


**PUBLIC HEARINGS AND MEETINGS**  
**PLANNING AND DEVELOPMENT REPORT TO COUNCIL**  
**AREA STRUCTURE PLAN**  
**June 5, 2024**  
Decision

<b>APPLICATION INFORMATION</b>		<b>File No. 24R015</b>
	<p><b>SUBJECT LANDS LEGAL DESCRIPTION:</b> Multiple Properties:</p> <ul style="list-style-type: none"> <li>Ptn. SE 19-20-28 W4M</li> <li>Ptn. NE and NW 18-20-28 W4M</li> <li>Ptn. SE 18-20-28 W4M, Plan 3462GA, Parcel A and B; Plan 9111563, Block 3; Plan 9912084, Block 2</li> <li>Ptn. NE, NW, SE, and SW of 17-20-28 W4M</li> <li>Ptn. NE and NW of 8-20-28 W4M</li> <li>Ptn. NW 8-20-28 W4M, Plan 0812844, Block 1, Lot 1</li> <li>Ptn. NE 7-20-28 W4M, Plan 0913003, Block 1, Lot 1</li> </ul>	
	<p><b>LANDOWNERS:</b></p> <ul style="list-style-type: none"> <li>David Munro</li> <li>Highfield Investment Group Ltd.</li> <li>Bramta Development Ltd.</li> <li>Adrian Munro</li> <li>Debbie Rowland</li> </ul>	
	<p><b>AGENT:</b> Township Planning + Design Inc. / Kristi Beunder</p>	
	<p><b>AREA OF SUBJECT LANDS:</b> +/-1162.43 acres (+/-470.15 ha)</p>	
	<p><b>CURRENT LAND USE:</b> Agricultural and Country Residential Districts</p>	
<p><b>PROPOSAL:</b> Requesting consideration and the adoption of the <i>Highfield &amp; Rowland Acres Area</i> Structure Plan (Attached as Appendix D) to guide the future development of a Masterplan Community on the subject lands.</p>		
<b>DIVISION NO:</b> 1 & 7	<b>COUNCILLORS:</b> Siewert & McHugh	<b>FILE MANAGER:</b> Drew Granson

**EXECUTIVE SUMMARY**

**Summary of Proposal**

The Highfield & Rowland Acres Area Structure Plan (ASP) proposes long term policy supporting a Masterplan Community on the subject lands, consisting of two neighbourhood nodes of Highfield being approximately 878.77 acres proposed as a Hamlet Growth Area and Rowland Acres being approximately 283.66 acres of gross developable area being proposed within the Joint Planning Area 3.

Existing Country Residential parcels, proposed Cluster Residential, Residential Community, Residential Multi-Family, Community Commercial, Recreation, Public Utility Lot Districts, as well as Municipal Reserve, stormwater management facilities, multi-modal pathways, active and passive recreation spaces, parks, roads, and utility services are contemplated, in addition to the proposed dedication of approximately 40 acres of Environmental Reserve lands.

The application is requesting that Foothills County identify the Highfield portions of the ASP as a Hamlet Growth Area, with respect to alignment with the *Calgary Metropolitan Region: Growth Plan*. The ASP is drafted to consider the *Highfield* area under the “Hamlet Growth Area” policies and the *Rowland Acres* area under the “Joint Planning Area” policies.

*Note: In order to align with the Growth Plan policies, revisions to the proposed ASP and requests for exceptions to the Growth Plan may be necessary. Specifically noting that the proposed*

*Highfield lands exceeds the maximum Hamlet Growth Area size of 640 acres, as well acknowledging that Foothills County and the Town of Okotoks are continuing discussions regarding the Joint Planning Area 3 which currently encompasses and is applicable to all of the subject lands. Residential density proposed within the ASP does not align with minimum requirements under the GP policies.*

### **Location**

The subject properties are located east of Highway 2 and near the interchange of Highway 2 and Highway 547.

The Rowland Acres neighbourhood is located directly east of Highway 2 and directly north of Highway 547, bound by the existing Ravenscrest community to the north, and 96<sup>th</sup> Street East to the east.

The Highfield neighbourhood is located directly south of Highway 547 and east of the Highwood River and Silvertip Ranch community. 112<sup>th</sup> Street East is directly east of the subject lands and the south boundary is delineated by the southern edge of NW and NE Section 8-20-28 W4M.

This is approximately 3.5 kilometres east of the Town of Okotoks and all of the subject lands are located within the current Joint Planning Area 3. A location map has been included within Appendix A for your reference.

### **Policy Evaluation**

The application has been reviewed in terms of the South Saskatchewan Regional Plan, the Calgary Metropolitan Region (CMR): Growth Plan, Servicing Plan, and Regional Evaluation Framework, the Foothills County's Municipal Development Plan, Land Use Bylaw 60/2014, and Growth Management Strategy, and the Municipal Government Act. The proposed ASP generally aligns with policies and guiding principles within each respective document; however, will require revisions to address specific policies within the Land Use Bylaw and CMR Growth Plan.

Should Council support the proposed application, submission to and approval by the Calgary Metropolitan Region Board (CMRB) would be required prior to adoption of the proposed ASP.

### **Referral Considerations**

This application was subject to a 30-day circulation to referral agencies prior to this hearing. Referral comments have been provided within the staff report, for your reference.

In addition to regular referral circulation, the application was circulated to the Town of Okotoks, due to the significant size of the proposed development and being within the Joint Planning Area 3. The subject properties are located outside of the referral notification area identified within the Town of Okotoks/Foothills County Intermunicipal Development Plan.

## **PURPOSE OF APPLICATION**

Bylaw XX/20XX – Allowing for the adoption of the Highfield & Rowland Acres Area Structure Plan, which provides a framework for the subsequent Outline Plans, Land Use Bylaw amendments, Subdivision, and Development of approximately 1162 acres of Developable lands and 40 acres of Environmental Reserve within the subject lands.

## **CURRENT LAND USES**

Current land uses of the subject lands and within one mile of the subject lands is illustrated on the Land Use Map, within Appendix A.

**Subject Parcels:**

<u>Legal Description</u>	<u>Parcel Size (acres)</u>	<u>Existing District</u>
1. Ptn. SE 19-20-28 W4M	(74.08)	Agricultural
2. Ptn. NE 18-20-28 W4M	(113.09)	Agricultural
3. Ptn. NW 18-20-28 W4M	(96.49)	Agricultural
4. Ptn. SE 18-20-28 W4M, Plan 3462GA, Parcel A	(8.56)	Country Residential
5. Ptn. SE 18-20-28 W4M, Plan 3462GA, Parcel B	(54.38)	Agricultural
6. Ptn. SE 18-20-28 W4M, Plan 9111563, Block 3	(8.23)	Country Residential
7. Ptn. SE 18-20-28 W4M, Plan 9912084, Block 2	(3.56)	Country Residential
8. Ptn. NE 17-20-28 W4M	(30.07)	Agricultural
9. Ptn. NW 17-20-28 W4M	(22)	Agricultural
10. Ptn. SE 17-20-28 W4M	(154)	Agricultural
11. Ptn. SW 17-20-28 W4M	(153.18)	Agricultural
12. Ptn. NE 8-20-28 W4M	(154)	Agricultural
13. Ptn. NW 8-20-28 W4M	(155)	Agricultural
14. Ptn. NW 8-20-28 W4M, Plan 0812844, Block 1, Lot 1	(5)	Country Residential
15. Ptn. NE 7-20-28 W4M, Plan 0913003, Block 1, Lot 1	(130.79)	Agricultural

**Adjacent Lands and Area Context:**

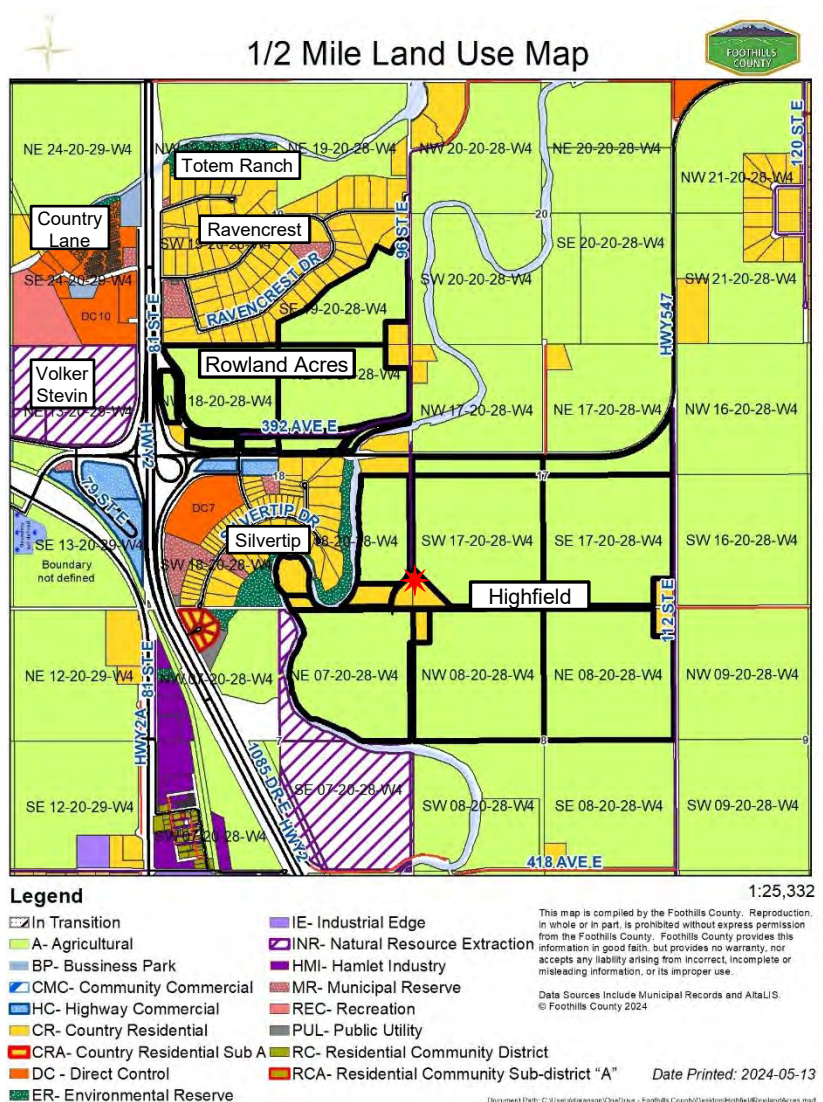
North:

The communities of Ravencrest and Totem Ranch Estates are located directly north of the Rowland Acres lands and consists of Country Residential (CR) parcels with a majority of lots being approximately 3 acres in size, three larger CR lots between 6.8-15.1 acres, and three Municipal Reserve (MR) parcels between 1.5 and 8.36 acres.

Several CR parcels of approximately 3 and 12 acres in size are located along the east and northeast sides of the Rowland Acres area and west of the Highwood River.

A 20.5-acre Agricultural parcel and a fragmented portion of an unsubdivided Agricultural ¼ section are located adjacently east of Rowland Acres, on the east side of 96<sup>th</sup> Street.

Lands directly north of the Highfield area, directly north of Highway 547 and east of the Highwood River, consist of two Agricultural parcels of 86 and 112 acres, and two CR parcels of 5.2 and 5.4 acres. The 112-acre Agricultural parcel directly north is proposed to contain a raw water storage facility in support of the proposed ASP.



### West:

Lands directly west across Highway 2 include the Country Lane Estates seasonal RV park which contains approximately 300 condominiumized units, as well as several additional lots between 2 and 30 acres in size which are all designated under the DC10 District, directly west of this is a 34.7-acre Recreational District parcel.

The Volker Stevin site is located directly west across Highway 2 and consists of three Natural Resource Extraction District properties between 9 and 72 acres in size.

Two Highway Commercial District properties of approximately 15 and 22.75 acres are located on the southwest side of the Highway 2 and Highway 547 interchange, containing the Petro Canada Station and A&W Restaurant, and a large parking area.

Directly south of the Rowland Acres area on the south side of Highway 547 is the Silvertip Ranch community which contains two Highway Commercial District properties of 3.85 and 5.4 acres, a 33-acre Direct Control District #7 parcel, 36 CR parcels of approximately 1 acre each, 21 CR parcels between 3.0 and 5.9 acres, and three Municipal Reserve lots between 2.9 and 14.3 acres. A 31-acre Environmental Reserve parcel parallels the west side (left bank) of the Highwood River throughout the Silvertip Ranch community.

Directly south of Silvertip Ranch are six Country Residential parcels between 1.27 and 1.7 acres in size, and a mix of larger parcels containing Agricultural and Natural Resource Extraction (INR) districts, all located to the west of the Highwood River and east of Highway 2.

### East:

Four adjacent quarter sections directly east of the Highfield area are unfragmented Agricultural Districts, and two adjacent quarter sections to the south contain fragmented Agricultural lands and one 5-acre CR parcel.

### Additional Adjacent Lands:

★ Two CR parcels of 3.5 and 6.8 acres, are entirely encompassed by the Highfield portions of the plan area, which have been acknowledged within the proposed ASP.

Three CR parcels are located adjacent to the Highfield portions of the plan area, which include an 8-acre parcel at the northwest corner of the plan area, directly south of Highway 547, and two 5-acre parcels are located at the east boundary of the plan area and directly west of 112<sup>th</sup> Street East.

## **APPLICATION HIGHLIGHTS:**

### **Land Use Concept**

The proposed ASP contemplates the following land uses on the developable lands:  
(approximate land use statistics as percentage of gross developable area)

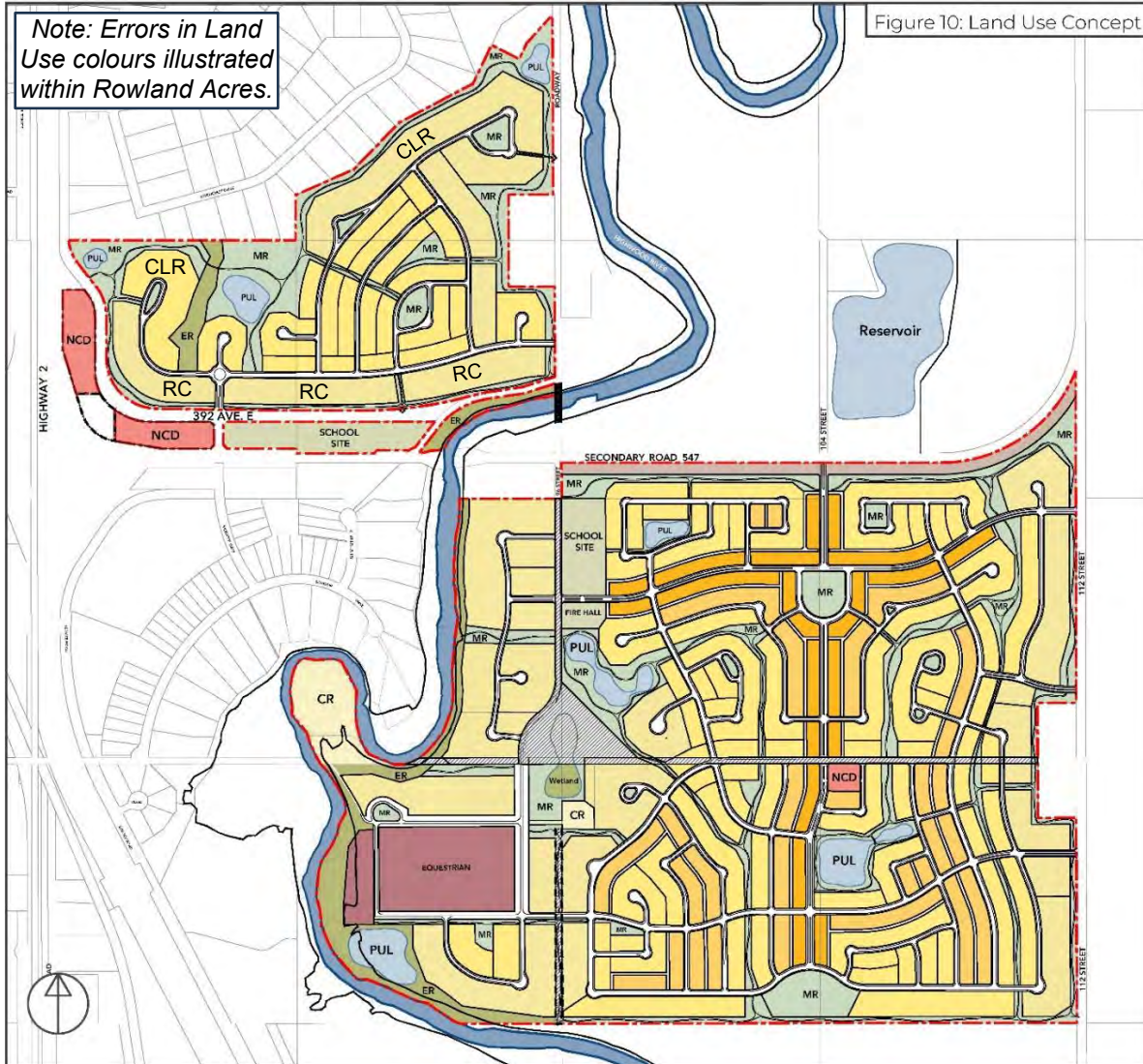
*Note: The applicant noted errors for land use colours within the below land use concept figure. Applicable figures will require amending to correctly illustrate the proposed Cluster Residential District adjacent to existing Ravencrest properties, and Residential Community District along 392<sup>nd</sup> Avenue East. Land Use Concepts may be further revised as deemed necessary by Council and County staff.*

### **Rowland Acres (+/- 273.17 acres developable):**

- 27% - 75 x Cluster Residential: 74.41 acres of 0.8 to 1.99 acres per lot
- 26% - 171 x Residential Community: 71.78 acres of 0.11 to 0.8 acres per lot
- 4.9% - Community Commercial: 13.37 acres total
- 23% - Municipal Reserve: 63.84 acres total
- 5% - School: 13.77 acres total
- 2% - Public Utility Lots: 29.96 acres total
- 11% - Roads, lanes, and rights-of-ways: 29.96 acres total

**Highfield (+/-848.55 acres developable):**

- 2% - 3 x Country Residential: 14.52 acres total
- 18% - 118 x Cluster Residential: 154.39 acres of 0.8 to 1.99 acres per lot
- 27% - 629 x Residential Community: 227.32 acres of 0.11 to 0.8 acres per lot
- 14% - 586 x Residential Multi-Family: 114.54 acres total (average 0.2 acres per lot)
- 0.2% - Community Commercial: 2.11 acres total
- 4% - Recreational 33.42 acres total
- 13% - Municipal Reserve: 114.11 acres total
- 2% - School / Fire Hall: 12.93 acres total
- 2% - Public Utility Lots: 18.39 acres total
- 18% - Roads, lanes, and rights-of-ways: 156.84 acres total



**LEGEND**

- |                                                    |                                              |                                    |
|----------------------------------------------------|----------------------------------------------|------------------------------------|
| --- Plan Area Boundary                             | ■ Municipal Reserve (MR)<br>School/Fire Hall | ■ Public Utility Lot (PUL)         |
| ■ Existing Country Residential (CR)                | ■ Municipal Reserve (MR)                     | ■ Highwood River                   |
| ■ Cluster Residential District (CLR)               | ■ Environmental Reserve (ER)                 | ■ Non-Owned Lands Within Plan Area |
| ■ Residential Community District (RC)              | ■ Neighbourhood Commercial District (NCD)    | --- Crown Land                     |
| ■ Residential Multi-Family District Flexible (RMF) | ■ Recreation District (REC)<br>Equestrian    | ■ Future Highway Widening          |
| ■ Residential Multi-Family District (RMF)          |                                              | ⋯→ Emergency Egress                |

## **Dwelling Density**

The ASP is proposed to have an average density of 0.9 lots per acre within the Rowland Acres portion and 1.57 lots per acre within the Highfield portion. The plan proposes to supplement density by allowing both Principal and Detached Secondary Suites as a permitted use on all Residential lots; residential density calculations assume that 50% of the properties within the plan area will have a secondary suite which would bring average density up to 1.35 dwelling units per acre within Rowland Acres and 2.36 dwelling units per acre within Highfield.

**Note:** *The Calgary Metropolitan Region: Growth Plan (CMR:GP) policies state that Masterplan Communities meet a minimum average residential density of 8.0 dwelling units per acre within Joint Planning Areas and 6.0 dwelling units per acre within Hamlet Growth Areas. It is unknown whether the CMR Board will deem permitted Secondary Suites as contributing to overall dwelling density.*

## **Secondary Suites**

All residential properties within the ASP are proposed to be permitted one of either an attached or detached secondary suite. The ASP recommends utilizing the City of Calgary “Backyard Suites how to Guide” and the “Policy to Guide Discretion for Secondary Suites and Backyard Suites” as best practices and guiding development approval of suites.

Secondary Suites are currently not permitted on Residential Multi-Family District properties within Foothills County, and Site Specific Amendment would be required to allow all forms of Secondary Suites as permitted use within the ASP area, should Council support this policy within the ASP.

## **Placemaking & Community Character**

The ASP outlines compliance with the County’s Dark Sky Bylaw, as well proposes defined gateway areas, branded parks and open spaces, uniform and complementary architectural standards to be implemented within a proposed restrictive covenant and enforced through a Homeowner’s Association, and landscaped buffer areas as transition to existing neighbouring properties.

## **Open Space and Pathway Network:**

Pedestrian and multi-modal pedestrian/equestrian pathway systems are proposed throughout the ASP areas to provide walkable access and connecting amenity spaces. Pedestrian access between Highfield & Rowland Acres areas is discussed.

Formalized sidewalks are proposed for a majority of both communities, noting that portions of Rowland Acres propose to have 16-metre wide roads with 1 metre wide paved shoulders and no curbs to align with similar aesthetic to existing neighbouring communities. In all other locations, the plan states that local and collector roads will be developed with at least one sidewalk. Illustrated Internal Road Network Cross Sections are included within Appendix F of the ASP.

**Note:** *Planning Staff and Community & Emergency Services Staff have noted that the plan context emphasizes walkability and alternative forms of transportation; however, are of the opinion that the plan policy defines insufficient pedestrian infrastructure, particularly around the proposed school sites. Staff encourages policy requiring sidewalks on both sides of all streets. Staff acknowledges the reason for the proposed curb-less paved shoulders within the Rowland Acres neighbourhood, but wish to highlight safety concerns for pedestrians in this area without the benefit of physically delineated vehicle/pedestrian zones. Staff also emphasis the importances of a pedestrian bridge and/or protected sidewalk on future bridge upgrades to Highway 547, across the Highwood River.*

## **Non-Residential Uses:**

### **Rowland Acres:**

The Rowland neighbourhood is proposed to contain a commercial node located along the southwest portions of the subject lands, paralleling the Highway 2 and Highway 547 interchange and off-ramp. These lands are already fragmented on the south side of 392<sup>nd</sup> Avenue E. and 81<sup>st</sup> Street E. This commercial area is proposed to be neighbourhood focused with small or medium scale format, architectural controls, and no large pylon signage proposed along the highways.

### **Highfield:**

A "Modified Main Street" is proposed to be located through the central portions of the Highfield neighbourhood. This main street is proposed to have flexible zoning, primarily lined by Multi-Family Residential properties which would be permitted to have Home Based Businesses Type I or II, as well as a +/- 2.11 acre community commercial node. A majority of services within the Highfield neighbourhood are proposed to be provided through permitted Home Based Businesses.

