



Application for Amendment to Land Use Bylaw

Foothills County

309 Macleod Trail, Box 5605, High River, AB T1V 1M7 • Tel: 403-652-2341 Fax: 403-652-7880

www.foothillscountyab.ca

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, Abe Hage
Name of Registered Owner (please print)

hereby certify that I am the registered owner of the land described above and authorize

PlanningPlus to act as agent in the matter.
Name of Agent (please print)

PLEASE ACCEPT THIS APPLICATION REGARDING LEGAL LAND DESCRIPTION

All/part of the NW 1/4 sec. 32 twp. 21 range 29 west of 4 meridian.

Being all parts of lot _____ block 3 Reg. Plan No. 1706 LK C.O.T. No. _____

TO: (Choose One)

☒ Redesignate from CR to RC, RMF, MLR, ER & PUL

☐ Amend the Land use Bylaw by _____

Size of existing parcel(s) 6.1 hectares (15.1 acres) Size of proposed parcel(s) 6.1 hectares (15.1 Acres)

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

See Attached Supporting Information Document

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 May 11, 2026

Signed _____

Landowner Information

Phone No. _____

Address: _____

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

Email Address: _____

Agent Information

Phone No. 403 651- 3678

Address: _____

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

Email Address: bsyal@planningplus.ca

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.

May 11, 2026
Date

Signature of Owner _____

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

May 11, 2026

Brittany Smith
Foothills County, Planning and Development Officer
309 Macleod Trail, Box 5605,
High River, Alberta T1V 1M7
Via email: brittany.smith@FoothillsCountyAB.ca

Dear Ms. Smith:

PlanningPlus, on behalf of Hage Corp., is re-submitting Land Use Redesignation for the lands located within Heritage Estates Area Structure Plan (ASP) approved by Council August 2025. The Land Use application was refused by Council on April 15, 2026. **On May 6, 2026, Council approved waiver of reapplication fees and the six-month waiting period.**

The subject land is for 6.1 hectares (15.1 acres) in area located at [REDACTED] south of Dunbow Road. The Plan Area is legally described as Portion of Block 3 Plan 1706LK, NW ¼ 32-21-29-4.

The following documents are submitted in support of the proposed Land Use Redesignation Resubmission:

- Land Use Redesignation Plan
- Land Use Redesignation Supporting Information
- April 23, 2026 SAL Stormpond Email
- Signed Application Form
- Signed Abandoned Well Form
- Signed Landowner Authorization Form

The following studies submitted in support of recently approved Heritage Estates ASP, are also applicable for proposed Land Use. Please let us know if we need to resubmit these studies.

- Heritage Estates ASP Servicing Study, Scheffer Andrew Ltd.
- Bluestem Utilities & Water Transfer Alberta Letters
- Heritage Estates Stormwater Management Letter Report, LGN Engineering & Follow-up Letter
- Heritage Estates Engagement Summary, Albion
- Heritage Estates ASP Transportation Overview, Bunt and Associates

If you have any questions and require additional information, please do not hesitate to reach out to our team. We look forward to your comments.

Warm regards

PlanningPlus

[REDACTED]

Bela Syal, Principal

cc: Mr. Abe Hage, Hage Corp.

HERITAGE ESTATES

— AT HERITAGE POINTE —

LAND USE REDESIGNATION RESUBMISSION







HERITAGE ESTATES

— AT HERITAGE POINTE —

LAND USE REDESIGNATION RESUBMISSION SUPPORTING INFORMATION

Prepared for

Hage Corp.

Prepared by:



May 2026

PROJECT TEAM

Albion Group – Engagement & Branding

Bunt & Associates Engineering Ltd. – Transportation Planning

LGN Consulting Engineering Ltd. – Stormwater Management

Navagrah Landscape Architecture + Urban Design – Landscape Architecture

PlanningPlus - Planning & Design

Scheffer Andrew Ltd. - Civil Engineering

VISION

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

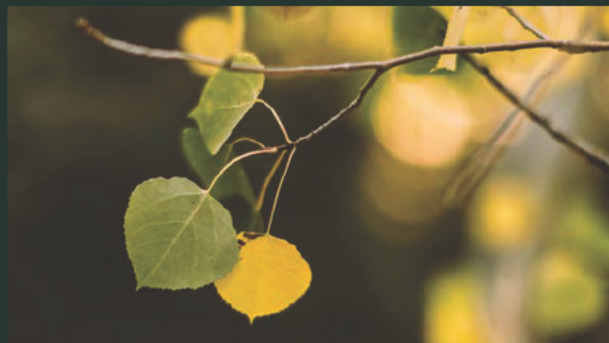
The 61-unit development is envisioned as an inclusive neighbourhood that fosters belonging through a mix of single family, semi-detached and townhomes for families of all ages.

