



Cell E

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



PREPARED BY

TOWNSHIP

planning + design inc.

PREPARED FOR

Carolina Oxtoby and Doug Howland

and

Foothills County

DATE

January 2021

Table of Contents

01. Introduction	02
02. Policy Analysis	05
03. Goals and Objectives	09
04. Architectural Controls	11
05. Development Strategy	13
06. Infrastructure Servicing	23
04. Implementation Framework	34

List of Figures

Figure 1 - Site Context	03
Figure 2 - Location of Cell E	04
Figure 3 - Topographic Assessment	14
Figure 4 - Development Strategy	16
Figure 5 - Zoning Concept	17
Figure 6 - Detailed Lotting Concept	18
Figure 7 - Municipal Reserve Strategy	22
Figure 8 - Long Term Access & Conceptual Development	26
Figure 9 - Hamlet Road Standards	29
Figure 10 - Potable Water Servicing Options	33
Figure 11 - Wastewater Servicing	35
Figure 12 - Preliminary Stormwater Strategy	37

01. Introduction

Heritage Pointe ASP Amendment



Purpose

This ASP Amendment outlines in detail a 24.39 acre (9.87 hectare) parcel legally described as Plan 9912130, Block 5 (Ptn. SW 5-22-29 W4M) and located within the boundary of both the Hamlet of Heritage Pointe and the Heritage Pointe Area Structure Plan (ASP) identified as “Cell E”. The parcel is owned by Carolina Oxtoby and Douglas Howland.

These lands have been included in the Hamlet boundary since its inception and in order to develop the site an addendum to the Heritage Pointe ASP needs to occur that outlines the goals, objectives, density, phasing, method of servicing and housing types proposed for the site. This addendum is considered as forming

part of the Heritage Pointe Area Structure Plan. An addition to the ASP, by inclusion of this addendum, will require a public hearing by Foothills County. The policies of the Heritage Pointe ASP apply to this site unless otherwise noted in, or updated by, this addendum document.

The site includes a range of housing options to accommodate consumer choice. It is intended that the pond be protected in perpetuity for the enjoyment of the residents. The goals and objectives for development of this site are detailed in this plan.

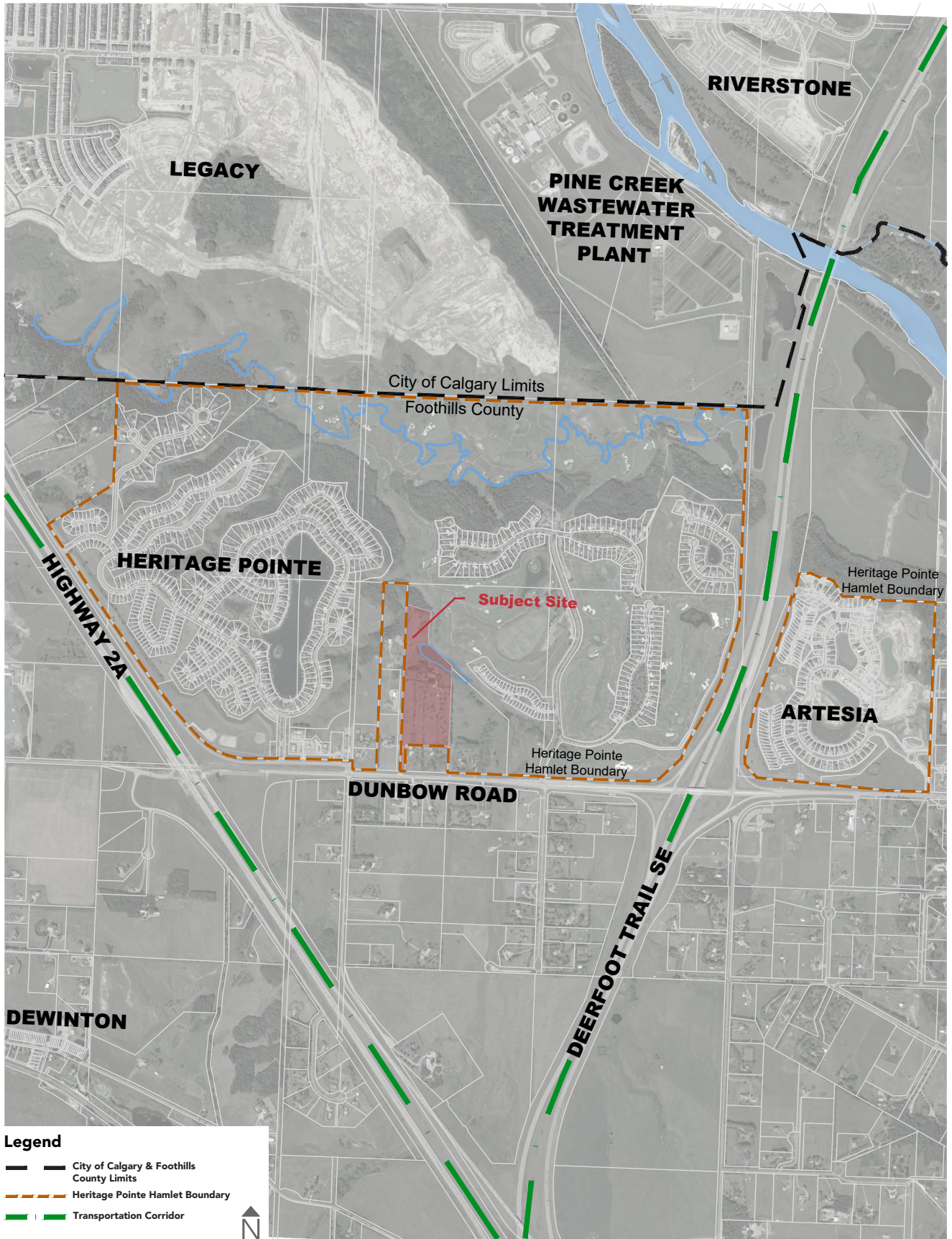


FIGURE 1 - SITE CONTEXT

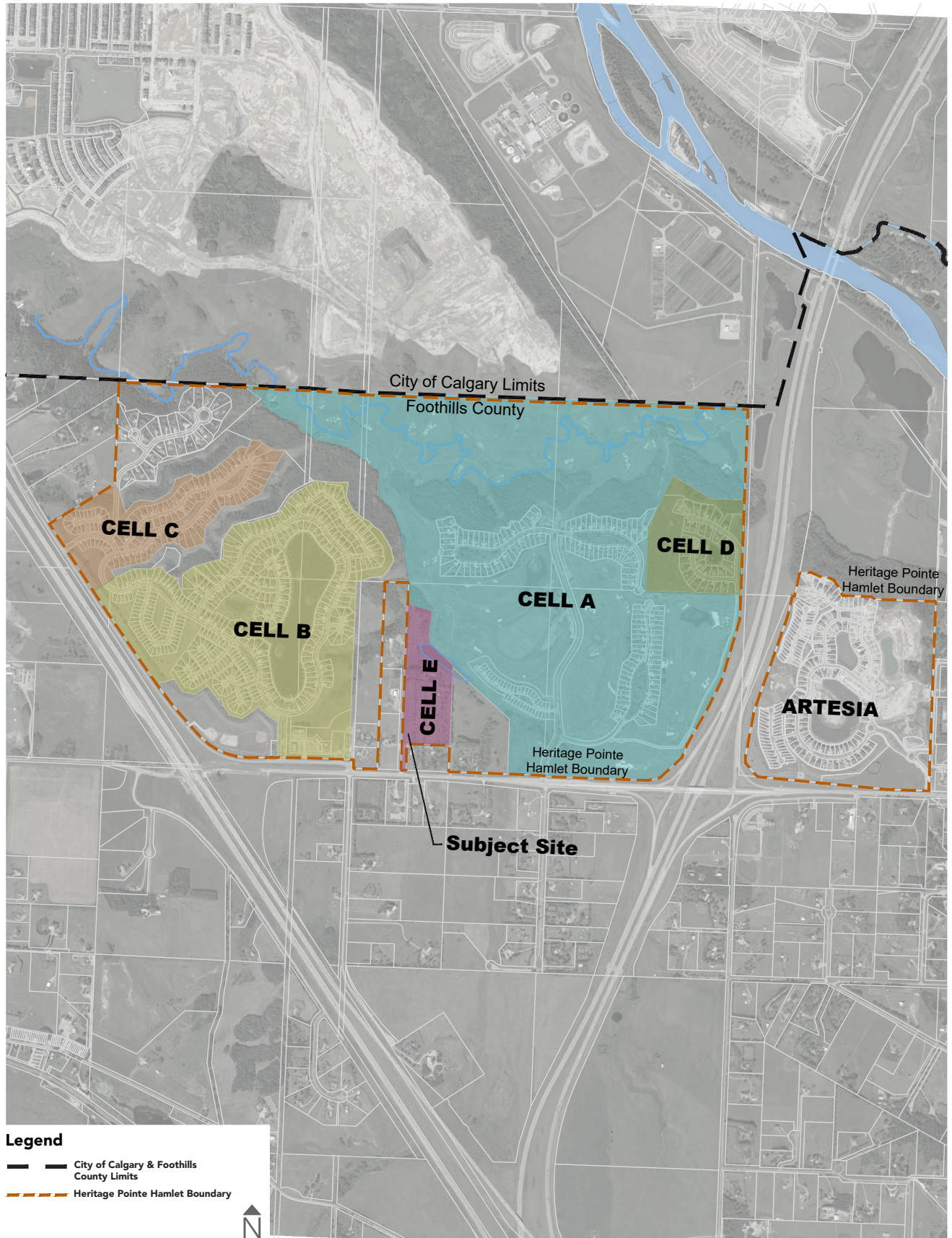


FIGURE 2 - LOCATION OF CELL E

02. Policy Analysis

02.1 Local Context

The site is located within the Hamlet of Heritage Pointe and is identified as “Cell E” within the Heritage Pointe Area Structure Plan. The subject property is located within Foothills County directly on to the County’s northern boundary shared with the City of Calgary and in close proximity to both the Deerfoot Trail and Highway 2a (Macleod Trail). The site is easily accessed by major provincial highways and is within a 10-minute drive of a major activity centre, regional hospital and shopping area within the community of Seton. 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 the **Site Context Figure 1.**

Heritage Pointe has been in development since the late 1990’s with the ASP being first adopted in 1995. The investment in the golf course triggered the first stages of development. Over time, Heritage Lake and the Ranche were included in the community resulting in one of the best recreational communities in the Calgary region.

As outlined on **Figure 2**, the site is identified as “Cell E” within the Heritage Pointe Phasing strategy. Artesia was undertaken within the Hamlet Boundary as a separate Area Structure

plan and development cell and includes its own phasing. For the purposes of this document, Artesia’s phasing is not described, only the Heritage Pointe ASP phasing is included with “Cell E” shown as the next phase in development. Some lands within the Hamlet boundary, to the west and east of this site, are not yet developed and would comprise a separate phase and separate addendum to the Heritage Pointe ASP.



