



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
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.
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 SW 1/4 sec. 05 twp. 22 range 29 west of 4 meridian.
Being all parts of lot block 1 Reg. Plan No. 9011402 C.O.T. No. 241 205 167

TO: (Choose One)
52 Residential Community (RC) District lots, 3 Public Utility Lot (PUL) District, 2 lots to be dedicated as Environmental Reserve, and 4 lots to be dedicated as Municipal Reserves
Redesignate from Country Residential (CR) District to
Amend the Land use Bylaw by

Size of existing parcel(s) +/- 20.68 ac (8.37 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 Serenity Phase III lands. The application includes the following site-specific amendments for the proposed RC 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 setbacks is permitted for eaves, fireplaces, sills, canopies, window wells, and cornices; (3) 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 structures, 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; and (5) Lot Coverage: Maximum of 60% for Residential Community 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.

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 17 September 2026 Signed
Landowner Information Agent Information
Phone No. 780-835-0102 Phone No. 403.880.8921
Address: 5047-11 St SE, Calgary, AB T2H 1M7 Address: 110 - 259 Midpark Way SE
Calgary, AB T2X 1M2
I consent to receive documents by email: Yes No I consent to receive documents by email: Yes No
Email Address: Mike@rarebuilt.ca Email Address: Kristi@twppanning.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.

17 September 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. 05/19



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, Serenity Land Corp.
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 SW 1/4 sec. 05 twp. 22 range 29 west of 4 meridian.
Being all parts of lot block 1 Reg. Plan No. 9011402 C.O.T. No. 241 205 167

TO: (Choose One)
[] Redesignate from to
[X] Amend the Land use Bylaw by adopting the Cell F Amendment (Serenity Phase 3) to the Heritage Pointe Area Structure Plan.

Size of existing parcel(s) +/- 20.68 ac (8.37 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 14 RC District lots for single family dwellings, 38 RC District lots for single-family or semi-detached dwellings, 2 lots for Environmental Reserve dedication, 4 lots for Municipal Reserve dedication, and 3 PUL District lots. The ASP amendment and redesignation is intended to provide the policy framework to guide the future construction of 52 new residential units in the Hamlet of Heritage Pointe.

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 17 September 2026 Signed
Landowner Information Agent Information
Phone No. 780-835-0102 Phone No. 403.880.8921
Address: 5047-11 St SE, Calgary, AB T2H 1M7 Address: 110 - 259 Midpark Way SE
Calgary, AB T2X 1M2
I consent to receive documents by email: [X] Yes [] No I consent to receive documents by email: [X] Yes [] No
Email Address: Mike@rarebuilt.ca 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.
Date 17 September 2026 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.

Foothills County
Box 5605
High River, AB
T1V 1M7

September 17, 2026

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

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

Landowner: Serenity Land Corp.

Dear Ms. Payne and Ms. Smith,

Following the Motion for Postponement at the Public Hearing on September 9, 2026, 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 for Serenity Phase III, to facilitate the comprehensive redesignation of the Subject Site;
- The updated Serenity Phase III - Cell F Amendment (September 2026) document;
- The revised phasing figure for Heritage Pointe ASP Phasing Strategy;

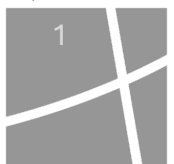
The following documents have been submitted previously and have not been amended as part of this revised application:

- A copy of the Abandoned Well Map and Statement;
- A copy of the current Certificate of Title;
- The Agency Agreement allowing Township Planning + Design to act as agent for the landowners (Serenity Land Corp.);
- A copy of the letters from Bluestem indicating capacity for water and wastewater services;
- A copy of the letter from Bluestem (3 September 2025) confirming water license transfer;
- The revised Traffic Impact Assessment (1 September 2026) prepared by Watt Consulting Group;
- The Technical Memo (17 September 2025) prepared by CIMA+;
- The Stormwater Management Report (4 February 2026) prepared by CIMA+; and
- The Geotechnical Investigation Report (30 July 2024) prepared by Factor Geotechnical.

All the technical studies provided for this application to date remain unchanged. 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) and are referred to as Phase III. The Phase III lands are located within the Hamlet boundary but not located within the ASP boundary. This application requests that the ASP boundary include the Phase III lands (owned by Serenity Land Corp.).

The landowners have a vision for this site that includes a variety 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, as well as additional lands to be dedicated as Environmental Reserve (ER), Municipal Reserve (MR), and Public Utility Lot (PUL). The redesignation will facilitate the sustainable development of the Phase III 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 District lots for single family dwellings, 38 RC District lots for single family or semi-detached dwellings, four (4) lots for Municipal Reserve dedications, three (3) PUL lots, as well as two (2) lots for Environmental Reserve dedications. The redesignation is intended to provide the policy framework to guide the future subdivision of up to 52 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 the standard relaxations that already apply for the Hamlet of Heritage Pointe and others specific to Serenity Phase III, for the proposed RC District:

- 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 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. 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 lands 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 two phases are referred to as Phase IIIA (northern cluster), Phase IIIB (southern 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. Bluestem has also confirmed that the necessary water licenses have been transferred to Bluestem.