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

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

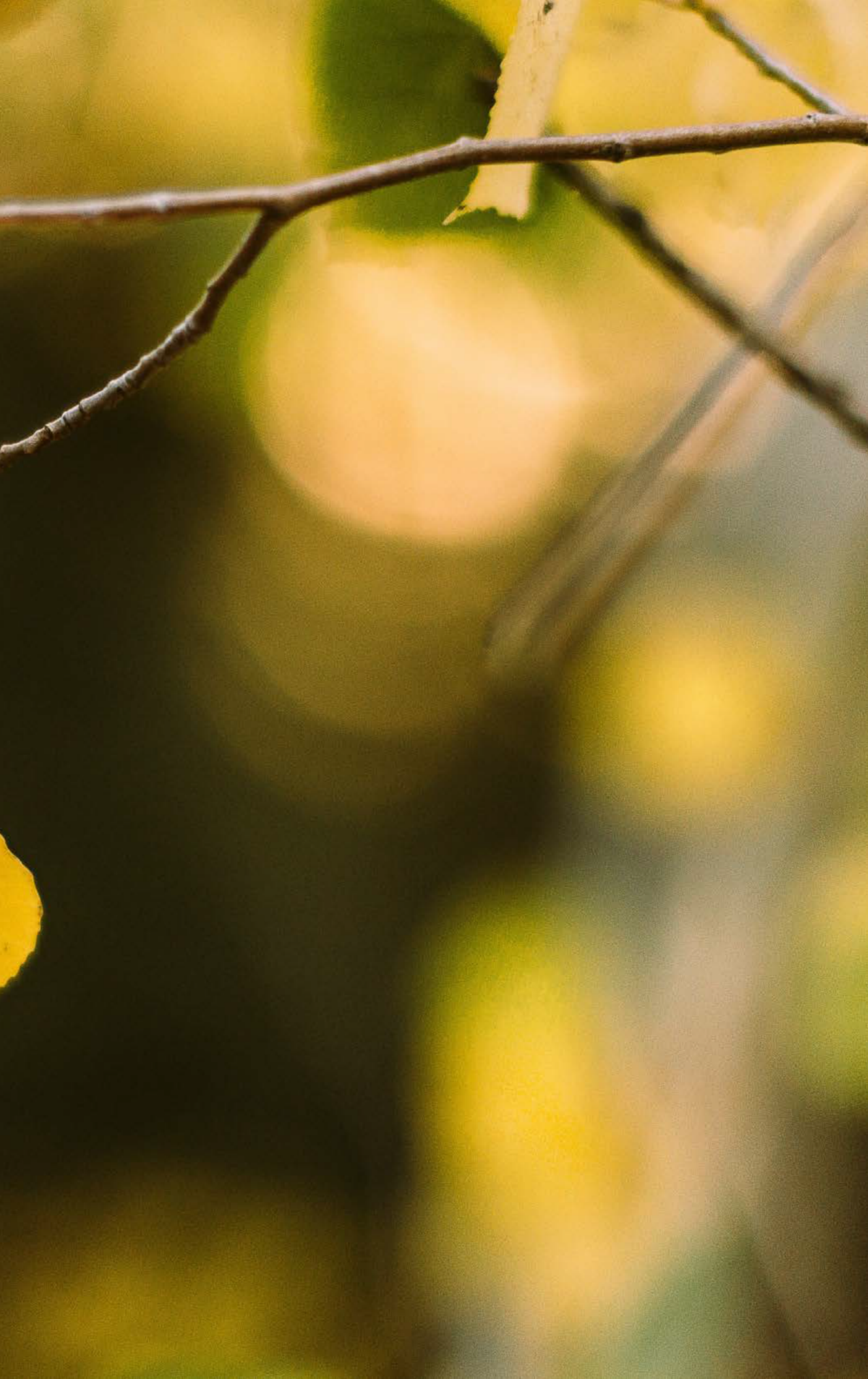
The naturalized stormwater facility enhances its ecological value by supporting diverse plant species and local wildlife habitat. It functions as a sustainable stormwater facility and a community focal point, with trails, lookouts and interpretive nodes.

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









CONTEXT

CONTEXT

LOCATION & SITE CONTEXT

The proposed land use redesignation is for 6.1 hectare (15.1 acre), Heritage Estates lands, that form the recently approved Heritage Estates Area Structure Plan, located in the hamlet of Heritage Pointe. Heritage Pointe hamlet is located immediately south of the City of Calgary and is bounded by Highway 2 (Deerfoot Trail) and Highway 2A (Macleod Trail) to the east and west respectively.

Legally described as Portion of Block 3 Plan 1706 LK within the NW ¼ 32-21-29-4, Heritage Estates lands are bounded by:

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

The subject lands are currently designated Country Residential (CR). Access to Heritage Estates lands is off 2 Street E, currently a two lane paved rural standard road. 2 Street E connects into Dunbow Road located 400 metres north of the Heritage Estates Plan Area.

Heritage Estates lands are characterized by fairly flat topography generally draining towards the northeast. A shallow draw runs through the middle of the lands. There is an existing house on the land, occupied by the owner. There is no significant vegetation on the lands, other than the treed area around the house.

See Figures 1 & 2 for Location and Site Context.

BACKGROUND

On June 21, 2024, Council formally designated Heritage Pointe a hamlet.

In August 2024, County Council approved the Area Structure Plan for Heritage Crossing, comprising 15.8 hectares (39.1 acres) immediately north of Heritage Estates.

In August 2025, Council approved the Area Structure Plan for Heritage Estates, comprising 6.1 hectares (15.1 acres).

On October 15, 2025, Council approved Heritage Pointe Hamlet Boundary to be extended to include both Heritage Crossing and Heritage Estates Area Structure Plans as shown in Figure 3: Policy Context.

The original Land Use redesignation made in November 2025, was refused by Council on April 15, 2026. On May 6, 2026, Council approved waiver of land use application fees and six month waiting period.

POLICY CONTEXT

The land use redesignation on Heritage Estates lands is guided by Heritage Estates Area Structure Plan, August 2025 and Land Use Bylaw 60/2014. The Heritage Estates ASP is prepared to align with the overarching policy framework established within the Municipal Development Plan, 2010 and Growth Management Strategy, 2013.