“This property is a gem, unlike any other, it provides a sanctuary from the busy City, the pond provides opportunity for reflection, the golf course and surrounding terrain provide a backdrop of unmatched beauty”. - Carolina Oxtoby



Due to the Plan Area location, there are numerous policy plans in play affecting the site, this includes the Foothills/ Calgary Intermunicipal Development Plan, the Foothills Growth Management Strategy, the Foothills Municipal Development Plan 2010 and the Interim Growth (Regional) Plan.

02.2 Interim Growth Plan (IGP) – Calgary Metropolitan Region Board

The Interim Growth Management Plan (IGMP) and Interim Regional Evaluation Framework (IREF) was prepared as a regional plan addressing growth in the Calgary Region. The Calgary Metropolitan Region Board (CMRB) comprised of ten Mayors and Reeves from Calgary, Wheatland County, Rocky View, Foothills, Airdrie, Strathmore, Chestermere, High River, Okotoks, and Cochrane. Current policy in the IGMP requires that ASP Amendments for fifty (50) lots or more are to be reviewed by the CMRB. As such, the application to develop the subject property would be referred to the CMRB for review. This review would result in a recommendation from the CMRB Staff and the consultant as to the application and its suitability against the policies of the plan. Policy 3.4.1 of the IGMP relating to intensification and Infill development in existing areas would be a key consideration in review of the application.



“3.4.1.1 Intensification and infill in existing settlement areas in cities, towns, and villages shall be planned and developed to:

- a. achieve an efficient use of land;*
- b. achieve higher density development in the downtown or central core areas, in transit station areas and transit corridors, where appropriate;*
- c. accommodate residential and/or mixed-use development at a higher density than currently exists;*
- d. provide for a mix of uses, such as employment and community services and facilities, where appropriate;*
- e. provide for a range of housing forms and options, where appropriate;*
- f. make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers; and*
- g. connect to existing, planned and/or future local and/or regional transit and active transportation networks, where appropriate.”*

IGP pg. 14

02.3 Foothills/Calgary Intermunicipal Development Plan

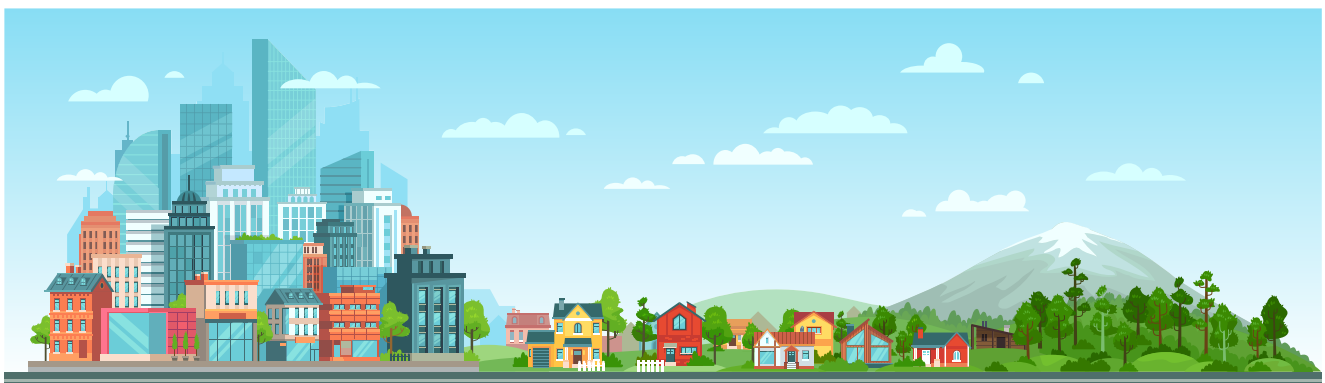
The Foothills/ City of Calgary Intermunicipal Development Plan (IDP) is entitled “Our Shared Boundary” and was adopted in April 2017. The subject site is located within the IDP Plan Area Boundary but is not located within a specific policy area or identified Calgary Growth Area. The application for amendment to the Heritage Pointe ASP 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 polices suggest that this is an identified residential growth area for Foothills County. The IDP allows the City of Calgary to review the ASP amendment on its own merits and the site is not subject to the interface policies of the plan.

02.4 Foothills Municipal Development Plan (MDP 2010)

Foothills County’s Municipal Development Plan (MDP2010) was adopted in 2010, and amended in 2017, the MDP outlines the vision 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.

“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

“Hamlet Residential lots are those developed in a semi urban form resembling a village or small town. Much of the new residential development in the MD of Foothills will be in the form of communally serviced, compact, mixed use communities planned from the perspective of environmental, social, and economic sustainability. 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.



02.5 Foothills Growth Management Plan

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

The principles, goals and vision of the Foothills County MDP2010 all support the intensification of development within existing Hamlets.

The Foothills County Growth Management Strategy builds on the direction provided in the MDP2010 by dividing the municipality into five 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 (including a plan for the Central District) to provide guidance on the principles, locations and desired components of future growth and development. The subject property is located in the Central District and this area is the identified growth engine for the County where they want 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

“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

03. Goals and Objectives

03.1 Objectives

The overall objectives are:

0.3.1.1 To establish a land use strategy that aligns with, and is supported by, existing municipal and regional policy.

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

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

0.3.1.4 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:

0.3.2.1 Development is contiguous and compatible with existing surrounding areas;

0.3.2.2 Offer a variety of residential housing typology and allow for options in the design of single family dwellings, and the integration of semi-detached lots in a number of forms;

0.3.2.3 The density proposed in the land use strategy will complement the community character and meet the density goals and growth objectives in the County's MDP 2010;

0.3.2.4 Linear pathways will create connectivity within the community, creating linkages between the adjacent neighbourhoods and commercial and recreational areas;

0.3.2.5 Access to adjacent neighbourhoods are established through a long-term east-west connection; and

0.3.2.6 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 designed with a series of Guiding Principles, derived from the land use strategy.

RESIDENTIAL NEIGHBOURHOOD & COMMUNITY CHARACTER:

0.3.3.1 Accommodate a range of single and semi-detached residential housing styles;

0.3.3.2 Achieve density through subdivision and development to support Foothills County growth targets;

0.3.3.3 Maintain the unique character of the hamlet by integrating building design with surrounding neighbourhood areas.

0.3.3.4 Retain the character elements of the site such as the pond and as many trees as possible (outside the building envelopes) to preserve the unique aspects of this site that make it a special place within Heritage Pointe.

OPEN SPACE & PATHWAY CONNECTIVITY:

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

TRANSPORTATION CONSIDERATION:

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



COMMERCIAL:

0.3.3.7 Design walkable access to existing commercial development within the hamlet and create walkable access to a variety of retail and consumer services.

INFRASTRUCTURE:

0.3.3.8 Provide future residents with appropriate wastewater, potable water and solid waste service provision;

0.3.3.9 Ensure high standards of water management and protection through water conservation efforts; and

0.3.3.10 Provide efficient stormwater servicing to ensure that there are no adverse impacts on existing residents and the local environment.



04. Architectural Controls

04.1 Purpose

The purpose of architectural controls are to bring a unification and harmony to the built form in a community. As various housing typologies are being proposed in this land use strategy, and the project is located within an existing Hamlet with an established architectural profile, architectural controls are required. The architectural controls will pick up on, and repeat, themes established in previously approved area developments such as the Lake at Heritage Pointe and Artesia.

Policies

0.4.1.1 A set of architectural controls shall be prepared and submitted at the subdivision stage by the Developer to the satisfaction of Foothills County.

04.2 Architectural Theme

The general architectural theme for the development of the plan area should be established by utilizing the prevailing architectural form, style, and detailing of the homes 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. 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.

Policies

0.4.2.1 Similar themes, materials, massing, and architectural styles to those existing within the Hamlet of Heritage Pointe shall be repeated within the plan area.

0.4.2.3 The architectural controls shall contain a review and approval process that outline the process for compliance and approval with the Developer to ensure that the architectural controls are satisfied by a builder prior to the submission of a formal building permit to Foothills County.

04.3 Architectural Examples

The photographs on this page provide some context as to appropriate built form and streetscape within the project area.



05. Development Strategy

THE VISION FOR THE OXTOBY/HOWLAND LANDS IS TO PROVIDE SINGLE-FAMILY AND SEMI-DETACHED 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.

05.1 Site Characteristics

The natural topography of the subject lands generally slopes in south to north, west to east directions. The elevation difference ranges from about 1050.0 m in the southwest to 1022.5 m in the northeast. Slopes within the broader, south half of the lands range from about 3.0% to 4.0%. The topography is identified in 0.5 m contour intervals on the **Topographic Assessment Figure 3**.

A notable feature of the lands is an existing pond in the northeast which collects predevelopment drainage from the subject lands and other surrounding lands. Slopes around the west side of the existing pond and extending north within the narrower, north portion of the subject lands are steeper, ranging from about 15.0% (6.7:1) to 50.0% (2:1).

A predevelopment geotechnical and slope stability report was prepared for the subject lands by McIntosh Lalani Engineering Ltd. under a separate cover (Geotechnical & Pre-Grading Slope Stability Report - Oxtoby Howland Ranch, File 02001385.000, July 17, 2020). The geotechnical report assessed

general subsurface soil conditions for design and construction of the proposed development and established a pre-grading slope stability setback line for consideration as part of proposed development adjacent to the steeper sloped areas. This line is noted on the **Development Strategy Figure 4**.

Pre-development drainage from the subject lands, and other surrounding lands, collects in the existing pond which discharges north into an existing drainage course that meanders through the Heritage Pointe Golf Course, ultimately discharging into Pine Creek.

The existing pond is largely located within the subject property. The pond is man-made and was developed by the original landowner (DePlaedt) 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. The pond is shared with the golf course and the neighbour to the east who has licensed their portion of the pond for the purposes of irrigation.