**Note:** *Staff supports the proposal of mixed-use land use concept for the Modified Main Street; however, suggest that the Community Commercial District (CMC) may be more appropriate to achieve the intended goal as the CMC district would emphasize the principal use as a commercial business and allow for an accessory dwelling unit on each property. "Mixed Use Building" is a discretionary use within the CMC. If in support of this concept, Council may wish to consider amending the CMC district at a future date to allow permitted uses of "Mixed Use Building" and "Dwelling Unit (accessory to commercial use)" to better meet the intent of this "Modified Main Street". Amendments to the CMC district could be specific to this ASP or as general amendments for CMC properties throughout the County. Staff is concerned that relying on Home Based Businesses may result in insufficient servicing and employment opportunities within the ASP communities and residents would be required to commute to neighbouring urban areas to fulfill their daily requirements. It may also be necessary to require these commercial properties to contain purpose-built mixed-use buildings (i.e. Business and Dwelling Unit) in order to maintain residential density requirements under the CMRB:GP policies.*

**Note:** *Staff recognizes concern that the CMR Board and staff may not consider Home Based Businesses as satisfactory in meeting local service and commercial uses, nor meet the intent of the requirement for a main street, or mixed-use node where employment and mixed-use development can be focused.*

## **Recreation:**

A 33.42-acre Recreation District parcel is proposed within the southwest portions of the Highfield neighbourhood, encompassing the existing equestrian facility. This facility is proposed to become a semi-private amenity which may eventually be owned and operated by an HOA.

No other Recreation District parcels are proposed within the ASP; however, sports fields, play structures, skating rinks, and trail networks are proposed within municipal reserve and open space lands throughout the subject lands.

## **Historic Resources**

Historical Resources on the subject property are discussed within the ASP, acknowledging the potential for unrecorded sites which may exist along the Highwood River. Historical Resources Act Approval has been granted on the understanding that more targeted Historical Resources Impact Assessments are to be conducted at the land use stage for targeted areas, specifically in the southwest portions of the Highfield neighbourhood.

## **Access & Transportation**

A Traffic Impact Assessment (TIA) was completed by the developer and identifies expected improvement horizons for external road networks in proximity to the ASP area.

Access to the Rowland Acres lands is proposed to be maintained through the existing intersection of Highway 547 and 85<sup>th</sup> Street East, with upgrades to the intersection at a 2045 horizon.

**Note:** *Both the municipal Public Works Department and the Community & Emergency Services Department have noted concern for the cumulative number of properties proposed to access through this single approach. Investigation of a secondary access (even if just for emergency purposes) from Highway 547 and/or Highway 2 is recommended to alleviate this concern.*

Access to adjacent lands surrounding the Rowland Acres area is proposed to be maintained through the existing 392<sup>nd</sup> Avenue East and 81<sup>st</sup> Street East service road and 96<sup>th</sup> Street East.

The Highfield portions of the ASP area are proposed to gain access through two intersections off of the south side of Highway 547, one being at the existing intersection of 96<sup>th</sup> Street East, and a new intersection at 104<sup>th</sup> Street East.

**Note:** *Alberta Transportation and Economic Corridors maintains jurisdiction on the standards and type of intersections on provincial Highway 547 and Highway 2.*

Three additional intersections are proposed through the east side of the Highfield neighbourhood, providing future connections off of the west side of 112<sup>th</sup> Street East.

Policies within Section 12 of the ASP acknowledge that the developer will execute required development agreements for the construction of all necessary off-site transportation infrastructure required to service the ASP development and/or provide payment of off-site levies for the same. Statements within the ASP and TIA focus primarily on intersection upgrades and Highway 547 improvements; however, municipal Public Works notes that upgrades to local roads will also need to be acknowledged, specifically details regarding upgrades or contributions for 85<sup>th</sup> Street East, 392<sup>nd</sup> Avenue East / 81<sup>st</sup> Street East, 96<sup>th</sup> Street East (both north and south of river), and 112<sup>th</sup> Street East.

**Note:** *Planning Staff recommends consideration of policy addressing the dedication, or protection by way of caveat, for the purpose of road rights-of-ways for future connections to adjacent lands to the south of the Highfield lands.*

## **Environment & Sustainability**

The ASP contains several sections speaking to strategies to support sustainable and environmentally responsible development, including minimizing environmental impacts through land use planning, energy efficiency in building design, materials, and renewable or alternate energy sources, proposed EV charging stations and appropriate infrastructure capacity, prioritizing water conservation and water management practices, waste management and recycling, stormwater management, and alternative transportation options.

Open Spaces and Environmental Reserve dedication are proposed to protect and complement the Highwood River escarpment and natural features of the subject lands, with specific locations identified at the Land Use and Outline Plan stages.

Preliminary assessments have been provided regarding biophysical impact and stormwater management. The ASP policies outline that additional investigation may be provided to the satisfaction of Foothills County at subsequent Land Use and Outline Plan stages to address geotechnical and slope stability, noise attenuation, as well as expanding biophysical and stormwater management.

### **Statutory Road Rights-of-Way:**

Section 7.7 of the ASP outlines the intention for closure and consolidation of 402<sup>nd</sup> Avenue East within the subject quarter section, which is an undeveloped road right-of-way transecting the Highfield lands. Plan policy states that a formal application for road closure will be included with the initial Land Use and Outline Plan application.

The existing length of 96<sup>th</sup> Street East, south of Highway 547, is proposed to continue to be maintained and owned by Foothills County.

**Note:** *Road standards for this portion of 96<sup>th</sup> Street East and policy regarding upgrades and/or contributions by the developer are not clearly disclosed within the ASP. Current phrasing of policies implies that no upgrades to 96<sup>th</sup> Street East are proposed and that it would remain in its existing state. Staff suggests that 96<sup>th</sup> Street East should be upgraded to be consistent with the road cross sections throughout the Highfield neighbourhood, as this road will serve as a gateway into the community.*

### **Servicing & Utility Considerations**

**Potable Water:** The ASP lands are proposed to be serviced by a piped potable water distribution system from the Aldersyde North Water Treatment Plan, to the satisfaction to the Foothills County.

**Raw Water:** A portion of land within NE 17-20-28 W4M, which is directly north of Highway 547, is proposed to support a raw water reservoir as supplement to the County's storage capacity, and to provide sufficient capacity for the proposed ASP.

**Sanitary Sewer/Wastewater:** Piped sanitary sewer collection is proposed throughout the proposed development with sanitary connection lines from the respective Rowland Acres and Highfield communities to the planned Aldersyde wastewater treatment facility.

Plan policies state that the Developer shall be responsible for all costs necessary to expand and/or upgrade the water utility system capacity to service the ASP area, including Water Act and Environmental Protection and enhancement Act approvals.

**Note:** *The ASP policy does not clarify whether the intent for the proposed raw water storage facility is to be owned and operated by the developer or the municipality. Staff suggest that additional policy is needed to clarify that the raw water storage facility and site would be owned and operated by the municipality.*

**Storm Water:** A detailed Stormwater Management Plan (SWMP), consistent with the submitted preliminary SWMP, is to be submitted prior to Land Use and Outline Plan approval. Stormwater management is proposed to consist of a dual system with overland drainage and underground pipe system. Public Utility Lots are proposed for stormwater management ponds and retention areas.

**Shallow Utilities:** To be installed at the sole cost of the Developer, including but not limited to, electricity, gas, cable, telephone, and high-speed internet; to be provided to municipal, provincial, and federal standards.

**Emergency Services:** The ASP proposes allocation of a 2.7-acre Municipal Reserve parcel for the purpose of a new Fire Hall serving both the proposed ASP lands and surrounding region. The developer proposes to contribute to the cost of construction of a new Fire Hall.

**Note:** *Foothills' Community & Emergency Services has recommended that a Risk Analysis and Needs Assessment be completed by the applicant to illustrate requirements for additional policing and emergency facilities and to address concerns regarding response times and capacity of the existing facilities and servicing agreements with urban neighbours.*

*Note: Foothills' Community & Emergency Services noted concern for the existing single bridge crossing for Highway 547 over the Highwood River, with respect to impact on response from the proposed Fire Hall located on the east side of the river. Acknowledging that a majority of higher risk uses are located west of the river and concerns for expected timeline for bridge upgrades being a 2045 horizon.*

## **Reserves**

**Municipal Reserves (MR):** Proposed to be dedicated in the full amount owing, pursuant to the Municipal Government Act. MR dedication within the ASP is proposed to provide a basis of the open space network within the plan area consisting of pathways, passive and prescribed park spaces, transitional buffer areas to adjacent lands, as well as three dedicated parcels for the purpose of two school sites and a fire hall. One school site is proposed within each of the Rowland Acres and Highfield neighbourhoods, being 13.77 acres and 10.22 acres respectively, and a 2.7-acre MR parcel is proposed to be dedicated for the purpose of a Fire Hall within the Highfield neighbourhood.

**Note:** *County staff wishes to identify concerns regarding safety and functionality with respect to locating both school sites and associated playing fields adjacent to Highway 547, acknowledging traffic and pedestrian safety, promoting accessibility/walkability to school sites and outdoor recreation facilities, and considering proximity to complementary services and uses.*

**Environmental Reserve:** Proposed to be dedicated over lands adjacent to the Highwood River and existing wetlands and environmentally significant features.

Reserves are to be dedicated through the subdivision process, with allocation to be determined at the Land Use and Outline Plan stages, to the discretion of Foothills County.

## **POLICY EVALUATION**

### **South Saskatchewan Regional Plan (SSRP)**

The SSRP provides a high-level policy framework for all lands in the South Saskatchewan River Basin within Alberta, including all sub basins. The ASP generally aligns with the policy direction within the SSRP with consideration of policy sections related to: Economy, Water, Efficient Use of Land, Outdoor Recreation and Historic Resources, and Community Development.

### **Calgary Metropolitan Region Board: Growth Plan, Servicing Plan, and Regional Evaluation Framework**

The Calgary Metropolitan Region Growth Plan (GP), Servicing Plan (SP) and Regional Evaluation Framework (REF) were approved by the Minister of Municipal Affairs and went into effect on August 15, 2022. These documents together are intended to provide a policy framework for managing growth and implementing a long-term vision for the Region.

All development in the Region must comply with the GP as per section 2.1 of the REF. In addition, under section 4.1.c of the REF, as an application for a new area structure plan contemplating a regionally significant development, the ASP is required to be submitted to the Board for approval prior to Council granting 3<sup>rd</sup> reading to a bylaw that would adopt the plan. Staff have evaluated the plan for compliance with the GP, SP, and REF and provide the following information for Council's consideration:

## Preferred Growth Areas:

Preferred Growth Areas are identified within the Growth Plan and include Urban Municipalities, Joint Planning Areas, or Hamlet Growth Areas. These areas are appropriate for various levels of infill and new growth because of their location in the path of development, capacity for efficient infrastructure and services, and potential for mixed-use community development. These are the areas intended to meet growth demands with the minimum environmental, economic, and servicing costs while providing a range of lifestyles and community environments.

## Joint Planning Area (JPA):

There were four JPAs established with the adoption of the GP for the purpose of providing opportunities for neighbouring municipalities to collaborate in areas that impact and benefit both communities and the entire region.

The entirety of the Highfield & Rowland Acres ASP is located within the current Joint Planning Area 3 (JPA3) boundaries, which consists of some of Okotoks urban reserve within the Town of Okotoks, the northern portions of the Highway 2A Industrial Corridor and the Hamlet of Aldersyde, and additional lands within Foothills County. Foothills County and the Town of Okotoks are in the process of discussing and potentially revising these boundaries.

Definition of JPA: Areas where significant intermunicipal servicing and related growth pressures either currently exist or are anticipated in the near future. To ensure efficient use of serving and land a higher level of cooperation is required to guide future development in these Joint Planning Areas.

The ASP has proposed the development of the Rowland Acres neighbourhood under the Joint Planning Area 3 and the Highfield neighbourhood as a Hamlet Growth Area outside of the JPA3.

**Note:** *Textual revisions to the ASP would be required depending on the outcome of the ultimate JPA3 boundary once determined by Foothills County and the Town of Okotoks.*

Any development within a JPA is required to meet or exceed specific density provisions and consist of certain placetypes.

### Minimum Residential Density under JPA:

The ASP proposes the development of the Rowland Acres neighbourhood as a Masterplan Community within the JPA3. Policy 3.1.2.2.b of the GP states that the minimum average residential density for a Masterplan Community within a Joint Planning Area is 8 dwelling units per acre (20 dwelling units/ha) of developable land.

### Proposed Residential Density – Rowland Acres:

The ASP is proposing an average density of 0.9 residential lots per acre within the Rowland Acres neighbourhood; this density is proposed to be supplemented by allowing secondary suites as a permitted use. Density calculations within the ASP assume that 50% of the properties will have a secondary suite which would bring the *proposed average dwelling density to 1.35 dwelling units per acre (3.35 units/ha).*

## Hamlet Growth Area (HGA):

The Growth Plan states that three HGAs shall be established at a future time by Foothills County, in accordance with the criteria for establishing new HGAs.

Definition of HGA: A new settlement area or an existing hamlet that is designated as a priority for growth, and includes residential and employment uses, and will include a main street or central commercial area.

Policy 3.1.8.5 within the Growth Plan outlines several provisions for establishing a new Hamlet Growth Area, including location and proximity to urban municipalities, potential for urban-style development, existing or planned services for water, wastewater, and stormwater, access to major transportation networks, a land area of 640 acres (260 ha) or less, existing or potential for a main street or mixed-use employment area, may have existing urban or hamlet development pattern, and is necessary to meet growth pressure and market demand.

Minimum Residential Density under HGA:

The ASP proposes the development of the Highfield neighbourhood as a Masterplan Community within a new HGA. The minimum average residential density for Masterplan Communities within a Hamlet Growth Area is 6.0 dwelling units per acre (20 units/ha) of developable land.

Proposed Residential Density – Highfield:

The ASP is proposing an average density of 1.57 residential lots per acre within the Highfield neighbourhood. A secondary suite is proposed to be a permitted use on all residential properties within the ASP. Density calculations within the ASP assume that 50% of the properties will have a secondary suite which would bring the *proposed average dwelling density to 2.36 dwelling units per acre (5.84 units/ha)*.

**Areas where the ASP does not align with the Growth Plan:**

There are sections where the proposed plan, as submitted, does not align with the policies in the Growth Plan, these can be summarized as follows:

- GP Policy 3.1.2.2.b – The proposed density within the Rowland Acres neighbourhood of 1.35 dwelling units/acre does not align with the minimum average residential density requirements for Masterplan Communities within a Joint Planning Area, which is a minimum of 8 dwelling units/acre.
- GP Policy 3.1.2.2.c – The proposed density within the Highfield neighbourhood of 2.36 dwelling units/acre does not align with the minimum average residential density requirements for Masterplan Communities within a Hamlet Growth Area, which is a minimum of 6 dwelling units/acre.
- GP Policy 3.1.8.5.e – The ASP proposes to establish the Highfield neighbourhood as a Hamlet Growth Area; however, the gross developable area of 848.55 acres for the Highfield neighbourhood exceeds the maximum area for new Hamlet Growth Areas which is 640 acres
- GP Policy 3.1.8.5.f – The ASP proposes a “modified main street” within the Highfield neighbourhood, which currently consists of primarily Residential Multi-Family District properties and a 2.11 acre area of Community Commercial District. The ASP proposes to allow Home Based Business Types I or II as permitted uses; however, it is unknown whether the CMRB Staff and Board will consider this concept as satisfying the policy for a main street of focused employment as home based businesses would not be guaranteed and would be subordinate to the principal residential use of these properties.

Policy 3.1.12.1 within the Growth Plan acknowledges opportunity to request exceptions to the GP policies, whereby “the Board, at its discretion, may approve a statutory plan that does not comply with the policies of the Growth Plan if the vision, objectives and policies of the Growth Plan are not significantly compromised by the approval of an exception to the policy.”

Should Council wish to support the ASP, Council may choose to require revisions to the ASP to bring it into better alignment with the GP, or Council may choose to support the plan as presented and would be necessary to request that the Board grant exceptions to the GP. It is worth noting that under the Section 8.1 of the CMRB Regulation (AR 190/2017 as amended) the ASP cannot

be adopted if it conflicts with or is inconsistent with the GP. In addition, under Section 13(1) of the Regulation, a statutory plan that meets the criteria for referral under the REF has no effect until it has been approved by the Board.

### **Municipal Development Plan (MDP 2010)**

Principles of Planning within the MDP 2010 include stewardship and preservation of our natural capital, planning for growth which is expected in our region given proximity to the City of Calgary and other urban neighbours, conservation and focused development, community development by creating great places for people of all ages to love work and play, sustainable development, and regional cooperation.

The MDP 2010 supports maintaining the integrity of the agricultural land base and discourages the fragmentation of agricultural lands. Conversion of agricultural lands shall consider impact on existing and potential agricultural use of the property and those in the vicinity.

Residential development should be compatible with surrounding area and existing uses with consideration of density, design, traffic, and visual impact on adjacent lands, and should be designed to functionally link adjoining lands. Residential growth is directed towards the Central Growth District, fragmented lands, and lands within identified growth areas including clustered and hamlet style development.

The Highfield & Rowland Acres ASP has been evaluated in the context of the County's MDP 2010 and is generally consistent with the goals and objectives within that plan. Conservation of environmentally significant lands and opens spaces has been considered with respect to creating buffers, dedication of reserves, and development setbacks from water courses within the ASP.

### **Land Use Bylaw 60/2014 (LUB)**

Under the Municipal Government Act, every municipality in Alberta is required to approve a Land Use Bylaw. This bylaw assigns different land use districts (or zoning) to lands in the municipality, outlines the rules and requirements related to the development of land in each district and describes the processes for re-designation, subdivision, and development permit applications.

The Highfield & Rowland Acres ASP outlines a Land Use Concept for the subject lands which generally aligns with existing land use districts and policies within the LUB.

Textual revisions are recommended throughout the proposed ASP to align proposed land use districts and proposed parcel sizes with the existing Foothills County LUB policies.

The ASP contains policies which would require Site-Specific Amendments in order to implement and align with the Land Use Bylaw, including but not limited to:

- allowing all forms of Secondary Suites as a permitted uses within the ASP area;
- allowing Home Based Business Type I and Type II as permitted uses on Cluster Residential, Residential Community, and Residential Multi-Family Districts within the ASP area;
- Allowing a garage up to 50% of the dwelling size (provided the garage does not exceed a maximum of 2,400 sq.ft.) split into two structures, either attached or detached, as permitted use.

**Note:** *Planning Staff suggests consideration of revisions to the proposed "Modified Main Street" concept within the Highfield neighbourhood to utilize the Community Commercial Land Use District. This would ensure that sufficient commercial/retail development occurs within this employment node and to allow for a Dwelling Unit as an accessory use to the principal commercial use. The current "Modified Main Street" proposes implementation of residential land uses with permitted home based businesses along the main street. These*

*specific land use districts would be addressed at the Land Use Stage, and should provide general direction within the ASP.*

**Growth Management Strategy (GMS)**

The subject property is located within the Central District as noted within the GMS. Growth is expected to continue within this district within significant development and intensification expected. Consideration of municipal neighbours and environmental impacts should be considered, and opportunities for joint initiatives to support effective, efficient, and affordable services in this area.

<b>CIRCULATION REFERRALS</b>	
<b>REFEREE</b>	<b>COMMENTS</b>
<b>INTERNAL</b>	
Public Works / Engineering	<p>General:</p> <ul style="list-style-type: none"> <li>▪ Please note that PW will rely on the assistance of third-party review of all existing and future engineering reports and this could result in changes being requested to current engineering, updates to any engineering as well as any new / updated / additional engineering requirements. – <i>Applicant acknowledges and agrees.</i></li> <li>▪ Recommend that all internal transportation infrastructure meet City of Calgary Standards. The County standards are for rural areas and an urban standard is better suited for majority of this development. – <i>Applicant acknowledges and agrees, and use of Complete Streets Manual.</i></li> <li>▪ Support non-potable water for irrigation.</li> </ul> <p>HOA 6.4</p> <ul style="list-style-type: none"> <li>▪ Recommend that the HOA <u>will</u> be responsible for maintenance of common property, the continued enforcement of architectural controls, community pathway and landscape care upon transition of these maintenance responsibilities from the Developer to the HOA at a sustainable density of existing residents. – <i>Applicant acknowledges and agrees to clarify responsibilities within revisions.</i></li> </ul> <p>General Residential Policies 8.1:</p> <ul style="list-style-type: none"> <li>▪ Ensure yard setbacks acknowledge and accommodate URWs. – <i>Applicant acknowledges.</i></li> </ul> <p>Transportation Network 12.1</p> <ul style="list-style-type: none"> <li>▪ Plan does not address upgrading of impacted County roads, just intersections. Policy needed to address actual road upgrades and developer contribution/obligation. – <i>Applicant acknowledges and agrees to revise policy.</i></li> <li>▪ Request that developer discuss with ATEC the possibility of a secondary access to HWY 547 for Rowland Acres. Given the area is between an interchange and a river and certain intersection spacings are preferred, a formal new access to HWY547 would be desirable but is likely not possible or practical. An emergency access to HWY547 may be possible. – <i>Applicant acknowledges.</i></li> </ul> <p>Appendix F</p> <ul style="list-style-type: none"> <li>▪ Request that laneway cross sections be included. – <i>Applicant acknowledges.</i></li> </ul>
Community & Emergency Services	<p>Community:</p> <ul style="list-style-type: none"> <li>- Ensure sufficient sidewalks provided, specifically walking routes to schools and pedestrian connection across river between Rowland and Highfield communities.</li> <li>- Ensure appropriate maintenance and management of emergency egress areas to be addressed at appropriate approval stage.</li> <li>- Who is responsible for managing proposed EV charging stations? – <i>Applicant acknowledges that intent is to be owned operated by developer/landowner.</i></li> </ul>

## CIRCULATION REFERRALS

	<ul style="list-style-type: none"> <li>- Detailed designs for transitional buffer areas, pathways, playing fields, etc. [figure 12] to be reviewed prior to implementation.</li> </ul> <p>Emergency Services:</p> <ul style="list-style-type: none"> <li>- Concern for timing of Hwy 547/Highwood River bridge upgrades. Existing bridge is narrow and alternate routes for emergency response are limited.</li> <li>- Concern for single access to Rowland Acres through 85<sup>th</sup> Street East.</li> <li>- Due to scale of proposed development a <i>Needs Assessment</i> should be completed for policing and emergency services. This development may require a satellite office from one of the existing detachments or dedicated detachment upon buildout. Land should also be set aside for the potential use as detachment office should one be required.</li> </ul>
GIS/Mapping	<p>General Comments:</p> <ul style="list-style-type: none"> <li>▪ Applicant to advise Mapping Department with respect to road naming plan request as condition of subdivision approval.</li> <li>▪ Non-owned properties in middle of Highfield will require updated addresses. Road naming plan may require additional lands to be re-addressed.</li> </ul>
<b>EXTERNAL</b>	
ATEC	<p>No concerns with the proposed application, noting the following items:</p> <ol style="list-style-type: none"> <li>1. It is the developer and County's determination for number of intersections proposed/required to accommodate emergency access. In general, fewer highway accesses is preferred by ATEC. (<i>Response to Foothills' enquiry of whether additional access, or secondary emergency access, off of north side of Hwy 547 would be feasible/allowed into Rowland Acres area</i>)</li> <li>2. Twinning of Highway 547 will be on south side due to bend in Highwood River. Plan acknowledges land dedicated for such. No existing Functional Planning Study for this future twinning.</li> <li>3. TIA notes no concern within 2045 horizon for 112<sup>th</sup> Street intersection at Hwy 547. Acknowledging that intersections on curves are usually problematic and may be limiting factor. Better option would be to close the Highway intersection and connect 112<sup>th</sup> St. to internal road network.</li> </ol>
Foothills School Division	<p>Concern for sizes of school sites, specifically site south of Ravencrest as is quite narrow and might make it difficult to locate a school with appropriate access points. Foothills School Division looks for sites of approximately 15 acres for K-9 schools and around 10 acres for K-6 schools.</p>
ATCO Pipelines	No objections
ATCO Gas	No objections
Telus	No concerns
<b>PUBLIC</b>	
Western Wheel	Public Hearing was advertised on May 15 <sup>th</sup> and 22 <sup>nd</sup> , 2024.
Landowners:	<p>Notification of the application and public hearing were mailed to landowners within one and a half miles of the subject lands, and included all properties with sole access through 85<sup>th</sup> Street East, between the convergence of the Sheep and Highwood Rivers.</p> <p>Letters received prior to the submission of this staff report have been provided within Appendix C for your reference.</p>

## **SUMMARY**

**Bylaw XX/20XX** – Council is requested to consider granting 1<sup>st</sup> reading to Bylaw XX/20XX to adopt the Highfield & Rowland Acres Area Structure Plan.