FIGURE 1: LOCATION MAP

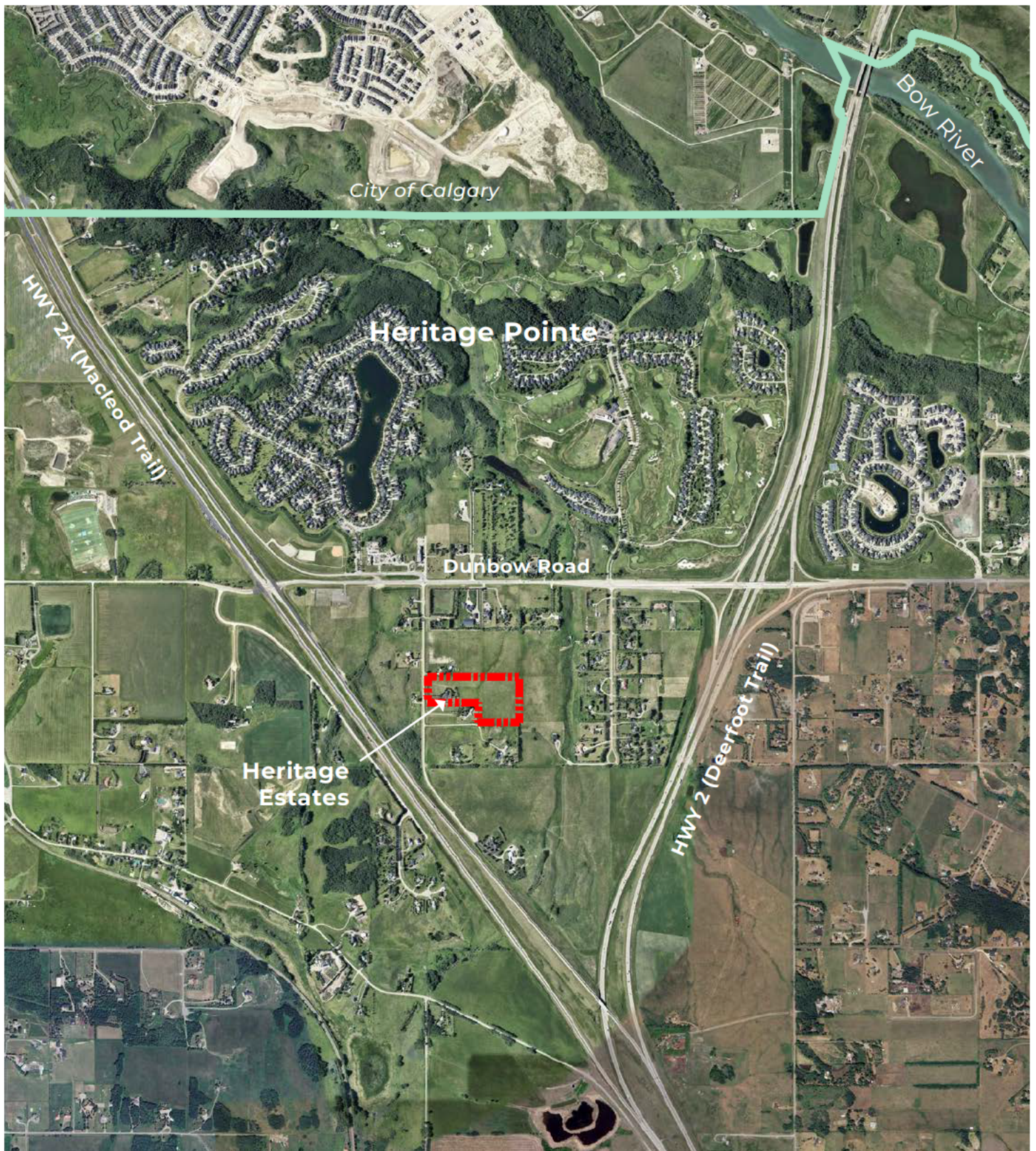
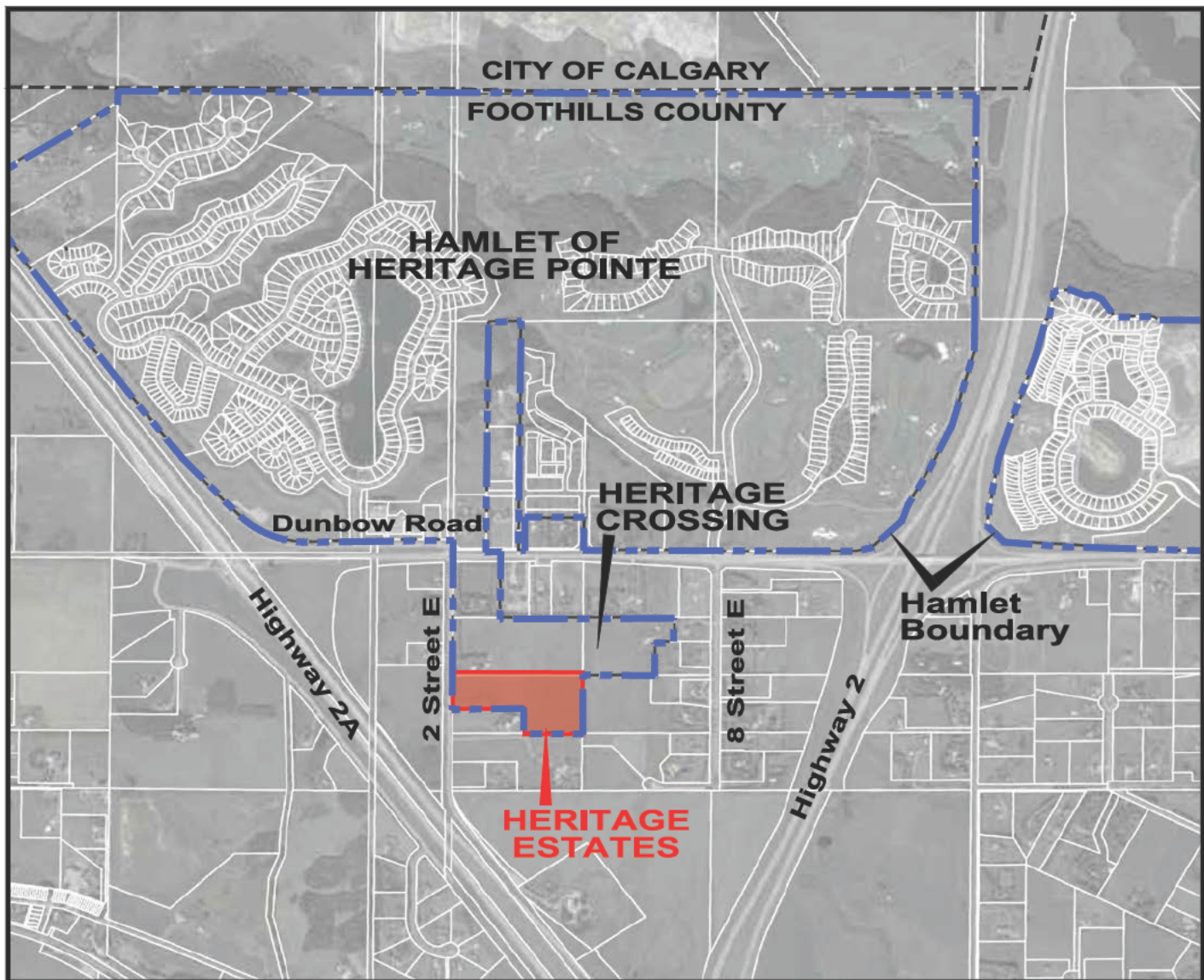