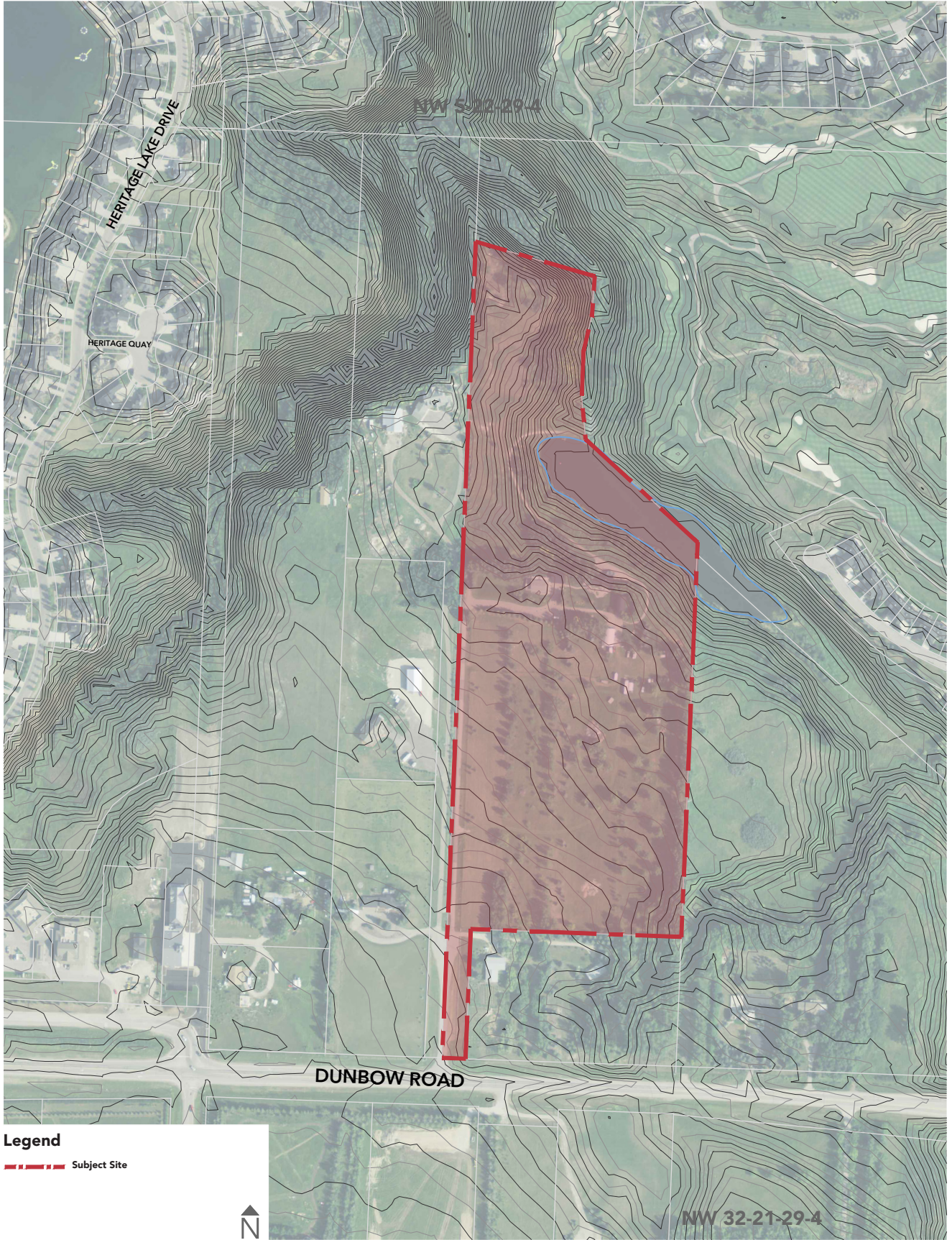


FIGURE 3 - TOPOGRAPHIC ASSESSMENT

05.2 Land Use Strategy

The land use strategy outlines the sustainable development of residential land uses to support the Hamlet of Heritage Pointe, a community that provides a unique blend of hamlet and rural living. The land use strategy provides new opportunities for residential growth that respond to pressures from the changing urban/rural interface surrounding the community and is supported by hard and soft infrastructure.

The land uses proposed for the Plan Area work in synergy with surrounding established areas, recreation facilities and transportation connectivity.

LAND USE	LOTS	AREA (ACRES)	AREA (HA)	% OF NET DEVELOPABLE AREA
GROSS Developable		24.39	9.87	
Environmental Reserve (ER)	1	2.255	0.913	
Environmental Reserve Easement (ERE)	0	0.820	0.331	
NET DEVELOPABLE		21.323	8.630	
Hamlet Residential (HR/HR-A)	49	8.384	3.393	39.32
Residential Multi-Family (RMF) Villas	22	2.461	0.996	11.54
Municipal Reserve (MR)	4	3.933	1.591	18.44
Public Utility Lot (PUL)	1	0.018	0.007	0.08
Public Roadway	n/a	6.527	2.641	30.62

HOUSING UNITS (NET)	PERSONS PER DWELLING	ESTIMATED POPULATION	UNITS PER NET ACRE	UNITS PER NET HA
71	2.7 (2016 CENSUS)	191.7	3.32	8.2