Should Council grant 1<sup>st</sup> reading, the ASP will require submission to the Calgary Metropolitan Regional Board for approval prior to Council considering 3<sup>rd</sup> reading of the bylaw.

## **OPTIONS FOR COUNCIL CONSIDERATION**

### **OPTION #1 – APPROVAL (FIRST READING TO BYLAW)**

Council may choose to approve the Highfield & Rowland Acres Area Structure Plan which would allow the future development of the Highfield neighbourhood Hamlet Growth Area of approximately 848.55 acres of developable land and the Rowland Acres neighbourhood within the Joint Planning Area 3 of approximately 273 acres of developable land, consisting of single family and multi-family residential properties, commercial and recreation uses, two school sites, public utility lots, stormwater management facilities, pathways, parks, and roads, with approximately 40 acres of Environmental Reserve lands.

*Council may wish to provide direction with respect to any amendments they deem necessary to address issues brought forward as part of the public hearing process.*

### **RECOMMENDED CONDITIONS FOR OPTION #1:**

- 1) Applicant to provide textual and map amendments to the ASP, as per recommendations by Foothills County staff and Council direction to the satisfaction of the Foothills County;
- 2) Approval of the Highfield & Rowland Acres Area Structure Plan by the Calgary Metropolitan Region Board.

**Note:** *Prior to proceeding with submission of a Regional Evaluation Framework application to the Calgary Metropolitan Region Board, Foothills County Council shall review and accept the draft Area Structure Plan and any revisions as may be necessary to address the ongoing discussions regarding Joint Planning Area 3 with the Town of Okotoks;*

### **OPTION #2 POSTPONE APPLICATION**

Should Council be of the opinion that they require additional information or deem more discussion of the application be required prior to rendering a decision; Council may choose to postpone their decision on the adoption of the Highfield & Rowland Acres Area Structure Plan and provide further direction to administration and/or the applicant.

### **OPTION #3 REFUSE APPLICATION**

Should Council be of the opinion that the application does not have sufficient merit, and/or is not consistent with the regional and/or municipal policy framework, Council may choose to refuse the application for the adoption of the Highfield & Rowland Acres Area Structure Plan.

## **APPENDICES**

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### **APPENDIX A: MAP SET:**

LOCATION MAP

AREA LAND USE AND JOINT PLANNING AREA 3 MAP

AREA ORTHO IMAGE

SUBMITTED SITE PLAN – LAND USE CONCEPT

### **APPENDIX B: PROPOSED BYLAW**

DRAFT BYLAW XX/20XX

### **APPENDIX C: SUBMITTED LETTERS**

PROXY LETTERS FOR RAVENCREST HOMEOWNERS ASSOCIATION

PETITION: LANDOWNERS AFFECTED BY THE PROPOSED DEVELOPMENT DECLARATION

LETTERS FROM AFFECTED PARTIES

### **APPENDIX D: SUBMITTED DOCUMENTS**

SUBMITTED APPLICATION COVER LETTER

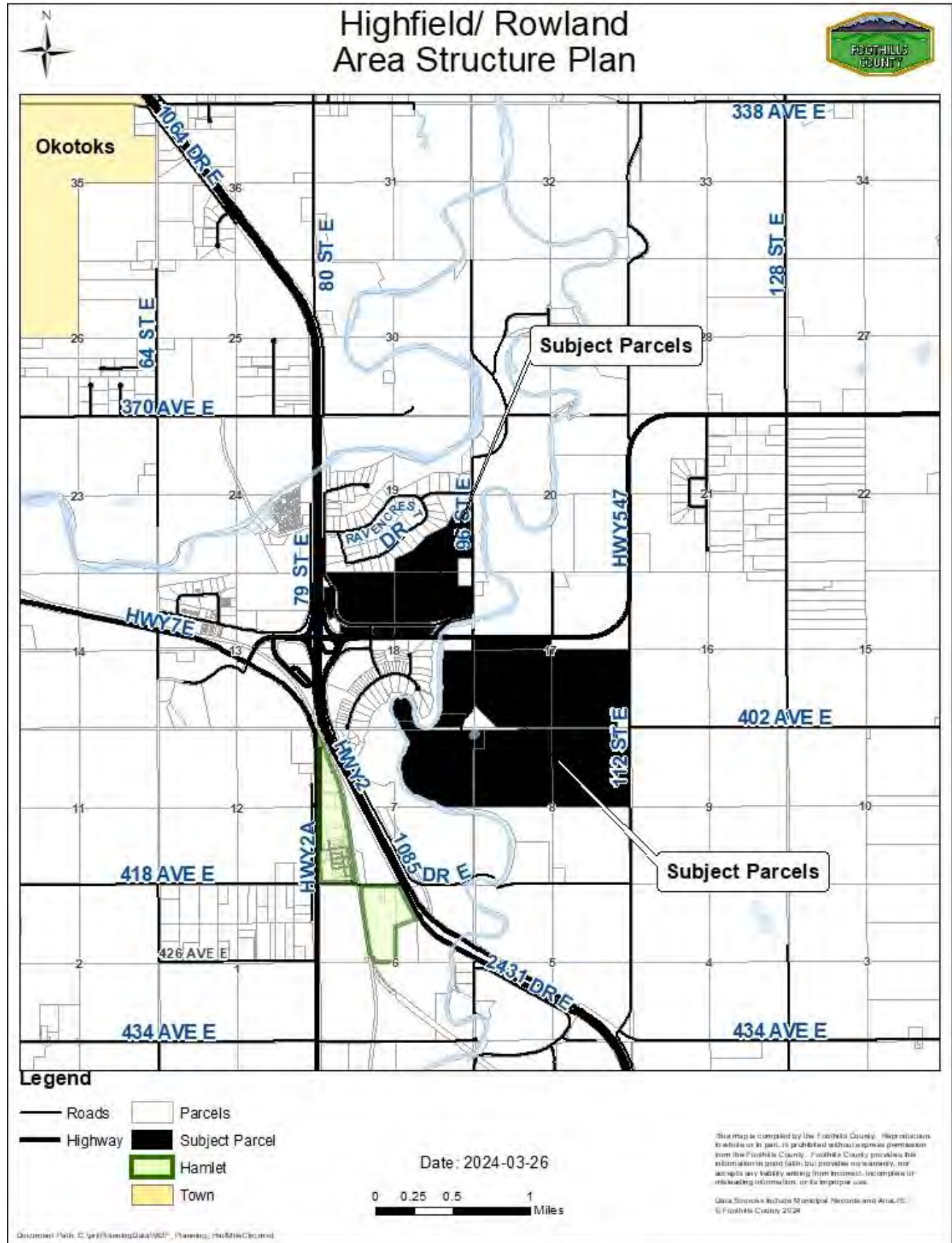
HIGHFIELD & ROWLAND ACRES AREA STRUCTURE PLAN

APPLICANT SUBMISSION: RESPONSE LETTER TO RAVENCREST HOA

APPLICANT SUBMISSION: MEETING MINUTES WITH RAVECREST HOA

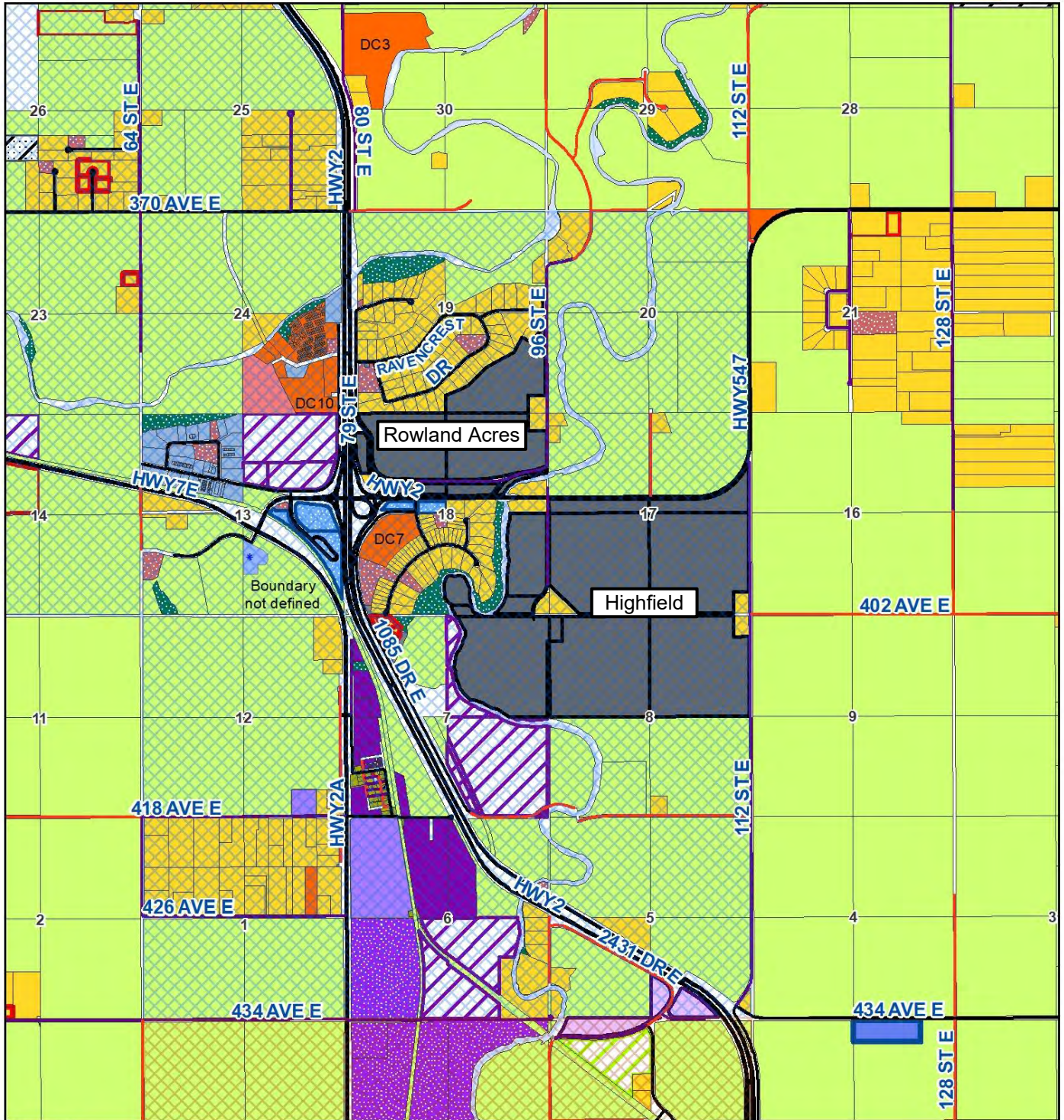
APPENDIX A: MAP SET

LOCATION MAP





# Area Land Use & Joint Planning Areas



## Legend

### Joint Planning Areas

#### Name

- Joint Planning Area 3
- Joint Planning Area 4
- In Transition
- A- Agricultural
- AA- Agricultural Sub A
- AB- Agriculture Business
- BP- Business Park

- CMC- Community Commercial
- HC- Highway Commercial
- RB- Rural Business
- CR- Country Residential
- CRA- Country Residential Sub A
- DC - Direct Control
- ER- Environmental Reserve
- IE- Industrial Edge
- INR- Natural Resource Extraction

- GI- General Industry
- HMI- Hamlet Industry
- LIID- Low Intensity Industry District
- MR- Municipal Reserve
- REC- Recreation
- PUL- Public Utility
- RC- Residential Community District
- RCA- Residential Community Sub-district "A"

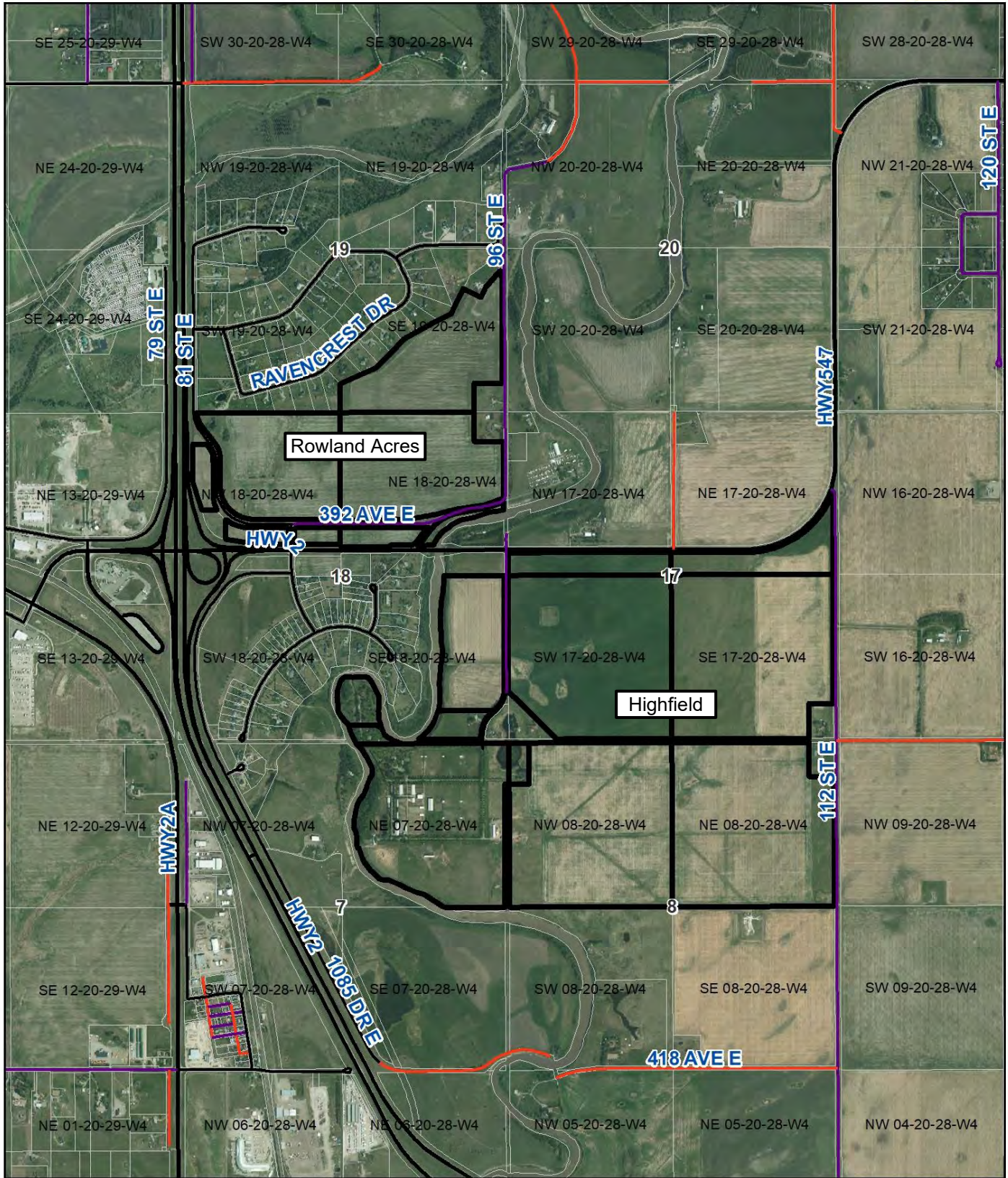
1:43,452

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Data Sources Include Municipal Records and AltaIS.  
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# Area Ortho Image



1:25,298

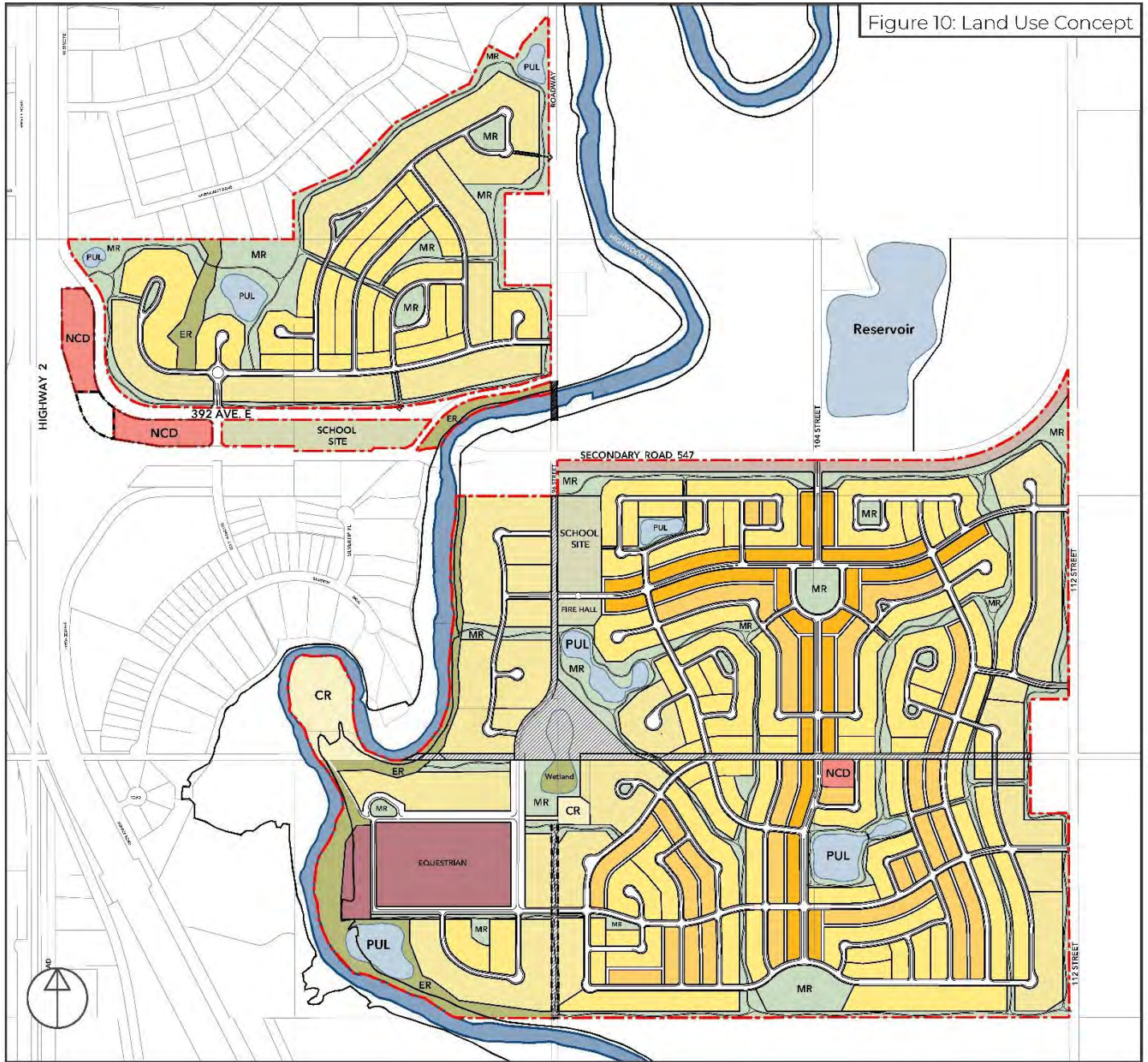
Date Printed: 2024-05-16

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Data Sources Include Municipal Records and AltaLIS.  
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# SUBMITTED SITE PLAN – LAND USE CONCEPT

Figure 10: Land Use Concept



## LEGEND

- |                                                  |                                            |                                  |
|--------------------------------------------------|--------------------------------------------|----------------------------------|
| Plan Area Boundary                               | Municipal Reserve (MR)<br>School/Fire Hall | Public Utility Lot (PUL)         |
| Existing Country Residential (CR)                | Municipal Reserve (MR)                     | Highwood River                   |
| Cluster Residential District (CLR)               | Environmental Reserve (ER)                 | Non-Owned Lands Within Plan Area |
| Residential Community District (RC)              | Neighbourhood Commercial District (NCD)    | Crown Land                       |
| Residential Multi-Family District Flexible (RMF) | Recreation District (REC)<br>Equestrian    | Future Highway Widening          |
| Residential Multi-Family District (RMF)          |                                            | Emergency Egress                 |

**APPENDIX B: PROPOSED BYLAW**

**DRAFT BYLAW XX/2024**  
**BEING A BYLAW OF FOOTHILLS COUNTY TO ADOPT**  
**AN AREA STRUCTURE PLAN**

**WHEREAS** the Council of Foothills County (hereinafter called the “Council”) is empowered by Section 633(1) of the Municipal Government Act, being Chapter M-26.1, to adopt an Area Structure Plan which provides a framework for subsequent subdivision and development of an area of land within the Municipality’s boundaries;

**AND WHEREAS** the Council did receive an application for an Area Structure Plan for the properties legally described as Ptn. SE 19-20-28 W4M • Ptn. NE 18-20-28 W4M • Ptn. NW 18-20-28 W4M • Ptn. SE 18-20-28 W4M; Plan 3462GA, Parcel A • Ptn. SE 18-20-28 W4M; Plan 3462GA, Parcel B • Ptn. SE 18-20-28 W4M; Plan 9111563, Block 3 • Ptn. SE 18-20-28 W4M; Plan 9912084, Block 2 • Ptn. NE 17-20-28 W4M • Ptn. NW 17-20-28 W4M • Ptn. SE 17-20-28 W4M • Ptn. SW 17-20-28 W4M • Ptn. NE 8-20-28 W4M • Ptn. NW 8-20-28 W4M • Ptn. NW 8-20-28 W4M; Plan 0812844, Block 1, Lot 1 • Ptn. NE 7-20-28 W4M, Plan 0913003, Block 1, Lot 1.

**AND WHEREAS** Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26, as amended:

**NOW THEREFORE** the Council of Foothills County in the Province of Alberta, hereby adopts the Highfield & Rowland Acres Area Structure Plan as follows:

1. This Bylaw may be cited as the “Highfield & Rowland Acres - Area Structure Plan”.
2. The Highfield & Rowland Acres - Area Structure Plan being Schedule “A” attached hereto and forming part of this Bylaw.
3. That the Highfield & Rowland Acres - Area Structure Plan may be amended by Bylaw from time to time in accordance with the Municipal Government Act, by Foothills County.
4. This Bylaw comes into full force and effect at such time as it has received third reading and has been signed in accordance with the Municipal Government Act.

FIRST READING:

\_\_\_\_\_

Reeve

\_\_\_\_\_

CAO

SECOND READING:

\_\_\_\_\_

Reeve

\_\_\_\_\_

CAO

THIRD READING:

\_\_\_\_\_

Reeve

\_\_\_\_\_

CAO

PASSED IN OPEN COUNCIL assembled at the Town of High River in the Province of Alberta this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

PROXY LETTERS FOR RAVENCREST HOMEOWNERS' ASSOCIATION

This package contains petitions signed by an individual representative of each household on behalf of every individual residing in the household.

In some instances, more than one individual per household signed separate petitions. These petitions are stapled together and should be counted as one household as indicated by the home address. We chose not to exclude or discard any signed petitions, but rather staple the duplicate petitions together.

## Ravencrest HOA Opposition Development Team

I/We (Name[s]) \_\_\_\_\_



Of (Address) \_\_\_\_\_



Do hereby authorize the Ravencrest Homeowners Association Board to represent my/our interests during the process of opposing the Development Highfield and Rowland Acres.

Signed \_\_\_\_\_



**Note:** Copies of this letter have been signed by the individuals listed on the following page. The complete package of signed authorization letters is available for reference and municipal records.

