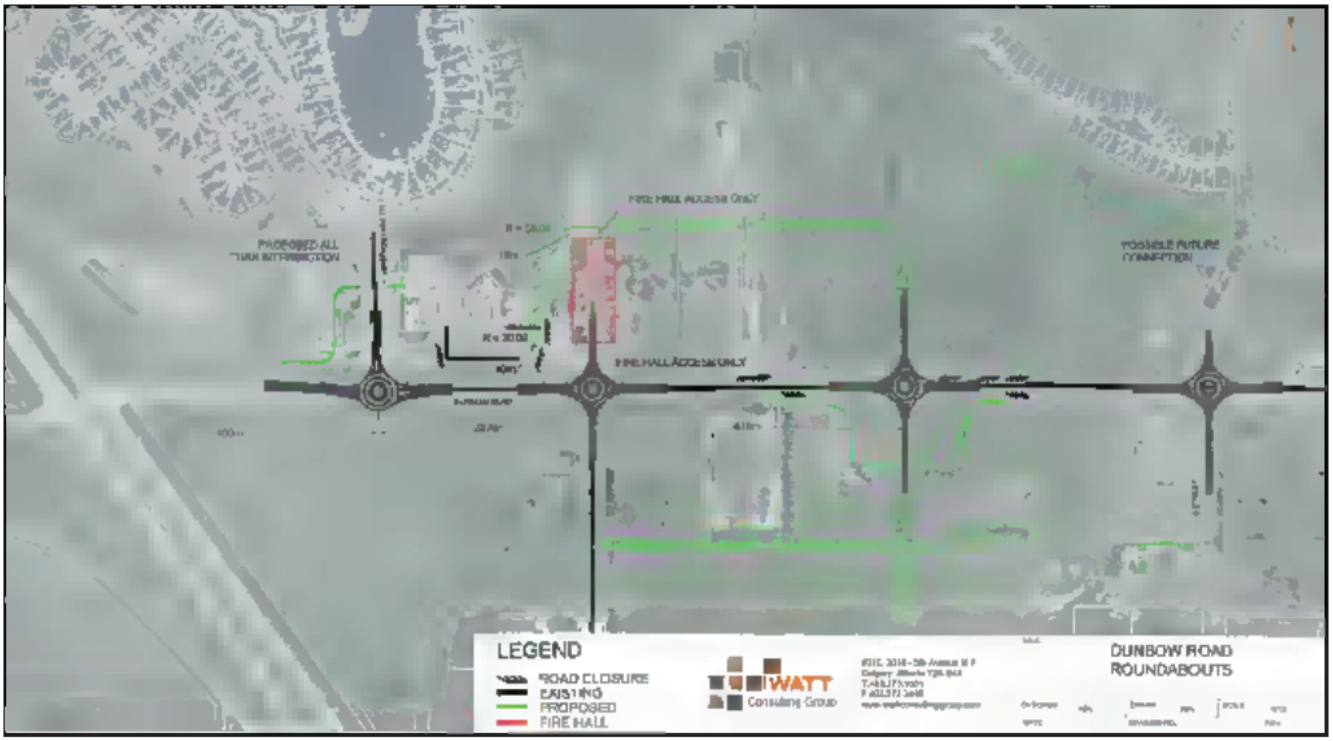


Figure 8A - Long Term Access and Conceptual Development

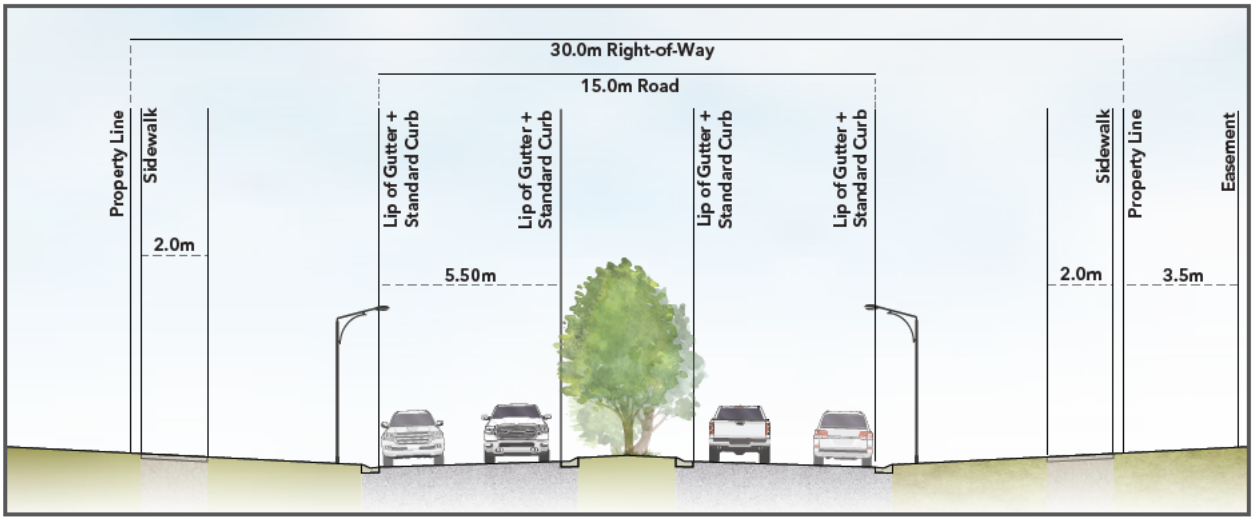


Figure 8B - 5th Street Entrance Road Cross-Section

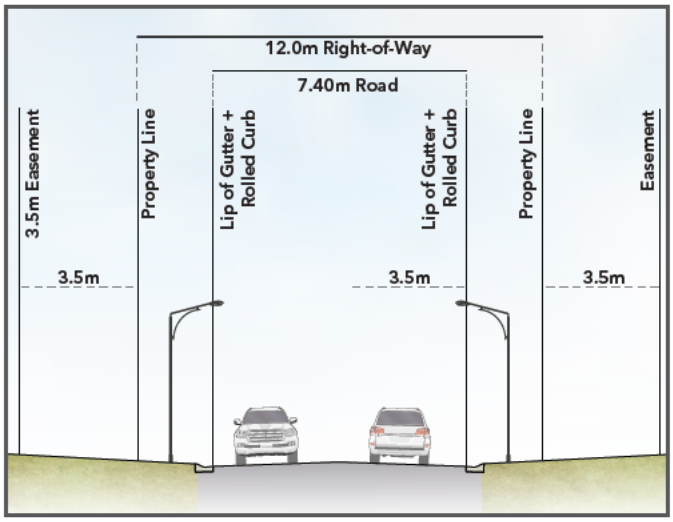


Figure 8C - Internal Road Cross-Section

06.2 GENERAL SERVICING STRATEGY

Cell F will be constructed as three separate phases of clustered residential development. The three phases, referred to as Phase IIIA (northern cluster), Phase IIIB (southern cluster), and Phase IV (west cluster), are separated geographically by an existing natural drainage channel flowing generally from southwest to northeast through the centre of the Cell F lands. As the three phases are not contiguous, the servicing strategy for each phase will vary, as described below.

All residential lots within the Plan Area will be serviced with deep utility services including potable water, wastewater and storm sewers. Additionally, each home within the development will also be serviced with private utilities such as electrical, natural gas and telecommunications.

As the Plan Area is within the existing Hamlet boundary, the provision of deep utility water and wastewater servicing will be provided by Bluestem Utilities (formerly Corix Utilities). Stormwater management and servicing will be reviewed and approved by Foothills County.

The Developer will be responsible for the full cost of design and installation of utility services within the Plan Area. This will include (on an as-needed basis) proportional contribution towards potable water and wastewater infrastructure upgrades as identified by Bluestem Utilities.

POLICIES

06.2.1 The Developer shall execute and comply with the County Development Agreement for all utility related construction, including water, wastewater, and stormwater as well shallow utilities and any required contribution towards utility construction to the satisfaction of the County.

06.3 POTABLE WATER

Phase IIIA: Water servicing for Phase IIIA development will be completed through connections to the existing water distribution system installed during the construction of Serenity Phase I, and extended to the phase boundary at the east end of Serenity Green. The water distribution system will be installed entirely within the proposed roadways in Phase IIIA and re-connected to the existing watermain installed within Serenity Drive.

Bluestem Utilities have confirmed that there is capacity within the existing water distribution system to provide servicing to Phase IIIA at full build out. Additionally, Bluestem has also confirmed that no offsite connections to loop the proposed water distribution system for Phase IIIA will be required, as the second connection to Serenity Drive will provide adequate servicing redundancy.