TABLE 1 - LAND USE STATISTICS

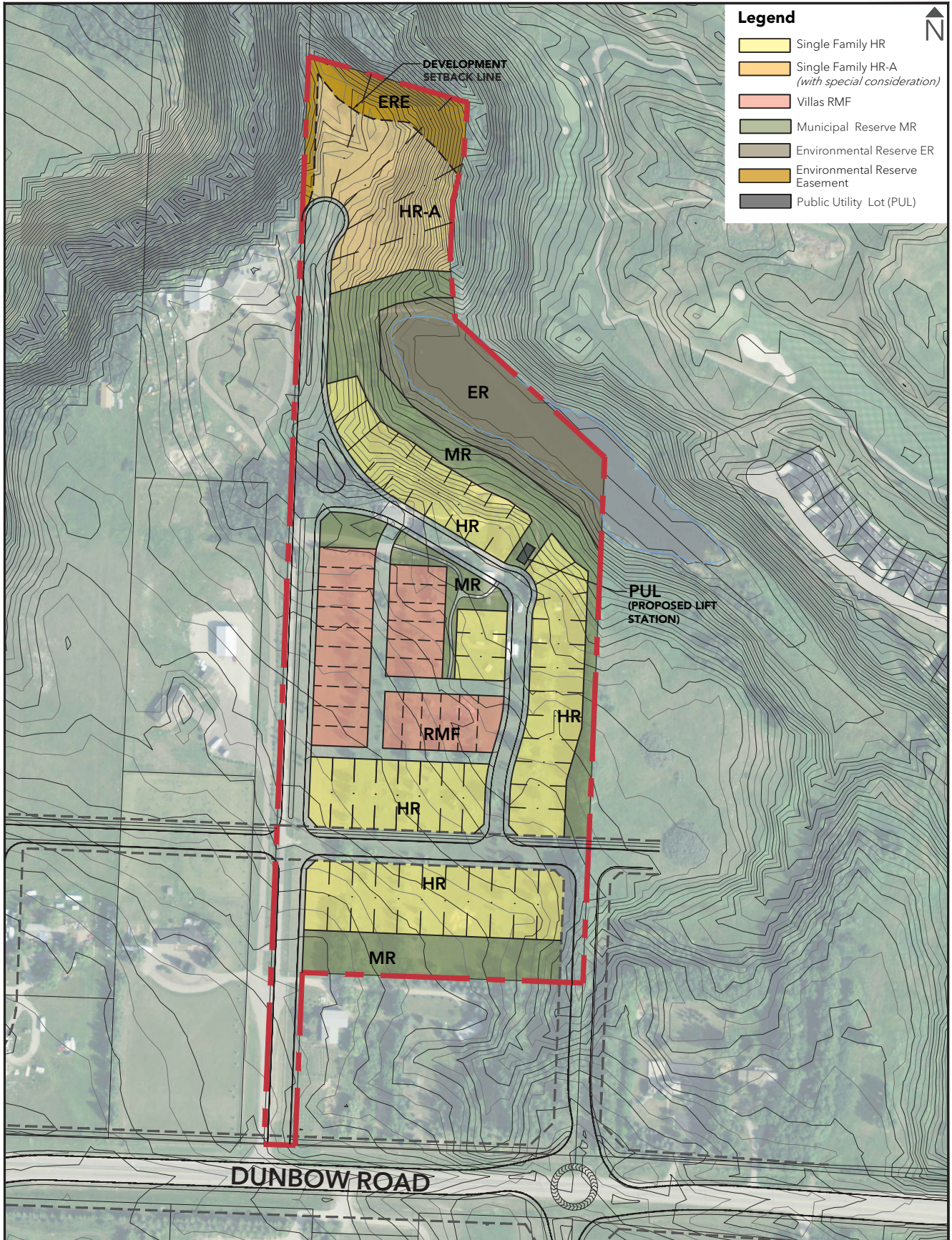


FIGURE 4 - DEVELOPMENT STRATEGY

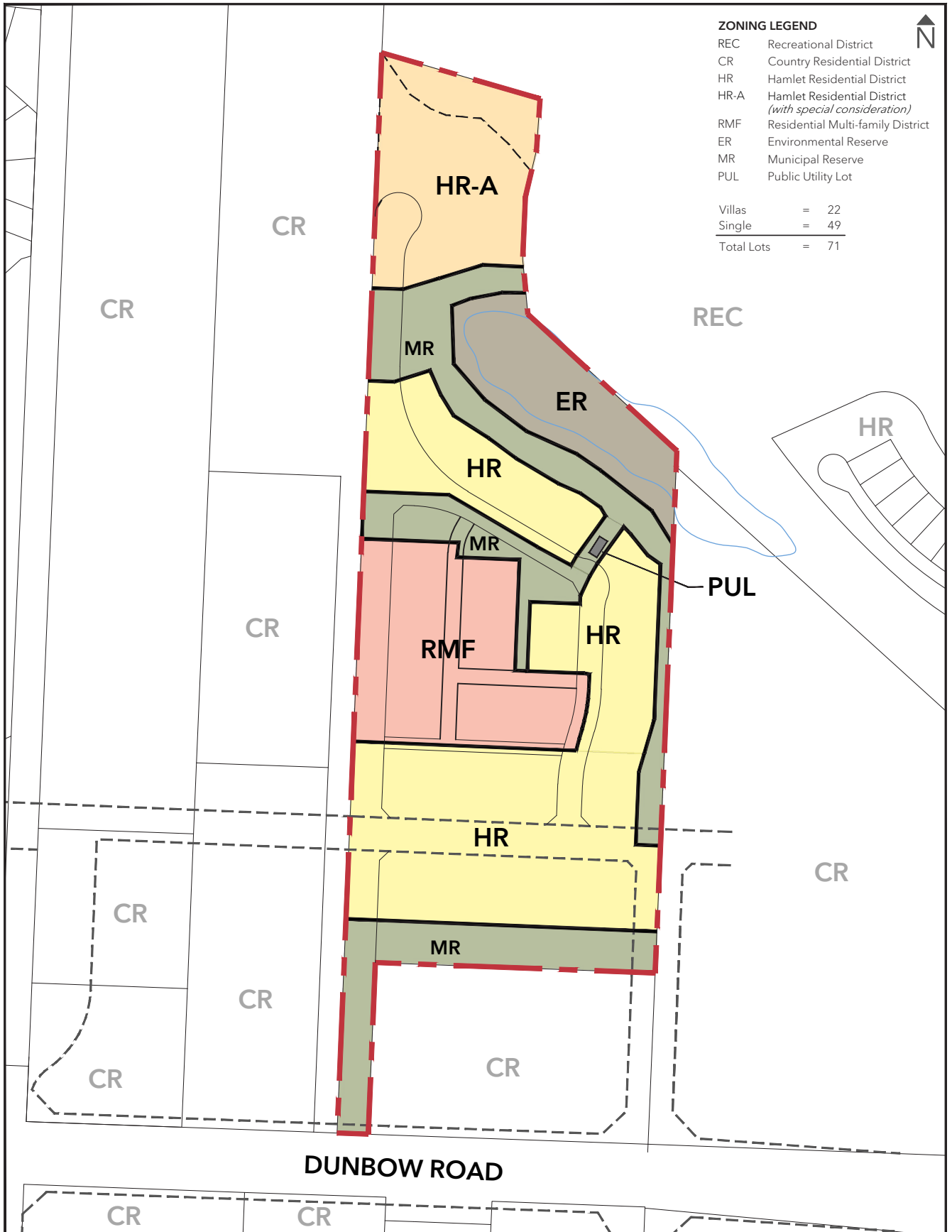


FIGURE 5 - ZONING CONCEPT

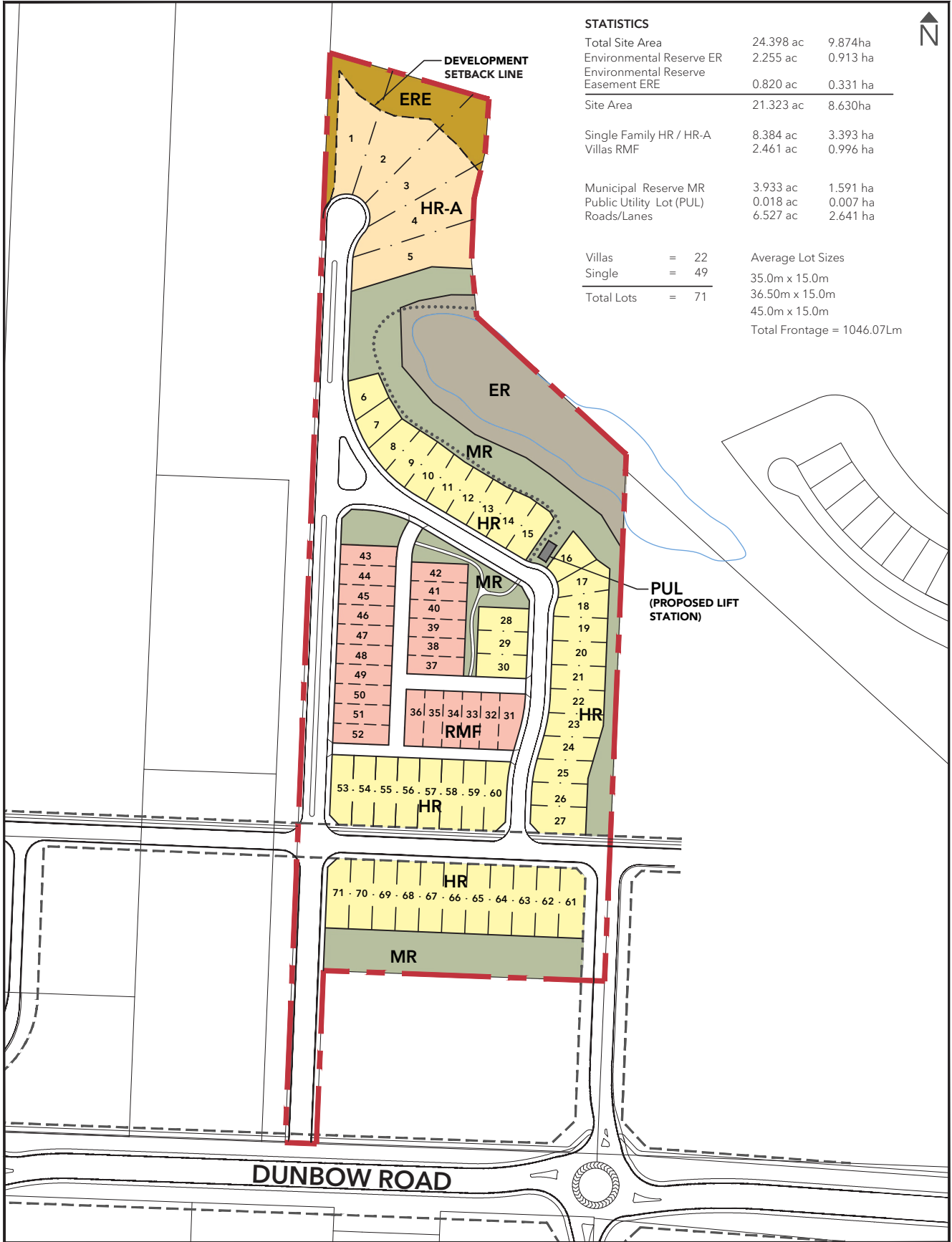


FIGURE 6 - DETAILED LOTTING CONCEPT

05.3 Community Character

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

0.5.3.1 Lighting shall conform to Foothills County Dark Sky policy;

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

05.4 Residential Land Use

The Land Use strategy comprises a mix of single-detached dwellings and semi-detached dwellings within a designated villa area. Lot sizes have been designed to comply with the 2004 Heritage Pointe ASP and the Hamlet Residential land use district.

Based on the 2016 Federal Census the average number of persons per dwelling in Foothills County is 2.7. The full build population is calculated to accommodate approximately 191.7 residents. Refer to **Table 1**.

The Plan achieves a density target of approximately 3.32 units per net developable acre.

The design and character of surrounding neighbourhoods will be complemented through the use of appropriate massing, scale and architecture. As outlined in Section 4.0, a set of Architectural Controls will be prepared by the Developer and submitted at the subdivision stage.

Policies

0.5.4.1 The Plan Area shall represent a mix of housing types and sizes providing a variety of lot sizes at the discretion of Foothills County.

0.5.4.2 Housing typologies shall be suitably integrated and compatible with surrounding land uses and the existing community.

0.5.4.3 The Developer encourages architectural design that creates a sense of neighbourhood identity and is integrated with the surrounding community.

0.5.4.4 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 shall apply at the discretion of Foothills County. These include:

(i) Front yard setbacks: 4.0m (13.12 ft.) from the property line adjacent to the internal road. RMF (Residential Multi-Family District) product may be permitted to be 1.0m (3.28 ft) from the property line provided it is fronting the major collector street.

05.5 Open Space and Pathways

(ii) Side Yard setbacks: relaxation of up to 90% on side yard setbacks on corner lots provided the front yard is designated by the developer.

(iii) Rear yard setbacks: setbacks: 6.0m (19.59 ft.) from the property line and 1.5 meter encroachment into regular rear yard setbacks requirements for above grade decks for principal dwellings.

(iv) Maximum height requirements will comply with the Foothills Land Use bylaw.

(v) 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.

0.5.4.5 Residential Lots on the north side of the plan area contain an identified Environmental Reserve Easement (ERE) area. This area contains land within the lot that is to remain in its natural state and cannot support development based on geotechnical findings. Further slope analysis on these lots would occur at the Development Permit stage and these lots shall be designated Hamlet Residential - "A" District.



Open spaces in the land use strategy are provided through linear greenways within Municipal Reserve and Environmental Reserve areas (upland areas around the pond). A formalized pathway is anticipated within the villa cell and that pathway is to be paved as indicated on **Figure 7**. These greenways in turn provide pedestrian access to established open spaces in adjacent communities as they may develop over time. Additionally, at least one side of sidewalk is contemplated along the major collector street running east-west through the Plan Area, in order to provide future walkable connections in the long-term to the existing commercial area.

Policies

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

0.5.5.2 Design of linear greenways should incorporate Crime Prevention Through Environmental Design (CPTED) features including Dark Skies policy appropriate lighting features to the satisfaction of Foothills County.

0.5.5.3 On the east-west collector road, sidewalks shall be provided at minimum on one side of the street to the satisfaction of Foothills County.

0.5.5.4 Design of pathways and trails shall be accessible to a variety of users (i.e. barrier free) to the satisfaction of Foothills County.

0.5.5.5 The open spaces (ER/MR) shall be owned and maintained by Foothills County upon issuance of the Final Acceptance Certificate to the Developer.

05.6 Municipal Reserve

The land use strategy is designed to encourage naturalized and low maintenance Municipal Reserve (MR) parcels. The only landscaped MR is that contained within the villa cell. All other MR parcels are to remain in their natural state, which is heavily treed. There is a MR strip that is currently the main access to the site. Once the formal long-term transportation system has been established, this area will become MR. The MR at this location could be turned back to a low maintenance grass/landscape area or be left in asphalt at the discretion of Foothills County.

Policies

0.5.6.1 Municipal Reserve required shall be confirmed at subdivision stage by Foothills County. The provision of reserves must be in accordance with the requirements of the Municipal Government Act to the satisfaction of Foothills County.

0.5.6.2 Should the provision of Municipal Reserve be insufficient, the Developer shall provide the appropriate amount of cash-in-lieu to the satisfaction of Foothills County.

0.5.6.3 Municipal Reserve shall provide active linkages, open spaces and recreational areas.

0.5.6.4 Landscaping and maintenance plans for Municipal Reserve areas are to be reviewed and approved to the satisfaction of Foothills County at the subdivision stage.

05.7 Environmental Reserve

The Municipal Government Act requires land that is subject to flooding, conveys drainage or has characteristics of significant slope be dedicated as Environmental Reserve (ER) and be left in its natural state.

The pond on the property is designated as Environmental Reserve due to the desire to maintain the natural characteristics of the amenity. 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. There are storm water management control devices that are associated with this pond and these would be installed with care for the pond and will assist in retaining water levels in the pond. Any utilization of the pond for Stormwater retention requires approval from the County and Alberta Environment and Parks. ER allows for use of the land as park and/or to construct public works. 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

0.5.7.1 Environmental Reserve in the Plan Area shall be utilized as a public open space and construction of public works (i.e. - stormwater) may be permitted within ER at the discretion of Foothills County and Alberta Environment and Parks.

0.5.7.2 Lots that back on to Municipal and Environmental Reserve are required to have at minimum 4' chain link fence in order to delineate the private land from the public Environmental Reserve areas to the satisfaction of Foothills County.

