



## FOOTHILLS COUNTY

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August 16, 2022

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

Attention: Jordon Copping  
M.O. No: MSL: 064/22

### **RE: Bylaw No. 14-2022 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. This Area Structure Plan was previously submitted for consideration under IREF application 2022-03 but was subsequently withdrawn.

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). The lands 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 has been engaged at both the administrative and political level 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. A Servicing Strategy was completed by K2 Engineering. This Servicing Strategy outlines how the Plan Area can be serviced by connecting to the future systems that will service the Highway 2A Industrial Corridor from new water and wastewater treatment plants to be constructed at Aldersyde. It is anticipated that Phase 1 development will continue to be supported through on-site servicing options as described in the Servicing Strategy. However, in accordance with the guiding principles listed in Section 4.2 of this ASP, provisions for future piped servicing are to be incorporated into both phases of development; this includes a requirement for Phase 1 developers to enter into a deferred servicing agreement and may include the installation of deep services within road rights of way as roads are constructed within Phase 1. Detailed design for piped servicing will be completed prior to the ASP amendment required to enable Phase 2 of development.

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. Council directed staff to submit an application under the Growth Plan and Regional Evaluation Framework on August 10, 2022.

Foothills County requests that the CMRB approve the proposed Area Structure Plan so that Bylaw 14/2022 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 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 1<sup>st</sup> reading
5. Excerpt from minutes from August 10 meeting of Foothills County Council
6. Growth Plan alignment summary letter
7. Town of High River Engagement Summary
8. Changes to previous IREF submission