



Application for Amendment to Land Use Bylaw

Foothills County

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Email: planning@foothillscountyab.ca

Note: An Application Fee of \$26,500.00 shall accompany this application.

Date Received: April 30/26 Receipt No. 457608

THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, Pine Creek Brothers Inc.

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

All/part of the NW 1/4 sec. 1 twp. 22 range 1 west of 5 meridian.

Being all parts of lot _____ block B Reg. Plan No. 6576JK C.O.T. No. 121314677

TO: (Choose One)

- ☒ Redesignate from Country Residential (CR) District to Residential Community (RC), Environmental Protection (EP), Municipal Land/Reserve (MLR), Public Utility Lot (PUL)
- ☒ Amend the Land use Bylaw by Adoption of 68 Pine Outline Plan

Size of existing parcel(s) ± 16.32 ac (6.6 Ha) Size of proposed parcel(s) Between 0.26 ac to 0.45 ac (22 RC Lots)

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

Application for Amendment to the Land Use Bylaw to Adopt the 68 Pine Outline Plan and concurrent Land use Redesignation Application for the future subdivision of 22 Residential Community (RC) lots, 1 Environmental Protection (EP) lot, 2 Municipal Reserve (MLR) lots, 2 Public Utility (PUL) lots. Request for inclusion of the subject site into the Hamlet of Heritage Pointe boundary. Request for Site Specific Amendments: (1) Request for inclusion of the subject site within the Hamlet of Heritage Pointe boundary, to allow for the hamlet front yard setbacks to be applied to the proposed lots. (2) Request to allow a minimum parcel density of 1.34 gross units per acre, which is below the required minimum of 3.0 UPA as set out in Section 13.4.6.2 of the Residential Community (RC) District in the Land Use Bylaw. (3) Request for 60% lot coverage vs 50%, given the overall density is lower, and the SWMP report is designed to 60% coverage. Please find supporting documents enclosed.

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 16 March 2026

Signed [Signature]

Landowner Information

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.

16 March 2026

Date

Signature of Owner Agent

Is there an access or safety concern with respect to a site inspection: ☐ Yes ☒ 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.

05/19

68 Pine



OUTLINE PLAN

March 2026

Purpose:
Outline Plan and Land Use Redesignation Application

Project Team:
Township Planning + Design Inc.
CIMA+
Factor Geotechnical Ltd.

Project Contact Information:
Kristi Beunder, B.A., M.E.Des., ICD.D
Principal + Senior Planner, RPP, MCIP

Township Planning + Design Inc.
Urban + Regional Planning, Principal

Prepared By :



Prepared For :



LAND ACKNOWLEDGEMENT

We acknowledge all those who call this land home, past, present, and future. May we respect one another, find understanding together, and recognize the benefits that this land provides to all living things who share it.

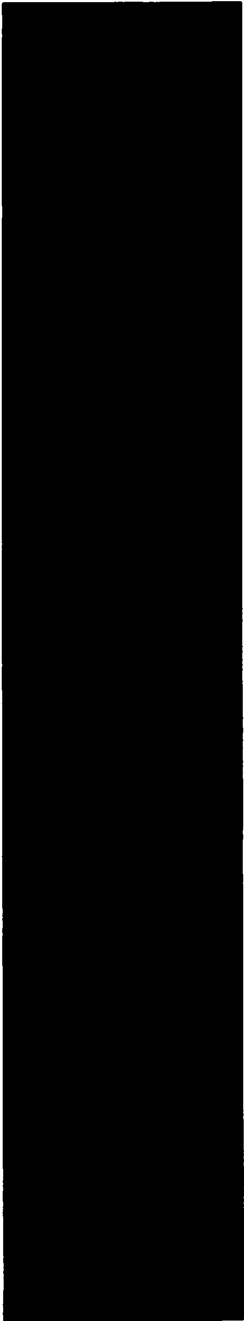


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01. INTRODUCTION

1.1 PURPOSE

The 68 Pine Outline Plan ("OP" or "Outline Plan") is a non-statutory document that establishes a comprehensive planning framework for the future subdivision and development of a new Residential Community District (RC) project on the lands legally described as PLAN 6576JK, BLOCK B NW 1-22-01 W5M (Subject Site), consisting of $\pm$ 16.32 acres ($\pm$ 6.60 hectares) in Foothills County. The document outlines the land use strategy, servicing concepts, transportation and access, community design, open space provisions, and implementation steps for 22 new Residential Community (RC) lots on the subject site.

As the subject site is in immediate proximity to the Hamlet of Heritage Pointe, the application also requests for the inclusion of the subject site into the Hamlet of Heritage Pointe boundary.

1.2 VISION

The vision for the proposed development is to establish a high-quality, estate-style hamlet residential community that reflects the rural character of Foothills County, while sensitively integrating with the adjacent urban context of the City of Calgary. This application provides a cohesive, well-serviced Residential Community (RC) District, that is intended to function as an extension of the Hamlet of Heritage Pointe and mirrors existing area development.

1.3 PLANNING OBJECTIVES

The Outline Plan seeks to ensure that the new residential community development integrates into, and respects the existing country residential, hamlet residential, and recreational land uses in the surrounding areas. The primary objectives guiding the development are as follows:



Residential Neighbourhood and Community Character

- A Site-Specific Amendment is requested to reduce the density below the minimum target for the RC district which is 3.0 up to allow for a predominately single family detached project.
- Maintain the unique character of Heritage Pointe by integrating building design with surrounding neighbourhood areas.
- Implement architectural controls to ensure quality built form outcomes and a cohesive community character.



Open Space and Pathways

- Provide a connected open spaces and pathways network with landscaping features, that creates a strong sense of place and reflects the experience of a semi-urban community.
- Integrate stormwater management facilities within the open space system in a manner that supports Low Impact Development principles and contributes positively to the overall landscape character and amenities.



Infrastructure

- Provide potable water, wastewater, and stormwater servicing in an efficient, economic, and environmentally sustainable manner.
- Implement water conservation strategies to ensure the new residential development does not adversely impact the existing residents and the local environment, for long-term community sustainability.



Developer Commitment

- Collaborate with Foothills County throughout the planning, subdivision, and development process to address infrastructure needs, mitigate impacts, and support implementation of the Outline Plan.

02. LOCATION & CONTEXT

The subject site is located within Foothills County in the Central District, bordered by the Hamlet of Heritage Pointe boundary to the southeast, and the City of Calgary boundary on the north, with the community of Legacy 1 km to the northeast. It is accessible via Pine Creek Road, with direct connection to Highway 2A, and Dunbow Road, and Highway 2 to the south. The subject site is within a less than 10-min drive of a major activity center, regional hospital and shopping area within the community of Seton, Calgary.

The subject site includes ± 16.32 acres (± 6.60 hectares) of land as outlined in Table 1: Legal Description and Ownership.

The subject site is currently designated Country Residential (CR) District in the Foothills County Land Use Bylaw, and is surrounded by a mixture of rural residential, and urban residential development. The subject site's physical characteristics support low-density residential development.

Currently, a single-detached residential dwelling with detached garages exist on the subject site, which is intended to be removed.