## Highfield and Rowland Acres Area Structure Plan

Public Hearing – May 28, 2024

### Proxy Declarations

#### Names of Signees:

Steve Watson	Daryl & Maxine Tuck	Paula Mano & Glen Carr
Jonathan Ball	Shandi Bard & Neil England	Ric Stroud
Cortney Van Seggelen	Ian Foss & Jackie Judson	Michael & Helen Robinson
Gergory & Elena Davis	Michael & Ivy Robinson	Rick & Chrissy Hogan
Cali & Tyler Peace	Robert Walters	Stuart & Dana Macleod
Kristine Kachur	Phil & Jan Brenner	Mary Pituch
Lesley Scheible	Adam & Nancy Vyse	Ron Weber
Nicholas Strowbridge & Amanda Guenther	Rachel, Michelle, & Keith Terretta	Olivier Garsault & Frederique Laroche
Arlene & Brad Callsen	Pat Jefferson	Crystal Klassen
Stephanie & Justin Hasanen	Ken & Tracy West	Jack & Juanita Koster
Michelle Gerwing	Wendy & Brant Luard	Trevor & Bobbi Beck
D & D Crawford	Dale & Fay Broemer	Winifredo G
Ross Henderson	Chyle & Megan Roszler	Darren & Lesley Erdely
Christopher & Cindy Woloshyn	Michael Baik & Jessica Reddon	Brent & Deborah Graham
Chris & Amelia McLaren	Daniel & Shauna McAloney	Rodger & Laura Pierce
Bonnie Smith	Rick Marquardt	Richard Milliken
Ron, Della, & Bob Swartz	Terry & Phil Williams	Alan & Angela Burns
Caroline & Benjamin Harker	Mike & Shelley Keizer	Don & Susan Green
Sandra & Richard Egroff	Glen & Marg Brosinsky	Shari Spencer & Brent Stradeski
Doug Green	Barry & Arlene Throness	Donald & Sheryl Morrison
Kelly & Tracy Fryklund	Colleen Hanke	Curtis Blake
Frank Pedersen	Jamie Young & Daniel Barnett	Randy & Diana Plishka
Connie Baker	Monty & Vicki Beagle	Dana Weimer
Yvonne & Wayne Mechalchuk	Nathan & Anna Smith	Ernie & Pat Hillard
Dave & Angie Hodgins	Jason Russ & Tara Methuen	Robert Baraniuk
Jonella Smiley & Don Sherman	Stanley & Heidi Siewert	Kevin Hunter
Stacey & Jared Doetzel	Harry Barabonoff	Makala Hodgson
Rhonda MocNautt	Thomas Stolzemberg	Haley, Helen, & Mark Fiedler
Sandra Downie	Amber Durocher & Tait Fiedler	Betty Jean McManus
Fred Ruzycki	James & Marjorie Evans	Ashley & Mark MacMillan
Davis & Melissa Ferguson	Richard & Sharyn Hofland	Lisa McKeage
Jim & Val Spence	Bonnie England	Arno & Josephine Dyck

(96 households)

This package contains petitions signed by an individual representative of each household on behalf of every individual residing in the household.

In some instances, more than one individual per household signed separate petitions. These petitions are stapled together and should be counted as one household as indicated by the home address. We chose not to exclude or discard any signed petitions, but rather staple the duplicate petitions together.

# Landowners Affected by the Proposed Development Declaration

I/We \_\_\_\_\_

Residing at \_\_\_\_\_

\_\_\_\_\_, Alberta

T1S \_\_\_\_\_

## Express Steadfast Opposition to the development of Highfield and Rowland Acres because:

- It will destroy the Country Residential lifestyle, atmosphere of the Ravencrest Community and surrounding communities. We located here to get away from the city.
- It will create the potential for overland flooding in and around Ravencrest Community due to removal of the land surfaces that currently handle spring runoff and rainfall absorption and replace them with roads and roofs. The Ravencrest area is already prone to water absorption challenges due to the soil makeup and as a result most homes in Ravencrest have basement sump pumps to handle spring runoff and heavy rainfall that the ground soil cannot absorb.
- It will result in removal and displacement of wildlife and natural wildlife habitats.
- Potential disruption of the local aquifer system. The Ravencrest Community water system relies on a collection of ground wells to provide a safe water source for residents.
- It will increase crime, trespassing, transient traffic and general safety and security in an area with virtually no crime at present. It relies on policing support from distant RCMP Detachments and long response times.
- It will result in Public Nuisance issues including, noise pollution, dust pollution, light pollution at night and damaged road surfaces due to construction. These problems they create will exist for the foreseeable future.
- It will overwhelm the current road transportation infrastructure causing increased traffic congestion, traffic safety issues and the inevitable vehicle injury collisions and vehicle pedestrian accidents that result.

Signature \_\_\_\_\_ Date APRIL 20, 2021

\_\_\_\_\_ of \_\_\_\_\_

**Note:** Copies of this letter have been signed by the individuals listed on the following page. The complete package of signed letters is available for reference and municipal records.

## Highfield and Rowland Acres Area Structure Plan

Public Hearing – May 28, 2024

Petition: “Landowners Affected by the Proposed Development Declaration”

### Names of Signees:

Jan and Phil Brenner	Jonathan Ball	Michael Robinson
Mary Pituch	Michael Baik & Jessica Reddon	Chris and Amelia McLaren
Paula Mano & Glen Carr	Darren & Lesley Erdely	Ross Henderson
Jack & Juanita Koster	Rodger & Laura Pierce	Stephanie & Justin Hasanen
Pat Jefferson	Michelle Gerwing	Winifredo G
Lesley Scheible	Dale & Fay Broemer	Brent Graham
Nicholas Strowbridge & Amanda Guenther	Shari Spencer & Brent Stradeske	Oliver Garsault & Frederique Laroche
Kristine & Jason Kacher	Ivy & Michael Robinson	Cortney Van Seggelen
Ric Stroud	Dave & Donna Crawford	Stuart & Dena Macleod
Christopher & Cindy Woloshyn	Ken & Tracy West	Crystal Klassen
Ron Weber	R McNautt	Helen Robinson
Curtis Blake	Steve Watson	Chyle Roszler
Wendy & Brant Luard	Rick Hogan	Cali Peace
Neil England	Shandi Bard	Trevor & Bobbi Beck
Daryl & Maxine Tuck	Arlene & Brad Callsen	Gregory & Elena Davis
Ian Foss & Jackie Judson	Rick Marquardt	Ron, Della, & Bob Swartz
Terry & Phil Williams	Don & Susan Green	Sandra & Richard Egroff
Glen & Mary Brosinsky	Daniel & Shauna McAloney	Doug Green
Barry & Arlene Throness	Donald & Sheryl Morrison	Kelly & Tracy Fryklund
Alan & Angela Burns	Caroline & Ben Harker	Mike & Shelley Keizer
Frank Pedersen	Jamie Young & Daniel Bernett	Randy & Diana Plishka
Colleen Hanke	Robert Walters	Connie Baker
Monty & Vicki Beagle	Dana Weimer	Ernie & Pat Hilland
Nathan & Anna Smith	Dave & Angie Hodgins	Yvonne & Wayne Mechalchuk
Tara Methuen & Jason Russ	Robert Baraniuk	Michelle Terretta
Lisa McKeage	Jim & Val Spence	Tait Fielder & Amber Durocher
Richard Milliken	James & Marjorie Evans	David & Melissa Ferguson
Thomas Stollenberg	Haley, Helen, & Mark Fiedler	Sandra Downie
Fred Ruzycki	Betty Jean McManus	Ashley & Mark MacMillan
Arno & Josefina Dyck	Richard & Sharyn Hofland	Bonnie England
Stacey & Jared Doetzel	Bonnie Smith	Makala Hodjson
Harry Barabonoff	Jonella Smiley & Don Sherman	Adam & Nancy Vyse
Kevin Hunter	Stan & Heidi Siewert	

(98 households)

152 letters collected by Township Planning + Design Inc. in support of the Highland/Rowland ASP have been received by our office.

There were two versions of the letter, each containing substantially the same text. The two versions of the letter are included here.

The attached is a list of names who signed and submitted a letter of support. Names or signatures that were illegible have been listed as a question mark.

Copies of the letters can be found on our website along with this agenda. A printed copy is available for viewing upon request.

DATE



Foothills County  
Box 5605  
High River, Alberta  
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: **The Highfield and Rowland Acres Area Structure Plan**

Dear Reeve Miller and Members of Council:

The Highfield and Rowland Acres Area Structure Plan (ASP) establishes a concept for the development of a new community consisting of +/- 470.15 hectares (1,162.43 Acres) of land in the Foothills County Central District. As a local business, the ASP vision provides unique and thriving possibilities for local businesses to embrace and welcome a direct positive impact from an increase to their business and the creation of viable live/work alternatives for employees. In addition, it will bring increased servicing potential to our site, by contribution to the long awaited waste water treatment plant and distribution system, and potential future employees to the area in close proximity to our businesses, which can only positively support investment in the County and growth in the corridor. As a result, I fully support the approval of the application.

Additional comments I would like to add include:

Sincerely,



NAME:



Quarter:



DATE: [REDACTED]

Foothills County  
Box 5605  
High River, Alberta  
T1V 1M7

**ATTN: Reeve Miller and Members of Council**

**RE: The Highfield and Rowland Acres Area Structure Plan**

Dear Reeve Miller and Members of Council:

The Highfield and Rowland Acres Area Structure Plan (ASP) establishes a concept for the development of a new community consisting of +/- 470.15 hectares (1,162.43 Acres) of land in the Foothills County Central District. I fully support the application. I think that it is critical for the preservation of Agricultural Land that development be concentrated in areas that have previously been identified for growth. Directing growth strategically in alignment with policy, and in areas where there is infrastructure in place to support them, will preserve vital agricultural land in other areas of the County. The compact residential and flexible commercial nature of the project support the reduced fragmentation of agricultural land by directing it towards an area that has services, amenities, compatible adjacent area development, and most importantly safe access to exiting transportation infrastructure.

In addition, the developer will contribute to the long awaited waste water treatment plant and water distribution system, as well as contributing to necessary transportation infrastructure which can only positively support investment in the County and growth in the corridor.

Therefore, I support the application because of the proximity to infrastructure, the availability of water and waste water servicing and appropriateness of densities all located in strategic alignment with a policy growth area.

Sincerely,  
[REDACTED]

[REDACTED]

NAME: [REDACTED]

LSD /or Municipal Address: [REDACTED]

Quarter: \_\_\_ Township: \_\_\_ Range: \_\_\_ W5M

Additional Comments Section:

## Highfield and Rowland Acres Area Structure Plan

Public Hearing – May 28, 2024

### Letters of Support Submitted – Township

#### Names of Signees:

Hayden Knorr & Ed Warner	Bruce Stagzceat	Jen Yuk
Bruce Urban	Norm Landry	Lorenzo Girardi
Josh Hagen	Chris Berezowqr	Sanja Zuvic
Paul Derksen	Holly Gross	Gord Baldwin
Wesley & Bernard Barrett	Sheme Whitton	Patrick Reid
Jack Imler	David Hoiland	Chris Jensen
Ian Ferguson	Paul Herr	Jesslyn Pelletier
Brent Ballash	Ken Wamick	Stacy Dallyn
David Udy	Rares Caraba	Brad Cisecki
Brian Quigley	Stacey Mulvale	Jerry Petruska
Jay Gyug	Daniel Zuvic	T. V?
Gerry Malin	Randy Halwa	Michael Mlinarevic
Gary Mclvor	Kent Ring	Mike Vanin
Ervle Miller	Brian Allan	Carol Hodgkins
Evan Perry	Cole Paladeau	Tatyana Davidson
Mike Heidt	Ryan Hamlin	Susan Steacy
Brittany McCully	Shawn Mattson	Navneet Kaur
T. Lane	Bruce Yorga	Mark Freeland
Gillian Haanen	Scott Warren	Katherine Arellano
Sofiya Sememiuk	Connor Sitloon	Robyn S
Brian Allen	Ahmed Haymour	Max Leflar
Braden Heidt	Jax Leeson	Ted Haynes
Jill Perry	Drew Safronuk	Glory Parks
Arydan Healy	Ryan Weekes	James S
Myles Heidt	Jusanna Ho	David Ruby
Andrew Webber	Chris Kulbaba	Kevin Ruby
Slade Stephenson	Danielle Renton	Tanner Ruby
George Jackson	Stacy Wolf	Troy Clipperton
Chuck Stepper	Michael Panie	Chester Pineda
Michelle Bobier	David Edsie	S.K.
Chantel Peron	Gordon Sikma	Don Storr
Melissa Friesen	Cor Kooistra	Jim Baird
Graham Friedt	David Lepage	Chris Le
Nancy Noble Friedt	Doug Kiemeny	T. Nichaffy
Richard Nesbitt	Crystal Floves	Justin Dyck

Tyron Mossing	Brandon Friedt	Sheena Freeland
Bruce Friedt	Brandon Friedt	Sheena Freeland
Brent Keller	Isaiah	Rob Cornwall
Richard Mulvale	Hazel Bennett	Michael Komarevich
?	Scott Davidson	Sonilia
Cristian Varna	Raeanne Delang	Rayel Jamieson
Philip Forster		Kierra VandeBurgh
S. Francis	Morgan D	Kelly Robinson
Shane Fomer	Colten	Jennifer Buck
Laura Z	Ava Wilmoth	Jospeh Buck
Nico Mapanao	Calli Skagen	Jennifer Morey
Samantha Harvey	Dr. Erin T	Nathan Thrift
Jessie Aujla	Nancy Smith	Steve Erick
Tyler Reeves	Allison Shearer	
A. Fionzalez	Evan Gerein	
Don P.	Clayton Skagen	
Wayne W.	Jamie Skagen	
Zannatual F Samna	Victoria Verlag	
?	Chelsea Brown	
John Eslinger	Meg Grogan	

# **APPENDIX D: SUBMITTED DOCUMENTS**

## **Submitted Application Cover Letter**

110 -259 Midpark Way SE | Phone: 403.880.8921  
Calgary, AB T2X 1M2 | TWPplanning.com



Foothills County  
Box 5605  
High River, AB  
T1V 1M7

February 14, 2024

**ATTN:** Samantha Payne, Manager of Planning Applications

**RE:** Resubmission of the Highfield and Rowland Acres Area Structure Plan for lands legally described as

- SE 18-20-28-W4M, Plan 3462GA, Parcel A and B; Plan 9111563, Block 3; Plan 9912084, Block 2.
- NE, NW, SE, SW of 17-20-28-W4M.
- North half of 8-20-28-W4M.
- NW 8-20-28-W4M, Plan 0812844, Block 1, Lot 1.
- NE 7-20-28-W4M, Plan 0913003, Block 1, Lot 1

Dear Mrs. Payne,

Following the County's detailed review and Township Planning + Design's continued discussions with the County, we have amended the documents as required and resubmitted under separate cover. In support of the above-mentioned Area Structure Plan application, please find enclosed the following revised documents:

- The signed application for Amendment to Land Use Bylaw for the adoption of an Area Structure Plan;
- A Credit card authorization has been provided under separate cover to address any outstanding fees;
- Certificates of Title;
- Revised proposed Area Structure Plan (10 hard copies delivered + digital submission);
- A policy Summary Table for the ASP;
- A REF summary checklist for the Administration;
- Abandoned well maps and declaration; and
- Updated studies including a BIA and TIA.

To support the Planning & Development in the review of the application materials, we offer the following overview of the application:

### **Area Structure Plan**

The Highfield and Rowland Acres Area Structure Plan (ASP) establishes a framework for the development of a new community consisting of +/- 470.15 hectares (1,162.43 acres) of land in Foothills County's Central District. Since the inception of the Plan in 2016, numerous contributions have led to the policies and principles outlined within the ASP including:

- Stakeholder Consultation
- Historic Resource Impact Assessment (HRIA)
- Biophysical Impact Assessment (BIA)
- Environmental Site Assessment
- Highwood River Flood Hazard Protection Overlay
- Preliminary Stormwater Management Plan
- Transportation Impact Assessment (TIA)

During the preparation of the ASP, a variety of stakeholders were engaged to provide input and provide perspective to inform the Highfield and Rowland Acres ASP. Stakeholders included:

- The Developer Group
- Foothills County Staff
- Ravencrest Homeowner's Association (HOA)
- Silvertip HOA
- General Public
- Transportation and Servicing Engineers
- Alberta Transportation and Economic Corridors
- Alberta Culture
- Alberta Environment and Protected Areas

The Highfield and Rowland Acres ASP provides the planning framework to guide a comprehensively planned community with a series of unifying urban design elements for each neighbourhood. However, given its overall size, two distinct individual Neighbourhood Areas have been designed to foster unique character and provide focal points to create variety and interest in the built-form and landscape.

The Highfield and Rowland Acres ASP consists of two distinct neighbourhoods: Highfield and Rowland Acres. While each neighbourhood is unique enough to be considered within distinct Preferred Growth Areas, the intent of this ASP is to facilitate a comprehensive community that feels cohesive and celebrates the unifying features of the two neighbourhoods.

**Key goals of the ASP include:**

- A neighbourhood framework that encourages a mix of housing types and tenure as well as the inclusion of community amenities including two commercial areas, school sites, recreational areas, and an equestrian centre.
- A development concept that balances the density that can be supported in Foothills County and sensitive interfaces and transitions with neighbouring properties, with the density requirements of the Calgary Metropolitan Region Growth Plan.
- Consideration for placemaking opportunities to establish a clear sense of place which celebrates the equestrian heritage of the area and the sport of thoroughbred horse racing.
- Preservation of existing natural features including the Highwood River, and the provision of natural trails and other
- recreational amenities for residents to experience and celebrate the natural landscape.
- A servicing strategy that incorporates a regional piped water and wastewater system and low impact design to convey stormwater.
- A mobility network that supports the increase in population and provides opportunities for multi-modal transportation both locally and regionally.

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 me.

Sincerely,

Township Planning + Design Inc.



Kristi Beunder, B.A., M.E.Des.  
RPP MCIP  
Senior Planner / Principal  
**Urban + Regional Planning**

Cc: *Adrian Munro - Landowner*  
*Todd Rowland - Landowner*

APPENDIX D: SUBMITTED DOCUMENTS

# SUBMISSION DRAFT

## HIGHFIELD & ROWLAND ACRES

---

### AREA STRUCTURE PLAN

February 2024

prepared by:





# Indigenous Acknowledgment

---

We recognize that we live, work, play, and steward lands within the traditional territories of the people of the Treaty 7 region in Southern Alberta, which includes the Blackfoot Confederacy (Siksika, Piikani, and Kainai), the Tsuut'ina, the Îyâxe Nakoda Nations (Bears paw, Chiniki, Wesley), the Métis Nation of Alberta, Region 3, and all those people who have made Treaty 7 lands their home.

We recognize the achievements and contributions of Indigenous people and their role in and influence on the history and culture of this region. We are committed to respecting Indigenous people and their culture, to working towards reconciliation, and to promoting awareness of indigenous issues. We recognize the land and the benefits it provides all of us, as an act of reconciliation.

# Executive Summary

---

The Highfield and Rowland Acres Area Structure Plan (ASP) establishes a framework for the development of a new community consisting of +/- 470.15 hectares (1,162.43 acres) of land in Foothills County's Central District. Since the inception of the Plan in 2016, numerous inputs have led to the policies and principles outlined within the ASP including:

- Stakeholder Consultation
- Historic Resource Impact Assessment (HRIA)
- Biophysical Impact Assessment
- Environmental Site Assessment
- Highwood River Flood Hazard Protection Overlay
- Preliminary Stormwater Management Plan
- Transportation Impact Assessment

During the preparation of the ASP, a variety of stakeholders were engaged to provide input and provide perspective to inform the Highfield and Rowland Acres ASP. Stakeholders included:

- The Developer Group
- Foothills County Staff
- Ravencrest Homeowner's Association (HOA)
- Silvertip HOA
- General Public
- Transportation and Servicing Engineers
- Alberta Transportation and Economic Corridors
- Alberta Culture
- Alberta Environment and Protected Areas

The Highfield and Rowland Acres ASP consists of two distinct neighbourhoods: Highfield and Rowland Acres. While each neighbourhood is unique enough to be considered within distinct Preferred Growth Areas, the intent of this ASP is to facilitate a comprehensive community that feels cohesive and celebrates the unifying features of the two neighbourhoods.

Key goals of the ASP include:



A neighbourhood framework that encourages a mix of housing types and tenure as well as the inclusion of community amenities including two commercial areas, school sites, recreational areas, and an equestrian centre.



A development concept that balances the density that can be supported in Foothills County and sensitive interfaces and transitions with neighbouring properties, with the density requirements of the Calgary Metropolitan Region Growth Plan.



Consideration for placemaking opportunities to establish a clear sense of place which celebrates the equestrian heritage of the area and the sport of thoroughbred horse racing.



Preservation of existing natural features including the Highwood River, and the provision of natural trails and other recreational amenities for residents to experience and celebrate the natural landscape.



A servicing strategy that incorporates a regional piped water and wastewater system and low impact design to convey stormwater.



A mobility network that supports the increase in population and provides opportunities for multi-modal transportation both locally and regionally.

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# 1.0 INTRODUCTION

The Highfield and Rowland Acres Area Structure Plan (ASP) establishes a framework for the development of a new community within the Central District of Foothills County. The ASP area as shown in **Figure 1: Plan Area Location**, consists of a gross of +/- 470.15 hectares (1,162.43 acres) of land bounded by Highway 2 and the Highwood River on the west and bisected by Highway 547.

The Highfield and Rowland Acres ASP highlights a comprehensive community that reflects the character of Foothills County, celebrates equestrian heritage, respects the natural systems that shape the community, and supports sensitive growth and development. The ASP consists of two neighbourhoods: the Highfield area (+/- 355.41 hectares; 878.77 acres) and the Rowland Acres area (+/- 114.74 hectares; 283.66 acres).

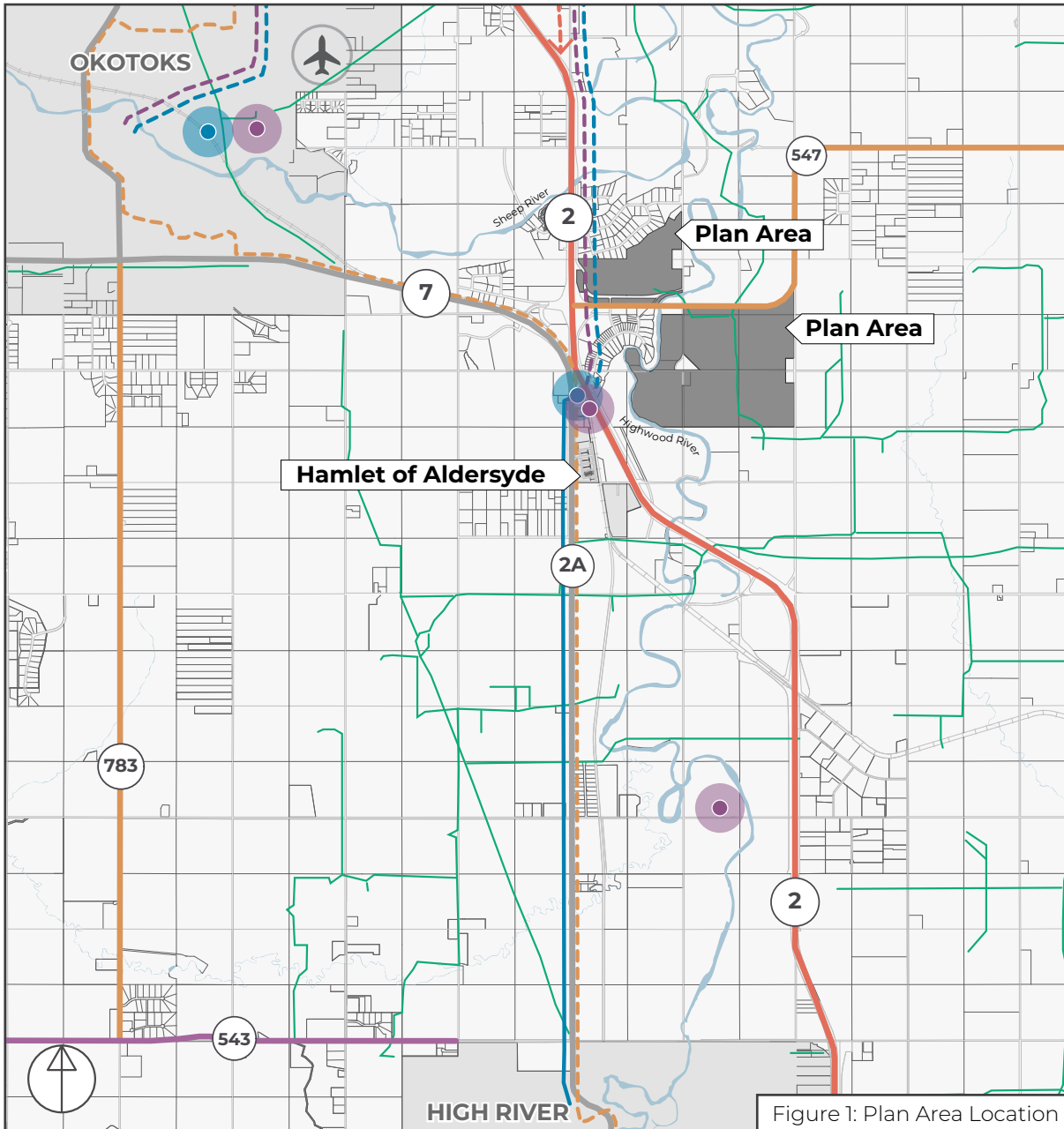


Figure 1: Plan Area Location

Source: CMRB Servicing Plan, 2022

## LEGEND

- |                                 |                                         |                                    |
|---------------------------------|-----------------------------------------|------------------------------------|
| Existing Level 1 Highway        | Pipeline                                | Water Treatment Facility           |
| Existing Level 2 Highway        | Watercourse                             | Wastewater Treatment Facility      |
| Existing Level 3 Highway        | Proposed Regional Roadway Corridor      | Existing Water Corridor            |
| Other Existing Regional Roadway | All Modes of Existing & Planned Transit | Future Water & Wastewater Corridor |

## 1.1 Vision

---

The vision and principles for the Highfield and Rowland Acres ASP builds on the aspirations of the landowners, the municipality and other stakeholders. The policies contained within the ASP are structured to carefully guide development over time and achieve the vision for an integrated, harmonious, and economically viable community.