Bluestem Utilities has confirmed that the wastewater system has the capacity to service Serenity Phases III 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. 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 is 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, it is expected that the existing intersection control and lane configurations at the intersections of Dunbow Road with 2nd Street E, 4th Street E, and 8th Street E will provide adequate capacity to support future traffic volumes. No changes or upgrades are required as a result of Serenity Phase III.

The intersection of Dunbow Road / 5th Street E is to be constructed as part of Serenity Phase III to a 15m right-of-way with a Type IVa intersection with a dedicated east-bound left-turn lane into Phase III, an eastbound bypass lane on Dunbow Road, and acceleration and deceleration lanes westbound to support safe access to the development. Capacity analysis indicates that this Type IVa intersection will provide acceptable operating conditions under a stop control configuration on opening day. The design and configuration of the 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, 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,

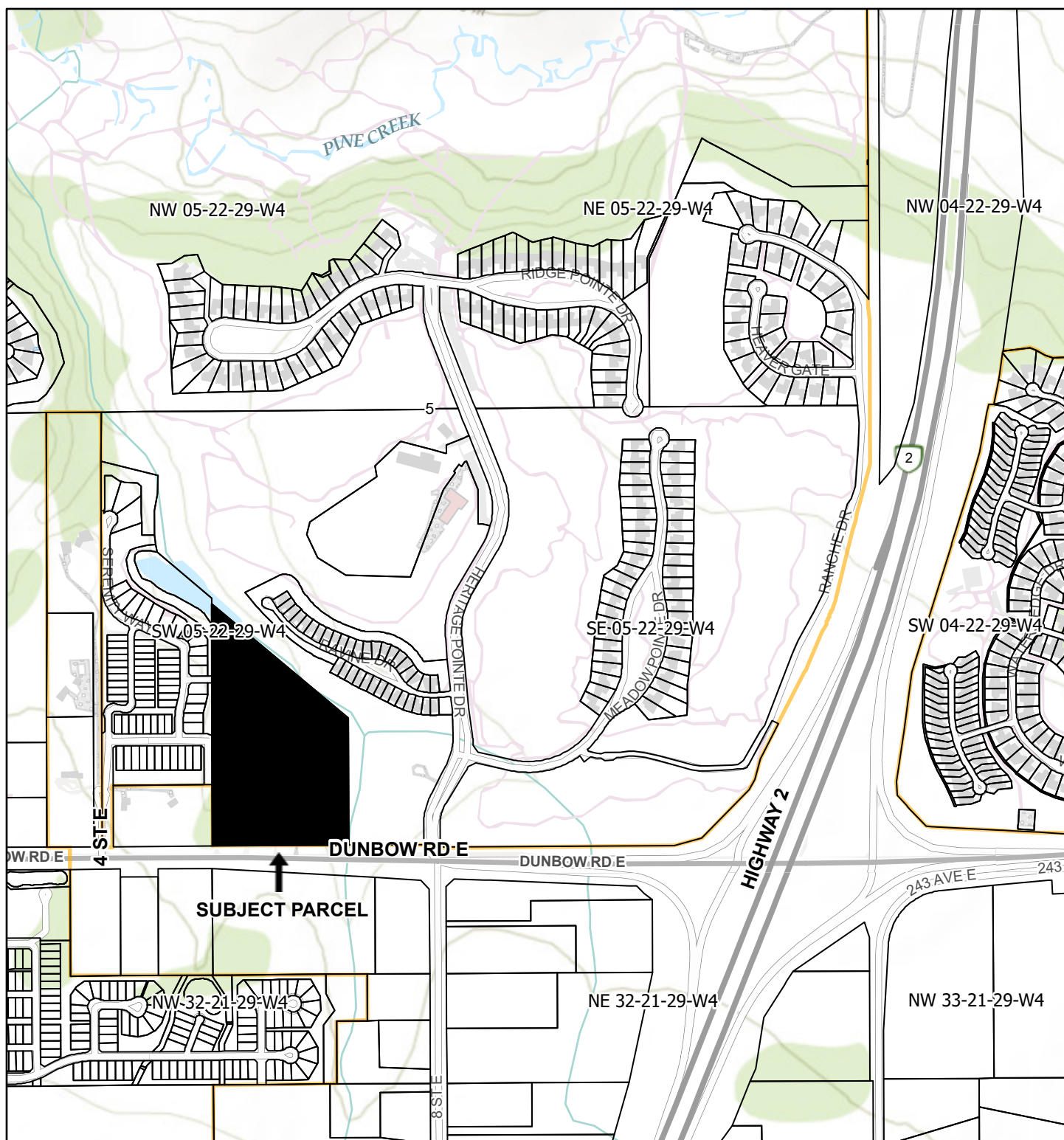
Township Planning + Design Inc.



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

Cc: Serenity Land Corp.

Location Map Ptn. SW 05-22-29 W4M; Plan 9011402 Block 1



2026-09-30, 2:40:58 p.m.

Parcels

Settlement

Hamlet

Canada_Hillshade



0 0.07 0.15 0.3 mi
0 0.13 0.25 0.5 km

1:16,105

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



LEGEND

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

Figure 4 - Land Use Concept