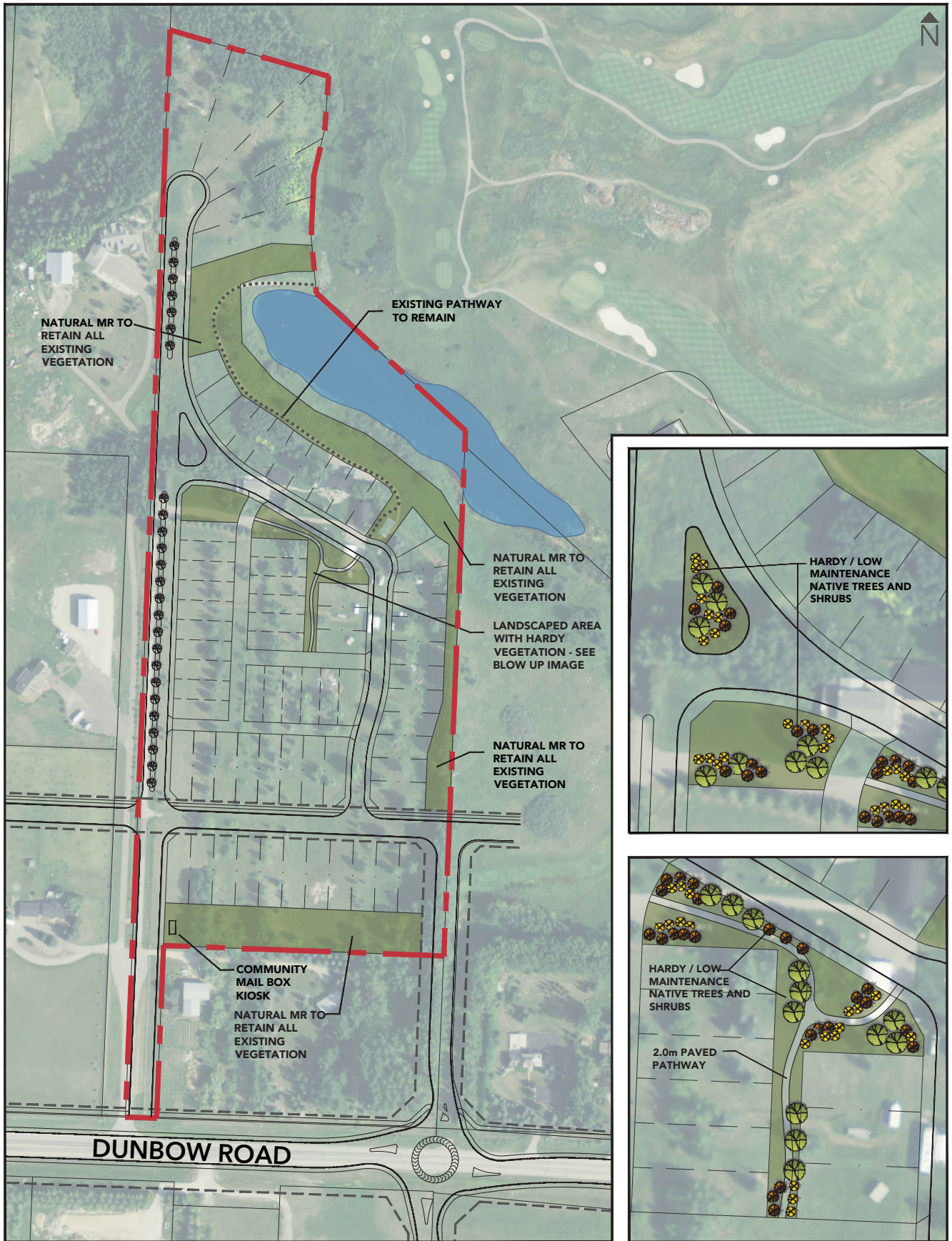


FIGURE 7 - MUNICIPAL RESERVE STRATEGY

05.7 Community Mail Kiosk

The landscaping strategy includes a community mailbox kiosk. Canada Post will service the community via the community mailbox kiosk. These kiosks are frequently located at central points within the community. In this instance, the community kiosk will be provided by the Developer and maintained for two years. Upon issuance of the final acceptance certificate the community kiosk will be maintained and owned by Foothills County. Foothills County maintains a few of these kiosks throughout the County, an example of the community kiosk at Hawks Landing at Priddis Greens is pictured on the following page.

Policies

0.5.7.1 A community mailbox kiosk is required and shall be provided by the Developer at subdivision stage. The community kiosk shall be developed to the satisfaction of Foothills County and Foothills County shall maintain the kiosk, situated on Municipal Reserve lands, upon issuance of the Final acceptance certificate.



PHOTO EXAMPLES OF A COMMUNITY MAIL BOX KIOSK

06. Infrastructure Servicing

06.1 Transportation

External Roads

Foothills County commissioned Watt to undertake a functional study of the Dunbow Road corridor between Macleod Trail and the 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.

Dunbow Road has been constructed to a two-lane rural 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 640 m west of Deerfoot Trail. Its intersection with 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.

Watt prepared four (4) alternatives for access in this corridor. The preferred alternative was the installation of roundabouts and the internalized access for development to the north and south of Dunbow Road.

The land use strategy is leading the transition to roundabouts for the area and supports the roundabout alternative illustrated in **Figure 8**. Additionally, **Figure 8** includes a conceptual illustration of potential future long term development on the north side of Dunbow Road supporting the installation of the roundabouts.

It is anticipated that as the area develops, both north and south of Dunbow Road, that Foothills County will require contributions to the conversion to roundabouts by way of the Community Sustainability Fee and/or an off-site levy to the satisfaction of Foothills County.

Figure 8 is conceptual only and does not imply or obligate any future development on adjacent lands, it is simply one potential scenario of future development.

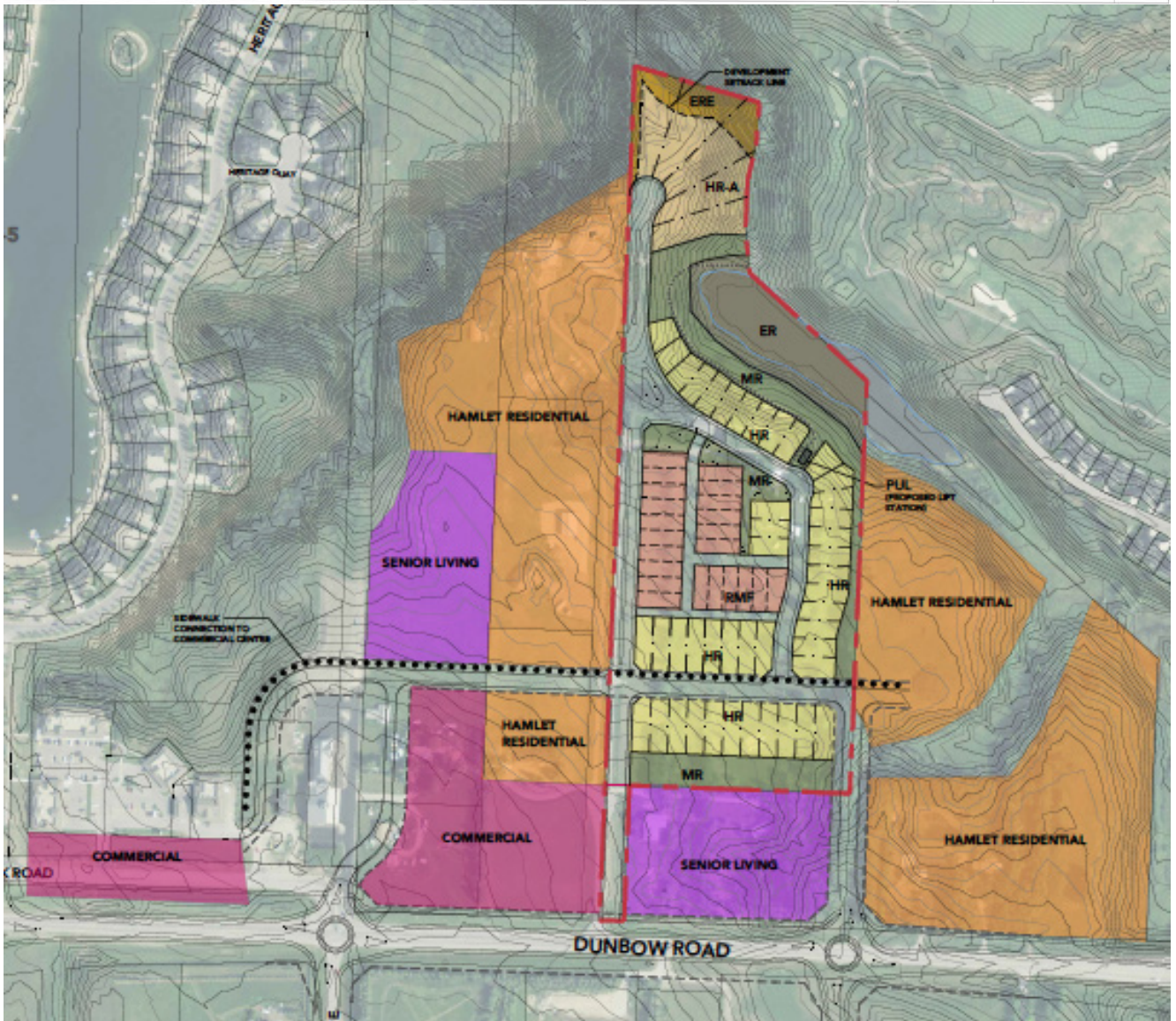
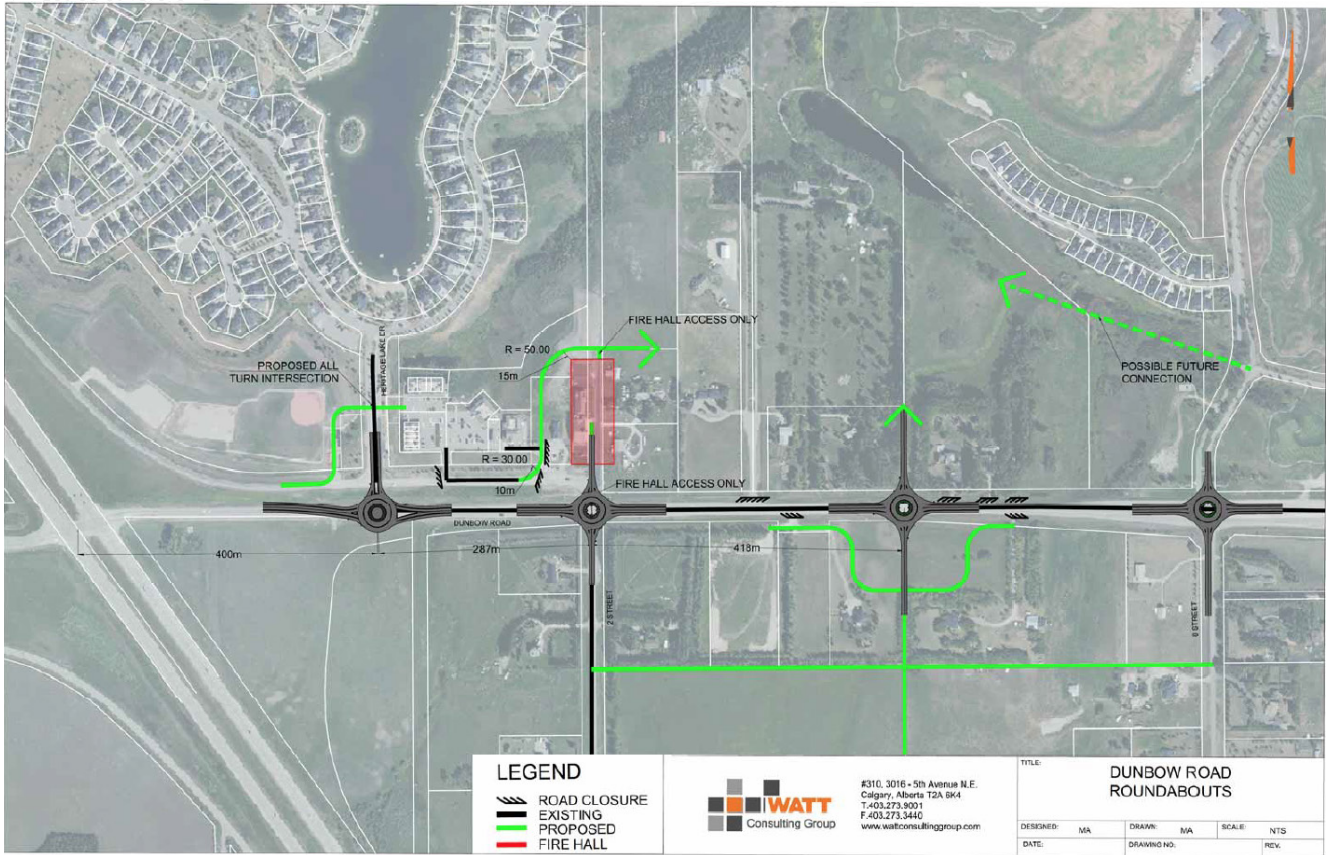


