



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 \$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 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

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

Phone: 403.300.2220
TWPplanning.com

TOWNSHIP
planning + design inc.

Foothills County
Box 5605
High River, AB
T1V 1M7

09 January 2026

ATTN: Samantha Payne, Manager of Planning Applications

RE: 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 twenty-two Residential Community (RC) lots on the lands legally described as Plan 6576JK, Block B, NW 1-22-01 W5M, consisting of ± 16.32 ac (± 6.6 ha) within Foothills County.

Landowner: Pine Creek Brothers Inc., c/o Rarebuilt Homes Ltd.

Dear Mrs. Payne,

Please find enclosed the following in support of the above-mentioned Land Use Redesignation and Outline Plan Applications:

- The formal application for Land Use Redesignation and adoption of the 68 Pine Outline Plan;
- The Agency Agreement allowing Township Planning + Design Inc. to act as agent for the landowner;
- A credit card authorization for the applicable application fees of \$26,500.00 (\$9,900.00 outline plan fees + \$100.00 filing fee + \$16,500.00 initial land use fees);
- The abandoned well map and declaration, showing no abandoned wells on the property;
- A copy of the Certificate of Title;
- A copy of the 68 Pine Outline Plan;
- A copy of the Slope Stability Analysis report;
- A copy of the site plan; and
- A copy of the conceptual landscape plan.

To assist the Planning Department with the evaluation of this application we offer the following additional information:

68 Pine Outline Plan

The 68 Pine Outline Plan is a non-statutory planning document that provides a comprehensive land use and servicing framework to guide the future subdivision and development of the lands

legally described as Plan 6576JK, Block B, NW 1-22-01 W5M, consisting of ± 16.32 ac (± 6.6 ha) within Foothills County. 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 Outline Plan has been prepared to align with the policies and objectives of the Foothills County Municipal Development Plan (MDP), Foothills County / City of Calgary Intermunicipal Development Plan (IDP), Foothills County Growth Management Strategy (GMS), and Foothills County Land Use Bylaw, and to ensure that development of the site occurs in a coordinated, orderly, and sustainable manner.

The Outline Plan establishes a clear development vision for the site, including road network, municipal and environmental reserve areas, servicing strategies, and interface with surrounding lands. The proposed development is intended to integrate sensitively with existing development in the area while making efficient use of available infrastructure and respecting site-specific constraints and opportunities. The following Land Use Districts are intended to be accommodated on the subject site: Residential Community (RC) District, Municipal Land/Reserve (MLR) District, Environmental Protection District (EP), and Public Utility Lot (PUL). 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 boundary.

Key planning objectives include:

Residential Neighbourhood and 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.
- 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.

For additional details regarding the Outline Plan, please refer to the supplementary documents provided.

Land Use Redesignation

The Outline Plan is submitted concurrently with a Land Use Redesignation application. The Land Use Bylaw is proposed to be amended by adopting the 68 Pine Outline Plan. The application includes redesignating the land currently designated as Country Residential (CR) District into twenty-two (22) Residential Community (RC) District lots, two (2) Municipal Land/Reserve lots, one (1) Environmental Protection, and two (2) Public Utility (PUL) lots. The RC lots will be between 0.26 acres to 0.45 acres in size. The proposed lots will be connected to a proposed internal road with 20.0m wide right-of-way, that connects to the existing Pine Creek Road. The total Municipal Reserve dedication is 2.5 ac (1.01 ha), exclusive of the total PUL area.

Site Specific Amendments

The 68 Pine application proposes the following Site-Specific Amendments::

- (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 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.

Servicing Considerations

The 68 Pine development will be fully serviced by piped water and wastewater distribution systems provided by Bluestem Utilities. 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. All stormwater runoff collected within the subject site (with the exception of some lands designated as Environmental Protection District land (EP) will be conveyed to the proposed stormwater management facility located in the eastern portion of the subject site. Detailed engineering design and any required updates to technical studies will be completed at the subdivision and development permit stages, to the satisfaction of Foothills County.

Conclusion

The proposed Outline Plan and concurrent Land Use Redesignation meets the objectives, aligns with development considerations, and follows the guiding principles of the MDP, IDP, GMS, and Land Use Bylaw. The application considers the existing area development, physical site characteristics, and proposes development that is strategically planned to complement and mirror the character of the Hamlet of Heritage Pointe.

We trust the enclosed application meets the County's expectations and requirements. Please let us know if you have any questions or require any additional information.

Sincerely,
Township Planning + Design Inc.