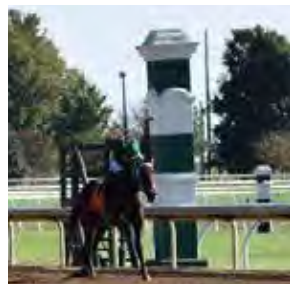
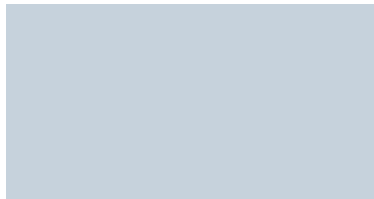
Early in the ASP development process, a vision for the Highfield and Rowland Acres ASP was derived by the working group of landowners, Developers, technical experts, and community members involved in the creation of this plan, which began in 2016. The original vision became the inspiration for the list of principles outlined below that further guide community development and inform the land use strategy. Given that the project has evolved since the project was initiated, the vision has been updated to not only encompass the feedback provided by the working group during the preliminary engagement, but also to reflect the current priorities of Foothills County. Each delineated neighbourhood within the Highfield and Rowland Acres ASP is reflective of the vision and subsequent principles that inform this plan.

For a visual representation of the project vision see **Figure 2: Inspirational Imagery**.

### VISION STATEMENT

---

*The neighbourhoods of Highfield and Rowland Acres will respect and protect the Highwood River and other natural features in the area, while respecting boundary conditions within the established residential and agricultural patterns surrounding the Plan Area. The design will take inspiration from the equestrian heritage in the area along with the sport of thoroughbred horse racing. The equestrian-themed streetscape, architecture, fixtures, and pathways will create a cohesive look and feel through the community, retain the rural character of Foothills County while facilitating a unique sense of place. The Plan Area not only provides easy access to the site from major regional highways, but will also feature active amenity spaces available to all residents, a range of housing types that allow for live-work and secondary suites to provide affordable options. The diverse local commercial and community offerings exceed standard expectations while meeting the everyday needs of residents.*



*These images are intended to convey a possible look and feel of the Highland & Rowland Acres Neighbourhoods. These images are inspirational only and do not represent a defined outcome.*

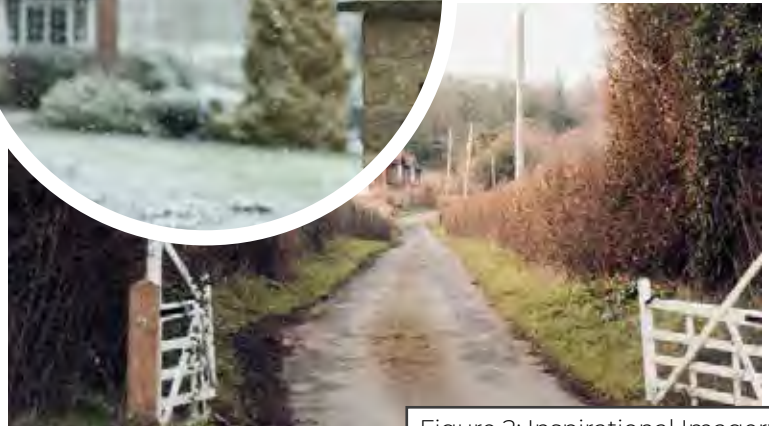


Figure 2: Inspirational Imagery

## 1.2 Key Principles of Development

---

### A) SUSTAINABLE SERVICING & INFRASTRUCTURE



- Water and Wastewater Servicing: provide a piped water and wastewater system respectful of the Highwood River basin.
- Stormwater Management: Utilize low impact development strategies to reuse stormwater and manage stormwater through the integration of pond facilities and thoughtful conveyance.
- Flood Risk Mitigation: Understand and incorporate the floodplain delineation line and ensure upstream flows post-mitigation are well understood and protected.

### B) MOBILITY



- Understand the transportation requirements of the area and incorporate improvements as required with phased community growth.
- Consider opportunities for future transit connections.
- Offer multimodal, regional, and local pathways to encourage an active and healthy lifestyle.
- Provide and promote walkable connections to commercial, recreational, and open spaces.

### C) NATURAL ENVIRONMENT



- Preserve and enhance significant natural features.
- Provide naturalized trails and pathways that integrate with the topography and river valley.
- Utilize xeriscaping and drought tolerant species in landscaping and amenity areas.

### D) NEIGHBOURHOOD FRAMEWORK



- Respect the interface with existing residents and neighbours through transitional lot design and landscape buffers.
- Provide opportunities for various housing forms that respect the character of the existing adjacent communities.
- Incorporate standards and architectural controls that reflect design inspiration from the rural equestrian heritage, and the sport of thoroughbred horse racing, while also respecting the natural landscape and existing development in the area.
- Establish a density focused on main streets through the community, near commercial areas and other community amenities.

## E) FISCAL RESPONSIBILITY



- Each neighbourhood Developer will contribute to the infrastructure and neighbourhood improvements required proportional to, and in accordance with cost recovery agreements with Foothills County.

## G) SUSTAINABILITY



- Incorporate water capture and reuse strategies both within and outside of building envelopes.
- Incorporate opportunities for enhanced technology in the building envelope to encourage long-term community sustainability.

## F) NEIGHBOURHOOD AMENITIES



- Provide a quaint, small scale local commercial node.
- Incorporate public spaces that offer flexible sport courts, parks, and spaces to provide opportunities for active and passive recreation.
- Maintain the community equestrian centre.
- Dedicate a school site.
- Provide a community fire hall.

## H) DEVELOPER COMMITMENT



- Participate and partner with the County on required infrastructure, ensuring community servicing is safe and the required infrastructure also supports and works in tandem with County objectives to provide benefits county wide.

## 2.0 DEVELOPER AS A PARTNER: LONG-TERM RESPONSIBILITY

This Developer demonstrates a strong commitment to this project and the community by having a personal stake in its success as a long-time resident within the Plan Area. Their vested interest goes beyond financial considerations, as they are personally invested in the development's outcome, both as a homeowner, equestrian facility operator and a Developer. This unique position gives the Developer a deep understanding of the community's needs and offers an added incentive to ensure the project's long-term success.

By actively collaborating with Foothills County to sustain and support the creation of local and regional water and wastewater infrastructure, this Developer exemplifies a proactive and responsible approach to project implementation. They recognize the importance of having adequate and sustainable infrastructure in place to support the project's growth and to benefit the broader region. This collaborative partnership showcases a willingness to work hand-in-hand with Foothills County to address critical infrastructure needs and contribute to the overall development and well-being of the community.

The Developer understands that robust infrastructure is essential not only for their own development but also is critical to the growth of local employment, commercial and industrial opportunities in the Highway 2A Industrial corridor for the broader community's prosperity. By taking an active role in infrastructure planning and investment, they contribute to enhancing the region's overall capacity to accommodate growth, attract businesses, and foster a sustainable environment for current and future residents.

This Developer's willingness to partner with the municipality showcases their dedication to responsible development practices and their willingness to contribute beyond the project's boundaries. By recognizing the importance of infrastructure collaboration and actively engaging with local authorities, they exemplify a Developer who is committed to sustainable growth and the overall well-being of the community. Their actions set a positive example for other Developers and reinforce the importance of considering the broader regional context when planning and executing development projects.



## 3.0 REGULATORY PROCESS

The Highfield and Rowland Acres ASP was prepared in accordance with the Municipal Government Act (MGA) and the Calgary Metropolitan Region Growth Plan (Growth Plan). The MGA provides guidance from the Government of Alberta in the preparation of ASPs in the Province and specifies the content that is mandatory to be included in all ASPs. The Growth Plan establishes a policy framework to guide responsible, sustainable growth across the Calgary metropolitan area and identifies Preferred Growth Areas and Placetypes with specific density and location provisions that are to be applied to each new development. The vision and policies of this ASP are influenced by a wide range of existing plans, policies and guidelines, including the Municipal Development Plan (MDP), Growth Management Strategy (GMS), and Land Use Bylaw (LUB). The Highway 2A Industrial ASP (H2A IASP) was relied upon to understand Foothills County objectives for the industrial corridor and the opportunity to support growth in the corridor via the construction of the wastewater treatment plant and bringing additional license to the water system.

### 3.1 Authority of the Plan

---

The Highfield and Rowland Acres Area Structure Plan was prepared in accordance with the Provincial requirements outlined in Section 633 of the Municipal Government Act (MGA) (Revised Statutes of Alberta 2000, Chapter M-26), specifically:

*633 (1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may, by bylaw, adopt an area structure plan.*

*(2) An area structure plan  
(a) must describe*

- (i) the sequence of development proposed for the area,*
- (ii) the land uses proposed for the area, either generally or with respect to specific parts of an area,*
- (iii) the density of population proposed for the area either generally or with respect to specific parts of the area, and*
- (iv) the general location of major transportation routes and public utilities and*

*(b) may contain any other matters, including matters relating to reserves, as the council considers necessary.*

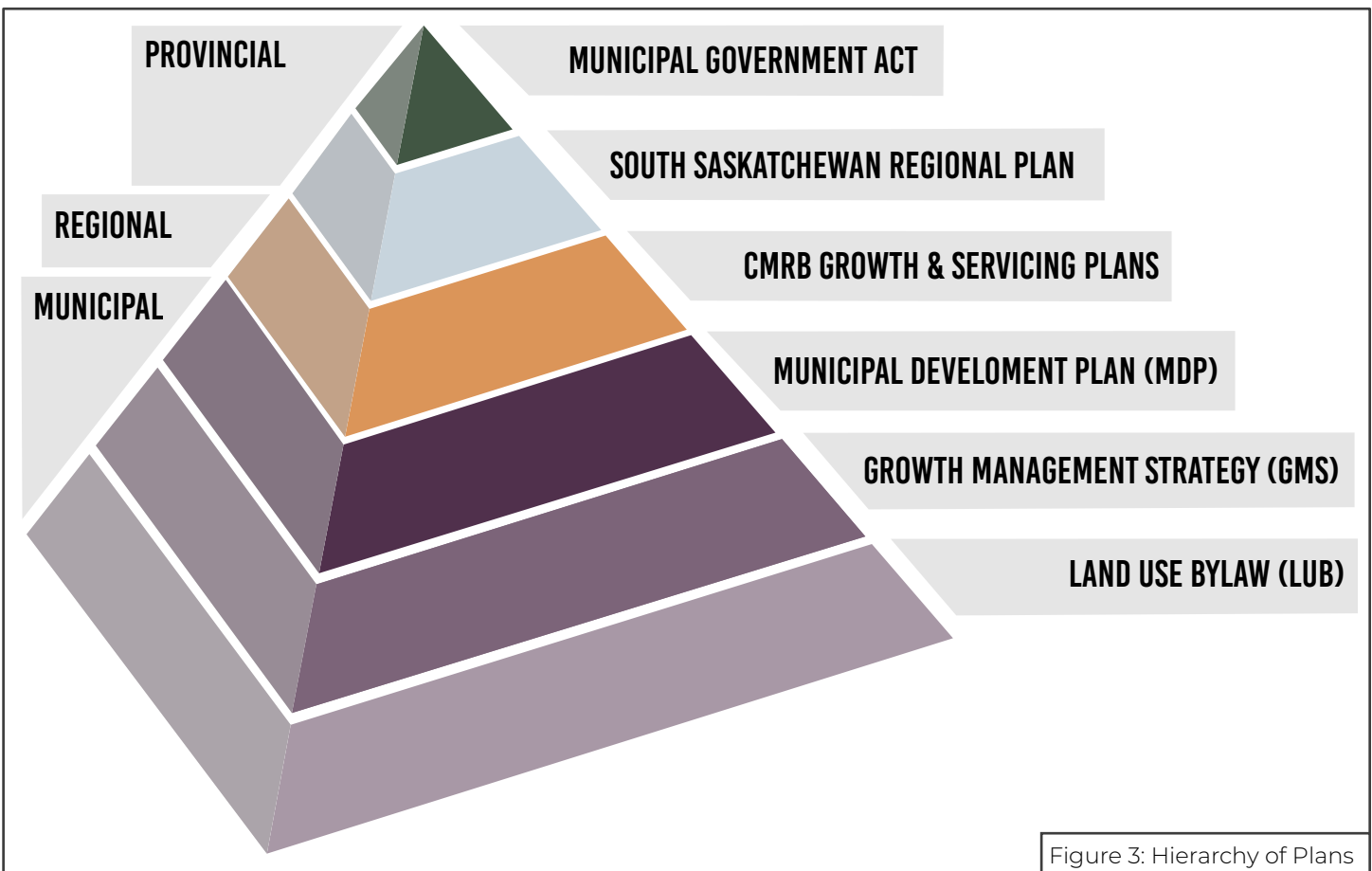
The MGA also states that an ASP must conform to the MGA, any existing Intermunicipal Development Plan (IDPs), the MDP, and all other statutory plans.

## 3.2 Policy & Planning Context

In the preparation of the Highfield and Rowland Acres ASP the following statutory and non-statutory plans and documents were reviewed for alignment and policy compliance:

- The South Saskatchewan Regional Plan (May 2018)
- The Municipal Government Act (RSA 2000, M-26)
- The Calgary Metropolitan Region Board – Growth Plan and Servicing Plan (August 2022)
- The Foothills County Municipal Development Plan, Bylaw 52/2016 (October 2017)
- The Foothills County Growth Management Strategy, (February 2013)
- The Foothills County Land Use Bylaw 60/2014 (December 2014)

The Highfield and Rowland Acres ASP has been prepared in accordance with planning policy direction and is sensitively designed to respond to and enhance the existing features and infrastructure. The ASP includes residential, commercial, and institutional uses within the Highway 2 corridor that can offer amenity to existing County residents. The Highway 2 corridor connects people to each other and to major services and amenities in the area. The Highfield and Rowland Acres ASP is intended to help support and sustain the County's regional investment in water, wastewater, and transportation systems which support comprehensive and balanced industrial, commercial, and residential growth and development in this region.



The ASP has been prepared in conjunction with the following guiding policy documents:

### **3.2.1 SOUTH SASKATCHEWAN REGIONAL PLAN**

The South Saskatchewan Regional Plan (SSRP) is the highest-level policy in the South Saskatchewan region and all plans in the region must align with its directives. The SSRP provides the long-term vision for the region and guides all municipalities under its influence. The Highfield and Rowland Acres ASP aligns with the overarching goals of promoting efficient use of land for the built environment, takes advantage of existing water, wastewater, and transportation infrastructure, sustainably managing natural resources to protect future and current uses and supporting economic development and diversification in the region.

### **3.2.2 CALGARY METROPOLITAN REGION GROWTH PLAN**

Adopted in August 2022, the Calgary Metropolitan Region Growth Plan establishes the vision and policy framework to guide sustainable, efficient development in the Calgary Metropolitan Region. The Highfield and Rowland Acres ASP has been developed to generally align with the Growth Plan's Regional Vision to create a thoughtfully designed, sustainable, fully serviced, diverse community that serves the current needs of the local residents while considering the needs of the future. The ASP has been developed to balance the detailed requirements of the Growth Plan with the level and density of development that is appropriate for Foothills County both today and in the future.

The ASP separates the neighbourhoods into two different areas: Highfield will be a Hamlet Growth Area while Rowland Acres may be considered part of Joint Planning Area 3.

### **3.2.2.a HIGHFIELD NEIGHBOURHOOD**

This ASP considers the Highfield Neighbourhood to be a new Hamlet Growth Area within Foothills County. Section 3.1.8 of the Growth Plan defines a Hamlet Growth Area as “settlements in rural areas with lower density mixed-use developments and Employment Areas.” The Growth Plan also notes that Hamlet Areas are intended “to accommodate growth opportunities in Rural Municipalities that are not contiguous to Urban Municipalities.” As per Policy 3.1.8.1 (b), three new hamlet growth areas could be established within Foothills County in accordance with the criteria for establishing new Hamlet Growth Areas.

As per Section 3.1.8.2, Foothills County does not require the Calgary Metropolitan Region Board (CMRB) to approve the location of the three new Hamlet Growth Areas provided that the proposed locations align with the criteria outlined in Section 3.1.8.5 of the Growth Plan. The Highfield neighbourhood was designed to align with the Growth Plan criteria for a Hamlet Growth Area while also aligning with the County's policy direction and vision for growth in the Central District.

In addition, the Highfield neighbourhood will contain Preferred Placetypes as well as the Employment Area Placetype in alignment with Policy 3.1.8.3 (discussed in **Section 6.0**). However, given the context of this site as a live/work area supporting a growing industrial and commercial employment area in the Highway 2A corridor, we have included a modified main street designed with a lower intensity of development so as not to detract from commercial and industrial uses in the Highway 2A corridor where Foothills County has directed these types of uses.

### **3.2.2.b ROWLAND ACRES NEIGHBOURHOOD**

As outlined in **Section 1.0**, the Rowland Acres Neighbourhood is within Joint Planning Area #3. The Growth Plan defines a Joint Planning Area (JPA) where growth can be focused to ensure “efficient use of land and infrastructure” (Growth Plan, Section 3.1.9). Rowland Acres is considered as part of the JPA between Okotoks and Foothills County. Although there is currently an Intermunicipal Development Plan (IDP) in place (The Town of Okotoks/Foothills County Intermunicipal Development Plan), the Joint Planning Area extends beyond the boundaries of the existing IDP and Rowland Acres is not within the Intermunicipal Development Plan. As such, the entire JPA will “benefit from a coordinated servicing approach for the entire area” (Growth Plan, Section 3.1.9).

The Growth Plan specifies that the municipalities that are party to the JPA are required to prepare a Context Study to inform new ASPs and development in the area. The plan goes on to note that new ASPs may be approved prior to the completion of a Context Study unless an existing Terms of Reference precludes it. The approved TOR for the Context Study states that both municipalities agree that it should be possible to approve statutory plans prior to the completion of the Context Study provided the approval process is in accordance with the existing regulatory frameworks.

The Growth Plan identifies JPAs as areas to support intensification adjacent to and within urban municipalities and regional connection corridors in order to manage growth pressures and efficiently use land and infrastructure. Rowland Acres is located approximately five (5) kilometers from the Town of Okotoks and is easily accessible from Highway 2, which is identified as a key connection corridor in the region. Rowland Acres incorporates a commercial high street along the major transportation corridor into the neighbourhood. The commercial area has been designed as a main street and is intended to support a variety of uses and will complement regional growth and expansion. The Rowland Acres neighbourhood has been designed to align with the Growth Plan’s criteria for a JPA as outlined in Section 3.1.9.3 as outlined below:

### **3.2.4 MUNICIPAL DEVELOPMENT PLAN**

Under the MGA every municipal government must adopt a Municipal Development Plan (MDP). An MDP is a high-level planning document that establishes the overall vision for future growth and development in a municipality. Foothills County’s MDP provides the following vision:

*“The MD of Foothills encompasses a diverse rural landscape in which leadership and planning support a strong agricultural heritage, vibrant communities, a balanced economy and the stewardship of natural capital for future generations” (Foothills MDP, 2010, p4)*

The Highfield and Rowland Acres ASP will adhere to the vision and policies outlined in the Foothills County MDP to ensure an integrated, sustainable, efficient, and fiscally viable community that contributes meaningfully to life in the County.

### **3.2.5 LAND USE BYLAW**

The Foothills County Land Use Bylaw (LUB) divides municipal lands into a variety of land use districts (or zones). Each district determines the rules and requirements for developing land within the district including appropriate uses, intended heights, densities, setbacks, parking rates, and landscaping. The LUB outlines the processes for redesignation, subdivision and development permit applications within Foothills County.

The Plan Area is currently within the Agricultural (A) District, as well as several fragmented Country Residential District (CR) parcels, and public service uses are supported in the area. Future land use redesignations will be required to permit development of the ASP area over time. All development within the Plan Area will comply with the LUB.

### 3.2.5.a HIGHWOOD RIVER FLOOD HAZARD PROTECTION OVERLAY

The Highwood River water level has raised above its banks several times over the last decade. In response, the Town of High River and the Foothills County, together with Alberta Environment and Protected Areas, have completed numerous studies of the river and its associated floodplain. Over the past few years, a great deal of upstream flood mitigation has occurred which will have downstream impacts (e.g., certain locations where waters may run deeper and faster than in past flood events) within the Highfield and Rowland Acres ASP area. Foothills County has implemented a Flood Hazard Protection Overlay (FHP) District on portions of the Plan Area. The intent of the FHP is to discourage new development on lands and achieve the long-term goal of maintaining and decreasing the overall density of development on lands that may be subject to flooding.

Those lands contiguous to the Highwood River require special consideration. Due to steep valley banks in some locations the FHP is very narrow. However, in other areas it can have a wider impact. All areas identified as part of the FHP and areas of post mitigation inundation will be protected from permanent development and may only support seasonal and non-permanent and amenity uses at the discretion of Foothills County.

*Figure 4: Flood Hazard Protection Overlay* delineates the flood hazard overlay areas and the additional areas of inundation post mitigation.

### 3.2.6 GROWTH MANAGEMENT STRATEGY

The Foothills County Growth Management Strategy (GMS) builds on the direction provided in the MDP by identifying opportunities for growth and development within Foothills County and allocating growth to areas “where it can be supported by a formal planning framework” (Foothills GMS, 2013, pg. 1). The strategy divides the County into five districts and identifies the Central District as the area that will accommodate most of Foothills County’s growth given proximity to major highways and available piped water and wastewater servicing. The Central District is located directly south of Calgary and contains the Hamlets of Heritage Pointe, DeWinton, and Aldersyde, both the Highway 2 and the Highway 2A corridor and surrounds the towns of Okotoks and High River.

## POLICIES

### **Policy 3.2.5.a.1**

The Developer shall undertake flood calculations at the Land Use and Outline Plan stage to the satisfaction of Foothills County.

### **Policy 3.2.5.a.2**

Any new flood scoping study or flood mitigation information that may impact the Plan Area site may be reviewed and implemented at the discretion of Foothills County at any stage of the development.

### **Policy 3.2.5.a.3**

Lands containing portions of the Highwood River and lands adjacent to the bed and shore of the Highwood River, with the exception of the steep valley banks where a geotechnical investigation will establish the setback, will retain and support a minimum 30 meter setback from the outer edge of the FHP at minimum.





### **Policy 3.2.5.a.4**

The Developer shall retain a minimum setback of 30m from top of identified steep valley banks. The FHP can be found in the Foothills County Land Use Bylaw.



