



## FOOTHILLS COUNTY

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May 27, 2021

Calgary Metropolitan Region Board (CMRB)  
Suite 305, 602 - 11 Ave SW  
Calgary, AB T2R 1J8

Attention: Liisa Tipman  
M.O. No: MSL: 091/18

### **RE: Heritage Pointe Area Structure Plan Amendment**

Please find enclosed an application for an amendment to the Heritage Pointe Area Structure Plan, for review and consideration for approval by the CMRB. This Area Structure Plan amendment will allow for the development of an additional cell to be called "Serenity" within the Heritage Pointe ASP area. The subject lands were included in the plan area of the original Heritage Pointe ASP when it was adopted Sept 28, 1995 (Bylaw 37/1994) and have been inside the boundaries of the Hamlet of Heritage Pointe since its inception in 2000. The original Heritage Pointe ASP was subsequently amended March 2, 2000, Bylaw 174/1999 and June 10, 2004, Bylaw 80/2004 to provide for additional phases of development. There was also a Heritage Pointe Stage III ASP adopted September 13th, 2007, Bylaw 55/2007, to provide for the expansion of the hamlet on the east side of Highway 2, and to direct the development of those lands that make up the "Artesia" portion of the hamlet.

On March 10th, 2021, subsequent to the March 9th, 2021 Public Hearing, Council granted first reading to Bylaw 19/2021 to authorize an amendment to Bylaw 80/2004, being a Bylaw to adopt the Heritage Pointe Area Structure Plan. The amendment to the ASP will guide the future development of a 24.39 acre parcel in the Hamlet of Heritage Pointe. First reading of the bylaw was subject to the following condition:

*The applicant is to provide a revised ASP amendment as proposed in the public hearing, specifically amendments to text and figures that provide additional open space, the lot massing, the land uses and include the shared community goals as an appendix. Council requests that the revised plan include amendments in both text and figures that remove the lot lines and provides that a range of density between 3.19 upa and 3.8 upa is permitted. The revised plan should indicate that semi-attached dwellings may be constructed on lots designated as Hamlet Residential district in accordance with the provisions in the ASP and the LUB. The revised plan is to be provided to Council for review.*

On May 19, 2021 Council accepted the revisions to the amendment to the Heritage Pointe ASP.

The subject lands are located in the Foothills County and City of Calgary Intermunicipal Development Plan area, at the time the application was brought to the attention of County staff, they reached out to City of Calgary administration to see if there was a need to undertake a consultation process over and above the referral process outlined in the IDP. City of Calgary administration indicated that they felt the normal referral process would be sufficient. The County circulated the formal application submission for the proposed ASP amendment and the concurrent land use application to the City for review and comment. The City provided a response stating that they had no comments or objections regarding the proposed ASP amendment and redesignation.

The Heritage Pointe ASP amendment was prepared on behalf of the owners of the subject lands by Kristi Beunder of Township Planning + Design. The servicing report, which was provided in support of the application was prepared by Pasquini & Associates Engineering and Geomatics. The Geotechnical and Pre-Grading Slope Stability Report was prepared by McIntosh Lalani Engineering Ltd.

Foothills County requests that the CMRB approve the proposed Area Structure Plan amendment so that Bylaw 19/2021 may be considered by our Council for 2<sup>nd</sup> and 3<sup>rd</sup> readings.

I am the County's contact for this application and can answer questions and provide any additional information that may be required. I can be contacted by email at [Julie.McLean@FoothillsCountyAB.ca](mailto:Julie.McLean@FoothillsCountyAB.ca) or by telephone at 403-603-6239.

Sincerely,

Julie McLean  
Senior Planner

Attachments:

1. Proposed Bylaw 19/2021 Heritage Pointe ASP Amendment – Serenity (accepted revised version)
2. First Reading Bylaw 19/2021 Signed
3. Public Hearing Report to Foothills County Council on the ASP amendment application.
4. Report to Council on amendments to the plan subsequent to 1<sup>st</sup> reading
5. IREF Evaluation Criteria summary report
6. Servicing Report, Geotechnical & Pre-grading Slope Stability Report, and Corix Letter confirming water and wastewater capacity.
7. Existing Heritage Pointe Area Structure Plan (Bylaw 80/2004)