Phase IIIB: Water servicing for the Phase IIIB development will be completed through connection to the existing water distribution system located within Serenity Drive, previously installed with the Serenity Phase I development. The existing watermain will be extended south from the connection location within Serenity Drive to the south within the proposed the 5th Street E road right-of-way.

As discussed with Bluestem, there will be a requirement to complete a second connection to their water system when constructing Serenity Phase IIIB to provide a looped water connection for Serenity Phases I, III and IV.

Referring to the ***Figure 9 - Potable Water Servicing***, the looped water connection will be completed within Dunbow Road right-of-way, on the south side of the road. The proposed connection location (*See Annotation 'A'*) will connect to the existing supply main from the water treatment plant to the reservoir on Pine Creek Road. At the detailed stage for Serenity Phase I, Bluestem confirmed upgrades that

would be required to raise the service pressure of the supply main to make connection to this main viable for servicing purposes. Should the upgrades to the Bluestem system not proceed prior to detailed design stage for Serenity Phase IIIB, installing a Pressure Reducing Valve within 5th Street E north of the Annotation 'A' connection location would make connection to the supply main a viable option, and acceptable to Bluestem.

Bluestem has provided confirmation to the Developer that they have sufficient water supply to service the Serenity Phase IIIB development at full build out.

Phase IV: As illustrated in ***Figure 9 - Potable Water Servicing***, potable water servicing for Phase IV will be provided by connections to the existing watermain within 4th Street (installed with Serenity Phase I) as well as a connection to the future watermain constructed within 5th Street which will provide an internal looping for Serenity Phases I to IV.

Confirmation from Bluestem on availability of water to service Phase IV will be provided to the County under seperate cover.

POLICIES

06.3.1 Utility rights-of-way and associated easements must be identified and provided to Foothills County at the subdivision stage.

06.3.2 Water utilities shall be provided at time of subdivision or development permit stage.

POLICIES

06.3.3 The Developer shall determine servicing water capacity requirements and allocation within Cell F with Bluestem Utilities to the satisfaction of Foothills County.