Figure 4: Flood Hazard Protection Overlay

LEGEND

-  Plan Area Boundary
-  Highwood River
-  1:100 Year Inundation
-  1:200 Year Inundation

## 4.0 PLAN AREA

The Plan Area includes +/- 470.15 hectares (1,162.43 acres) of land within the following quarter sections outlined in **Table 1: Plan Area Land Assembly**. Within the Plan Area, +/- 355.41 hectares (878.77 acres) will be part of the Hamlet Growth Area, while +/- 114.74 hectares (283.66 acres) will be part of Joint Planning Area #3 (JPA), as identified on **Figure 5: Land Ownership**.

**Table 1: Plan Area Land Assembly** outlines the existing parcels within the Plan Area and identifies their sizes and whether they will be part of the Hamlet Growth Area or the JPA.

**Table 1: Plan Area Land Assembly**  
HIGHFIELD - HAMLET GROWTH AREA

HIGHFIELD - HAMLET GROWTH AREA			
OWNER	LEGAL DESCRIPTION	HECTARES	ACRES
Highfield Investment Group Inc.	Plan 3462GA, Parcel B SE 18-20-28-W4M	22.00	54.38
David Munro	Plan 3462GA, Parcel A SE 18-20-28-W4M	3.46	8.56
Highfield Investment Group Inc.	Plan 9111563, Block 3 SE 18-20-28-W4M	3.33	8.23
Adrian & Melissa Munro	Plan 9912084, Block 2 SE 18-20-28-W4M	1.44	3.56
Highfield Investment Group Inc.	NE 17-20-28-W4M	12.17	30.07
Highfield Investment Group Inc.	NW 17-20-28-W4M	8.90	22.00
Highfield Investment Group Inc.	SE 17-20-28-W4M	62.27	154.00
Highfield Investment Group Inc.	SW 17-20-28-W4M	61.94	153.18
Highfield Investment Group Inc.	NE 8-20-28-W4M	62.27	154.00
Highfield Investment Group Inc.	NW 8-20-28-W4M	62.67	155.00
Highfield Investment Group Inc.	Plan 0812844, Block 1, Lot 1 NW 8-20-28-W4M	2.03	5.00
Highfield Investment Group Inc.	Plan 0913003, Block 1, Lot 1 NE 7-20-28-W4M	52.93	130.79
<b>HIGHFIELD TOTAL</b>		355.41	878.77
ROWLAND ACRES - JOINT PLANNING AREA #3			
OWNER	LEGAL DESCRIPTION	HECTARES	ACRES
Debbie Rowland	SE 19-20-28-W4M	29.93	74.08
Bramta Developments	NE 18-20-28-W4M	45.74	113.09
Debbie Rowland / Bramta Developments	NW 18-20-28-W4M	39.07	96.49
<b>ROWLAND ACRES TOTAL</b>		114.74	283.66
<b>PLAN AREA TOTAL</b>		470.15	1,162.43

The net developable area of the Plan Area is +/- 453.96 hectares (+/- 1,121.73 acres) and is calculated by omitting the Environmental Reserve and lands that are not owned and will not be acquired by the Developer. The gross total area and gross developable areas for both Highfield and Rowland Acres are outlined in **Table 2: Gross Total Area & Gross Developable Area** below.

**Table 2: Gross Total Area & Gross Developable Area**

NEIGHBOURHOOD	*GROSS TOTAL AREA	DEDUCTIONS	GROSS DEVELOPABLE AREA
Highfield	366.48 ha (905.55 ac)	12.00 ha (29.65 ac) [ER] 11.07 ha (27.34 ac) [Lands not owned]	343.41 ha (848.56 ac)
Rowland Acres	114.74 ha (283.52 ac)	4.19 ha (10.35 ac) [ER]	110.55 ha (273.17 ac)
<b>TOTAL</b>	<b>481.22 ha (1,189.07 ac)</b>	<b>27.26ha (67.34ac)</b>	<b>453.96 ha (1,121.73 ac)</b>

\*Gross Total Area includes lands that are "non-owned" but are within Plan Area boundaries

Step 1: Calculate the gross developable area



Step 2: Calculate the gross residential area



Step 3: Calculate the gross residential density



What do you 'keep'/what's included in the gross residential area?

- Single unit residential
- Multi unit residential
- Local commercial
- Local parks & open space (municipal reserve)
- Elementary & junior high schools
- Local roads including majors & lands
- Church sites
- Daycare centres
- Community centres
- Small indoor recreation centres
- Small site fire and police stations
- Private lakes, wet/dry ponds
- Public utility lots (PULs)
- Other local uses

Source: CMRB Growth Plan, 2022

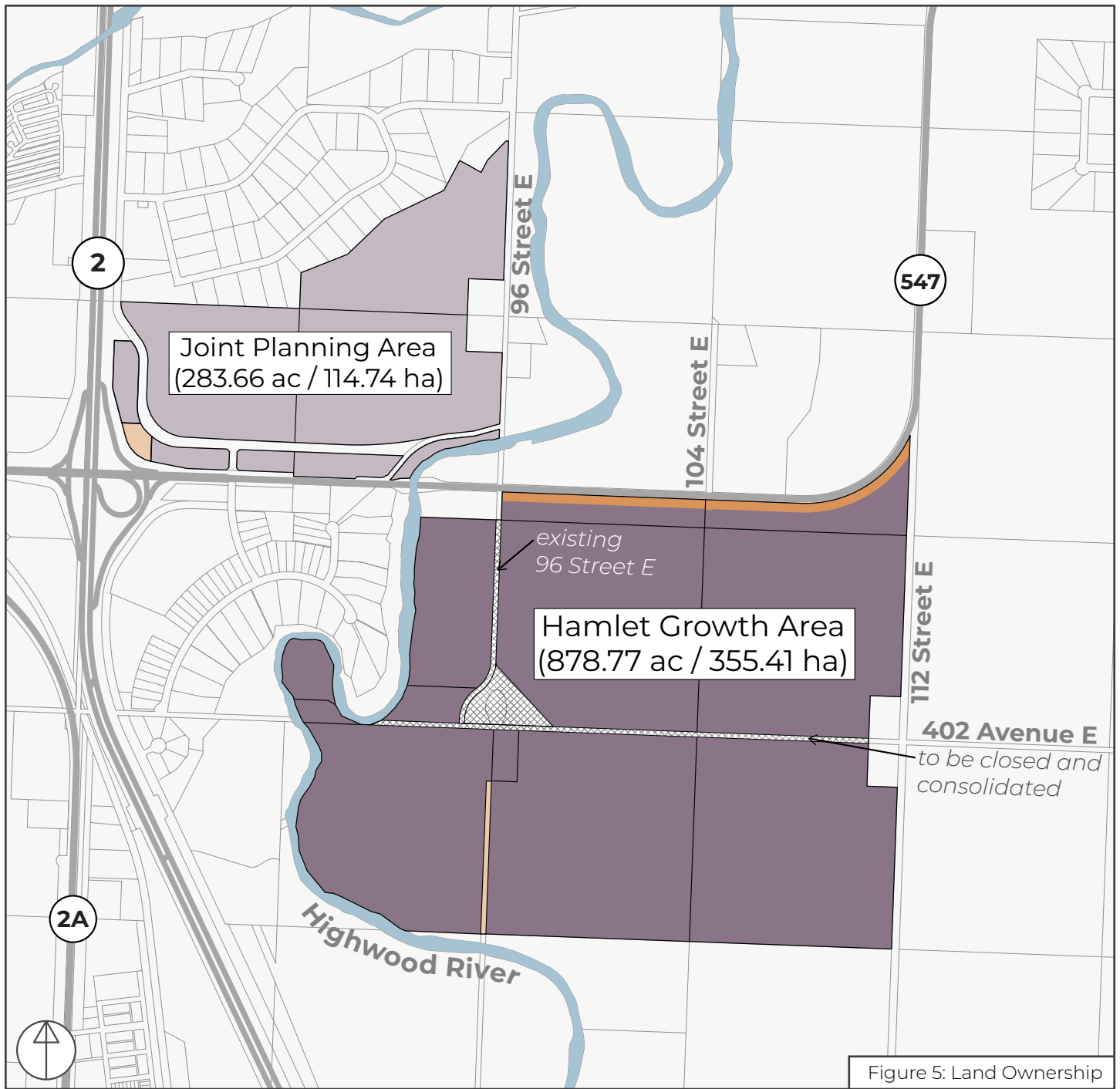


Figure 5: Land Ownership

LEGEND

- Rowland Acres Neighbourhood (+/-355.41 ha / +/-878.77 ac)
- Highfield Neighbourhood (+/-117.74 ha / +/-283.66 ac)
- Future Highway Widening
- Crown Land
- Non-Owned Lands Within Plan Area

## 4.1 Existing Context

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The Plan Area is comprised of two neighbourhoods: Highfield and Rowland Acres (see **Figure 6: Plan Area Context**). Highfield is bound by Highway 547 on the north side, the eastern boundary was determined by utilizing the road allowance for 112 Street E, and the west boundary is the Highwood River. The south boundary of the Highfield area is delineated by the southern boundary of NW8-20-28-4 and NE8 20-28-4. Rowland Acres is bound by Highway 547 on the south side, and the eastern boundary was determined by utilizing the road allowance for 96th Street E. The west boundary is delineated by Highway 2 and the north boundary is delineated along boundary for the existing Ravencrest Area Structure Plan.



## 4.2 Adjacent Context

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The Highfield and Rowland Acres ASP is located in an area that provides direct access to the provincial highway system. The project is in close proximity to several existing residential developments including Silver Tip and Ravencrest. Silver Tip is located northwest Highfield, across the Highwood River to the west and was inceptioned in 1999 (Bylaw 76/1999) with the adoption of the Silver Tip ASP. The community includes 56 residential units (bareland condominium lots), several future commercial and highway commercial lots as well as a rural industrial lot, in addition to Municipal Reserve, Environmental Reserve dedications and a Public Utility Lot. Ravencrest is located directly north of Rowland Acres and was inceptioned in 2002 with the adoption of the Ravencrest ASP. The ASP has been amended twice and now accommodates up to 54 residential lots and a Municipal Reserve dedication. While Silver Tip is serviced by a municipal water line for potable water, a non-potable irrigation system that draws from the Highwood River, Ravencrest is serviced by a private groundwater-based utility. Lots in both Silver Tip and Ravencrest have their own individual septic systems. The Country Lane Recreational Vehicle Park supports 289 units on a seasonal basis for use by the residents and includes supporting recreational amenities.

Additional area development includes employment areas such as the Warner Business park, the Volker Stevin highway maintenance facility and asphalt production plant, and service and convenience uses in the Aldersyde Petro-Canada Station and A&W restaurant. The Highway 2A Corridor to the east is intended to support the majority of the County's industrial and commercial developments and serves as an employment area for future residents of the Highfield and Rowland Acres communities. The industrial corridor is to be fully serviced with water and wastewater, this servicing endeavour is a County initiative intended to bring a diversity of growth to the area.

There are existing agricultural land uses to the north, east, and south of the Plan Area. This ASP seeks to ensure that the Highfield and Rowland Acres neighbourhoods integrate and respect the existing residential, agriculture, and industrial land uses in the area.

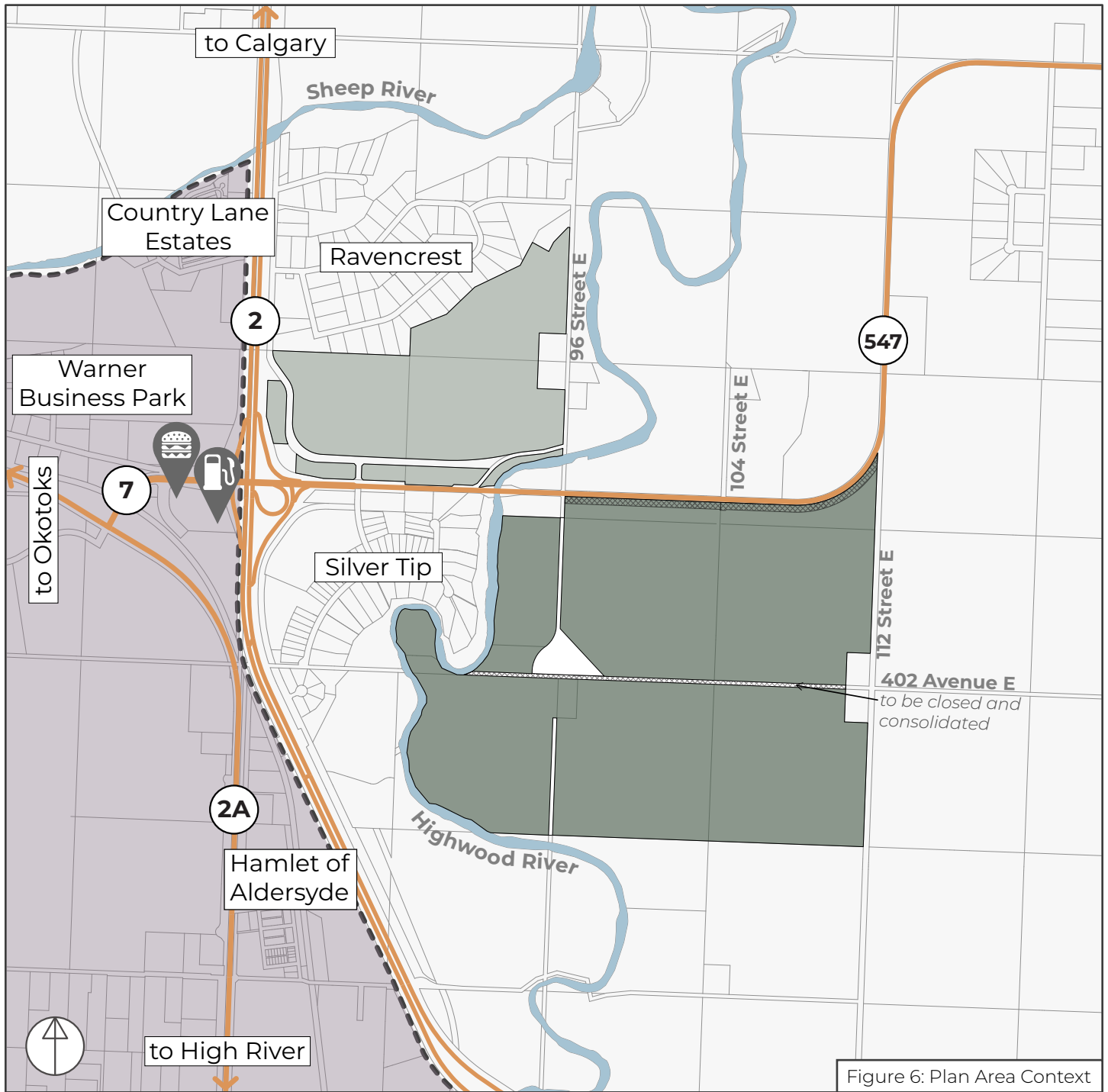


Figure 6: Plan Area Context

LEGEND

- Rowland Acres Neighbourhood
- Highfield Neighbourhood
- Highway 2A Industrial ASP Boundary
- Regional Highway
- River Systems
- A&W Restaurant
- Petro-Canada Gas Station

## 5.0 PREDEVELOPMENT STUDIES

During the course of preparing the Highfield and Rowland Acres ASP, several predevelopment studies were undertaken to gain a better understanding of the Plan Area to inform the community land use concept. This included preparing baseline assessments reviewing topography, biophysical resources, historical resources, flood mapping, traffic, infrastructure servicing and stormwater. These reports were utilized to not only determine open space allocations, but also to inform many of the land use choices in the Plan. Additional studies or further detail on existing studies may be required at the Land Use stage of development.

### 5.1 Topography

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The Plan Area is generally characterized by flat to undulating cultivated farmland, with some wetlands located in depression areas, a characteristic of the Foothills Fescue Natural Subregion. The Highwood River is located west of the Highfield neighbourhood and follows an irregular channel pattern with steeper slopes and terracing along the banks. There is some evidence of natural erosion along the banks of the Highwood River, likely due to the 2013 floods. As a result, Foothills County may request additional studies regarding potential river migration or slope stability adjacent to the river bank. Disturbances, primarily related to agricultural activities, have removed much of the native vegetation in the Plan Area. Remaining native plant communities (e.g.: shrubland and riparian forest) occur adjacent to the Highwood River and in wetlands. The site topography, as shown in **Figure 7: Site Topography**, has informed the Land Use Concept, which provides extensive development buffers to preserve and enhance significant natural features. Furthermore, low-impact development techniques and stormwater management ponds have been strategically positioned to work with natural conveyance.

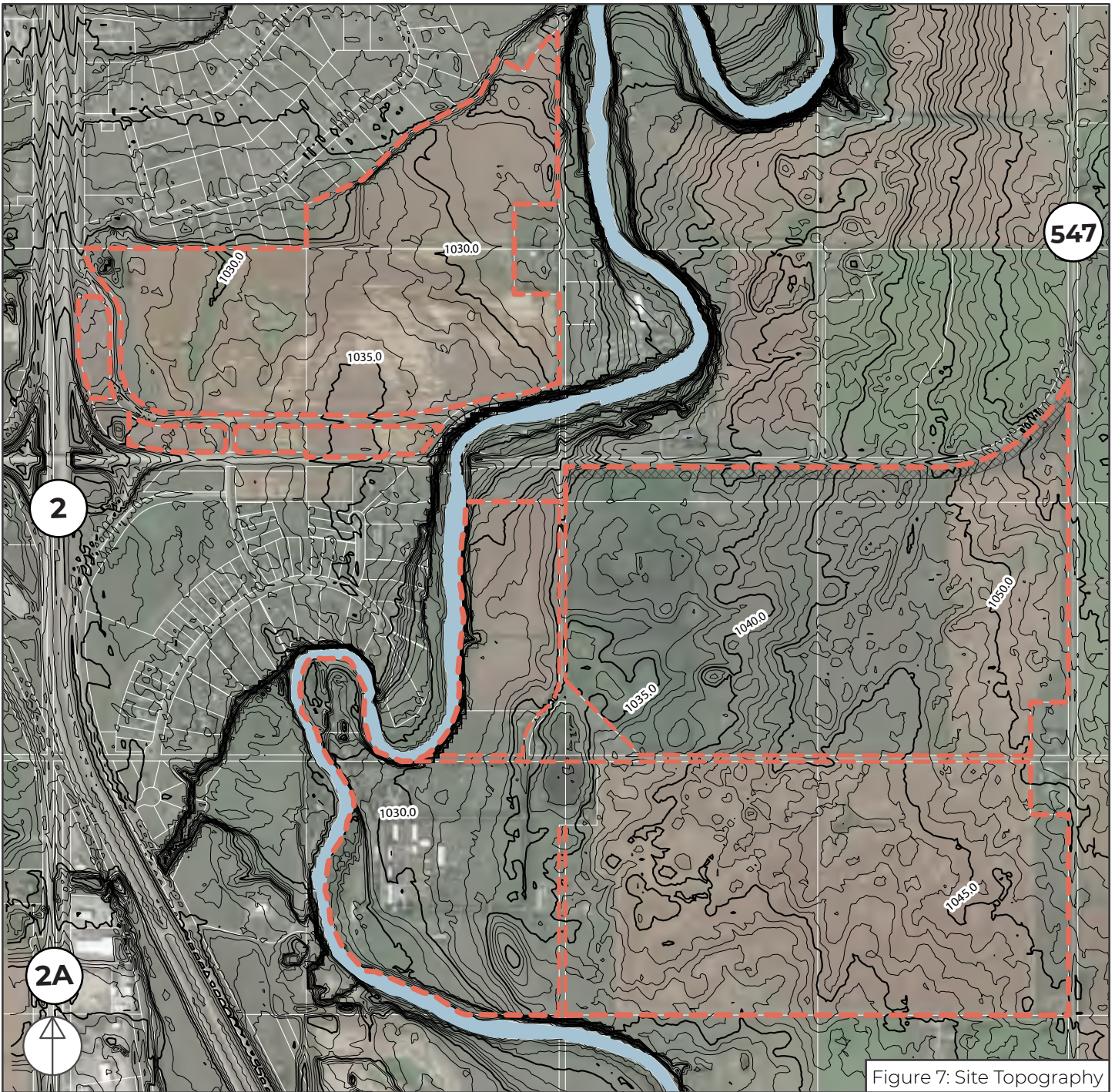


Figure 7: Site Topography

LEGEND

- - - Plan Area Boundary
- 1.0 Metre Contour
- 5.0 Metre Contour

## 5.2 Abandoned Wells & Sour Gas Infrastructure

The Alberta Energy Regulator (AER) Directive 056: Energy Development Applications and Schedules and Directive 079: Surface Development in Proximity to Abandoned Wells, provide guidance and direction to proponents of surface developments, municipal officials, planners, development officers, and the oil and gas industry. The directive sets out requirements in support of an amendment by Alberta Municipal Affairs to the Subdivision and Development Regulation (Alberta Regulation 43/2002), which requires proponents (Developers and property owners) of a subdivision or development to identify the locations of pipelines, wells, and abandoned wells during planning and to appropriately locate them within proposed areas of surface development.

Previously, four (4) abandoned wells and two (2) pipelines were identified within the Highfield and Rowland Acres ASP area. Two (2) of these wells are identified as reclamation exempt, two (2) are identified as abandoned and reclaimed. All previously active pipelines in this area have now been capped and purged. Upon development of the Plan Area the infrastructure will be removed. There are no pipelines or abandoned wells that require setbacks as they have been remediated and properly abandoned.

**Figure 8: Abandoned Well & Sour Gas Infrastructure** delineates the abandoned well locations and pipelines and their current status. In accordance with Directive 079 no new homes are permitted to be developed over abandoned well sites.

### POLICIES

#### Policy 5.2.1

All development around an abandoned well site or sweet / sour gas well site must comply with AER directives and regulations and any other applicable laws or regulations.

#### Policy 5.2.2

In conjunction with a Land Use and Outline Plan Submission or Development Permit application within any parcel containing an abandoned well, the applicant shall provide a reclamation certificate for any well and all costs are the responsibility of the Developer.

#### Policy 5.2.3

Roads and residences shall not be located over abandoned well locations, to the satisfaction of the Alberta Energy Regulator.

#### Policy 5.2.4

In removing cased and purged pipelines within the Plan area boundary the Developer shall:

- a) Identify the location and condition of the pipeline,

- b) Conduct an assessment of the site and any environmental contaminants that may be present,
- c) Obtain all necessary permits and approvals,
- d) Remove all pipeline materials, including above-ground infrastructure,
- e) Inspect and address any soil or groundwater contamination,
- f) Properly dispose of hazardous materials,
- g) Reclaim the land to its original or an improved state suitable for community or residential development, to the satisfaction of the Alberta Energy Regulator and Foothills County.

#### Policy 5.2.5

Post reclamation of abandoned well site or abandoned pipeline, the Developer shall provide a reclamation certificate to the satisfaction of Foothills County at the subdivision stage.



LEGEND

- Plan Area Boundary
- ⊕ Abandoned Well (Large Scale)
- ① 0091509 Lexin Resources Ltd. (Abandoned and Reclaimed)
- ② 0241956 Long Range Exploration Ltd. (Abandoned and Reclaimed)
- ③ B0002223 United Canso Oil & Gas Ltd. (Rec Exempt)
- ④ 0022329 Canadian Natural Resources Ltd. (Rec Exempt)
- A- Dyneyg Pipeline (Abandoned - Purged & Cased)
- B- Lexin Pipeline (License Suspended - Purged & Cased)

## 5.3 Historical Resources

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Given the number of previously recorded First Nations sites in the general area, including several of which may extend into the Plan Area, and the high potential for unrecorded sites along the Highwood River and remnant terraces, a Statement of Justification (SoJ) was prepared by a qualified archaeologist and provided to Alberta Culture on June 23, 2016. Alberta Culture and Tourism has granted a Historical Resources Act Approval (reference 4835-16-0076-001) on the understanding that more targeted Historical Resources Impact Assessments (HRIA) are to be conducted at the land use stage on target areas that have been identified in **Figure 9: Targeted HRIA Areas**.