LEGAL	Plan 6576JK, Block B, NW 1-22-1 W5M
C OF T	121 314 677
LANDOWNER	Pine Creek Brothers Inc. / Rarebuilt Homes
HA (+/-)	6.6
AC (+/-)	16.32

Table 1: Legal Description and Ownership

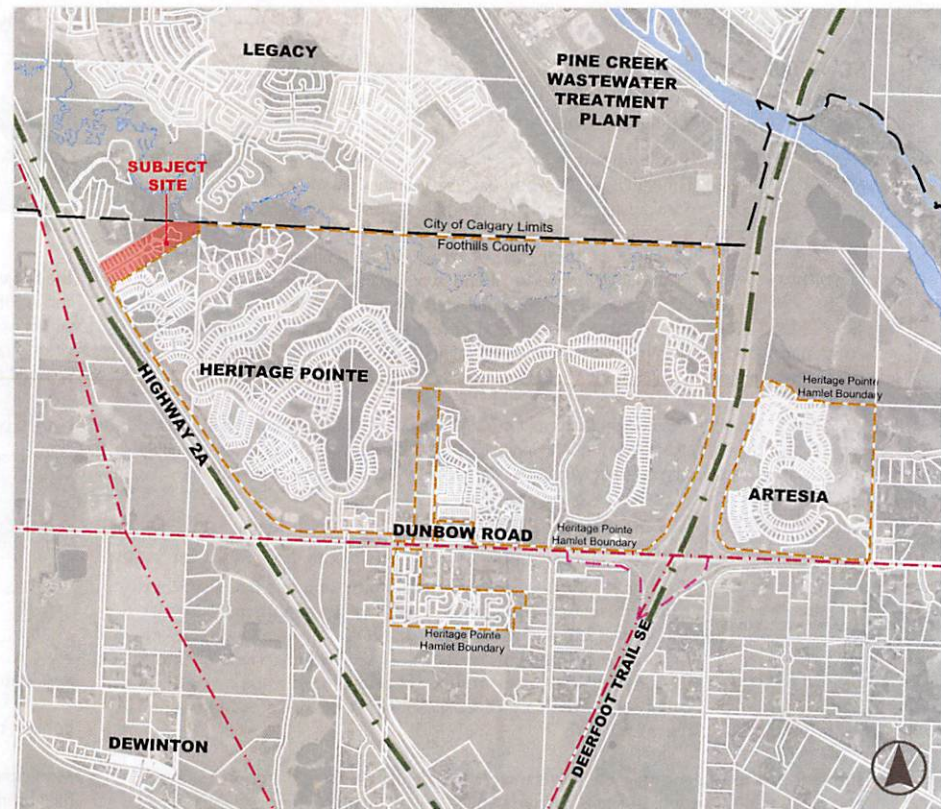


FIGURE 01: REGIONAL CONTEXT

LEGEND

- City of Calgary & Foothills County Limits
- Hamlet of Heritage Pointe boundary
- Transportation Corridor
- Energy Corridor

03. POLICY ALIGNMENT

The 68 Pine Outline Plan is subject to the following Statutory and Non-Statutory plans:

STATUTORY:

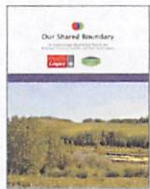
South Saskatchewan Regional Plan:



The South Saskatchewan Regional Plan (SSRP) came into effect in 2014 (amended in 2018) and has been established under the Alberta Land Stewardship Act and the Land Use Framework. The SSRP establishes a long-term vision for the South Saskatchewan Region and provides guidance to the municipal areas under its influence. In addition to promoting efficient use of land, avoiding fragmented development, and encouraging environmental stewardship, the SSRP also encourages municipalities to infill and develop properties that can be serviced communally and will not prematurely fragment agricultural land. This is the highest-level policy in the region and all plans in the region must conform to its directives.

The 68 Pine project is located on lands that currently have a Country Residential (CR) land use designation and this application is an infilling of residential development in a sustainable manner, where servicing and direct access to the highway network area is available.

Foothills County / City of Calgary Intermunicipal Development Plan:



The Intermunicipal Development Plan (IDP) titled "Our Shared Boundary" was adopted in 2017 to ensure that future development is complementary to the intentions and interests of both municipalities. The subject site is situated within the IDP Plan Area, and therefore, the Outline Plan and concurrent Land Use Redesignation Applications to allow for development of the site would need to be referred and circulated to the City of Calgary as part of the formal circulation referral process.

The IDP policies suggest that the subject site is an identified residential growth area for Foothills County. The subject site is situated within the IDP Interface Area, and the policies for the Interface Areas restrict certain types of uses which may have significant off-site impacts. The application 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 policies suggest that the Heritage Pointe areas and Dunbow Road area are identified residential growth corridors for Foothills County.

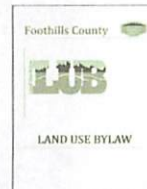
Foothills County Municipal Development Plan:



The Foothills County Municipal Development Plan (MDP), adopted in 2010 and amended in 2017, is a high-level planning document that establishes the overall vision for future growth and development in a municipality. The MDP was created with a vision for supporting a diverse rural landscape of agricultural heritage, vibrant communities, a balanced economy, and stewardship for the County's natural capital for future generations. It also identifies where growth should occur in the County in order to take pressure off of agricultural areas.

The Subject Site is 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 and Hamlet growth areas. The 68 Pine Outline Plan adheres to the vision and policies as outlined in the MDP to ensure an integrated, efficient, sustainably serviced and welcoming community is designed and constructed within the County.

Foothills County Land Use Bylaw:



The Foothills County Land Use Bylaw (LUB) divides municipal lands into a variety of land use districts (or zones). These districts determine the rules and requirements for developing the land. The LUB outlines the processes for redesignation, subdivision and development permit applications within Foothills County.

The 68 Pine Outline Plan proposes to utilize the following land use districts:

Residential Community District (RC) to accommodate hamlet style single-family dwellings;

Public Utility District (PUL) to provide a stormwater retention pond, and entry signage;

Municipal Land Reserve (MLR) to provide an open space and pathway network throughout the community and create linkages to other ER and MR areas in the context;

Environmental Protection District (EP) to preserve and protect the environmentally significant features throughout the subject site.

03. POLICY ALIGNMENT

NON-STATUTORY:

Foothills County Growth Management Strategy:



The Foothills County Growth Management Strategy (GMS), adopted in 2013, is a non-statutory document that provides strategies for managing growth and development that builds upon the vision for the MDP. The GMS separates Foothills County into five (5) distinct districts: Northwest District, Central District, East District, South Central District, and Southwest District; where, each district is unique in each of its own ways and provides for guidance on how and where growth is directed to occur. The 68 Pine project is located within the Central District of the GMS, which is intended to be the focus for growth and development within the County.

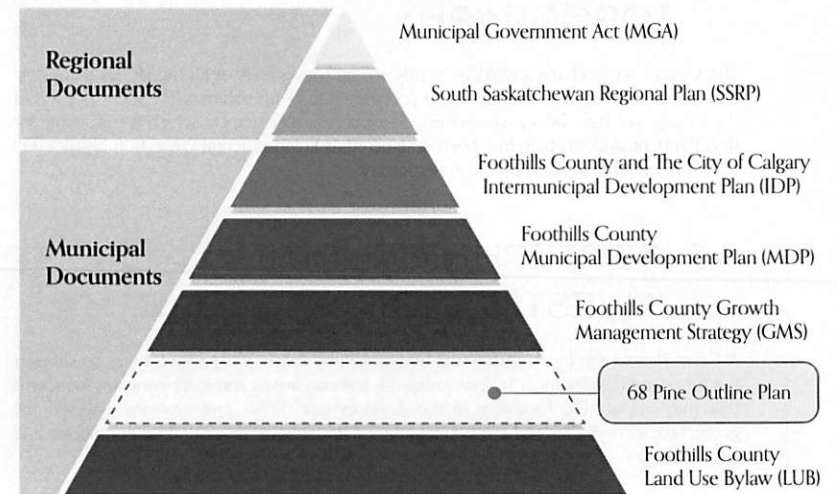


FIGURE 02: PLANNING HIERARCHY



04. PRE-DEVELOPMENT STUDIES

4.1 SITE CHARACTERISTICS AND TOPOGRAPHY

The subject site is characterized by gently rolling topography, with the slopes increasing toward the northeastern portion of the property. The northeastern and eastern portion of the subject site have heavy tree cover and significant topography, which is unsuitable for development, and has therefore been designated as Environmental Protection District (EP) to be preserved in its natural state in perpetuity.