FIGURE 8 - LONG TERM ACCESS AND CONCEPTUAL DEVELOPMENT

Internal Roads

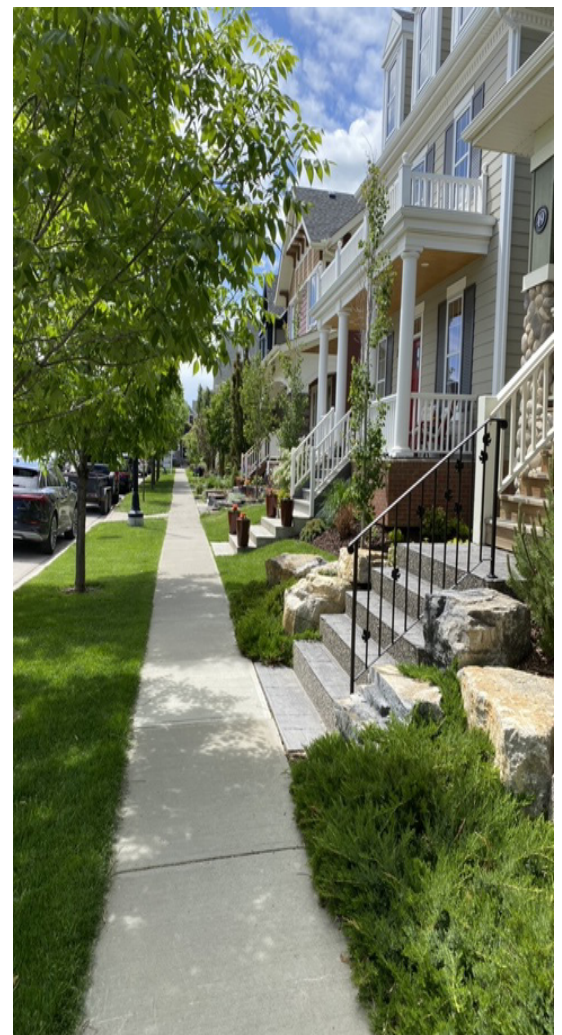
Internal roads are intended to be constructed by the Developer and be owned and maintained by Foothills County upon issuance of a Final Acceptance Certificate. In order to allow for walkable connections to the existing commercial area, it is proposed that a 27.5 m Hamlet Road Standard be utilized as it runs along the east-west portion of the plan area. This is outlined in **Figure 9**. The hamlet collector should include a sidewalk on one side, the north side, in order to facilitate alternative modes of transportation to the commercial areas and to the regional recreational opportunities.

The land use strategy proposes an option for single-family detached housing with a laneway along a segment of the east-west collector. This was undertaken to ensure that the sidewalk on the north side was unbroken by driveway aprons and avoids potential conflicts with cars and pedestrians along this sidewalk.

Road cross sections include parking lanes to ensure that there is sufficient on-street parking with room for two vehicles to safely pass in all road conditions.

Two additional internal road standards are included. The major north - south collector road is designed to a 20m standard with a parking lane. The internal collector loop is designed to a 16m standard, this is 1m wider than the current standard for internal collectors at the Lake at Heritage Pointe. The final design will be engineered in conjunction with the Public Works department to the satisfaction of Foothills County.

Internal roads outside of the collectors, for example the internal villa roads and lane ways are to be constructed to the satisfaction of Foothills County.



Policies

External Road

0.6.1.1 The long-term conceptual illustration on **Figure 8** 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.

0.6.1.2 The Developer will be required to provide a contribution to the improvement of Dunbow Road by way of Foothills County's Community Sustainability Fee, as outlined in the County's Development Agreement, and paid for at the subdivision stage to the satisfaction of Foothills County.

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

0.6.1.4 The Developer will be required to provide and physically construct upgrades to Dunbow road to accommodate for safe left turning movements onto 4th Street E from Dunbow Road with acceleration and deceleration tapers. This will be required as the long term transportation network (i.e. roundabouts) could take substantial time to evolve. In the interim time period safe turning movements need to be accommodated from Dunbow Road, the turning movement accommodations shall be undertaken to the satisfaction of Foothills County.

Policies

Internal Road

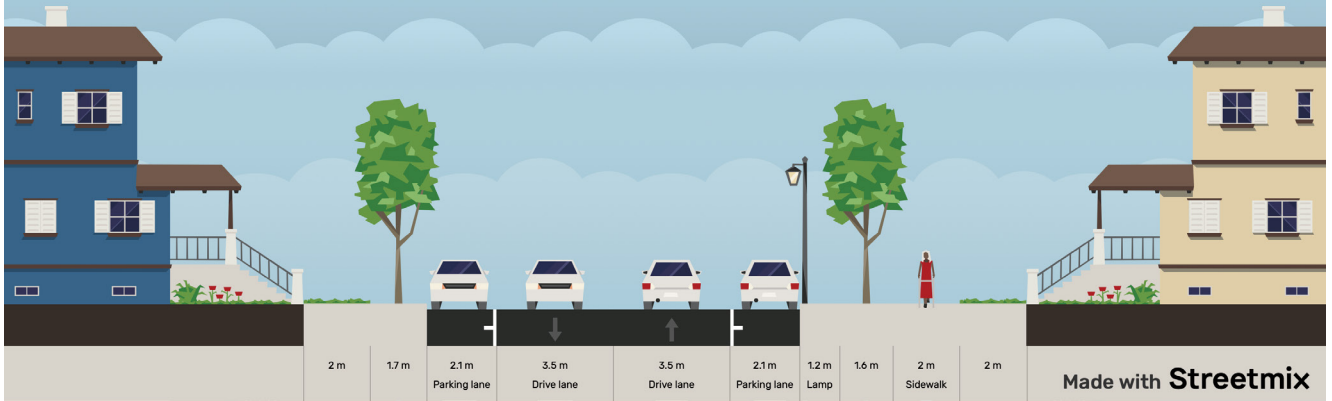
0.6.1.5 The designation and design of local roadways within the internal transportation network, such as the classification, street size and intersection/access spacing, shall be designed to the satisfaction of Foothills County.

0.6.1.6 All internal roads shall be constructed by the Developer to the satisfaction of Foothills County. The County will own and maintain the internal roads upon issuance of a Final Acceptance Certificate.

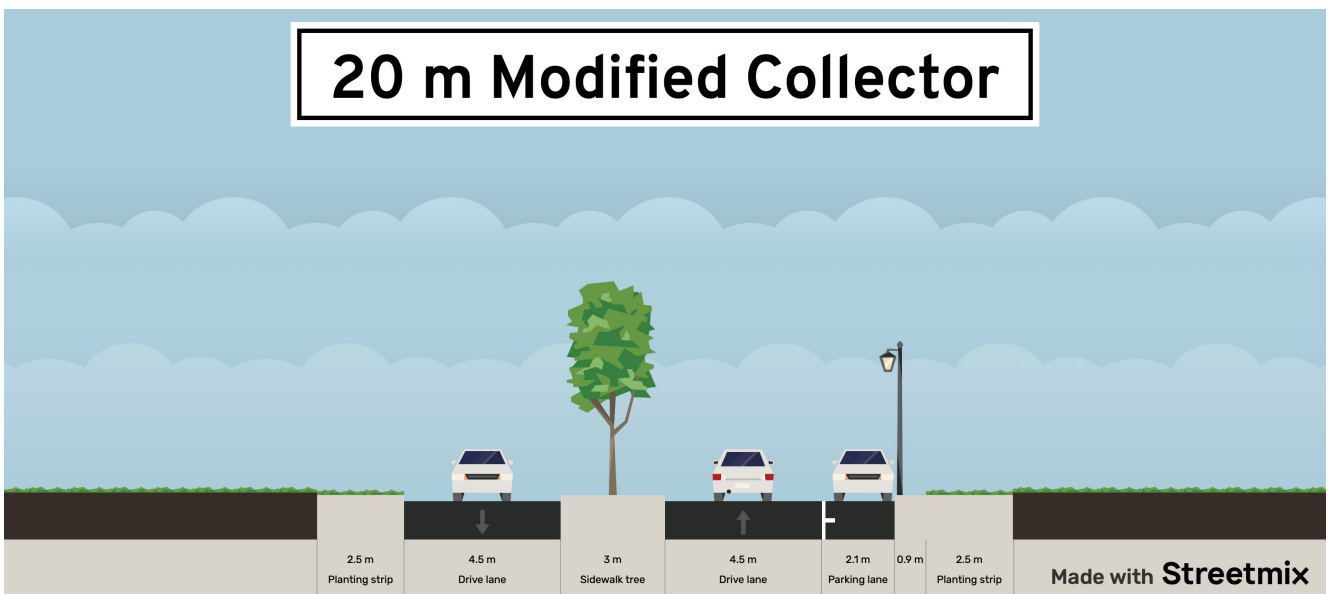
0.6.1.7 Endeavours to Assist should be considered, in collaboration with Foothills County, to address planned excess capacity (i.e. - oversizing) or in providing assistance to benefiting areas, as a result of constructing infrastructure improvements or boundary roads. This consideration ensures appropriate compensation is provided to the Developer who front ended the cost for benefitting lands. Applicable endeavours are usually determined at subdivision stage to the satisfaction of Foothills County.