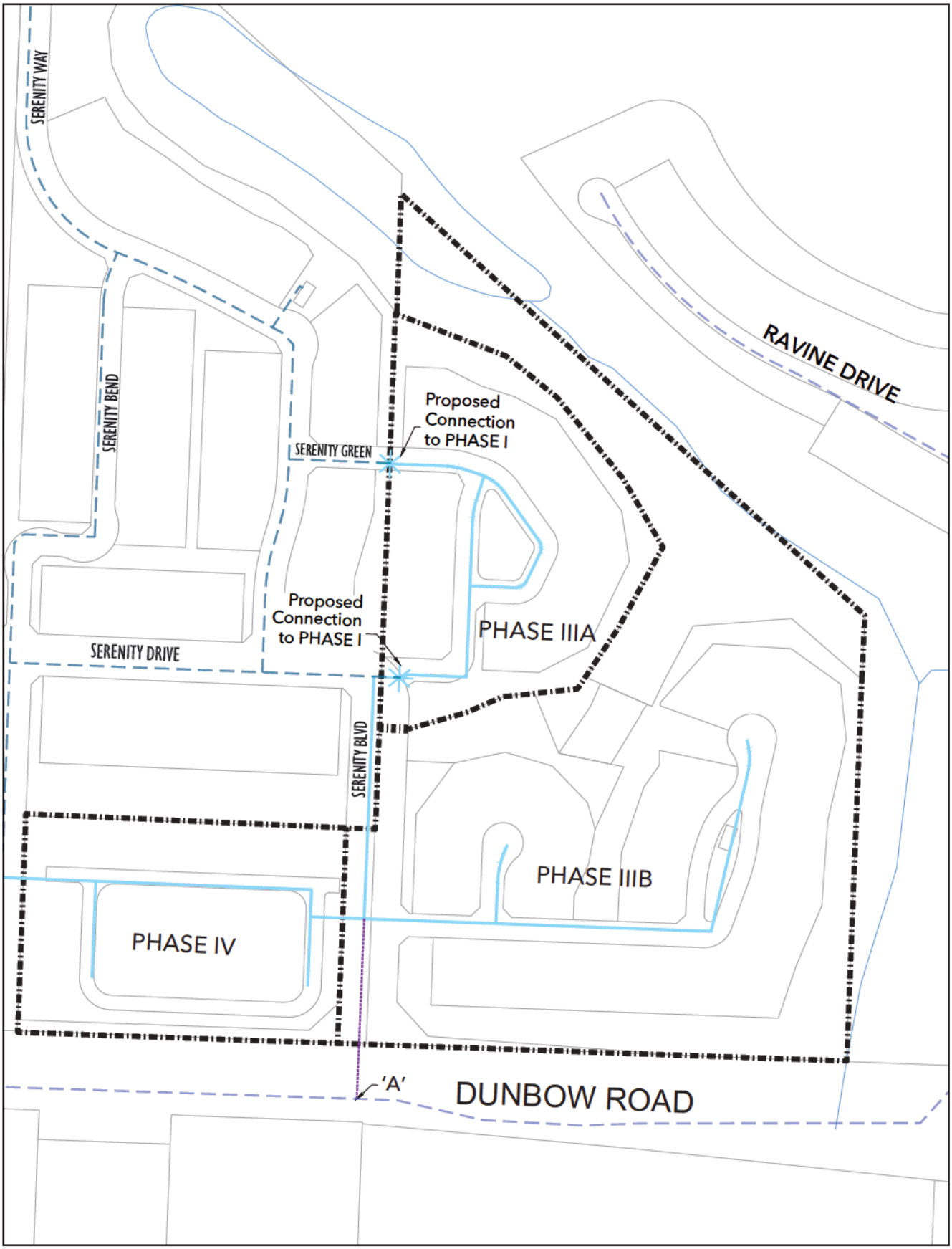
06.3.4 Potable water supply required to service the Plan Area shall be delivered through connection to Bluestem Utilities water treatment and distribution system.

06.3.5 Future developments within the Plan Area must implement water conservation measures in accordance with Foothills County guidelines and the Architectural Controls.

06.3.6 The Developer shall assume all costs associated with potable water infrastructure servicing. No rate increase is anticipated, but should one occur as a result of this service extension, the Developer must contribute to preserve the existing rate. As all infrastructure to provide the services will be at the sole cost of the Developer, there will be no impact on current customer rates.

06.3.7 The Developer shall provide fire hydrants and fire flows within Cell F to the satisfaction of Foothills County.

06.3.8 Endeavours to Assist should be considered in collaboration with the County regarding excess capacity or benefiting areas, as a result of infrastructure improvements, to ensure appropriate compensation at subdivision stage.



LEGEND

- Phasing Boundary
- Proposed Water Main
- Existing Water Main
- Existing Bluestem Reservoir Supply Main
- Looped Water Connection - Option 1: Connect to supply Main. Location 'A'

Figure 9 - Potable Water Servicing

N

06.4 WASTEWATER SERVICING

Phase IIIA: Wastewater servicing for the 14-lot Serenity Phase IIIA development will be completed through connections to the existing wastewater collection system installed during the construction of Serenity Phase I, and extended to the phase boundary at the east end of Serenity Green. The wastewater collection system will be installed entirely within the proposed roadways or easements provided by the developer.

The Serenity Phase IIIA wastewater system will flow entirely by gravity to the lift station constructed with Serenity Phase I, which pumps wastewater to Ravine Drive where it connects to the Bluestem wastewater system.

Bluestem Utilities have confirmed that there is capacity within the wastewater system to provide servicing to Serenity Phase IIIA at full build out.