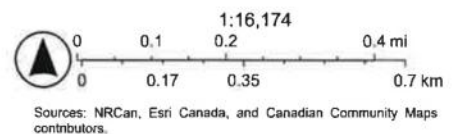
Kristi Beunder, B.A., M.E.Des. ICD.D
RPP MCIP
Principal/Senior Planner
Urban + Regional Planning

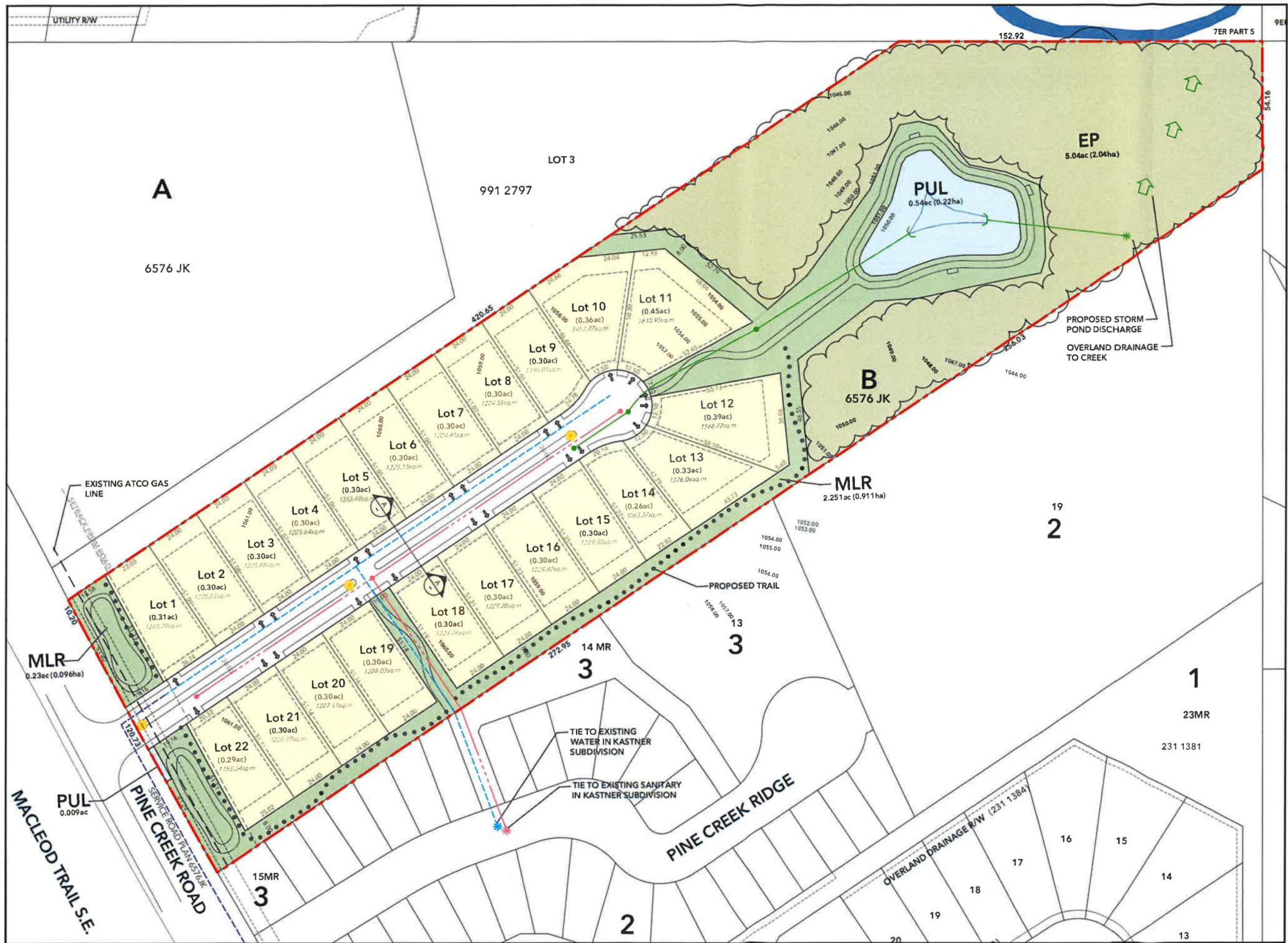
Cc: *Pine Creek Brothers Inc.*
Rarebuilt Homes Ltd., Mike Lochhead

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



[] Parcels
 [] Settlement
 [] Hamlet
 Canada_Hillshade





CLIENT
RAREBUILT

PROJECT NUMBER
25-005

LEGAL ADDRESS
PLAN 6576JK, BLOCK B
NW 1-22-01 W5M

DATE
April 27, 2026

- LEGEND
- SUBJECT SITE
 - EXISTING TREES
 - PROPOSED 3.0m PATHWAY
 - PROPOSED TRAIL
 - PROPOSED CONTOURS
 - PROPOSED BUILDING ENVELOPE
 - PROPOSED DRIVEWAY LOCATION
 - PROPOSED SANITARY SERVICES
 - PROPOSED STORM SERVICES
 - PROPOSED WATER SERVICES
 - PROPOSED UTILITY RIGHT OF WAYS

STATISTICS

	±ac	±ha	%
Subject Site Area	16.32	6.60	
Environmental Protection (EP)	5.04	2.04	
Net Developable	11.28	4.56	100
Residential Community (RC)	6.91	2.80	61.25
Municipal Reserve (MLR)	2.50	1.01	22.25
Public Utility Lot (PUL)	0.55	0.22	4.78
Roads	1.32	0.53	11.70

ANTICIPATED DENSITY
Residential Community (RC) 22 Units
1.95 upa (4.82 uph)

OUTLINE PLAN

SCALE
1:1500

SHEET

S1
SITE PLAN