FIGURE 2: SITE CONTEXT

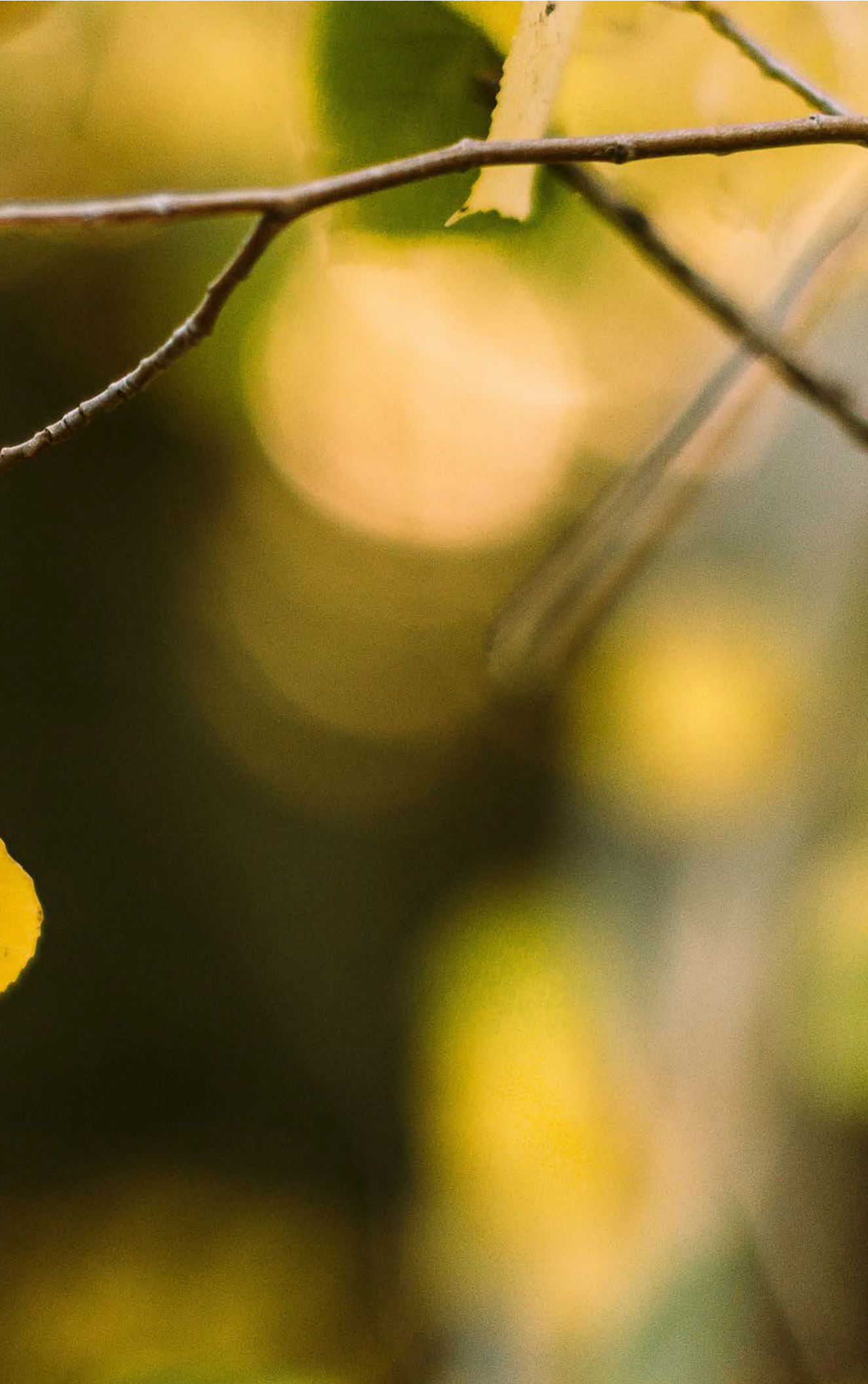


FIGURE 3: POLICY CONTEXT



Continued on Page 12





PROPOSED LAND USES

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The proposed uses will help realize the developer's vision of providing high-quality modern living in Heritage Estates guided by the principles of inclusivity, sustainability and design excellence. The proposed Residential and associated Open Space land uses in Heritage Estates align closely with the approved Area Structure Plan and will be a continuation of the uses in Heritage Crossing currently under construction.

See Figures 4 & 5 for Proposed Land Use Redesignation and Land Use from the ASP for alignment.