Phase IIIB: Wastewater servicing for the Serenity Phase IIIB development will be comprised of a gravity sewer main that services all lots within this phase of development. The collection mains will flow to the proposed sanitary lift station located within the landscaped boulevard in the internal roadway. Wastewater will be pumped (via forcemain) to a connection point at the south end of the Serenity Phase IIIA, where it will enter the collection system and flow by gravity to Serenity Phase I.

The alignment of the forcemain will be confirmed at the detailed design stage but is anticipated to flow generally to the northwest from the proposed lift station site across a natural drainage draw located between Serenity Phase IIIA and IIIB. The method of installation will be confirmed at the subdivision stage and will likely be dictated by a feasibility study completed during the detailed design process.

The details for the proposed wastewater lift station will be provided at the detailed design stage. The proposed lift station will be designed to service lots in Serenity Phase IIIB and Serenity Phase IV. It is expected that the proposed lift station will be similar to the lift station operating on Ravine Drive and constructed with Serenity Phase I.

Phase IV: Wastewater servicing for the Serenity Phase IV development will be comprised of a gravity sewer main that will service all residential lots within this phase of development. The Serenity Phase IV wastewater system will connect to the future sanitary mains within Serenity Phase IIIB and will enter the existing Bluestem collection system via the future lift station in Serenity Phase IIIB.

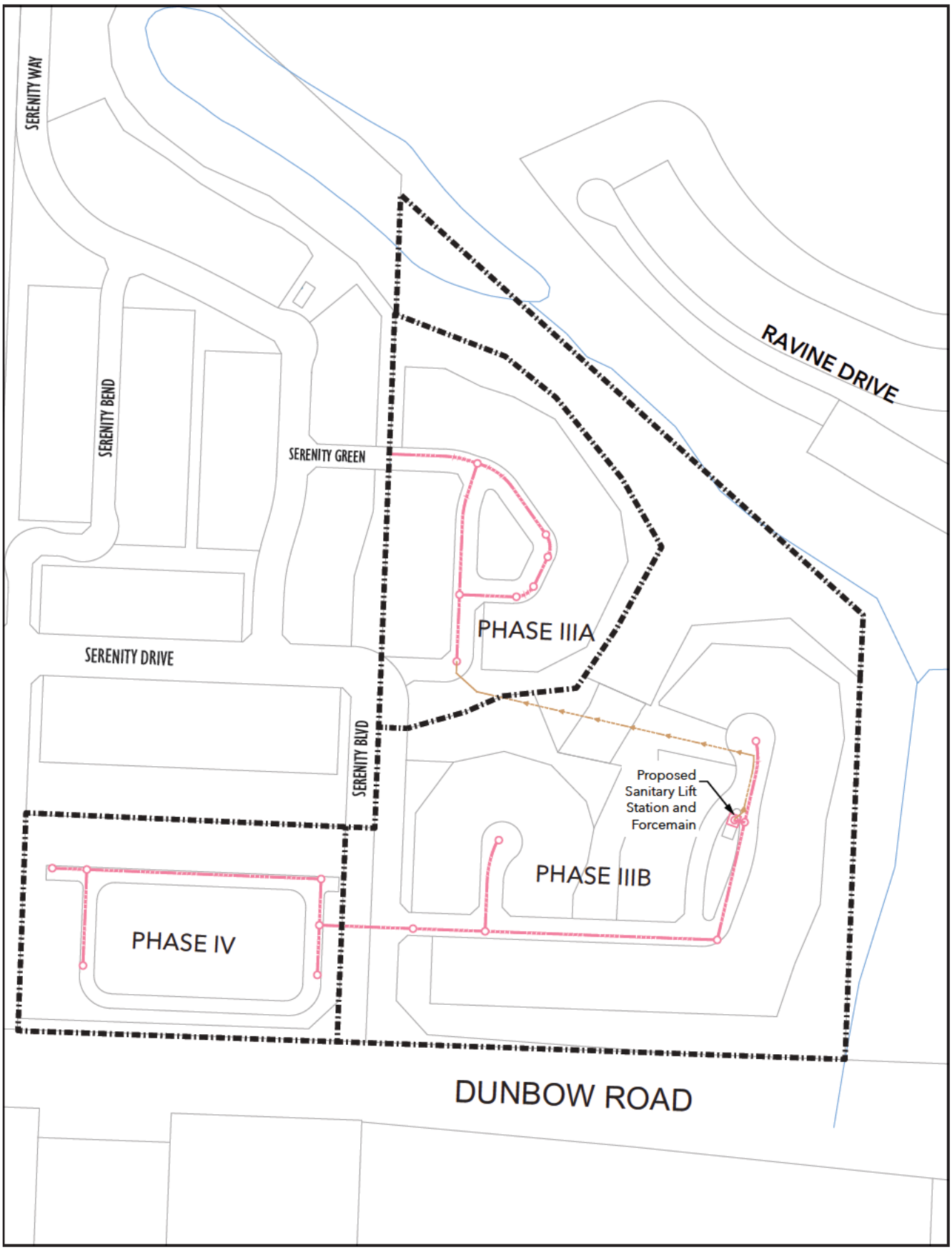
There is capacity within the Bluestem wastewater system downstream of the Serenity community to service Serenity Phases III and IV (***Figure 10 - Wastewater Servicing***). The performance of the downstream system will be monitored on a phase-by-phase basis with Bluestem.

POLICIES

06.4.1 The Developer shall determine wastewater capacity requirements and allocation within the Plan Area with Bluestem to the satisfaction of Foothills County.

06.4.2 The design for the wastewater collection system must be in compliance with the requirements of Bluestem's Servicing Standards as well as any applicable provincial guidelines.