Modified Hamlet Collector



20 m Modified Collector



16m Residential Street



FIGURE 9 - HAMLET ROAD STANDARDS

06.2 Shallow Utilities

Shallow Utilities provide services such as power, gas, internet and telephone to a development area. The Developer is required to ensure that the plan area has access to these utilities.

Policies

0.6.2.1 Shallow utility servicing (gas, electrical, telecommunication, and cable) can be provided through the extension of shallow utility infrastructure from existing development and regional facilities near the plan area. 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 to the satisfaction of the utility companies and Foothills County.

06.3 Potable Water

As the site is within the Hamlet boundary, Corix is obligated to service this parcel with piped water and wastewater under their franchise utility agreement. The Developer pays all costs associated with providing potable water infrastructure services to the parcel.

Water servicing within the plan area would occur through the installation of water mains along proposed roadways and utility rights-of-way within and outside the plan area. Two off-site water main connections are required into the existing system servicing the Heritage Pointe development in order to create a looped water main network which provides sufficient flow volume and redundancy for servicing of the plan area. Options for potential water main alignments and connections are shown on **Figure 10**.

One water main connection is required southwest of the subject lands into the water main leaving the potable water reservoir site (**located west of the Corix building and south of the fire hall**). This connection would have demand drawn from the potable water reservoir capacity which is greater than alternate connections where demand might otherwise be drawn from the Water Treatment Plant capacity. A possible alignment (Option 1) for this water main connection is east from the potable water reservoir tie, through two adjacent parcels (one of which is understood to be privately owned) to the southwest boundary of the plan area. In the event this alignment is not supported by affected landowners, an alternate alignment for the water main from the potable water reservoir tie-in location that can be considered is south to Dunbow Road, east along Dunbow Road then north along the existing access to the subject lands (Option 2).

This alignment resides within the public realm; however, is not preferred given it would be longer, require more infrastructure, and is a more complex construction given installation would be required along the existing roadway.

A second water main connection for consideration is an extension from the north cul-de-sac of the plan area, west to the existing water main along Heritage Lake Drive. The alignment of this connection is through two adjacent privately owned parcels and would require support of the affected landowners.

In accordance with Corix requirements regarding the water utility, a principle part of the review process is the completion of a standardized Main Lines Extension Test (MX Test). If the results of the MX Test indicate the proposed development will have a positive impact on rates, or at very least no negative impacts, then an Application would be filed with the Alberta Utilities Commission citing the results of the MX Test. If the MX Test indicates rate payers would be negatively impacted, then Corix would only proceed if the developer agrees to a financial contribution to preserve existing rates.

Policies

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

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

0.6.3.3 Potable water supply required to service the Plan Area shall be delivered through connection to Corix water treatment and distribution system at the cost of the Developer.

0.6.3.4 Future developments within the Plan Area must implement water conservation measures, such as low flow fixtures and water meters, to the satisfaction of Foothills County.

0.6.3.5 The Developer will execute and comply with the Foothills 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 Foothills County.

0.6.3.6 Endeavours to Assist should be considered, in collaboration with Foothills County, to address planned excess capacity (i.e. - oversizing) or in providing assistance to benefiting areas, as a result of constructing infrastructure improvements or boundary roads. This consideration ensures appropriate compensation is provided to the Developer who front ended the cost for benefitting lands. Applicable endeavours are usually determined at subdivision stage to the satisfaction of Foothills County.



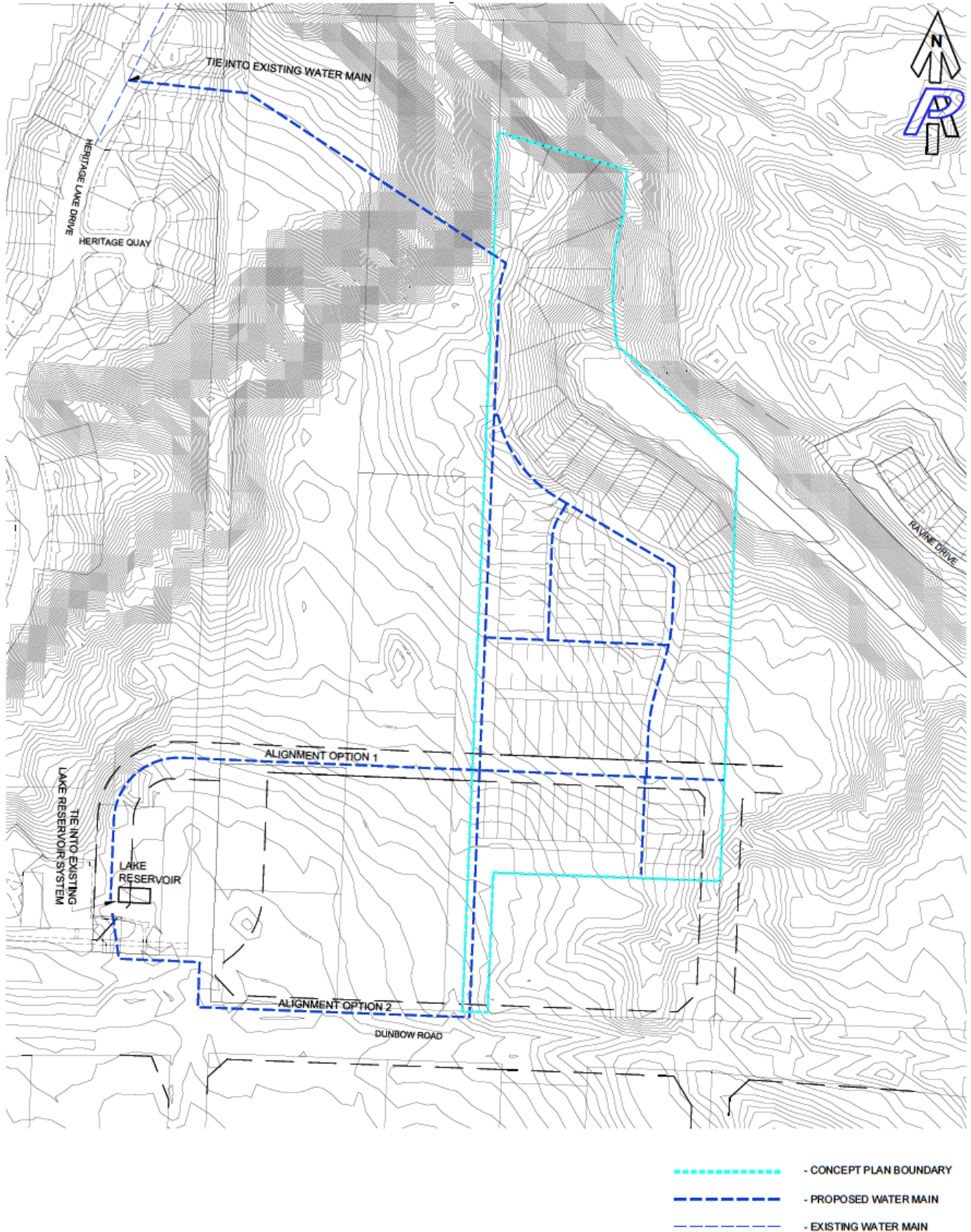


FIGURE 10 - POTABLE WATER SERVICING OPTIONS

06.4 Wastewater Servicing

Sanitary servicing of the plan area would occur through the installation of sanitary sewer pipes along proposed roadways and utility rights-of-way within and outside of the plan area. Based on a preliminary review of post development grades, sanitary sewer pipes would convey flows by gravity to a low point in the northeast corner of the development (**Figure 11**). The Developer pays all costs associated with providing wastewater infrastructure services to the parcel.

A small lift station (similar to others installed to service the Heritage Pointe/Artesia developments) would be constructed in the vicinity of this low point to pump sanitary flows via a force main into the existing downstream sanitary system. The force main alignment would generally run east below the existing pond, through adjacent golf course and/or privately owned lands, discharging into the existing sanitary sewer pipe along Ravine Drive.

It is understood that there is sufficient capacity available in the existing downstream sanitary sewer system through the Heritage Pointe development for servicing of the plan area. Determination of available capacity and a final alignment for the force main will occur as part of subsequent planning and/or detail design stages in collaboration with Corix Utilities, approving authorities and any other affected landowners or parties. Utility rights-of-way and easements may have to be negotiated between affected parties.

In accordance with Corix requirements regarding wastewater utility, although the wastewater utility is not regulated, Corix follows

the same procedures applied to the water utility (except for the regulatory filing). This ensures rates paid by existing customers are not negatively impacted by the proposed development.