RESIDENTIAL USES

The Residential uses in Heritage Estates comprise of 4.2ha (10.5ac) and constitute 70% of the gross developable area. See Land Use Stats Table.

The following Residential Districts are proposed to allow for a range of housing types:

- **RESIDENTIAL COMMUNITY RC – Single Detached** will be the predominant housing type and is projected to yield 30 residential lots in two culs de sac.
- **RESIDENTIAL COMMUNITY RC – Single / Semi- Detached** is projected to yield 13 residential lots as shown in Figure 4..
- **RESIDENTIAL MULTI-FAMILY RMF – Semi- Detached** will yield a maximum of 18 units at 10 units per acre allowable density for the RMF district. The Preliminary Concept Plan prepared by Schofield Architecture (Figure 6) shows 14 semi-detached units.. The concept plan is for illustration purposes only and subject to change; the final plan may include a smaller lot size with 18 units. The internal road within the RMF site is proposed as two 7.4m driving lanes on a 12.0m right of way (Figure 7).

The Residential uses are projected to yield a total of 61 units resulting in a density of 4.1 units per acre. This falls within the maximum allowable density of 4.6 units per acre as per Policy 4.2c of Heritage Estates ASP. The number of residential units are subject to refinement at the Subdivision stage.

LAND USE STATISTICS (Gross Developable Areas)

	ha	ac	% of GDA	Projected Units
Gross Total Area	6.12	15.13		
 Environmental Reserve (ER)	0.05	0.12		
Gross Developable Area (GDA)	6.07	15.01	100%	
 Multifamily Site (RMF)	0.76	1.88	13%	18
 Single / Semidetached (RC)	0.92	2.27	15%	13
 Single Detached (RC)	2.56	6.34	42%	30
 Municipal Land Reserve (MLR)	1.41	3.48	23%	
 Public Utility District (PUL) Pond	0.42	1.04	7%	
Total Units				61
Residential Density	10.0	units per hectare		
	4.1	units per acre		

Notes:

Gross Developable Areas for each land use are to the middle of the adjacent roads.

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

FIGURE 4: PROPOSED LAND USE PLAN

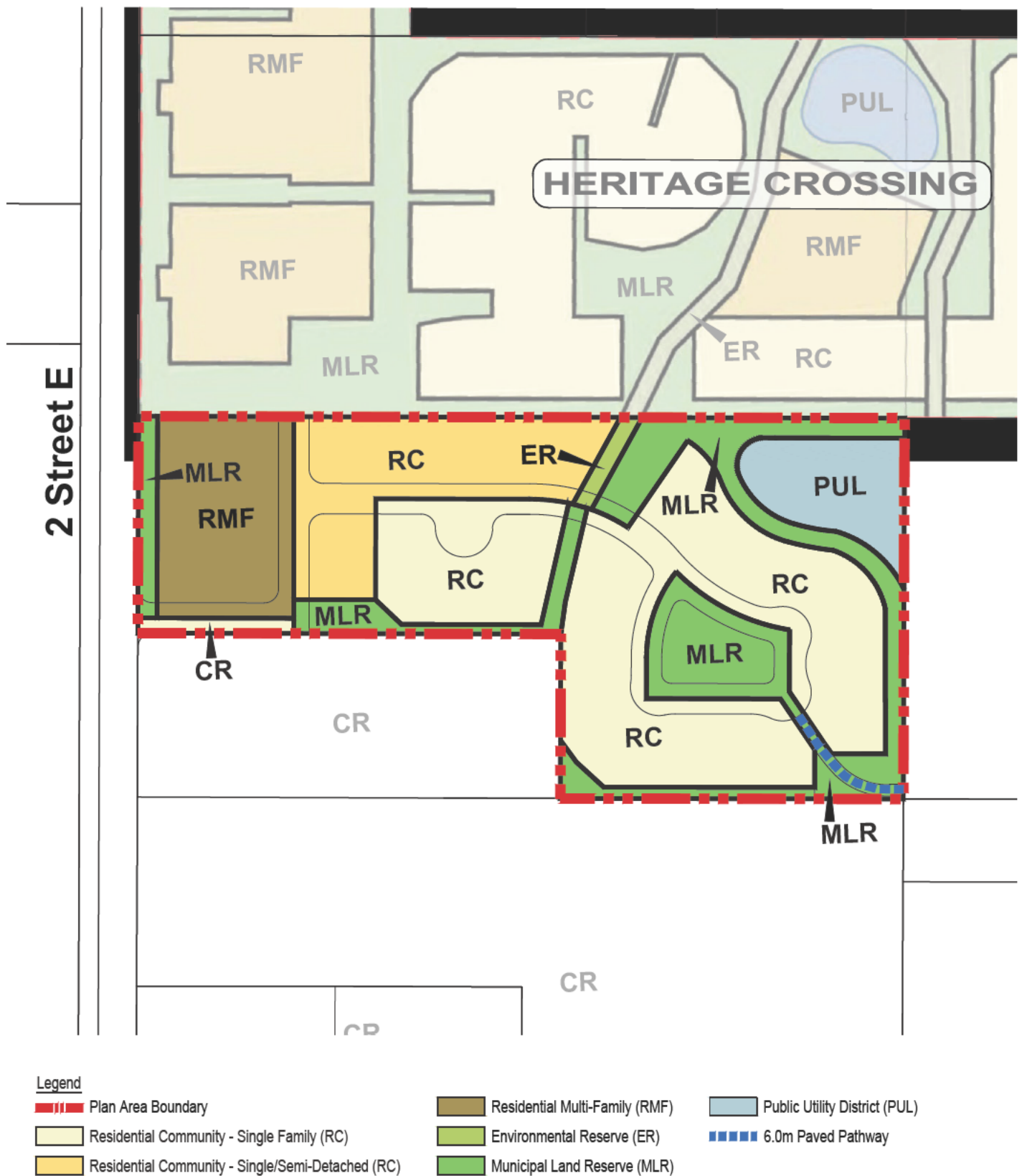


FIGURE 5: ASP LAND USE



LEGEND

— Plan Area Boundary

Residential Community -Single Family (RC)