4.2 GEOTECHNICAL SITE INVESTIGATION

A Geotechnical Site Investigation was undertaken by Factor Geotechnical Ltd., to support the proposed development by evaluating the soil conditions and identifying any concerns that may impact the feasibility of the development. These investigations assessed the geotechnical conditions of the site, including soil stratigraphy, ground water conditions, and soil properties.

The report described the subsurface conditions across the subject site to be generally varied. The soil conditions ranged from medium plastic silty clay to fine-grained sand and are expected to be suitable for typical residential shallow footings. The report noted a few localized areas of weaker soil were encountered during drilling and may require larger footings or subgrade improvement if the final development design interacts with these conditions. The investigation found no indications of historical fill. Generally, groundwater was encountered at approximately 7m below ground surface.

Ultimately, the results of the geotechnical analysis determined no potential issues that could impact the suitability of the site for development.

4.3 SLOPE STABILITY ASSESSMENT

A global slope stability analyses is required as slopes greater than 15% exist towards the east side of the proposed development site. The Slope Stability Analysis report, provided under a separate cover, has been prepared by Factor Geotechnical Ltd. to determine global stability safety factors against slope failure for the proposed residential development. Additional Geotechnical work is being undertaken at the SWMP facility location and these results will be provided to Foothills County under separate cover.

All sections followed the minimum building envelope setback distances in the proposed lotting plan and grading plan. It is expected that if foundation depths/loading conditions and the site grading outlined in this analysis remain consistent, the safety factor will remain unchanged for any building placement within the specified setback lines, shown on Figure 06: Preliminary Cut/Fill Plan (Figure 1 in the Slope Stability Analysis Report by Factor Geotechnical Ltd.), as the grading is consistent throughout the analyzed lots. It is recommended that Factor be allowed to review proposed house and foundation plans if the proposed grading or layout changes from the conditions analyzed in this report, to confirm the recommendations herein have been followed and to provide additional commentary, if required.

The following table outlines the achieved safety factors for global stability:

SLOPE PROFILE	SAFETY FACTOR
Section 1 (Figure 03)	2.0
Section 2 (Figure 04)	2.3

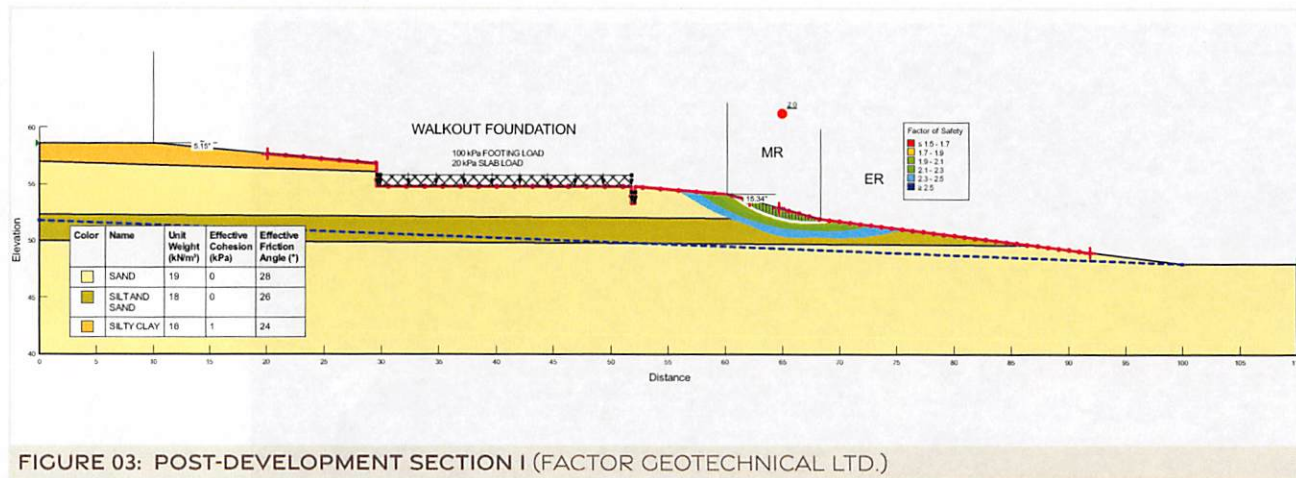


FIGURE 03: POST-DEVELOPMENT SECTION I (FACTOR GEOTECHNICAL LTD.)

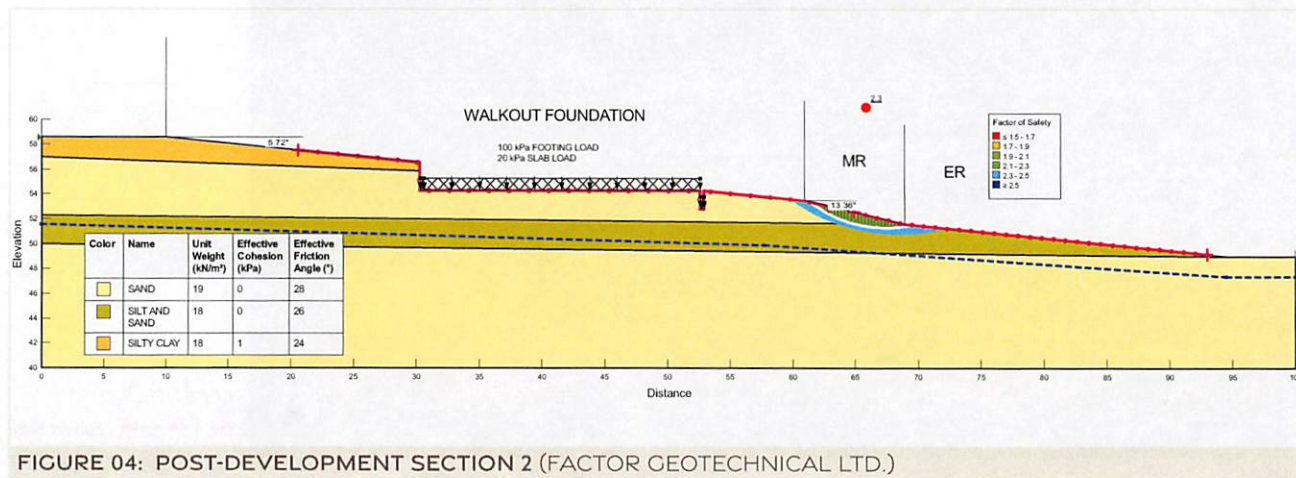


FIGURE 04: POST-DEVELOPMENT SECTION 2 (FACTOR GEOTECHNICAL LTD.)