06.4.3 The Developer shall assume all costs associated with wastewater infrastructure servicing. No rate increase is anticipated, but should one occur as a result of this service extension, the Developer must contribute to preserve the existing rate. As all infrastructure to provide the services will be at the sole cost of the Developer, there will be no impact on current customer rate.



LEGEND

- Phasing Boundary
- Proposed Sanitary Sewer
- Proposed Sanitary Manhole
- Proposed Sanitary Forcemain

Figure 10 - Wastewater Servicing

N

06.5 STORMWATER SERVICING

Serenity Phase III and IV is located within Foothills County, just southwest of the County boundary with the City of Calgary, and is a part of the Pine Creek watershed. Locally, storm runoff from the Subject Site drains to a man made impoundment located within the Serenity Phase I development, and ultimately discharges into Pine Creek. The Subject Site will be developed as a residential area with an open space neighbourhood under the Heritage Pointe Area Structure Plan Amendment Stormwater Management Plan (SWMP) and Pond Report (2023).

According to the recently published report *"Stream Health and Morphologic Considerations for Development Around Pine Creek - November 2024"*, a stormwater peak release rate of 2.9 L/s/ha and an average runoff volume of 77mm are recommended for developments within the Pine Creek watershed.

A Stormwater Management Report (SWMR) has been prepared to align with the recommendations outlined in the Heritage Pointe SWMP (2021), the Pond Report (2023), and recently published Morphological Report for Pine Creek watershed (2024).

The Serenity Phase III and IV SWMR presents the proposed stormwater management strategies and identifies necessary infrastructure to manage surface runoff and maintain stormwater quality from the development area. These strategies are designed to serve the current phase of development while considering future requirements, complying with applicable provincial and municipal standards and guidelines. It also ensures that an adequate level of service is provided for the current development as well as the downstream receiving infrastructure, and drainage courses can safely handle the flows discharged from the development.

The proposed development boundary within Phases III & IV including the central intermittent drainage, is approximately 9.24 ha (22.83 acres) and will consist of residential housing with natural and developed municipal reserve lands.

As per the Stormwater Management Report, the Serenity Phase III & IV development will employ a dual drainage system that consists of underground pipe network (minor system) and overland conveyance (major system) including emergency overland escape routes. The minor system (under ground sewer system) is designed to convey the runoff from small and frequent storm events. Major system (overland conveyance) is designed to convey stormwater for infrequent large storm events that exceed the capacity of the minor system. Both the minor and major system will comply with the Provincial and Municipal standards and guidelines.

To meet the release rate and runoff volume targets established for the Pine Creek watershed, a dry pond with an approximate storage capacity of 2,300 cubic metres and 1.8m total depth, will be constructed at the central location of the Phase III & IV development as shown in ***Figure 11 - Preliminary Stormwater Strategy***. The discharge from the pond will be directed towards the impoundment through an existing drainage course. For events exceeding 1:100-year storm events, the storm pond will be designed with an emergency spillway, with the adjacent landscape grades set to allow for gravity spill along the existing drainage towards Pine Creek.

The location of the dry pond is selected such that it serves a greater drainage area, provides the gravity conveyance to the pond, and aesthetically fits with the proposed development.

The stormwater water quality will be mainly achieved by installation of an oil and grit separator (OGS) unit placed at upstream of the dry pond. The OGS will be able to provide treatment to the levels as required by the City of Calgary and Alberta Environment. Moreover, the best management practices, such as routing the storm runoff from the residential areas through pervious surfaces, will be encouraged which will filter out sediments and surface pollutants prior to discharging into sewer system. Similarly, all private lots and public open spaces will be provided with 300mm topsoil.

Main Stormwater Strategies include:

The stormwater management plan is based on to the approved Heritage Pointe Area Structure Plan Amendment Stormwater Management Plan (LGN, 2021), Pond Report (CIMA, 2024) and Stream Health and Morphologic Considerations for Development Around Pine Creek (November 2024).

- The development will employ the dual drainage system and shall be designed to convey the entire storm runoff to the proposed stormwater facility (dry pond) in accordance with approved rates (70 L/s/ha) and City of Calgary standards guidelines.
- The design of the major system will follow Alberta Environment guidelines and is to be designed based on 1:100-year rainfall events. Velocities and flow depths for the major system, including gutter and swales, will not exceed the values provided in AEP guidelines.
- A dry pond will be designed to meet the release rate and storm runoff volume target as recommended by Stream Health and Morphologic Considerations for Development Around Pine Creek (November 2024).
- The runoff from the dry pond and overland flow will be routed to the impoundment and will further discharge into Pine Creek as described in the pond report (CIMA, 2024).
- All the upstream off-site flows currently passing through the proposed development will be conveyed through the site as a flow-through discharge, without attenuation of the existing flow.
- The water quality of the storm runoff from the development will be treated by the Oil and Grit Separator (OGS) to meet the municipal and provincial standards.
- The development design provides a continuous escape route for stormwater, typically via the road network.

Low Impact Development (LIDs) and Best Management Practices, widely used in City of Calgary and surrounding municipalities, will be strongly suggested to minimize the runoff within the development.

POLICIES

06.5.1 All proposed subdivision applications must be supported by a Storm Water Management Plan to the satisfaction of Foothills County.

06.5.2 Stormwater management shall include conservation methods such as Low Impact Development (LID) and Best Management Practices (BMPs) and should incorporate stormwater reuse principles in subdivision and development designs.