Residential Community -Single / Semi-detached (RC)

Residential Multifamily – Townhouses (RMF)

6.0m Paved Pathway / Emergency Access

Environmental Reserve (ER)

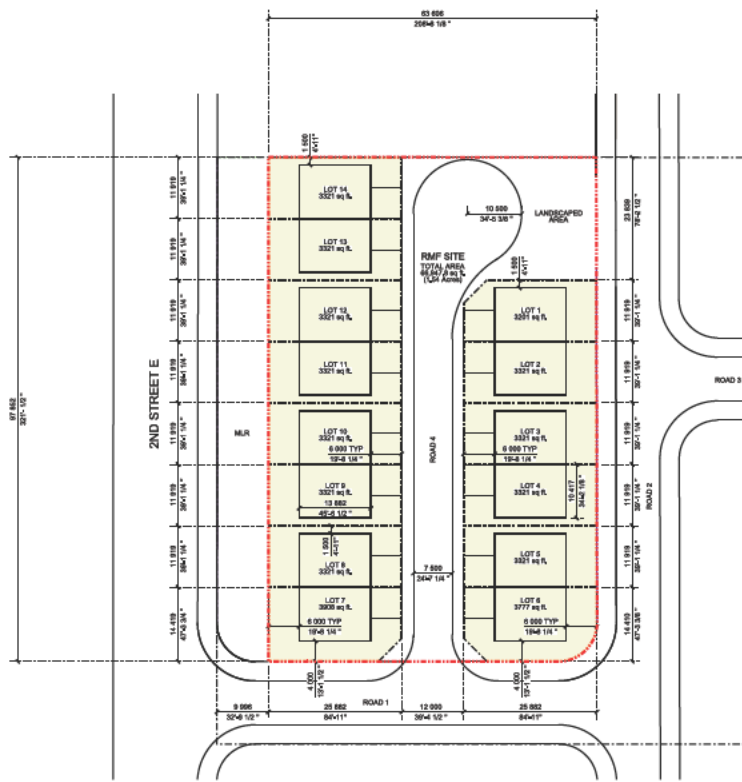
Municipal Land Reserve (MLR)

Public Utility Lot (PUL)

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

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

FIGURE 6: RMF - PRELIMINARY CONCEPT PLAN

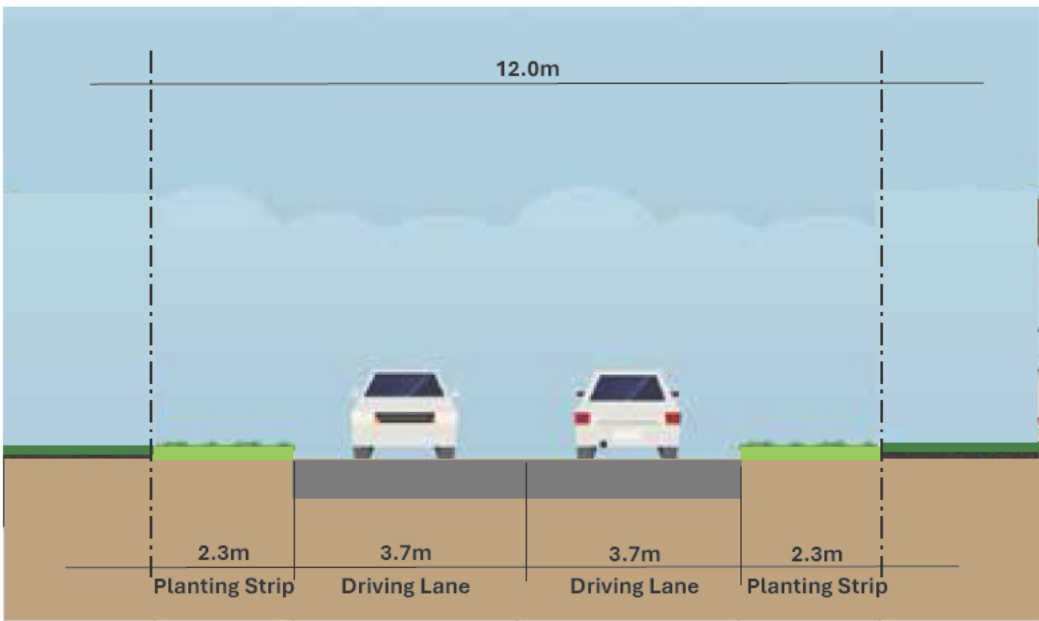


01. CONCEPT PLAN FOR RMF SITE

SCALE 1:500

Revision	Date	Drawn By	Checked By	Approved By	North	Project Name	Client	Project No.
1		JOB	JOB	JOB		CONCEPT FOR REVIEW	HERITAGE ESTATES FOOTHILLS COUNTY, AB	CONCEPT PLAN FOR RESIDENTIAL MULTI-FAMILY SITE V3
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FIGURE 7: RMF - INTERNAL ROAD CROSS-SECTION



OPEN SPACE USES

The following Open Space uses are proposed:

- **Environmental Reserve ER** – A small 0.11ha (0.26ac) ER parcel is proposed for the north-south draw through the centre of the plan area and is a continuation of the ER approved to the north in Heritage Crossing.
- **Municipal Land Reserve MLR** comprises 1.41 ha (3.48ac) or 23% of the gross developable area is proposed in MLR uses to serve the needs of the residents in Heritage Estates and surrounding area.