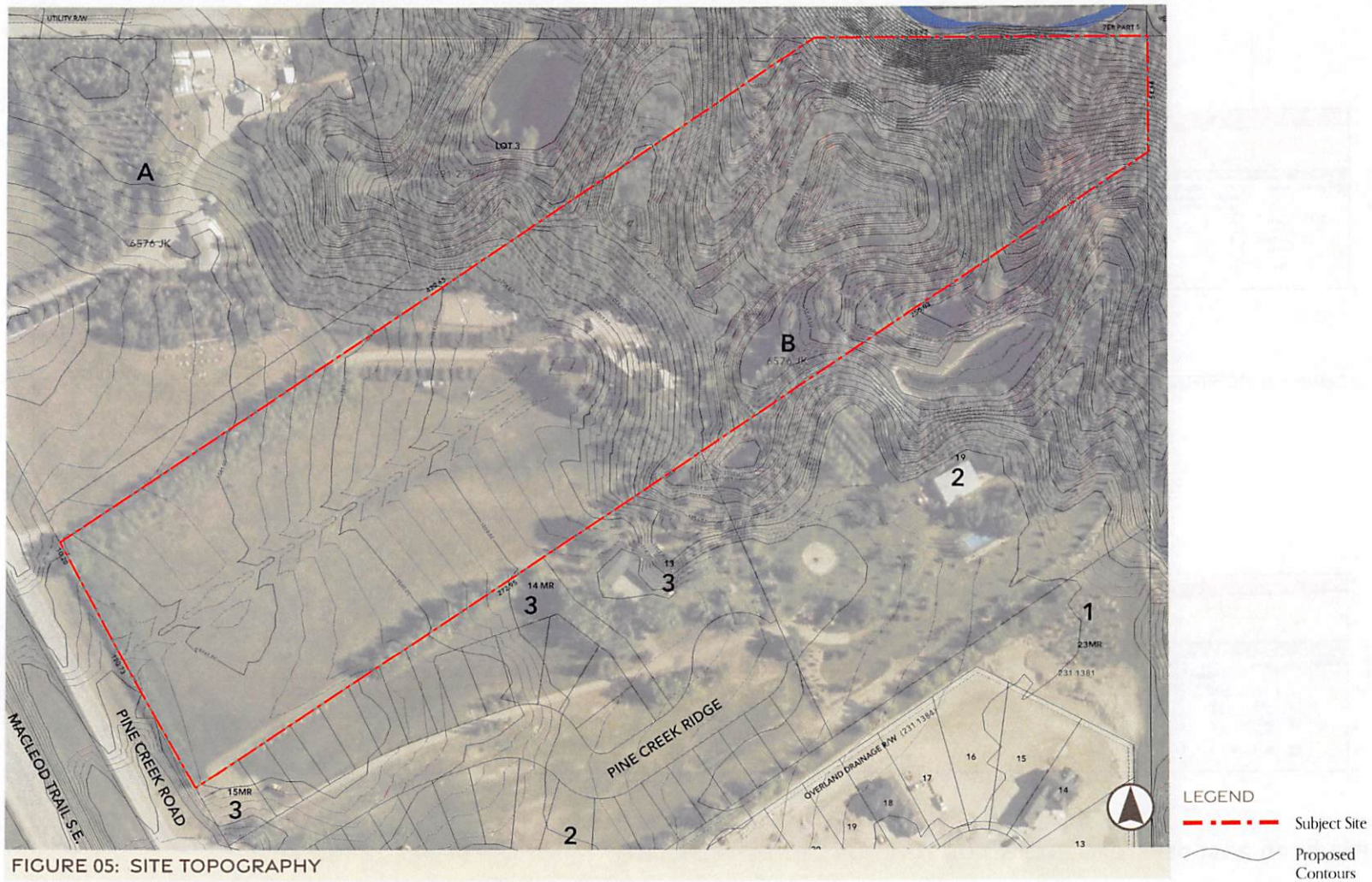


FIGURE 05: SITE TOPOGRAPHY





FIGURE 06: PRELIMINARY CUT / FILL PLAN



FIGURE 07: PRELIMINARY GRADES AND CONTOURS

05. DEVELOPMENT CONCEPT

The following section outlines the development concept and community planning framework for the subject site, including the land use and subdivision plan that establishes the intended use, and character of the proposed residential community. The development concept reinforces the overall vision and planning objectives of the Outline Plan by supporting a high-quality, estate-style residential neighbourhood that balances the benefits of rural living with access to urban amenities. The proposed development concept for the 68 Pine residential development includes the subdivision of twenty-two (22) Residential Community (RC) lots in a single development phase.

5.1 PROPOSED LAND USES

The subject site is intended to accommodate new residential opportunities supported by piped servicing and sustainable strategies, that respond to regional growth pressures while maintaining the established character and development pattern of the hamlet. The proposed land use strategy, as illustrated in Figure 08: Land Use Map, reflects the existing and proposed land uses of the subject site and the context, to create a cohesive, integrated community. The concept is derived from the Vision, and Planning Objectives identified in this Outline Plan (Sections 1.2 and 1.3).

5.2 OUTLINE PLAN STATISTICS

The Outline Plan aims to achieve a maximum density of 1.95 dwelling units per developable acre / 4.82 dwelling units per net developable hectare. The remaining open space is to be used for servicing, environmental and recreation features, and conservation of natural features. The fully serviced lots range between 0.26 acres to 0.45 acres in size. Table 2: Land Use Statistics details the land use statistics within the Outline Plan. Figure 09: Development Concept illustrates the proposed land uses and lot design for the subject site.

5.3 SITE SPECIFIC AMENDMENTS

The 68 Pine application proposes to:

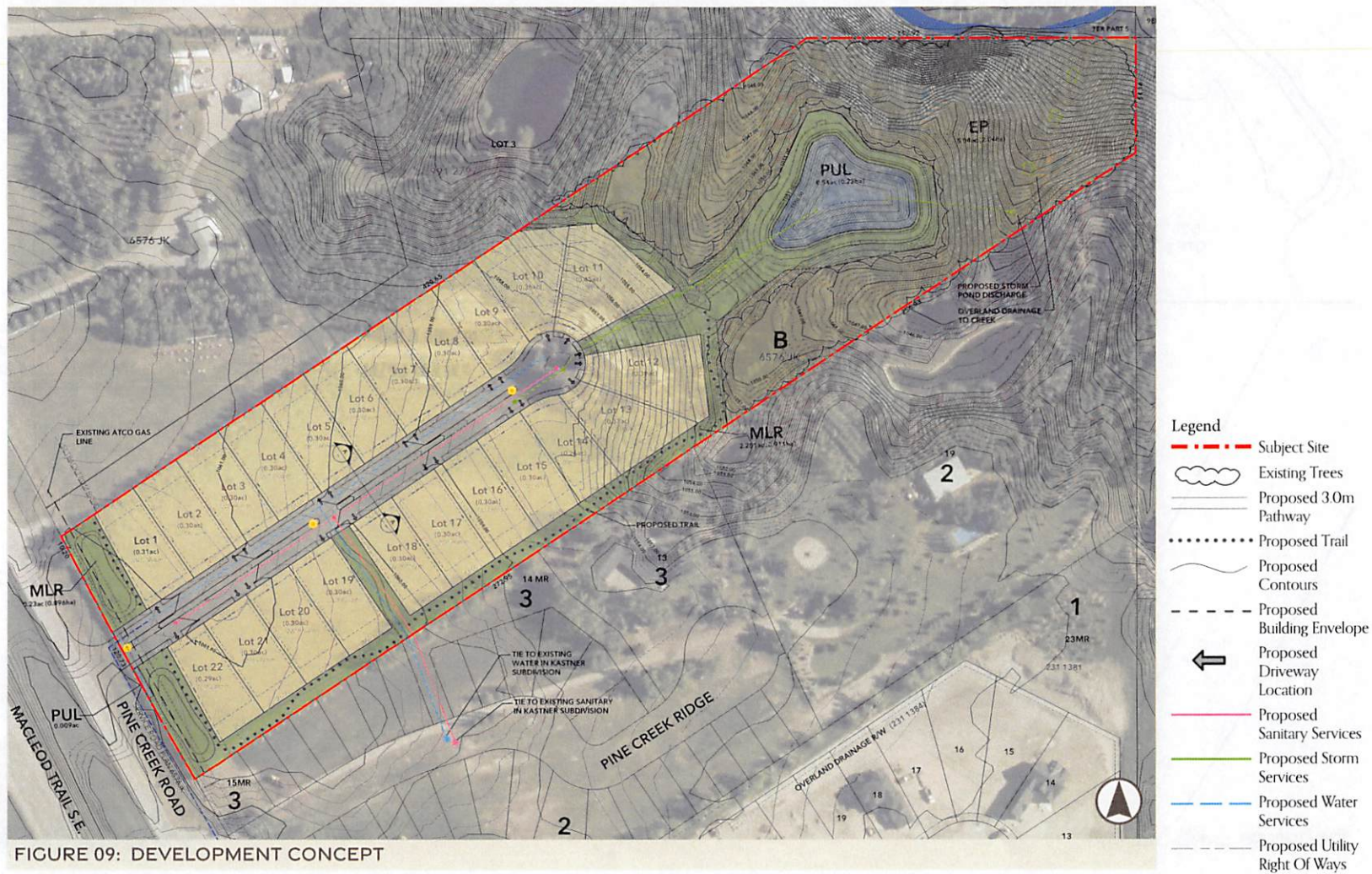
- (1) Request inclusion within the Hamlet of Heritage Pointe, to allow for the hamlet front yard setbacks to be applied to these lots.
- (2) Request a Site Specific Amendment to allow the density to be below the required minimum 3.0 UPA in the Residential Community District.
- (3) Request for 60% lot coverage vs 50%, given the overall density is lower, and the SWMP Report is designed to 60% coverage.

