



FOOTHILLS COUNTY

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April 8, 2021

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

Attention: Jordon Copping
M.O. No: MSL: 091/18

RE: Foothills Crossing Area Structure Plan

Please find enclosed an application for a new Area Structure Plan in Foothills County, for review and consideration for approval by the Calgary Metropolitan Region Board. The Foothills Crossing Area Structure Plan will allow for the first phase of development of an employment area along Highway 2 east of the Town of High River.

The subject lands for the ASP are strategically located along a three kilometer stretch of level 1 provincial highway between two grade separated interchanges. They are also located within Joint Planning Area 4 in the CMRB Growth Plan and within the plan area for the Town of High River and Foothills County Intermunicipal Development Plan (IDP) and are identified in the future land use scenario of the IDP as an area for highway commercial development. Due to the proximity of the ASP area to the Town and its inclusion in the IDP area, the Town of High River was identified as a stakeholder for this plan and have been engaged throughout the plan development process. A summary of the engagement with the Town is included in the materials submitted in support of this application.

A Transportation Impact Assessment (TIA) and Stormwater report were undertaken by ISL Engineering in support of this project in order to understand the required infrastructure for the development and to ensure that any off-site impacts would be mitigated. However, the County decided to delay undertaking a detailed piped servicing strategy. This is because there are currently projects underway that may impact how this development is ultimately serviced with water and wastewater. Foothills County is currently working on a sub-regional water project with the Town of Okotoks, which may potentially include the Town of Nanton. The County also has approval for water treatment and wastewater treatment plants at Aldersyde which are to service portions of the Highway 2A Industrial Corridor and additional lands outside of the industrial corridor. While the ultimate configuration and service areas for these projects are still being determined, it is anticipated that water and wastewater servicing for the Foothills Crossing ASP area will be part of the County's Aldersyde sub-regional system. A detailed servicing strategy will be completed prior to the ASP amendment required to enable Phase 2 of development.

The County believes that ad-hoc development of the area is not desirable and could hamper future development. Hence the decision was made to proceed with an ASP, despite not being ready to proceed

with a detailed servicing concept. It was determined that creating a statutory planning framework and establishing the transportation and stormwater concepts was critical to plan for the necessary investment to enable this area to develop. With the ASP in place, suitable interim development with temporary on-site servicing may proceed based on policy to support off-site levy requirements and deferred servicing agreements. The ASP includes a requirement for piped servicing and a statutory plan amendment prior to phase 2 of development proceeding.

Foothills County Council granted first reading to Bylaw 14/2022 to adopt the Foothills Crossing Area Structure Plan on March 23, 2022, subsequent to a Public Hearing. First reading of the bylaw was subject to the following condition:

Prior to further consideration of the bylaw, staff is to draft a policy to ensure flexibility in the road layout within the ASP area in order to accommodate the west access to the existing dealerships near the north end of the highway frontage service road. The redrafted policy is to be provided to Council for review in advance of further action on the ASP.

On April 6, 2022 Foothills County Council accepted the proposed additional policy and approved a motion to direct administration to submit the proposed Foothills Crossing ASP to the Calgary Metropolitan Region Board for consideration for approval.

Foothills County requests that the CMRB approve the proposed Area Structure Plan so that Bylaw 14/2022 may be considered by our Council for 2nd and 3rd 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 or by telephone at 403-603-6239.

Sincerely,

Julie McLean
Senior Planner

Attachments:

1. Proposed Foothills Crossing ASP
2. First Reading Bylaw 14/2022 Signed
3. Public Hearing Report to Foothills County Council on the proposed ASP
4. Report to Council on additional policy subsequent to 1st reading
5. IREF Evaluation Criteria summary report
6. Town of High River Engagement Summary