The proposed MLR delineation is in keeping with the approved Heritage Estates ASP and will include the following key elements:

- o North Park and Heritage Pond Area
- o Island Park
- o Transition Buffer & Linear Open Space Connections

See Figures 8 & 9 for the North Park and Island Park concept plans. The concept plans will be refined at the Subdivision stage to address County comments related to fire safety.

- **Public Utility District PUL** comprises 0.42 ha (1.04ac) or 7% of the gross developable area and will accommodate the storm retention facility.

INFRASTRUCTURE

The mobility and utility infrastructure requirements for Heritage Estates were carefully reviewed for approval of the Area Structure Plan.

Primary access to Heritage Estates will be off 2 Street E which connects to Dunbow Road. Additional connections are approved to the north to Heritage Crossing and to future development to the south. The Transportation Overview by Bunt shows that the roundabout at Dunbow Road & 2 St E upgrades will adequately accommodate the development. On February 4, 2026, Council approved the construction of the roundabout at 2 ST and Dunbow RD. Construction of the roundabout has commenced and is expected to be complete well ahead of any development on the Heritage Estates parcel.

Sanitary and Water servicing to Heritage Estates will be provided by Bluestem and piped connections to Heritage Crossing to the north. Heritage Estates consultants have provided a letter stating that cost sharing arrangements will be made with Heritage Crossing in accordance with the policies and bylaws of Foothills County. Heritage Estates has entered into a contractual arrangement with Bluestem for both sanitary and water servicing. The developer has confirmation from Water Transfer Alberta indicating that water rights are available.

The Heritage Estates piped storm system will discharge into Heritage Estates storm pond. The Heritage Estates storm pond will attenuate the 1:100 year rainfall to a rate of 9 L/s which equates 1.47 L/s/ha, which is less than the allowable 4.69 L/s/ha, and discharge downstream into the existing ravine through the Heritage Crossing storm pipe system, storm pond, and outfall pipe. The downstream Heritage Crossing storm pipe system has been reviewed and has excess capacity of 9 L/s – 55 L/s. Minor modifications to the Heritage Crossing storm pond's control structure will be required.

On April 23, Sheffer Andrew Ltd. sent an email to the County which included concept design of the storm pond and some cross-sections that show it's interface with the lands to the north and to the east (Giusti), and it's overland spill route through the ER channel to the pond's north-east corner which should help to clarify how it will fit in. A copy of the email and pond Design is included in the Land Use Submission package.

SUPPORTING STUDIES

Policy 3.3b of the Heritage Estates ASP states that relevant Environmental reports be prepared prior to Land Use as required by Foothills County. Public Works has confirmed that no Environmental Report is required for Heritage Estates.

Policy 3.3c states that Historical Clearance may be required prior to Land Use. The developer has been in touch with Alberta Culture and advised that Historical Clearance be sought at Subdivision stage.

FIGURE 8: NORTH PARK

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

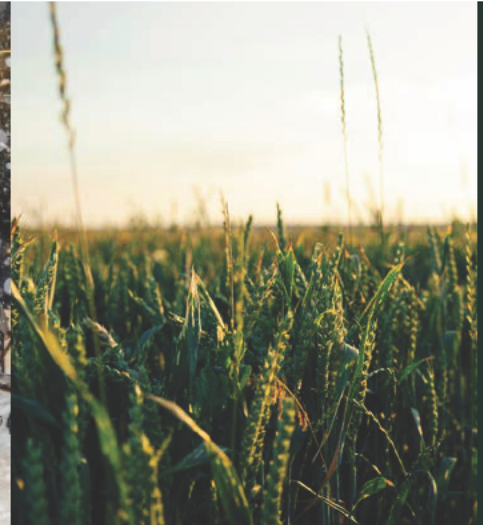
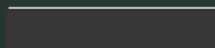


FIGURE 9: ISLAND PARK

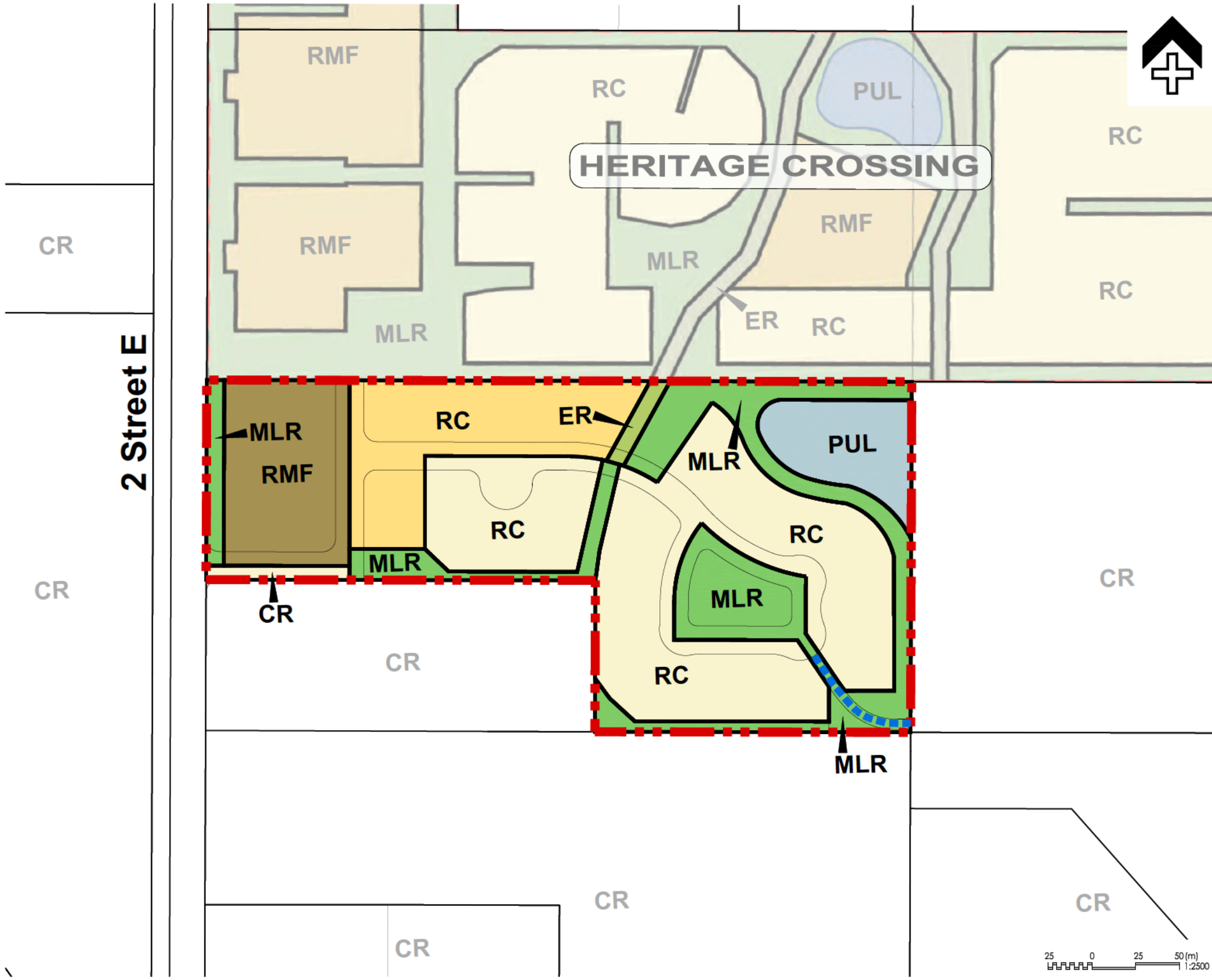
- ① Feature area with water column and flowering tree
- ② Park entry
- ③ Asphalt pathway
- ④ Dry creek with boulders and plantings
- ⑤ Feature Christmas tree planting on berm
- ⑥ Feature rain garden
- ⑦ Fire pit zone with trellis
- ⑧ Seating node with benches facing rain garden
- ⑨ Curb cut to convey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