LAND USE	LOTS	AREA (ACRES)	AREA (HA)	% OF NET DEVELOPABLE AREA	% OF GROSS	
GROSS Developable		16.32	6.60			
Environmental Protection District (EP)	1	5.04	2.04			
NET Developable		11.28	4.56	100		
Residential Community (RC)	22	6.91	2.80	61.25	42.3	
Municipal Reserve (MLR)	2	2.50	1.01	22.25	15.3	
Public Utility Lot (PUL)	2	0.55	0.22	4.78	3.3	
Roads	n/a	1.32	0.53	11.70	8.0	
ANTICIPATED DENSITY					GROSS	
Land Use	Totals Lots		UPA	UPH	UPA	UPH
Residential Community (RC)	22 units		1.95	4.82	1.34	3.33

Table 2: Land Use Statistics



FIGURE 08: LAND USE MAP



06. COMMUNITY CHARACTER

6.1 ARCHITECTURAL STYLES AND CONTROLS

The overall look and feel of the community will be inspired by a high-quality rural estate single-family homes.

Architectural controls will be implemented at the subdivision stage to ensure cohesive community character, including guidelines related to building materials, form, massing, rooflines, and landscaping. Controls will complement the rural residential context and promote a consistent aesthetic.

Entry signage for the proposed development will be provided as a gateway feature at the entrance of the approach into the subject site, in a dedicated PUL area. The entry signage is intended to have the name of the community ("68 Pine") and will be visible from Pine Creek Road.

6.2 COMMUNITY INTERFACE

The proposed residential development is in close proximity to the Hamlet of Heritage Pointe and the Pine Creek Villas project is contiguous to the south. The development interfaces effectively with the neighbouring communities through the placement of thoughtful open space dedications, and intentional landscaped buffers, that utilize vegetation, topography, and low impact development strategies where appropriate. The open space areas will include a connected multi-modal pedestrian pathway and trails to be used for recreation.

6.3 ARCHITECTURAL EXAMPLES

The following images provide examples of appropriate built form and design elements for the Outline Plan:



07. OPEN SPACE AND PATHWAYS

7.1 RESERVES

Municipal Reserve (MR) will be dedicated in accordance with the Municipal Government Act (MGA), approximately 10% of the developable area. These lands will be designated as Municipal Land/Reserve District - MLR as per the Foothills County Land Use Bylaw. MR lands will be used to provide community open space and will include a connected pathway system. These areas will enhance walkability and contribute to the overall character of the community. A Landscape Maintenance Plan will be provided to the County at the subdivision stage, and it will detail out the maintenance responsibilities of the Developer (Rarebuilt), until the landscaping is transferred over to a Homeowners Association. Figure 10: Conceptual Landscaping Plan depicts the conceptual landscaping scheme proposed for the subject site. Environmental reserves will be maintained and retained in their natural state in perpetuity.

The proposed pathway and trail system will include formal 3m wide, barrier-free asphalt pathways, connected to informal grass trails within the MR linear strip, to provide walkable connections throughout the community and create linkages to other MR areas in the context. Pathways should avoid being located directly over utility right of ways. Streetlights need approval from Council and are required to be Dark Sky compliant.

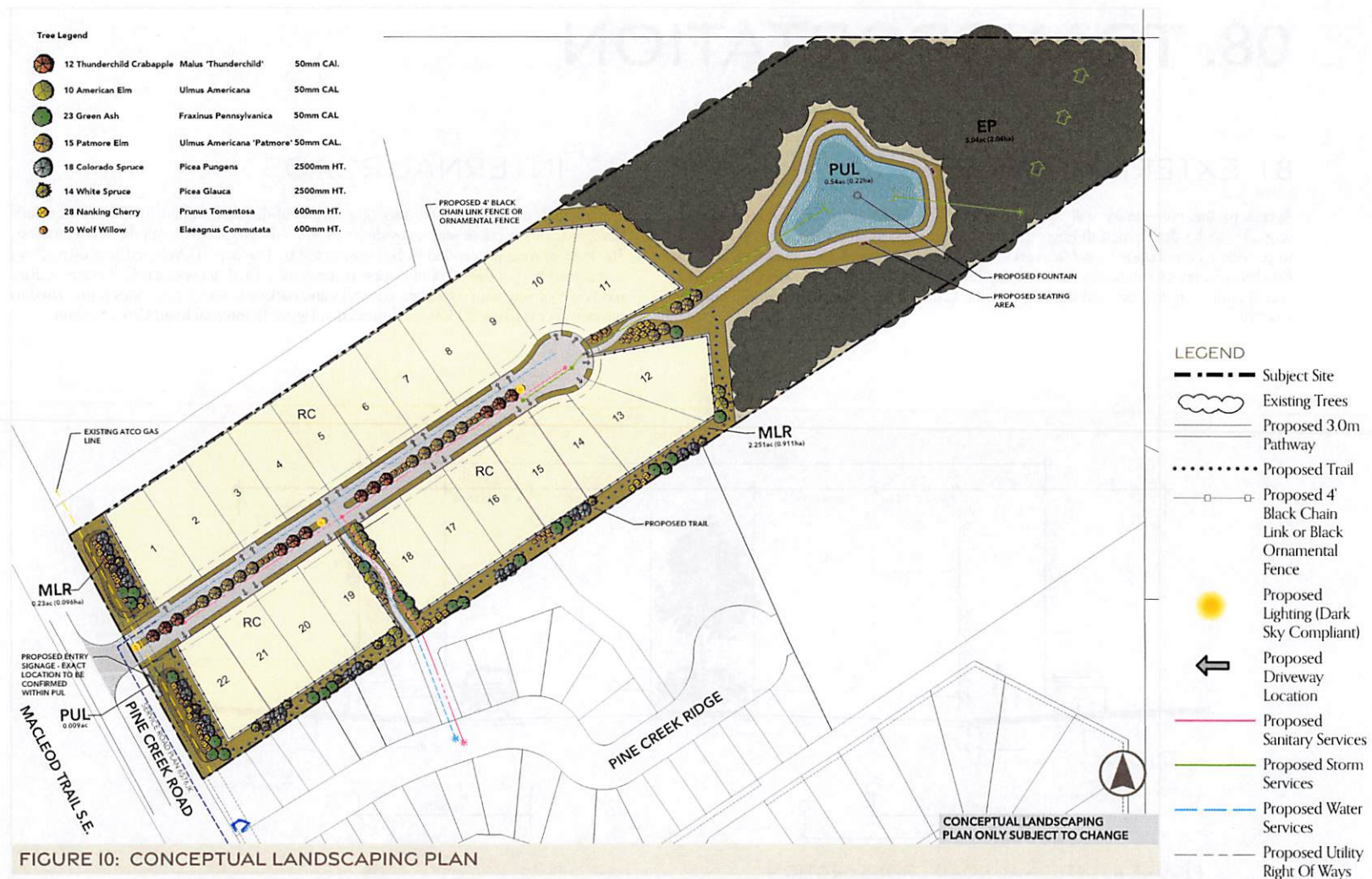
Landscaping within the median of the internal road will consist of staggered trees and shrubs, along with Dark Sky compliant lighting features. Entry signage will be provided in a designated PUL area at the entrance to the subject site. The HOA will ultimately be responsible for maintenance of common areas and reserves.