06.5.3 Stormwater design should provide wetland treatment systems that improve stormwater quality.

06.5.4 Stormwater shall be conveyed in a manner that protects downstream properties.

06.5.5 The design for the stormwater collection system must be in compliance with the requirements of Foothills County Servicing Standards as well as any applicable provincial approvals from Alberta Environment and Protected Areas shall be obtained for the stormwater system.

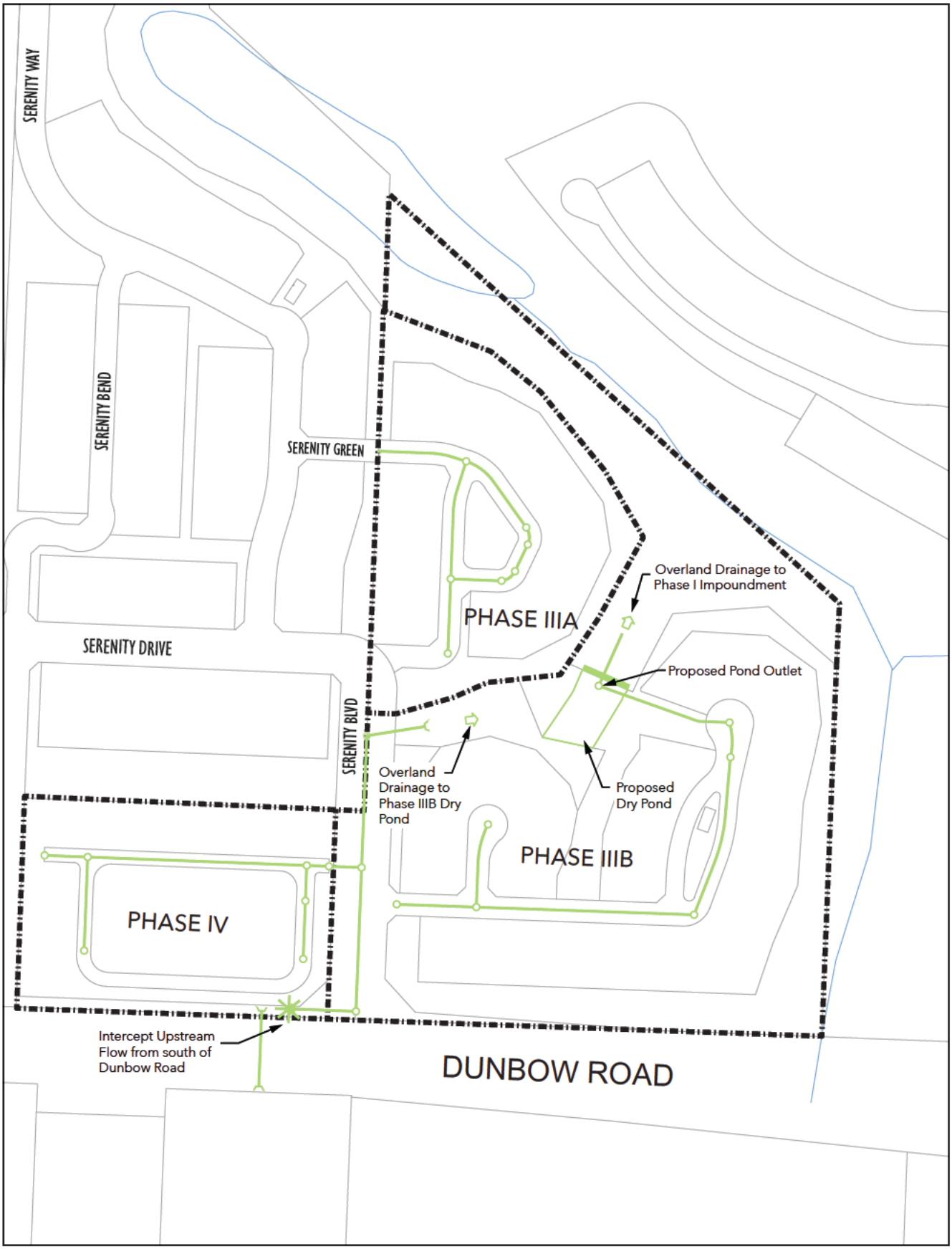
06.5.6 The design of the overland conveyance approach shall be designed to the satisfaction of Foothills County and Alberta Environment and Protected Areas.

06.5.7 Drainage must be directed away from hard surfaces within individual lots (i.e. - roofs, driveways, walkways, etc.) on to landscaped areas prior to drainage discharging onto streets or concrete swales.

POLICIES

06.5.8 Topsoil depths within landscaped areas of individual lots and other green spaces (i.e. - boulevards, MR, etc.) must be increased to promote infiltration and absorption runoff.

06.5.9 Landowners should maintain a sheet flow drainage pattern across vegetated areas where possible (i.e. - rear lot drainage into MR/ER, etc.) to provide some water quality improvement.



LEGEND

- Phasing Boundary
- Proposed Storm Main
- Proposed Storm Manhole

Figure 11 - Preliminary Stormwater Strategy

N

06.6 GEOTECHNICAL

A Geotechnical Investigation for the Serenity Phase III development was prepared by Factor Geotechnical Ltd. in July 2024, and provided under separate cover. The purpose of the Geotechnical Investigation was to provide a report in support of the planning and design of a residential community. The report includes a description of soil and groundwater conditions from drilled and hand-dug test holes, classifies the encountered soils, provides descriptions of relevant engineering and physical properties, and installation of PVC standpipes in selected borehole locations. The Geotechnical Investigation included a number of recommendations that are to be followed at the development stage. While no Geotechnical Investigation was completed for the Phase IV lands, the composition and extent of the topsoil and subsoil extents are likely to be similar considering the nature of the context area. Recommendations provided in the Geotechnical Investigation will generally be followed within the Phase IV lands as well.