Hage Corp.



De Winton Alberta



- Legend**
- Plan Area Boundary
 - Residential Community - Single Family (RC)
 - Residential Community - Single/Semi-Detached (RC)
 - Residential Multi-Family (RMF)
 - Environmental Reserve (ER)
 - Municipal Land Reserve (MLR)
 - Public Utility District (PUL)
 - 6.0m Paved Pathway

HERITAGE ESTATES

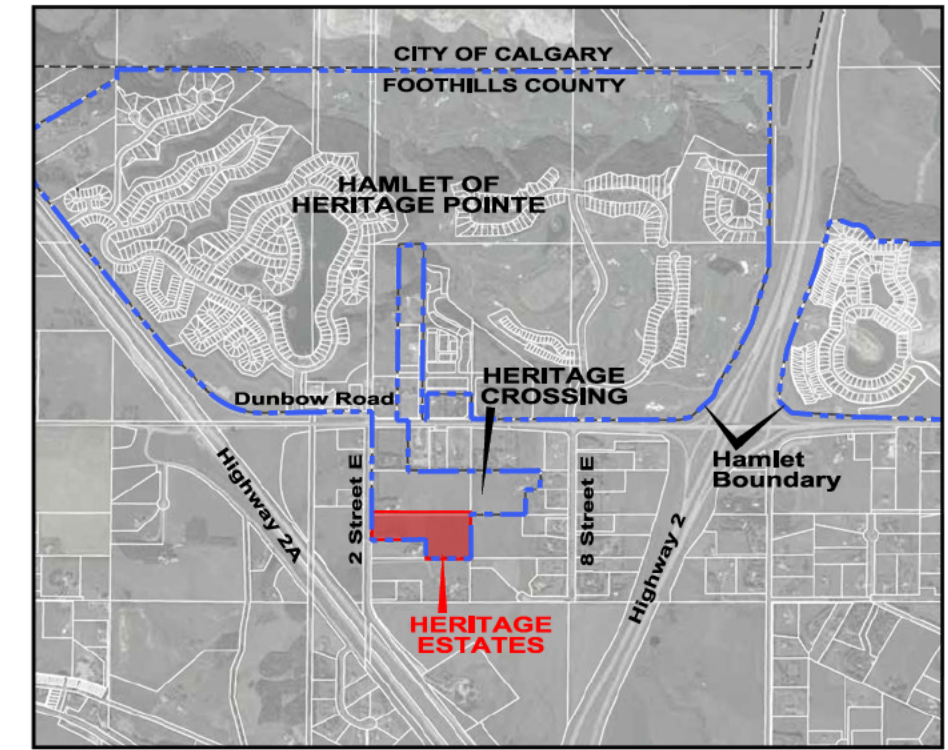
AT HERITAGE POINTE

Land Use Redesignation

LAND USE STATISTICS (Gross Developable Areas)

	ha	ac	% of GDA	Projected Units
Gross Total Area	8.12	15.13		
Environmental Reserve (ER)	0.05	0.12		
Gross Developable Area (GDA)	6.07	15.01	100%	
Multifamily Site (RMF)	0.76	1.88	13%	18
Single / Semi-Detached (RC)	0.92	2.27	15%	13
Single Detached (RC)	2.56	6.33	42%	30
Municipal Land Reserve (MLR)	1.41	3.48	23%	
Public Utility District (PUL) Pond	0.42	1.04	7%	
Total Units				61
Residential Density	10.0	units per hectare		
	4.1	units per acre		

Notes:
Gross Developable Areas for each land use are to the middle of the adjacent roads.
The above numbers will be subject to refinement at the Subdivision stage.



Context Plan
NTS

Legal Description:
Plan 1706 LK, Blk 3
Municipal Address:
[Redacted]