7.2 LANDSCAPE MAINTENANCE PLAN

The following provisions from municipal and provincial legislations are to be noted for the design, access, and management of reserve lands and landscaping features within the subject site:

1. Any noxious weed as outlined in the Weed Control Act (WCA) and Weed Control Regulation must be controlled.

2. Any prohibited noxious weed as outlined in the WCA and Regulation must be destroyed.
3. Any pest or nuisance as outlined in the Agricultural Pests Act (APA) and the Pest and Nuisance Control Regulation must be controlled or destroyed.
4. Prevent, stop, and remedy any soil loss or deterioration as set out in the Soil Conservation Act (SCA) and the Soil Conservation Notice Regulation.
5. There must be access through an approach for a vehicle (3m width) to every reserve area.
6. Non-regulated weeds must be controlled.
7. The Developer/HOA will be responsible for replacing trees that die on reserve lands.
8. The Developer/HOA will be responsible for maintaining any water body on reserve lands. The Developer/HOA are responsible for any aeration or fountain in a water body.
9. The County will at its discretion decide whether to replace trees in any public Right-Of-Way (ROW).
10. Vegetation in the public ROW may be removed as set out in the Vegetation Control on Roadside and Roadside Brush Control policies.
11. If any area is considered to be too unsafe to maintain due to grade or other hazards (i.e. adverse slope, rocky terrain, dense tree cover) it will not be maintained.
12. Only certified seed should be used in any reseeding efforts.
13. Should ROW be publicly maintained, it will only be mowed 1 or 2 times a year should the County have the maintenance obligation.



08. TRANSPORTATION

8.1 EXTERNAL ROADS

Access to the community will be from Pine Creek Road, with any required off-site upgrades to be determined through the subdivision process. The Developer is required to provide a contribution to public works, recreation, fire services and libraries by way of Foothills County's Community Sustainability Fee (CSF) at the subdivision stage. Additional contributions required beyond the scope of the CSF, will be at the discretion of Foothills County.

8.2 INTERNAL ROADS

The internal road network consists of a single cul-de-sac designed to County standards (15m wide urban cul-de-sac), providing safe and efficient access to all the residential lots. The internal road is intended to be constructed by Rarebuilt (Developer), and owned and maintained by Foothills County upon issuance of a Final Acceptance Certificate. A 20m road right-of-way with a median, sidewalks and parking lanes on both sides is proposed to provide access to the 22 lots, as illustrated in Figure 11: Internal Road Cross Section.

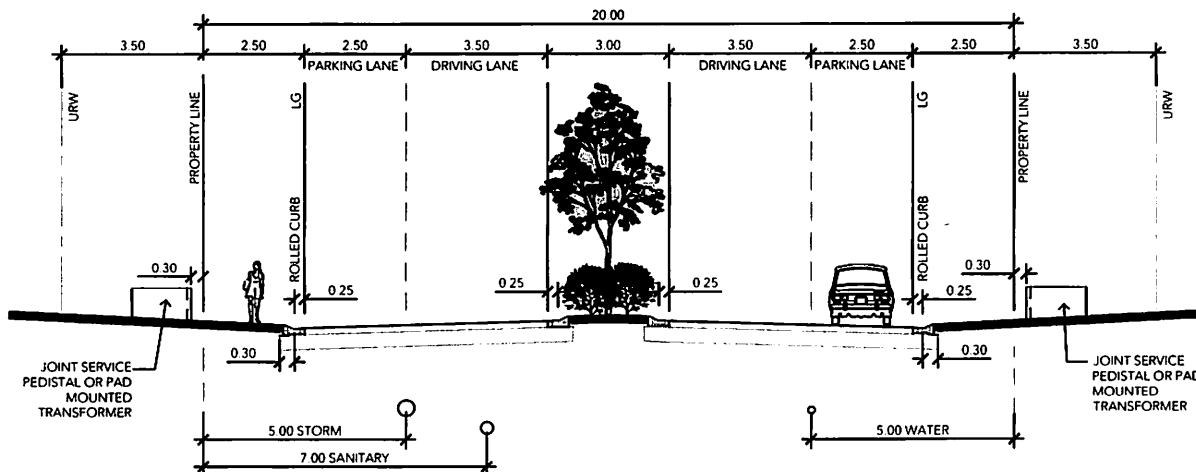


FIGURE 11: INTERNAL ROAD CROSS SECTION

09. SITE SERVICING

The proposed development will be constructed by the Developer as a single phase, adding 22 residential lots to the Heritage Pointe community.

All residential lots within the plan area will be serviced by extending the existing Bluestem Utilities potable water distribution and wastewater collection systems. Stormwater services will fall under the jurisdiction of Foothills County. Additionally, each lot within the development will also be serviced with private utilities such as electrical, natural gas and telecommunications.

Rarebuilt (Developer) will be responsible for the full cost of design and installation of the utility services described above within the subject site. This will include (on an as-needed basis) proportional contribution towards potable water and wastewater infrastructure upgrades as identified by Bluestem Utilities at the subdivision approval stage.

9.1 POTABLE WATER

Potable water will be provided to the subject site via two connections to the existing Bluestem distribution system to ensure that looped water service is provided for the subject site and will also be available for future development to the north.

Referring to Figure 12: Conceptual Water Main Utilities, one connection to the existing Bluestem distribution system will be completed within the internal roadway in the Pine Creek Villas land development immediately south of the proposed 68 Pine development. To facilitate this connection, the watermain on the subject site will be installed within an utility right of way between Lots 18 and 19 and extend through an utility right of way that will be required within the Pine Creek Villas lands to complete the connection within the internal subdivision roadway.

The second water will be via an extension of the proposed watermain south the future entrance to the subject site, within the east ditch of Pine Creek Road. This watermain will be extended to the south and will connect to the existing water distribution main within the