Conditions of the HRIA include surveying the target areas to identify high potential sites, a deep testing program in areas of significant sedimentation, and field studies completed under snow-free, unfrozen ground conditions, or alternatively which follow the directions of the Archaeological Survey Information Bulletin: Winter Conditions.

### POLICIES

#### Policy 5.3.1

At the request of Alberta Arts, Culture and Status of Women (AB ACSW), detailed Historical Resource Impact Assessments (HRIA) will be prepared at the land use stage for the targeted areas identified as having a high probability of containing historic resources. The HRIA shall be prepared by a qualified archaeologist and undertaken at the cost of the Developer to the satisfaction of AB ACSW.



Figure 9: Targeted HRIA Areas

LEGEND

- Plan Area Boundary
- High Potential Zones Within Plan Area
- Known Site

## 5.4 Biophysical Impact Assessment

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In March 2023 Matrix Solutions Inc. prepared a Biophysical Assessment, which included a desktop assessment and site reconnaissance visit. While the site reconnaissance visit was completed in 2016, the desktop review was completed in 2023 to update the findings. The Biophysical Assessment documents biophysical resources and verifies riparian setback matrix parameters in the Plan Area and is used during the planning stages of the ASP to identify any biophysical constraints in the Plan Area and provides recommendations for potential future work or investigation required. For more details refer to **Appendix A: Biophysical Constraints in the Plan Area**.

The desktop assessment reviewed aquatic resources including wetlands, surface water, and fish and fish habitat, terrestrial resources including soils and terrain, vegetation, and wildlife, and Environmentally Significant Areas (ESAs). The site reconnaissance visit was carried out on August 16, 2016, with an emphasis on key biophysical resources, particularly native vegetation communities (e.g., riparian zones and wetlands) and the locations for potential wildlife species at risk.

Land and resource use for the subject lands include hay and crop production, livestock grazing, breeding, raising, training and stabling of thoroughbred horses, and residential development. The extensive cultivation, livestock grazing, and residential development have contributed to the removal of much of the native vegetation in the Plan Area. The majority of wetlands in the Plan Area have been impacted to varying degrees by residential and agricultural activities.

The most significant environmental features on the subject lands are the Highwood River and identified wetlands, including adjacent lands. These areas contain the most biophysical constraints including sensitive soils, key wildlife, riparian setbacks, native vegetation communities, wildlife and fish habitat, and steep slopes. Using the Foothills County Riparian Setback Matrix Model, Riparian setbacks were calculated at three locations along the Highwood River that were representative of the Plan Area; the result was an average riparian setback of 30 meters from the bed to the shore. As the topography varies throughout the property, it is suggested that a geotechnical and slope stability report establish the setback for the lots against the high bank walls. Setbacks from these escarpments and Highwood River will utilize the Riparian Setback Matrix Model (RSMM) and/or geotechnical recommendations as may be required by Foothills County.

There is one low rated Environmentally Sensitive Area (ESA) located within the Highfield Neighbourhood surrounding the equestrian centre location. The rating is likely related to being in a native grassland area and the riparian habitat along the Highwood River. This rating came from the Provincial ESA and was not site verified by the Province and is not detailed or significant enough for planning purposes. The delineated Flood Hazard Protection Overlay area for Foothills County provides a more local and refined area of the potential ESAs (see **Figure 4: Flood Hazard Protection Overlay Map**). Foothills County flood hazard areas will be used for planning purposes at the land use stage.



## POLICIES

### Policy 5.4.1

At the Land Use and Outline Plan stage, the Developer may be required to complete a Biophysical Impact Assessment (BIA) which should contain:

- a) A pre-development assessment of water bodies within 30 meters of the Plan Area to determine appropriate mitigation measures if not already part of the comprehensive Stormwater Management Plan completed at the Land Use stage.
- b) A wetland field assessment to classify and delineate wetlands within the proposed development area and within 100 meters of the project area in accordance with the Alberta Wetland identification and Delineation Directive (AEP, 2015), Wetland Assessment and Impact Report Directive (AEP, 2017b) and Wetland Mitigation Directive (GoA 2018).
- c) An early and late rare plants survey to identify rare plants, rare communities, native plant communities, and wetlands, and to subsequently identify development mitigations for these biophysical constraints.
- d) A wildlife survey to identify species-species setbacks for important wildlife features in the Plan Area.
- e) Identify all ESAs and follow recommended mitigations identified by the formal preparation of a Biophysical Inventory Assessment. The Developer shall be required to follow recommended mitigation measures to the satisfaction of Foothills County and applicable regulatory bodies.

### Policy 5.4.2

Riparian Setback Matrix Model distances may vary due to the complexity of the banks of the Highwood River and shall be confirmed at the Land Use and Outline Plan stage based on the results of the BIA (as per Policy 5.4.1) and the Geotechnical Reports (as per Policy 5.6.1).

### Policy 5.4.3

A request for review by the Department of Fisheries and Oceans maybe required prior to commencing any development within the Plan Area that is instream or within 30 meters of the highwater mark of the Highwood River..

### Policy 5.4.4

The Calgary Metropolitan Region Growth Plan identifies the Highwood River as an Environmentally Sensitive Area, as such, all recommendations in the BIA shall be followed.

## 5.5 Phase One Environmental Site Assessment

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Typically Environmental Site Assessments (ESA) are undertaken in areas of previous disturbance where there might be a potential for site contamination from abandoned wells, spilled fuel, fertilizer, or any prior infrastructure. Phase 1 ESAs include review of historical documents where available such as aerial photographs, fire insurance maps and land titles. On-site inspections of the properties are also conducted to investigate environmental concerns from past or present use of the properties or surrounding area. An ESA may be required prior to new developments at the above noted areas of environmental concerns. Appropriate measures should be taken to ensure that hazardous materials or wastes (if present) are properly managed and disposed in accordance with applicable regulations.

### POLICIES

#### Policy 5.5.1

At the Land Use and Outline Plan stage, the Developer may be required to undertake a Phase 1 ESA to identify any actual, potential or off-site contamination and will be required to follow through with any recommendations of the Phase 1 ESA to the satisfaction of Foothills County.

## 5.6 Geotechnical & Slope Stability Reports

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Geotechnical Reports are an essential component of land development to ensure safety of materials for buildings, infrastructure, and other amenities. Geotechnical Reports include a detailed investigation of the soil to determine soil strength, composition, water content, and other important characteristics. The purpose of Geotechnical and Slope Stability Reports are to assess general subsurface and soil conditions and provide geotechnical construction guidelines for future development. These reports are prepared by professional engineers and the recommendations and requirements outlined in the Geotechnical Report may be included in the Municipal Development Agreement and implemented at the site grading and development permit stage of approvals.

### POLICIES

#### Policy 5.6.1

At the Land Use and Outline Plan stage the Developer shall be required to provide a Geotechnical and/or Slope Stability Report, prepared by a Professional Engineer licensed to practice in Alberta, to the satisfaction of Foothills County.

## 5.7 Preliminary Stormwater Management Plan

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A preliminary Stormwater Management Plan describes the approach to develop the stormwater management system for the Plan Area. LNG Consulting Engineering Ltd. (LNG) prepared the preliminary Stormwater Management Plan in 2017 and updated it in 2023 to align with the Highfield and Rowland Acres ASP.

The preliminary Stormwater Management Plan for the Highfield and Rowland Acres ASP area was designed to ensure that development within the Plan Area does not result in runoff discharge exceeding the pre-development rates and that the conveyance system is capable of routing runoff generated from a 1:100-year storm event. The storm system will include an overland drainage system with culverts for vehicle crossings while in areas with higher densities and smaller lots (i.e., less than 0.5 acres), a dual storm system consisting of underground pipe and overland will be required. The preliminary Stormwater Management Plan also recommends that Low-Impact Development (LID) strategies be utilized wherever possible (see **Sections 13.4 and 13.5**).

Detailed design of the stormwater management system will occur at future stages of development with the analysis of rainfall-runoff-reuse processes being completed at the land use or development permit stages. The design of the system and stormwater analysis will be in alignment with the current guidelines by Foothills County and Alberta Environment and Protected Areas. For additional details on the proposed stormwater management plan, refer to **Section 13.4**.

### POLICIES

#### Policy 5.7.1

At the Land Use and Outline Plan stage, the Developer shall undertake detailed design of the stormwater system and stormwater analysis in alignment with the current guidelines by Alberta Environment and Protected Areas, to the satisfaction of Foothills County.

## 5.8 Transportation Impact Assessment

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A Transportation Impact Assessment (TIA) was completed by Bunt and Associates Engineering (Alberta) Ltd. (Bunt) in 2016 and was updated in 2023 to align with the current ASP. A TIA not only determines the expected traffic volumes to be generated from the Plan Area based on the number of residential units and intensity of commercial land uses proposed, but it also explores whether the existing road network has the capacity to accommodate the traffic generated by the proposed development and identifies any necessary upgrades to transportation infrastructure. Please refer to **Section 12** for details pertaining to the mobility network in the Highfield and Rowland Acres ASP area.

## 5.9 Noise Attenuation

Alberta Transportation and Economic Corridors' noise guidelines (Dated 26 August 2021) outlines the conditions for noise attenuation in cities and urban areas. The guidelines specify that noise attenuation should be considered if noise levels exceed a 24-hour weighted average of 65 decibels measured 1.2 metres above ground and 2 metres inside the property line and outside the highway right of way. These measurements should be adjusted to the 10-year planning horizon value as a threshold to consider noise mitigation.

The guidelines also specify that should a residential subdivision be located adjacent to a Provincial Highway in an area that exceeds the accepted noise level, noise attenuation will be the responsibility of the Developer. Typical noise attenuation measures include designing less sensitive uses such as green space or commercial uses to buffer between Highways and residential areas, noise barriers or acoustic shields such as a wall or berm, as well as architectural considerations such as double or triple paned windows, the use of "sound deadening materials" in walls, and adapted building orientation.

### POLICIES

#### Policy 5.9.1

A Noise Attenuation Study may be required by Foothills County at the Subdivision stage in areas within the Highfield and Rowland Acres ASP boundary that are adjacent to Highway 2 and Highway 547 to the satisfaction of Foothills County and Alberta Transportation and Economic corridors.

#### Policy 5.9.2

Any noise attenuation measures required as a result of the Noise Attenuation Study (see Policy 5.9.1) shall be implemented at the sole cost of the Developer.

## 5.10 Provincial Jurisdiction Lands

The Rowland Acres Plan Area contains lands that are identified as Provincial Jurisdiction (see **Figure 10: Land Use Concept**). Specifically, the Crown (Alberta Transportation and Economic Corridors) owned land as a residual parcel following the land assembly required to create the grade separated overpass on Highway 2. At the time of preparing this ASP, it is understood that the Crown may choose to develop or sell these lands at their discretion. However, should these lands be sold and privately held in the future, an amendment to the Highfield and Rowland Acres ASP may be required to facilitate future use or development. While operating under the jurisdiction of Provincial legislation, these lands do not require a Development Permit. If the lands are sold and no longer operate under the jurisdiction of the Provincial governments, they will be subject to the Foothills County Land Use Bylaw.

### POLICIES

#### Policy 5.10.1

The lands identified as Provincial Jurisdiction on **Figure 10: Land Use Concept** support uses at the discretion of the Crown. Should these lands no longer be Crown owned, any future Land Use or Outline Plan application for these lands may also require an amendment to the ASP at the discretion of Foothills County.

## 6.0 COMMUNITY PLANNING FRAMEWORK

The following section outlines the overall community framework for the Highfield and Rowland Acres ASP area. This section outlines in detail the land use concept and the specific Neighbourhood Areas. This section establishes a framework for how the community will be managed via a Homeowners Association.



### 6.1 Neighbourhood Structure

The Highfield and Rowland Acres ASP is comprised of two comprehensive neighbourhood areas: Highfield and Rowland Acres (see **Figure 5: Land Ownership**). The Highfield and Rowland Acres ASP comprises a comprehensively planned community with a series of unifying urban design elements for each neighbourhood. However, given its overall size, distinct individual Neighbourhood Areas should be designed to foster unique character and provide focal points to create variety and interest in the built-form and landscape. Smaller activity centres or focal points within each neighbourhood are encouraged to increase a diversity of land use and create destinations, which can be inclusive of minor retail or employment uses, institutional, and/or recreational and open space amenities. As each Neighbourhood Area develops, the Developer is required to undertake a Land Use/Outline Plan (described in **Section 7.8** below) as it is built in phases over time.

## 6.2 Community Land Use Concept

**Figure 10: Land Use Concept** describes and identifies future land use areas within the Highfield and Rowland Acres ASP area. The Land Use Concept consists of a series of land use policy areas that define a future land use and mobility pattern for the community's development over time and was derived using the project's guiding principles outlined in **Section 1.2**. **Figure 10a** and **Figure 10b** provide detailed views of the land use concepts within each Neighbourhood Area.

The Land Use Concept policy areas as illustrated in **Figure 10: Land Use Concept** are intended to be representative of a high-order land use strategy, and as such, cannot be represented in terms of detailed land use statistics other than calculated projections. Applications for Land Use Redesignation or Outline Plan are to be compared against the Community Land Use Concept for consistency and are to be evaluated by Foothills County.

The Highfield and Rowland Acres ASP area is characterized by sensitive transitions. The Land Use Concept provides for green space buffers around the Plan Area boundary, while also supporting development within the neighbourhoods which results in a sensitive transition between uses and densities within the Plan Area.

The Highfield and Rowland Acres ASP area features a range of land uses including residential lots of varying sizes to accommodate a diversity of housing types and styles, neighbourhood commercial to accommodate for daily needs of residents and other members of Foothills County community, and a variety of open space and recreational uses to promote gathering and leisure. Secondary suites are encouraged in all residential areas to promote affordability and product choice within the Plan Area. Smaller, street-oriented residential lots have been arranged to create a modified Main Street to enhance the pedestrian environment and promote connectivity between the gateway features, amenity spaces and the commercial area. Furthermore, the ASP includes architectural controls that include rural design elements and a landscaping strategy that promotes the use of stone, black fences, green entries and a prominent entry feature and amenity area which all contribute to the character and quality of the overall community.

## 6.3 Community Land Use Design Strategies

The following policies apply to both Neighbourhood Areas unless otherwise noted.

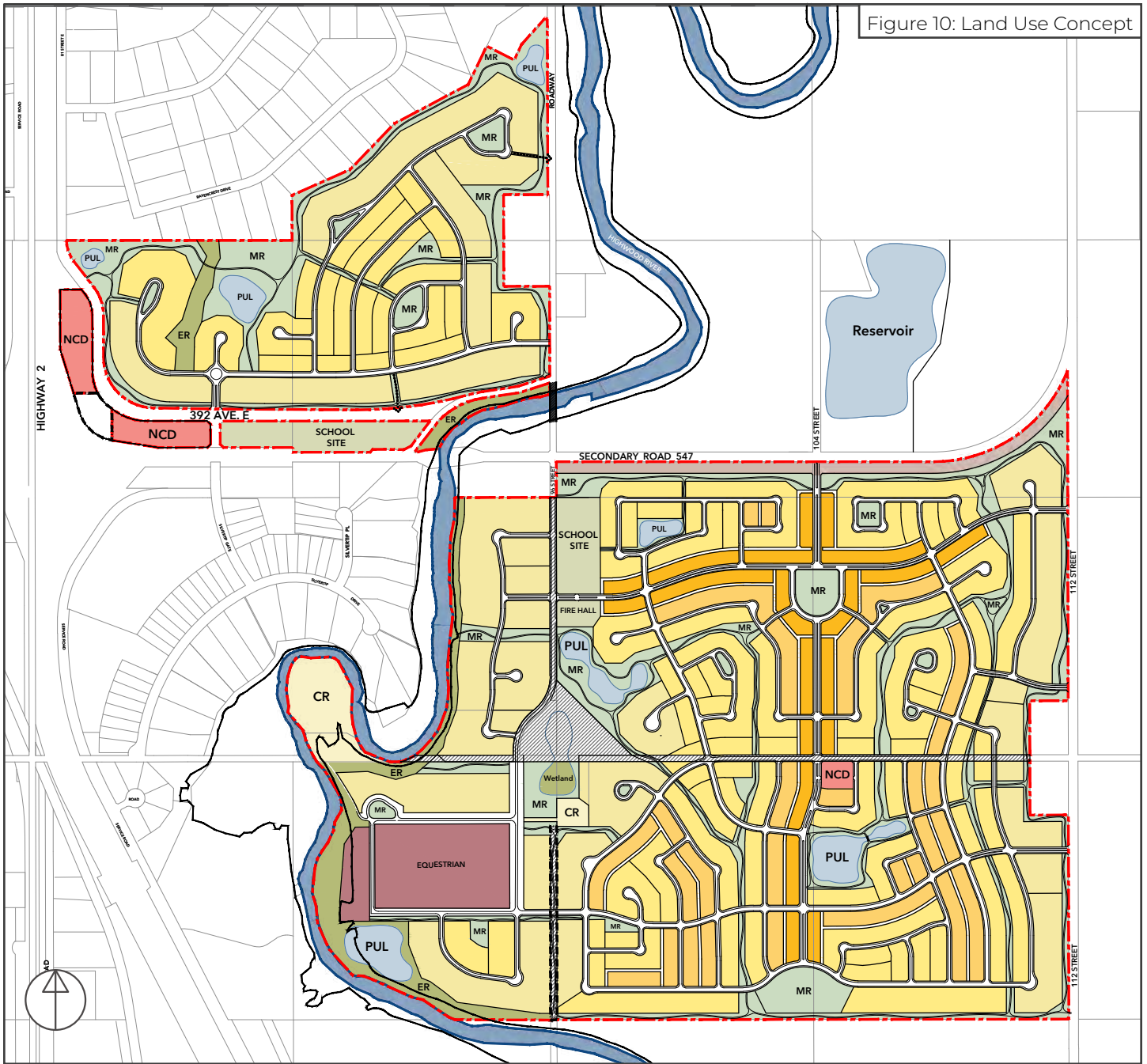
### POLICIES

#### Policy 6.3.1

The Highfield and Rowland Acres Area Structure Plan aims to achieve a minimum residential density of 2.5 dwelling units per net developable area to a maximum of 5.0 dwelling units per net developable area across the entire ASP area.



Figure 10: Land Use Concept



LEGEND

- |                                                  |                                         |                                  |
|--------------------------------------------------|-----------------------------------------|----------------------------------|
| Plan Area Boundary                               | Municipal Reserve (MR)                  | Public Utility Lot (PUL)         |
| Existing Country Residential (CR)                | School/Fire Hall                        | Highwood River                   |
| Cluster Residential District (CLR)               | Municipal Reserve (MR)                  | Non-Owned Lands Within Plan Area |
| Residential Community District (RC)              | Environmental Reserve (ER)              | Crown Land                       |
| Residential Multi-Family District Flexible (RMF) | Neighbourhood Commercial District (NCD) | Future Highway Widening          |
| Residential Multi-Family District (RMF)          | Recreation District (REC) Equestrian    | Emergency Egress                 |

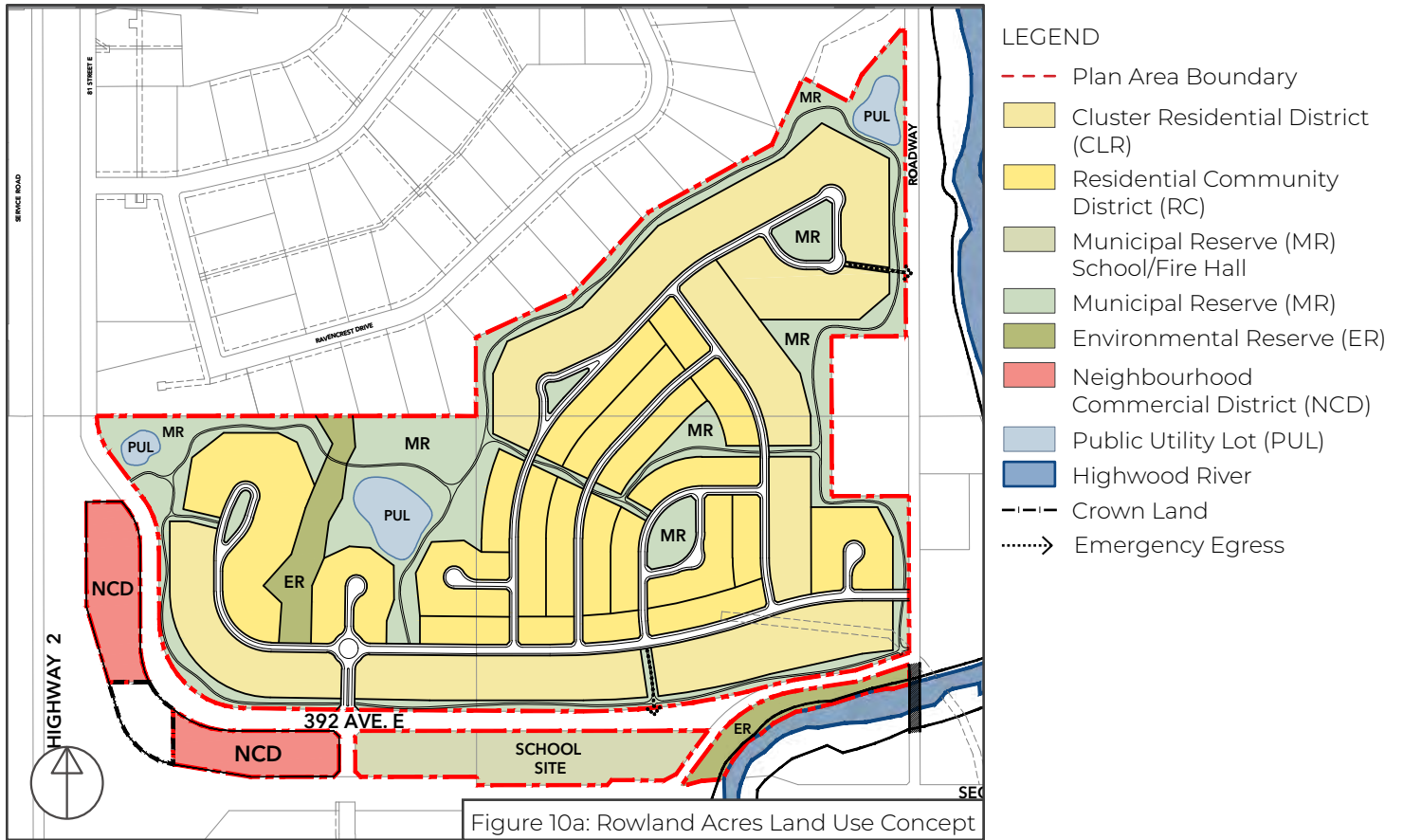
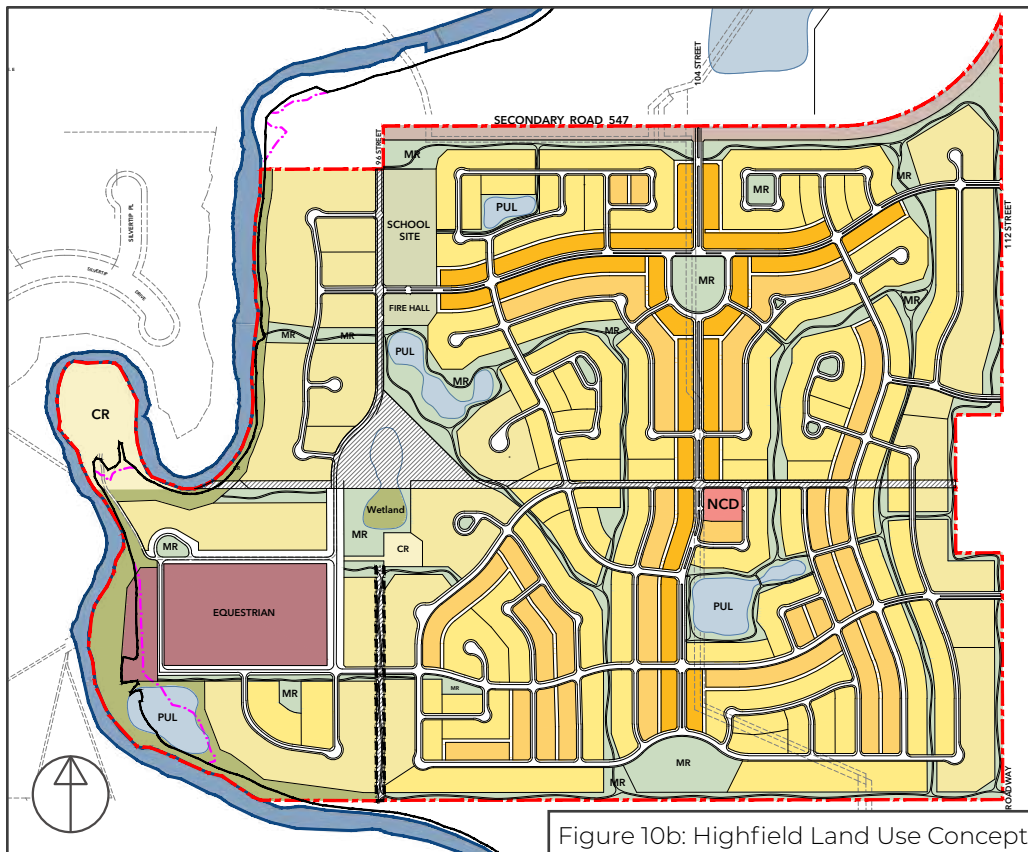