POLICIES

06.6.1 A Slope Stability Assessment (SSA) shall be prepared with specific geotechnical recommendations pertaining to slopes and specific lots for both the Phase III and Phase IV lands. Development will occur in line with the recommendations of this SSA.

06.6.2 Development shall occur in accordance with the recommendations of the Geotechnical Investigation, prepared by Factor Geotechnical Ltd., dated July 2024.

06.7 SHALLOW UTILITIES

Shallow utility servicing (gas, electrical, telecommunication, and cable) will be provided through the extension of shallow utility infrastructure from existing development and regional facilities near Cell F.

Shallow utility providers will be engaged as part of subsequent planning and/or detail design stages to determine shallow utility requirements, and whether any upgrades of regional infrastructure will be necessary.

POLICIES

06.7.1 The Developer is required to ensure all lots have access to shallow utility services to the satisfaction of Foothills County.

07. IMPLEMENTATION FRAMEWORK

07.1 IMPLEMENTATION

The adoption of this ASP Amendment established specific expectations that guide the implementation of development. The ASP Amendment provides a framework of policies that must be considered prior to subsequent consideration of land use amendment and/or subdivision approval for development within Cell F.

ASP Amendments are considered by Foothills County Council and occurs following a statutory Public Hearing. Foothills County considers the adoption of ASP Amendments pursuant to the requirements of the Municipal Government Act.

Future consideration of land use amendment, subdivision, and development permit applications will follow in accordance with the policies of an ASP Amendment and other Foothills County development requirements.

POLICIES

07.1.1 All planning and development applications to Foothills County will be evaluated for alignment with the policies of this ASP Amendment.

07.1.2 This ASP Amendment may be amended from time to time at the discretion of Foothills County.

07.2 PUBLIC ENGAGEMENT

Consultation with stakeholders and members of the community occurred in the form of personal meetings, virtual/in-person meetings with homeowners associations in the hamlet, discussions with affected property owners, and a community-wide open house. A summary "What We Heard Report" was provided to Foothills County under separate cover.

07.3 PHASING

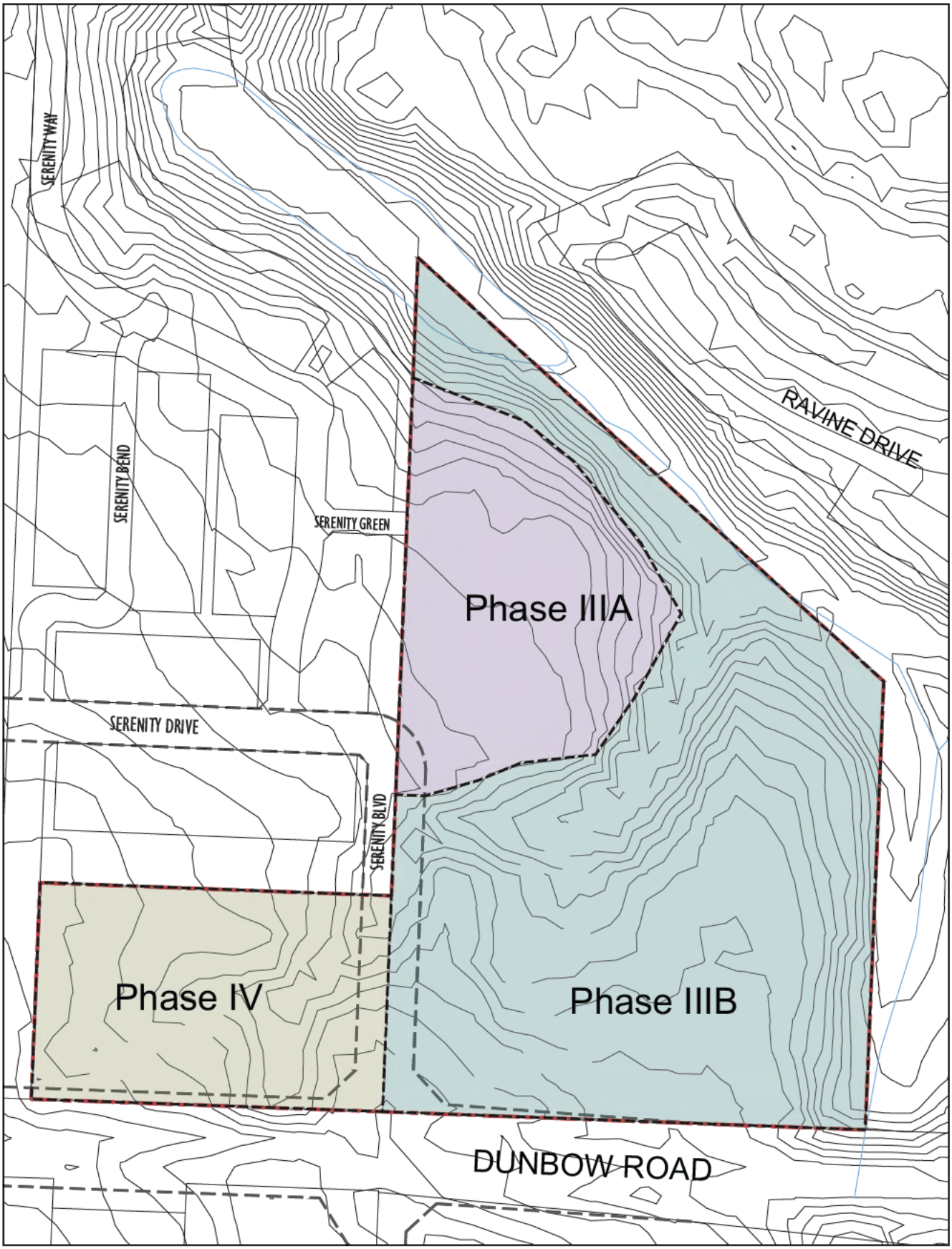
The Serenity Phase III and Phase IV areas will be developed sequentially in accordance with servicing availability ***(Figure 12 - Phasing Plan)***.