Policies

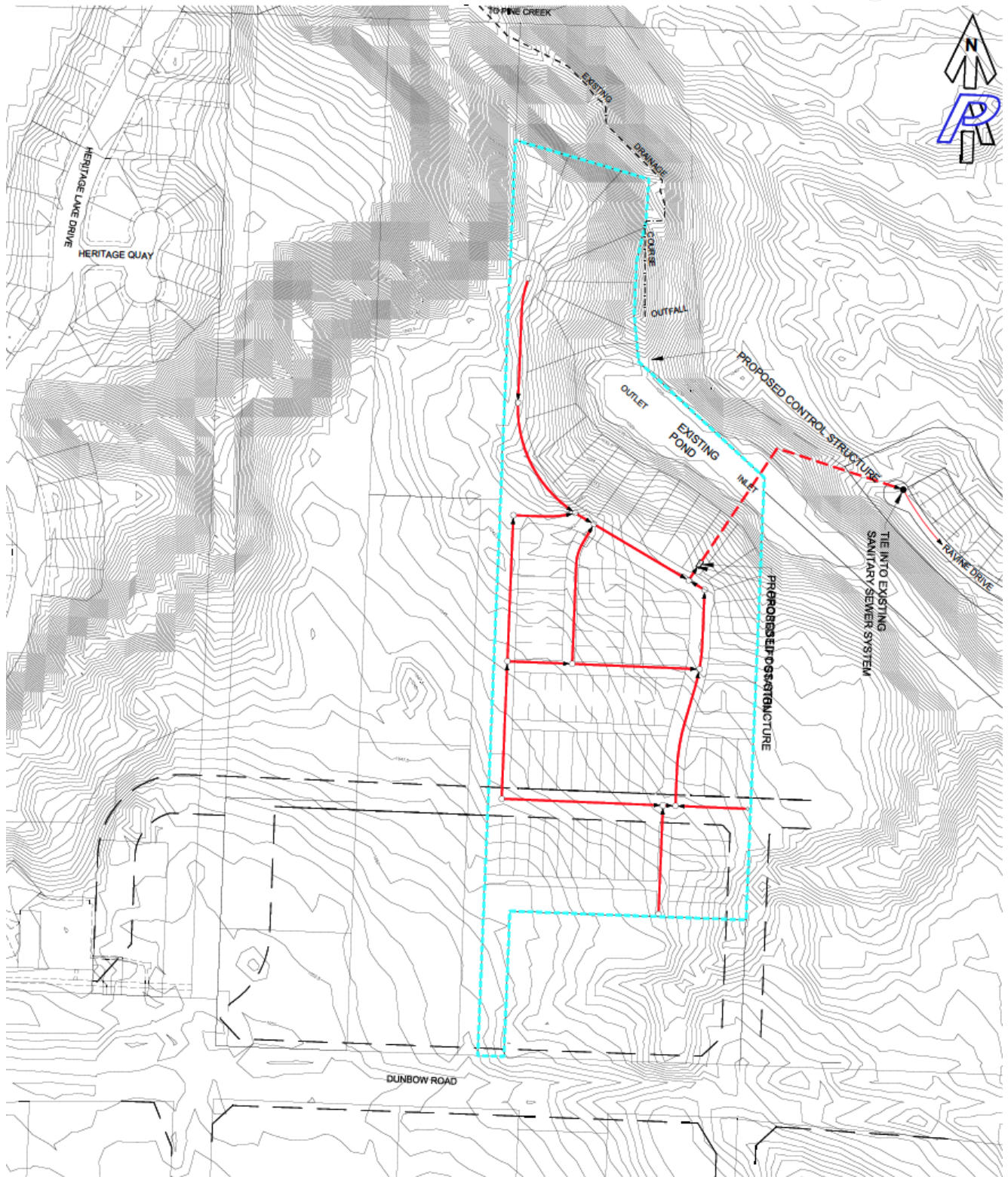
0.6.4.1 The Developer shall determine servicing wastewater capacity requirements and allocation within the Plan Area with Corix to the satisfaction of Foothills County.

0.6.4.2 The design for the wastewater collection system must be in compliance with the requirements of Foothills County Servicing Standards as well as any applicable provincial guidelines.

0.6.4.3 Wastewater service the Plan Area shall be delivered through connection to Corix wastewater treatment and distribution system at the cost of the Developer.

0.6.4.4 The Developer will execute and comply with the Foothills 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 Foothills County.

0.6.4.5 Endeavours to Assist should be considered, in collaboration with Foothills County, to address planned excess capacity (i.e. - oversizing) or in providing assistance to benefiting areas, as a result of constructing infrastructure improvements or boundary roads. This consideration ensures appropriate compensation is provided to the Developer who front ended the cost for benefitting lands. Applicable endeavours are usually determined at subdivision stage to the satisfaction of Foothills County.



- - - - - - CONCEPT PLAN BOUNDARY
- - PROPOSED SANITARY SEWER PIPE
- - EXISTING SANITARY SEWER PIPE
- - - - - - SANITARY SEWER FORCE MAIN

FIGURE 11 - WASTEWATER SERVICING

06.5 Stormwater Servicing

Stormwater servicing of the plan area would occur through storm sewer pipes installed along proposed roadways and utility rights-of-way within and outside the plan area. Based on a preliminary review of post development grades, storm sewer pipes (similar to sanitary) would convey flows by gravity to a low point in the northeast corner of the development (**Figure 12**).

A storm sewer pipe installed along an alignment parallel to the sanitary force main would eventually discharge drainage into the existing storm pond through an inlet proposed on the west side of the pond. The pond has capacity to accommodate additional flows. Water quality improvement of discharge into the storm pond would occur through the installation of an oil grit separator (OGS) type device (or equivalent) in advance of the pond inlet. Discharge from the storm pond would take place through an outlet control structure and pipe to be installed near the north end of the storm pond. The storm pond will both control the quantity and improve the quality of discharge prior to release into the existing drainage course and the receiving stream (Pine Creek).

A Stormwater Management Plan will be prepared as part of subsequent planning and/or detail design stages in consultation with approving authorities and any other affected parties or stakeholders. The proposed stormwater management strategy will be formulated with consideration to applicable design criteria for runoff rates and volumes to Pine Creek.

Policies

0.6.5.1 All proposed subdivision applications must be supported by a Storm Water Management Plan.

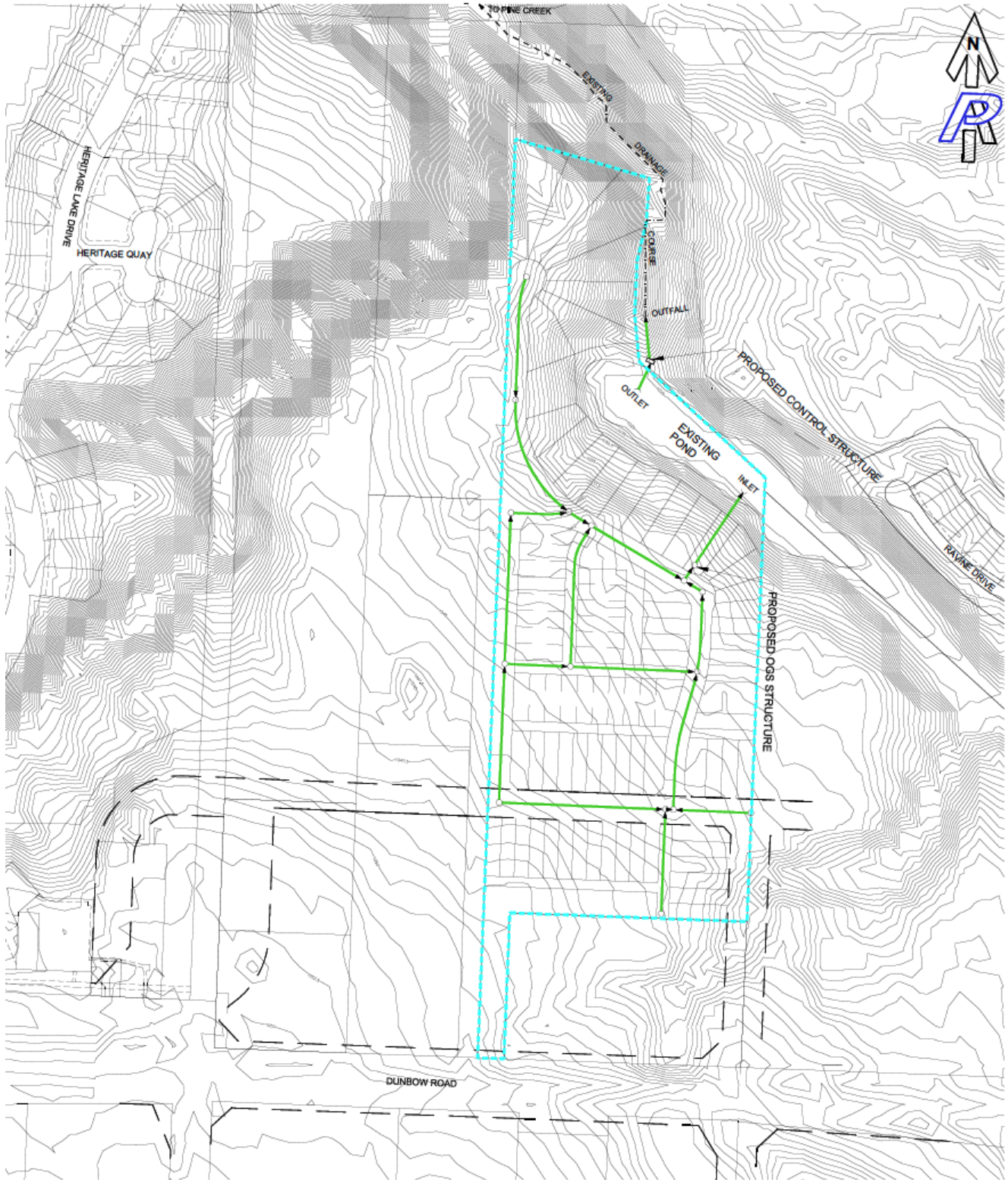
0.6.5.2 Stormwater management shall include conservation methods such as Low Impact Development (LID) and Best Management Practices (BMPs) and should incorporate stormwater reuse principles in subdivision and development designs.

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

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

0.6.5.5 A Stormwater Management Plan, and the final design of the stormwater system, shall be undertaken to the satisfaction of Foothills County and all required approvals from Alberta Environment and Parks shall be obtained.

0.6.5.6 Endeavours to Assist should be considered, in collaboration with Foothills County, to address planned excess capacity (i.e. - oversizing) or in providing assistance to benefiting areas, as a result of constructing infrastructure improvements or boundary roads. This consideration ensures appropriate compensation is provided to the Developer who front ended the cost for benefiting lands. Applicable endeavours are usually determined at subdivision stage to the satisfaction of Foothills County.



- - - - - - CONCEPT PLAN BOUNDARY
- - PROPOSED STORM SEWER PIPE

FIGURE 12 - PRELIMINARY STORMWATER STRATEGY

07. Implementation Framework

07.1 Implementation

Adoption of this ASP Amendment will establish specific expectations that will 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 residential and development with the plan area.

Consideration of this ASP Amendment by Foothills County Council will occur following a statutory Public Hearing. Foothills County will consider adoption of this ASP Amendment pursuant to the requirements of the Municipal Government Act.

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

07.2 Public Engagement

Consultation with stakeholders and members of the community will occur in the form of personal meetings, letter mail out, and discussions with affected property owners. Detailed mail-outs to affected parties will occur and a summary of feedback will be provided to Foothills County under separate cover.

07.3 Phasing

The majority of the site will be developed in one phase. However, once the long-term transportation network has been completed, the existing access will be closed, and a MR parcel will be created as part of Phase 2. This scenario is identified on **Figure 6**. Once the connections have been made to the long-term transportation system that allow the current access road to be closed.



TOWNSHIP PLANNING + DESIGN INC.

Email: Kristi@twppanning.com
Web: www.twppanning.com

COPYRIGHT NOTICE

Copyright © 2021 by Township Planning + Design Inc.

The information contained in this document is the intellectual property of Township Planning + Design Inc. and is intended solely for the evaluation of this proposal by the Client and Municipality. Reproduction of any portion of this document or use of the intellectual ideas contained within it for any other purpose is prohibited without the written consent of Township Planning + Design Inc.