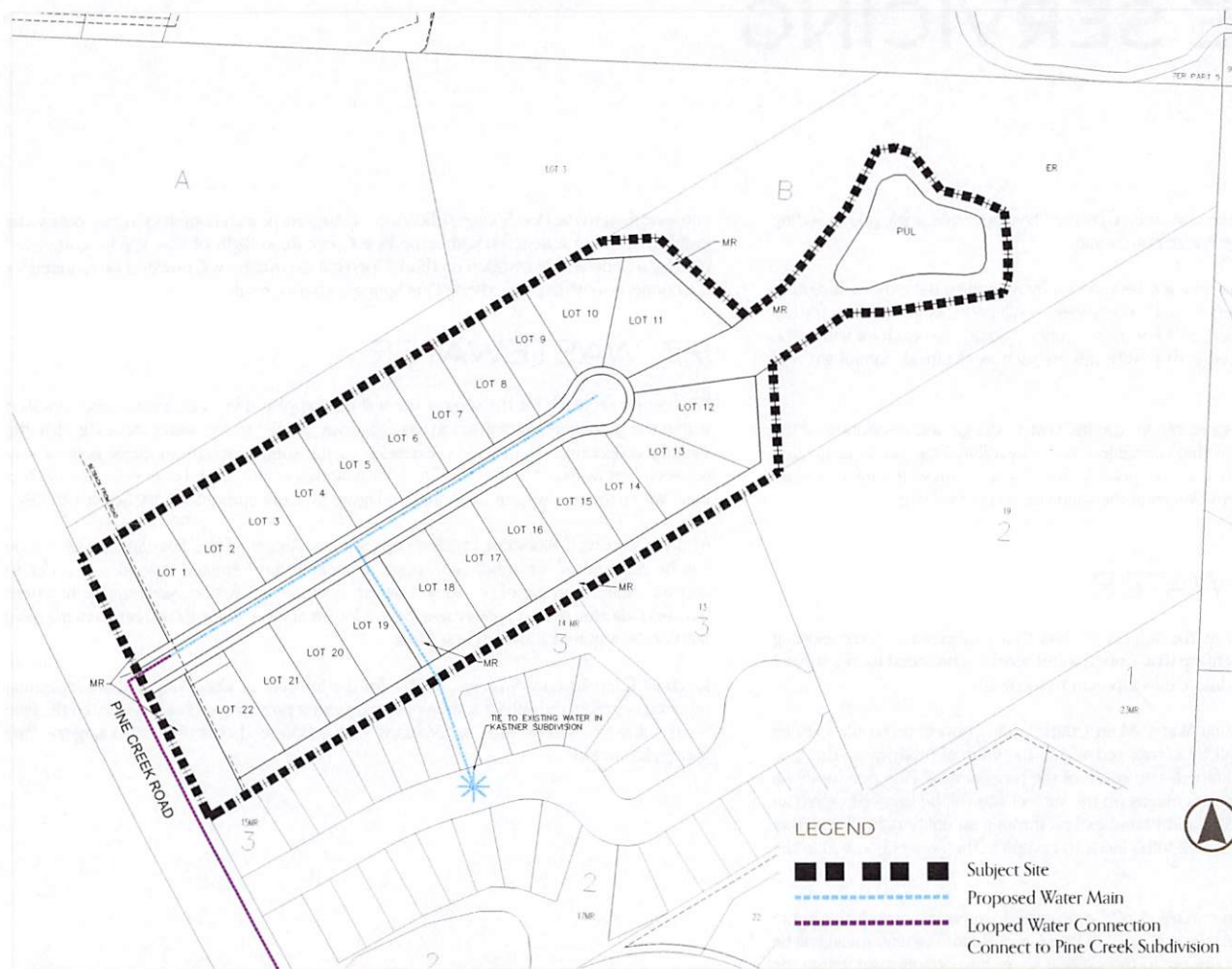
entrance road to the Pine Springs subdivision. In alignment with Foothills County policy, the installation of the watermain within the Pine Creek Road Right-of-Way will be completed utilizing a trenchless excavation method. Open cut excavation will however be required for the connection within the existing Pine Springs entrance road.

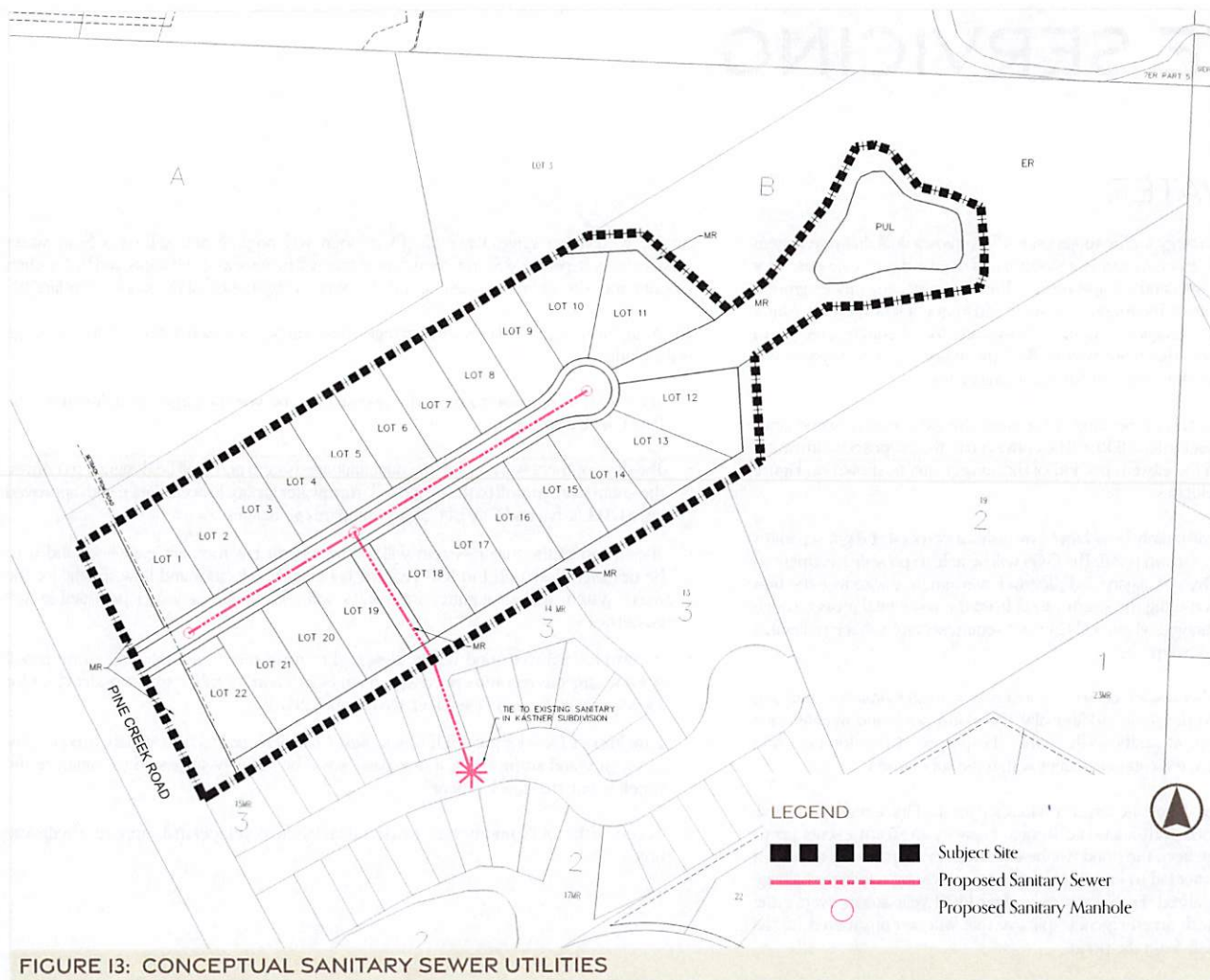
9.2 WASTEWATER

Wastewater servicing for the subject site will be completed via a collection main installed within the proposed internal subdivision roadway. Similar to the water servicing plan, the sanitary collection system will be extended to the south through an utility right of way between Lots 18 and 19 to the Pine Creek Villas lands subdivision and connect to the existing main within the roadway, as illustrated on Figure 13: Conceptual Sanitary Sewer Utilities.

In discussion with Bluestem Utilities, capacity assessment of the Pine Springs lift station will be required at the subdivision stage to identify any required upgrades in order to accommodate servicing of the subject site through this lift station. Additionally, Bluestem has also indicated that a capacity assessment for Lift Station 4 (not shown on servicing plan) will also be required at the land use stage.

Rarebuilt (Developer) will be responsible for the full cost of identifying and implementing required upgrades to both lift stations, as well as for a providing a cost recovery to the Pine Springs and Pine Creek Villas subdivisions for the front-end cost of constructing the Pine Springs lift station.