POLICIES

07.3.1 The phasing strategy shall generally align with the Phasing Plan depicted on *Figure 12*, and will be based on the availability of servicing and market conditions at the time of construction.

07.3.2 Each stage of development may contain one or more phases, at the discretion of the Developer, should servicing availability permit it.

07.3.3 The Developer shall be responsible for providing a road naming plan at the subdivision stage for all phases as submitted.



LEGEND

- Subject Site
- 1.0m Contour Intervals
- Phase IIIA
- Phase IIIB
- Phase IV

Figure 12 - Phasing Plan

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TOWNSHIP PLANNING + DESIGN INC.

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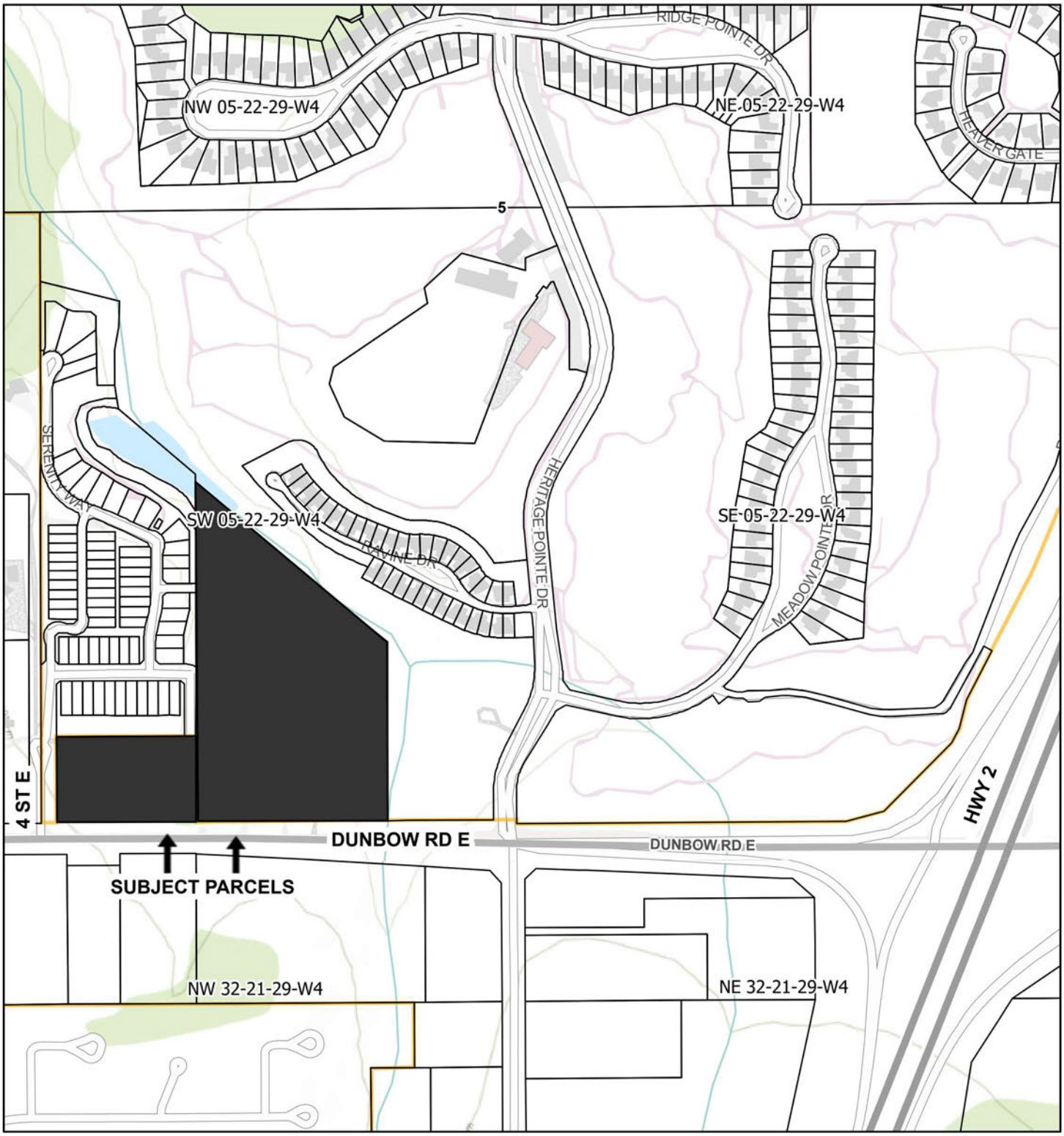
Location Map Ptn. SW 5-22-29 W4M; Pln 9011402Blk 1 & Pln 9011470Blk 2



2026-05-14, 10:52:21 a.m.

1:11,392

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Parcels

Settlement

Hamlet

Canada_Hillshade

Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.