09. SITE SERVICING

9.3 STORMWATER

The stormwater management strategy for the subject site 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.

All stormwater runoff collected within the subject site (with the exception of some lands designated as Environmental Reserve land (ER)) will be conveyed to the proposed stormwater management facility located in the eastern portion of the subject site, as shown on **Figure 14: Conceptual Storm Sewer Utilities**.

The stormwater water quality will mainly be achieved by installation of oil and grit separator (OGS) unit placed at upstream of storm 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.

The location of the pond has been selected so that it serves a greater drainage area and provides gravity conveyance to the pond. Additionally, the storm pond and maintenance access road will be designed to fit aesthetically within the proposed development and provide opportunities for passive recreation activities within the subdivision.

To meet the release rate and runoff volume targets established for the Pine Creek watershed, the storm pond will be designed with adequate storage capacity in storm events up to 1:100-year events. The discharge from the pond will be directed towards the east through a subsurface outlet pipe and be directed to Pine Creek utilizing an existing overland drainage route, which will remain naturalized. For events exceeding 1:100-year storm events, the storm pond will be designed with an emergency spillway that will be constructed on the same alignment as the outlet pipe from the pond.

At the subdivision stage, Rarebuilt (Developer) will prepare and submit a Stormwater Management Report and Storm Pond Report that will be reviewed and approved by Foothills County and Alberta Environment and Parks, prior to registration of the stormwater facility.

The Main Stormwater Policies and Strategies that will be proposed at the subdivision stage will include:

- The SWMP is required to meet the release rate and volume targets established for the Pine Creek watershed.
- The development will employ the dual drainage system and shall be designed to convey the entire storm runoff to the proposed stormwater facility 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 in 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 conventional wet 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).
- 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.
- Access to the OGS must be built to a standard by the developer that supports a hydrovac unit.

09. SITE SERVICING

9.4 SHALLOW UTILITIES

Shallow utilities, including electricity, natural gas, and telecommunications, will be provided by the Rarebuilt, through coordination with the respective service providers.

9.5 EMERGENCY SERVICES

Emergency services for the subject site include fire, emergency medical services (EMS), and protective services. Fire services and EMS will be provided by the Foothills Fire Department from the Heritage Pointe Fire Hall, which is in very close proximity to the subject site. Protective services will be provided from local Royal Canadian Mounted Police (RCMP) detachments.

10. IMPLEMENTATION

10.1 PATHWAY TO APPROVALS

The 68 Pine Outline Plan guides and directs the development of the subject site. A Land Use Redesignation application will be submitted concurrently with the Outline Plan to redesignate and support, for future subdivision, of the subject site in an orderly manner. This Outline Plan is a non-statutory document and guides the development of the site and provides additional technical information. A future subdivision application will be prepared in full conformity with this Outline Plan.



10.2 COMMUNITY ENGAGEMENT

Engagement in the form of a community letter mail out to area residents within half-mile of the subject site will be provided, describing the objectives of site development and providing opportunities for review and comment. The community mail out will provide details and information about the proposed 68 Pine Outline Plan and Land Use Redesignation applications. A dedicated team member's contact will be made available to give an opportunity for residents to provide comments and questions to the project team. A "What We Heard Report" will be prepared in future planning applications and be provided to the County prior to the land use redesignation public hearing.

10.3 DEVELOPER RESPONSIBILITIES

Rarebuilt (Developer) will be responsible for all associated on-site and off-site improvements, including roads, site servicing, stormwater infrastructure, pathway construction, and landscaping installations.

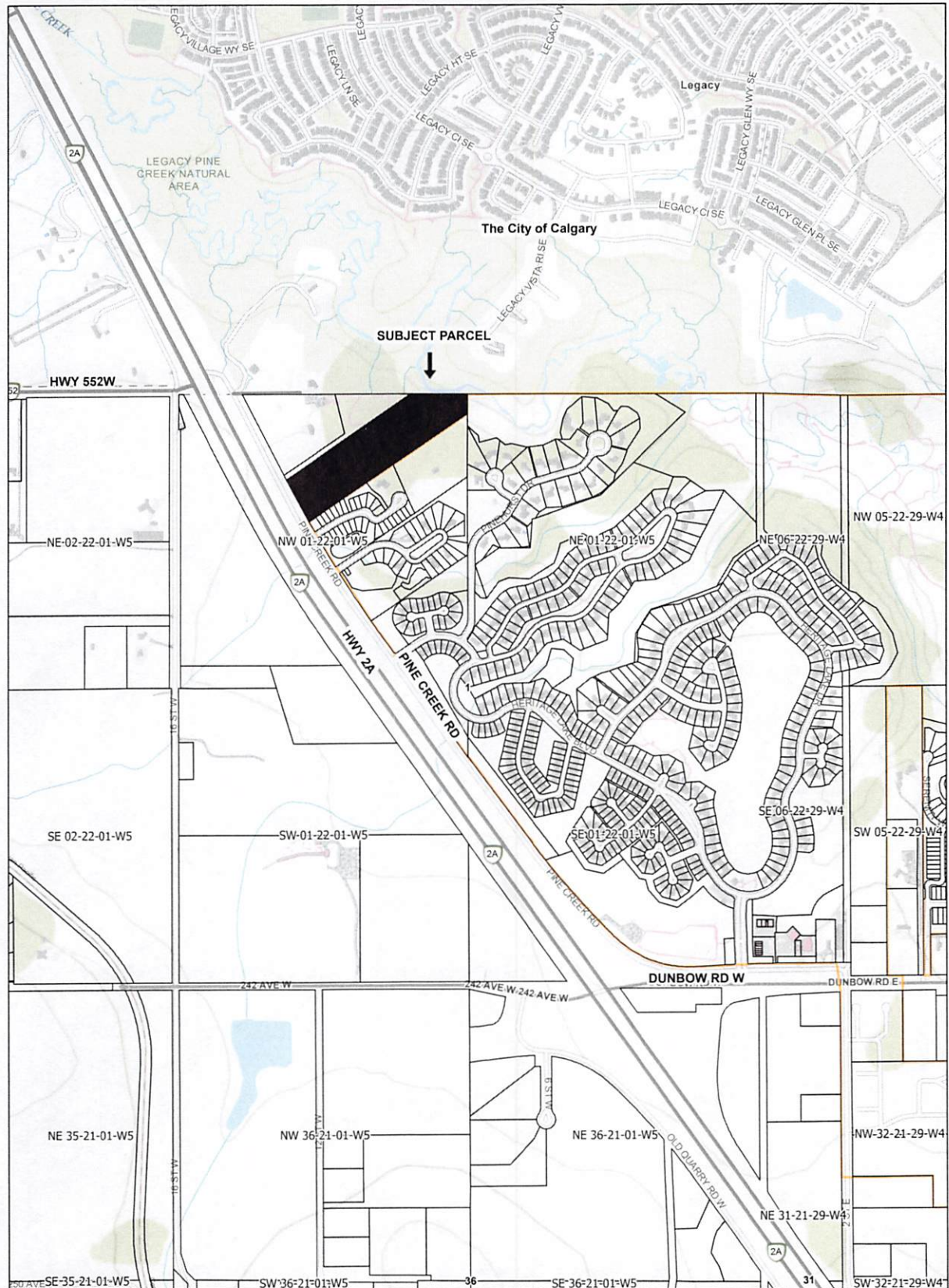
68 Pine



OUTLINE PLAN | March 2026

TOWNSHIP
planning + design inc.

Location Map - Ptn. NW 01-22-01 W5M; Plan 6576JK, Block B



2026-05-11, 11:32:38 a.m.

- Parcels
- Settlement**
- Hamlet
- Canada_Hillshade