Table 3a: Rowland Acres Land Use Statistics

LAND USE	LAND USE DISTRICT		PLAN AREA			GROSS RESIDENTIAL DENSITY			
	Proposed	Current	Hectares	Acres	% of GDA	UPH	UPA	Units (single)	Secondary Suites*
<b>GROSS TOTAL AREA</b>			<b>114.740</b>	<b>283.52</b>					
Non-Developable Areas	ER (inclusive of wetland)	A	4.187	10.35					
<b>GROSS DEVELOPABLE AREA</b>			<b>110.553</b>	<b>273.17</b>					
	CR		-	-	-	-	-	-	-
	CLR (0.8ac to 1.99ac)	A	30.113	74.41	27%	-	-	75	38
	RC (0.11ac to 0.8ac)	A	29.049	71.78	26%	-	-	171	86
	RMF (laned)		-	-	-	-	-	-	-
	RMF (Townhomes)		-	-	-	-	-	-	-
Commercial	CMC	A	5.412	13.37	4.9%	-	-	-	-
			-	-	-	-	-	-	-
Open Spaces	MR	A	25.836	63.84	23%	-	-	-	-
	School	A	5.574	13.77	5%	-	-	-	-
Public Utility	PUL	A	2.445	6.04	2%	-	-	-	-
Roads/Lanes & Road Widening		A	12.124	29.96	11%	-	-	-	-
<b>GROSS RESIDENTIAL AREA</b>			<b>110.553</b>	<b>273.17</b>	<b>100%</b>				
						3.35	1.35	370	
						** 6.17	2.50	683	
						** 12.35	5.00	1366	

\*Table assumes 50% of dwellings will include a secondary suite

\*\*Density is to range between 2.5 and 5.0 UPA



**LEGEND**

- Plan Area Boundary
- Existing Country Residential (CR)
- Cluster Residential District (CLR)
- Residential Community District (RC)
- Residential Multi-Family District Flexible (RMF)
- Residential Multi-Family District (RMF)
- Municipal Reserve (MR) School/Fire Hall
- Municipal Reserve (MR)
- Environmental Reserve (ER)
- Neighbourhood Commercial District (NCD)
- Recreation District (REC) Equestrian
- Public Utility Lot (PUL)
- Highwood River
- Non-Owned Lands
- Crown Land
- Future Highway Widening
- 1:100 Flood Line
- 1:200 Flood Line

Figure 10b: Highfield Land Use Concept

Table 3b: Highfield Land Use Statistics

LAND USE	LAND USE DISTRICT		PLAN AREA			GROSS RESIDENTIAL DENSITY			
	Proposed	Current	Hectares	Acres	% of GDA	UPH	UPA	Units (single)	Secondary Suites*
<b>GROSS TOTAL AREA</b>			<b>366.476</b>	<b>905.55</b>					
Non-Developable Areas	ER (inclusive of wetland)	A	12.000	29.65					
	Lands not Owned*		11.066	27.34					
<b>GROSS DEVELOPABLE AREA</b>			<b>343.410</b>	<b>848.55</b>					
	CR	A	5.875	14.52	2%	-	-	3	2
	CLR (0.8ac to 1.99ac)	A	62.480	154.39	18%	-	-	118	60
	RC (0.11ac to 0.8ac)	A	91.998	227.32	27%	-	-	629	315
	RMF (laned)	A	29.400	72.65	9%	-	-	274	137
	RMF (Townhomes)	A	16.952	41.89	5%	-	-	312	156
Commercial	CMC	A	0.854	2.11	0.2%	-	-	-	-
Equestrian	REC	A	13.524	33.42	4%	-	-	-	-
Open Spaces	MR	A	46.179	114.11	13%	-	-	-	-
	School/Fire Hall	A	5.232	12.93	2%	-	-	-	-
Public Utility	PUL	A	7.441	18.39	2%	-	-	-	-
Roads/Lanes & Road Widening						-	-	-	-
<b>GROSS RESIDENTIAL AREA</b>			<b>343.410</b>	<b>848.55</b>	<b>100%</b>	<b>3.89</b>	<b>1.57</b>	<b>1336</b>	<b>670</b>
<i>Lands not Owned*</i> All lands within the subject site not owned by the developer; Crown lands, existing road allowances and existing lands owned by others						5.84	2.36	2006	
						** 6.17	2.50	2122	
						** 12.35	5.00	4242	

\*Table assumes 50% of dwellings will include a secondary suite

\*\*Density is to range between 2.5 and 5.0 UPA

## 6.4 Homeowners Association

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A Homeowners Association (HOA) is defined by the Alberta Real Estate Association as a resident group created by the Developer of a community. Functions vary, but many HOAs monitor architectural guidelines or provide maintenance services for amenities that the municipality will not maintain. HOAs are common in newer communities and where they exist, membership and the payment of an annual fee are compulsory. The existence of an HOA is registered on the title of a property. Neighbourhoods with an HOA tend to have high aesthetic appeal overall for many current owners and potential buyers due to the establishment and maintenance of architectural guidelines.

Within Highfield and Rowland Acres, the HOA will be incepted at every new phase of construction at the expense of the Developer, in accordance with the Society's Act of Alberta. Throughout the Plan Area, the HOA will be responsible for the maintenance of common lands, but not internal roads.

### POLICIES

#### Policy 6.4.1

There shall be Homeowner's Associations established by the Developer at the subdivision stage. These HOA's shall be described in the corresponding Outline Plan for each Phase of development. The existence of the HOA will be created in accordance with the Society's Act of Alberta, and will be funded annually via the payment of a compulsory fee by all homeowners.

#### Policy 6.4.2

The HOA may be responsible for maintenance of common property, the continued enforcement of architectural controls, community pathway and landscape care upon transition of these maintenance responsibilities from the Developer to the HOA at a sustainable density of existing residents.

## 6.5 Community Standards Bylaw Compliance

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All of Foothills County is within the purview of the Foothills County Community Standards Bylaw. The purpose of the bylaw is to protect the health, safety, and welfare of the people and property of the County by preventing nuisances and unsightly property. Nuisances are generally defined as audible activities being carried out by an individual that infringes on the ability of others to enjoy their neighbourhood. Nuisances can range from excessive vehicular noise to snow blowing operation outside of daytime hours. Unsightly property infractions are generally related to neighbours not maintaining premises to a working standard and not keeping lands clear of garbage and refuse.

### POLICIES

#### Policy 6.5.1

The Plan Area is subject to the rules and regulations outlined in the Foothills County Community Standards Bylaw.

## 7.0 PLACEMAKING & COMMUNITY CHARACTER

The neighbourhoods of Highfield and Rowland Acres will have high aesthetic appeal with pride of ownership and amenities unlike other communities in the Region. The community will celebrate the long-standing equestrian culture in Foothills County, while accentuating rural and thoroughbred horse racing heritage elements in the form of signage and wayfinding elements, sculptures, architectural fixtures, and thoughtful plantings. Tree lined drives leading to central and significant areas assist in sweeping the character across the community, framing public spaces, and leading the eye to placemaking features. Residents will benefit from a legacy represented in park spaces and street naming and feel it in the lifestyle and sense of community in their surroundings. This sense of community provides the experience and feel of equestrian living.

This section seeks to establish the placemaking and community character features within this community from a community design perspective and includes policies intended to reinforce the rural and equestrian character of the community while establishing a unique sense of place through Dark Sky Bylaw compliance, gateway areas, placemaking and branding initiatives, and transitional buffer areas.



### 7.1 Dark Sky Bylaw Compliance

The Foothills County Dark Sky Bylaw regulates the type of light source and fixtures that can be installed by any person or entity in the County as a means to prevent light pollution. The bylaw seeks to prevent three types of light pollution: glare, uplighting and light trespass. Glare refers to bright lights that reduce visibility and safety for pedestrians and motorists. Uplighting directs illumination skyward unnecessarily, while light trespass occurs when a glow cast by a fixture moves from a space requiring illumination to one that does not. Dark Sky initiatives in Foothills County minimize factors that adversely affect astronomical observation, plant and animal circadian cycles, and the health and safety of those living in the County.

#### POLICIES

##### Policy 7.1.1

All development within the Plan Area shall comply with the Foothills County Dark Sky Bylaw and Foothills County Dark Sky standards will be reflected in the Architectural Controls created for the Plan Area.

##### Policy 7.1.2

In alignment with Dark Sky principles, streetlighting may be installed based on safety requirements. Lower standards, such as delineation, may be accepted at the discretion of Foothills County.

##### Policy 7.1.3

Any streetlight fixture installed within the Plan Area shall be compliant with the Foothills County Dark Sky Bylaw and undertaken to the satisfaction of Foothills County staff.

## 7.2 Gateway Areas

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Sense of Arrival refers to the “feeling” a resident or visitor gets when they pass through the threshold of a destination, whether it be a shop, a hotel, or a community. The sense of arrival sets the tone and first impression for the area and in commercial and recreational areas can impact repeat business, length of stay, and spending, while for residential areas, can impact a prospective resident’s decision to live in the area. A strong sense of arrival will ensure that people know where to go to have their needs met, understand what is available in the area, convey the spirit or culture of a place, and most importantly, make them want to stay or return. The sense of arrival to the Highfield and Rowland Acres ASP will be an important element of placemaking efforts and emphasis will be placed on the design for Gateway Areas into each community.

In addition to gateway and directional signage into each neighbourhood area, the major entrance feature into the Highfield Neighbourhood is the “Cape Canaveral Court” a traffic circle located along the Main Street, in the heart of the neighbourhood. Cape Canaveral Court is not only a gateway and community landmark, it also provides recreational amenity, and also directs the flow of vehicles and pedestrians going in and out of the Highfield area. The north side of Cape Canaveral Court features a shallow flat-water fountain that combines the stone from Rural Kentucky field roads and other landscaping. At the far end of the fountain there is a large statue of the iconic Cape Canaveral stallion racehorse. Cape Canaveral was a highly decorated thoroughbred racehorse who stood stud at Highfield Stock Farm and had a notable influence on horse racing in Alberta through his progeny on the racetrack. The areas surrounding the water feature and statue will provide opportunities for passive recreation and informal gathering through the provision of benches, tables, and other seating. Recreational amenities are located on the south side of the Cape Canaveral Court and will be discussed in detail in **Section 10.2** and conceptual graphics can be found within **Appendix B: Cape Canaveral Court Conceptual Graphics**.

### POLICIES

#### Policy 7.2.1

Gateway features into the Highfield and Rowland Acres neighbourhood should be encouraged. This can be in the form of entry signage, directional signage, and placemaking or landmark features. Gateway features should be detailed at the Development Permit stage and are subject to review and approval by Foothills County.

#### Policy 7.2.2

Details surrounding the specific design of Cape Canaveral Court shall be provided to the County at the Development Permit stage.

## 7.3 Placemaking & Branding Features

The Plan Area is inspired by the aesthetic of thoroughbred horse racing. The public realm will feature elements including dry stone masonry to line prominent streets and to delineate public space, red brick for plaza spaces and crosswalks at strategic locations, black, iron style fencing, and high-quality finished wood and black steel on street fixtures including benches and garbage cans. Fence posts will be designed to emulate furlong posts, which are traditionally used to measure race lengths in horse racing, while custom street light standards will take inspiration from traditional lamp posts. See **Figure 11: Placemaking & Precedent Imagery** for visual examples of some of the placemaking and branding features contemplated within the Plan Area.

### POLICIES

#### Policy 7.3.1

Opportunities for placemaking shall be encouraged within the Plan Area and will be at the expense of the Developer. Placemaking efforts should be consistent with the thoroughbred horse racing aesthetic as articulated in **Section 7.0**.

#### Policy 7.3.2

Details surrounding placemaking and materiality of public realm areas will be determined at the Development Permit stage, to the satisfaction of Foothills County.

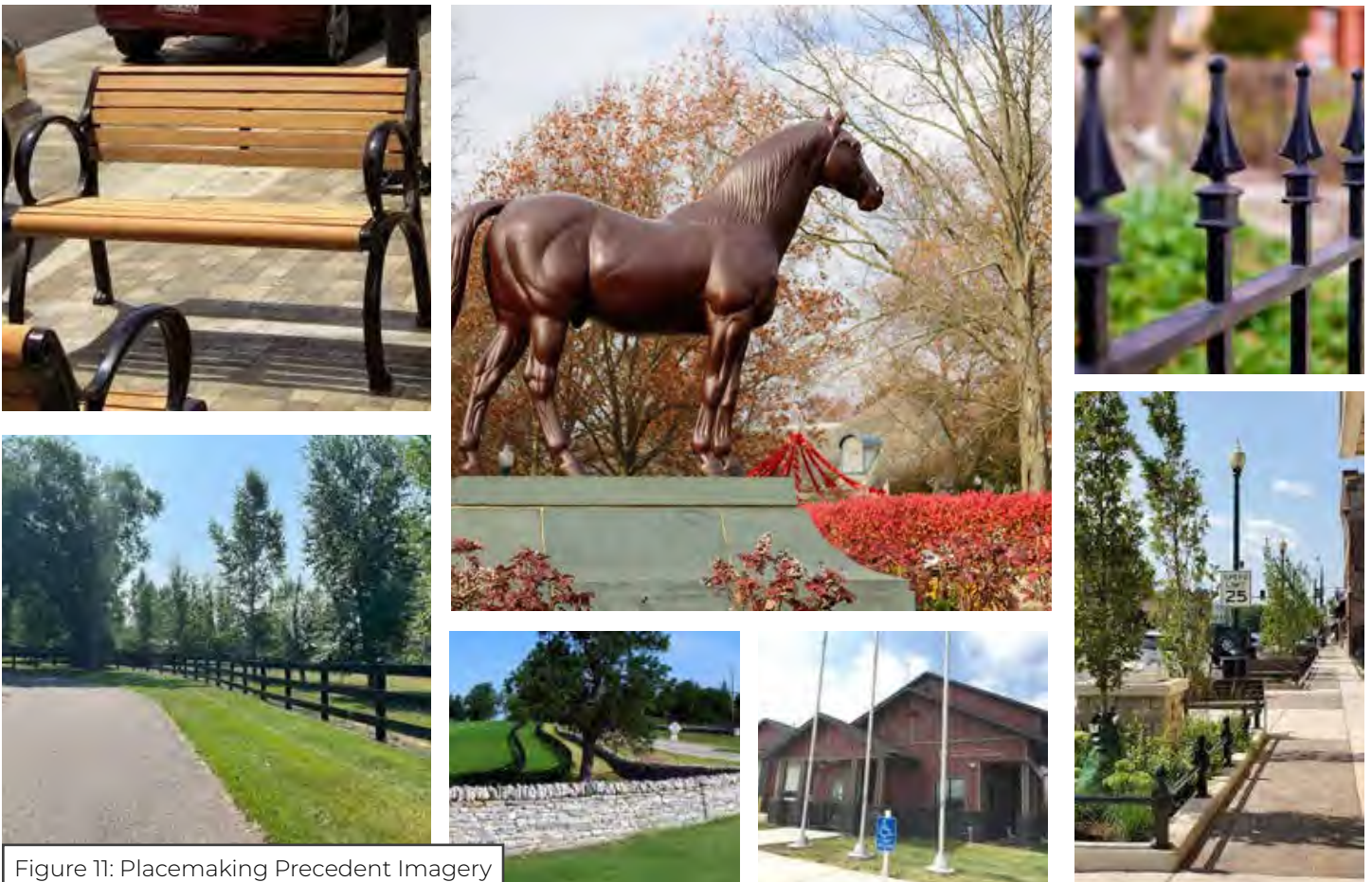


Figure 11: Placemaking Precedent Imagery

*These images are intended to visually demonstrate the elements creating a sense of place for the Highland & Rowland Acres Neighbourhoods. These images are inspirational only and do not represent a defined outcome.*

## 7.4 Architectural Style & Controls

As discussed in previous sections, the overall look and feel of the community will be inspired by a rural equestrian design aesthetic. However, the design of residential and commercial buildings should contain enough variety to create interest, while at the same time achieving a balanced harmony of forms, colours, and themes.

Landscaping will generally utilize native species and drought resistant plants, however, in prominent locations streets will be tree lined with deciduous tree species.

Architectural Controls will be registered on each lot in the Plan Area at the time of subdivision. The Architectural Controls will provide guidelines on residential, commercial, and recreational architecture as well as landscape design and will contribute to the overall community image and rural equestrian feel reflected in this Plan. Although variety will be encouraged within the Plan Area, the Architectural Controls will specify unifying features and materiality to ensure a level of cohesiveness of design throughout the entire community.



### POLICIES

#### Policy 7.4.1

Architectural Controls shall be prepared at the Land Use and Outline Plan stage and registered on each lot at the time of subdivision by the Developer. Architectural Controls will address exterior design and appearance of all buildings including balancing forms, colours, and themes across all land uses in the community as well as landscaping design requirements.

#### Policy 7.4.2

All development within the Plan Area shall be subject to Architectural Controls that reinforce a consistent character, landscaping, and streetscape within the Plan Area. The following will be required within the Architectural Controls for the Highfield and Rowland Acres ASP area:

- a) Guidelines that encourage lot frontages and buildings which exceed conventional urban style neighbourhoods;
- b) Guidelines that allow for a defined building envelope to encourage a regular distribution of housing sites in keeping with a more structured neighbourhood character; and
- c) Guidelines that promote residential building forms that when viewed from the street, emphasizes the residential nature of the building and reduces the visual impact of garages on the streetscapes.

#### Policy 7.4.3

As per **Section 6.4**, the Homeowner's Association shall be responsible for the enforcement of Architectural Controls.

## 7.5 Transitional Buffer Areas

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To establish a best practice for providing transitions between the ASP Area and adjacent agricultural and country residential lands, design guidelines were developed that aim to provide a thoughtful approach to these interfaces. In establishing a buffer, the needs of area agricultural operators, homeowners, and businesses can be respected and satisfied. This ASP establishes a strategy not only to mitigate impacts to neighbouring properties, but to also complement the Open Space Plan (discussed in detail in **Section 10.0**) with pathways and low impact design.

While typically best practice in urban design recommends a buffer of at least 15 meters between incompatible uses, the Transitional Buffer Areas within the Highfield and Rowland Acres ASP are at least 20 meters but vary throughout the Plan Area. The Transitional Buffer Areas also feature vegetative buffers using Municipal Reserve (MR) or Open Space, while also incorporating stormwater retention ponds (Public Utility Lots- PULs) into the design. The buffer areas will include a multi-modal pathway meant for pedestrian, cyclists, and equestrians to utilize for recreation. Transitional Buffer Areas should result in sensitive transitions between the Plan Area and neighbouring parcels and will utilize vegetation, topography, low impact development strategies and pathways where appropriate.

Please see **Figure 12: Transitional Buffer Cross Sections Key Map** and **Figures 12a-12g** for visual representations of the interface areas throughout the ASP area.

### POLICIES

#### Policy 7.5.1

Transitional Buffer Areas as outlined in **Figure 12: Transitional Buffer Cross Sections Key Map** may be incorporated at the discretion of Foothills County and shall be detailed at the Land Use and Outline Plan stage to the satisfaction of the Municipality.

#### Policy 7.5.2

At the expense of the Developer, the Transitional Buffer Areas shall be designed by a Landscape Architect, constructed by the Developer, and maintained to the satisfaction of Foothills County or the HOA subject to the County's preference.

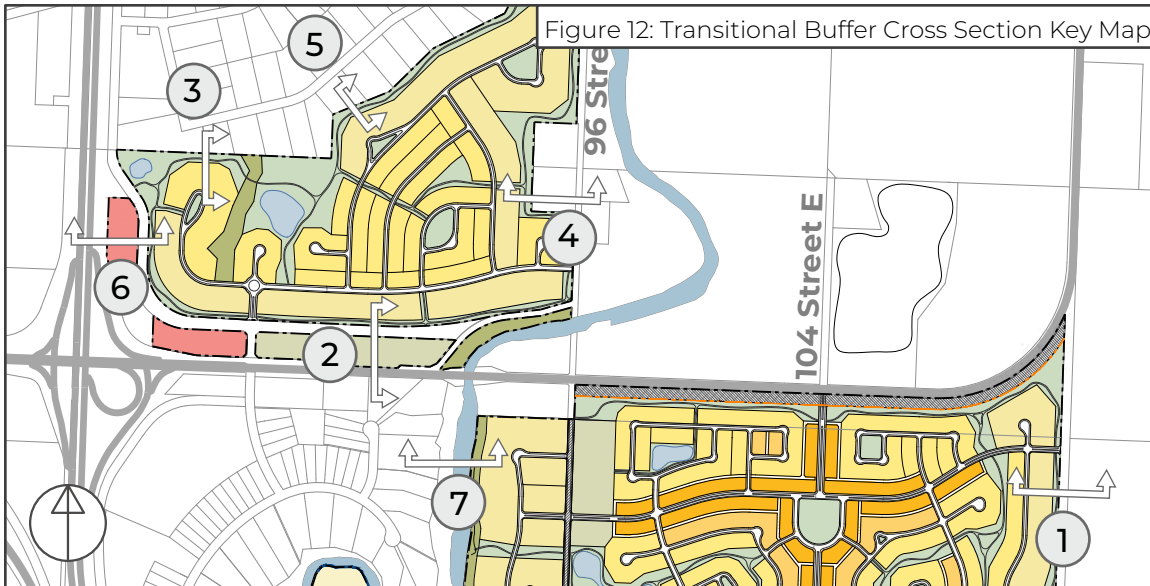


Figure 12: Transitional Buffer Cross Section Key Map

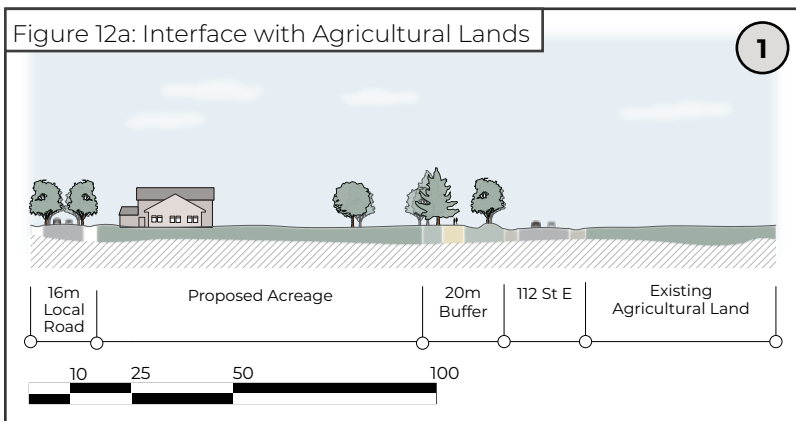


Figure 12a: Interface with Agricultural Lands

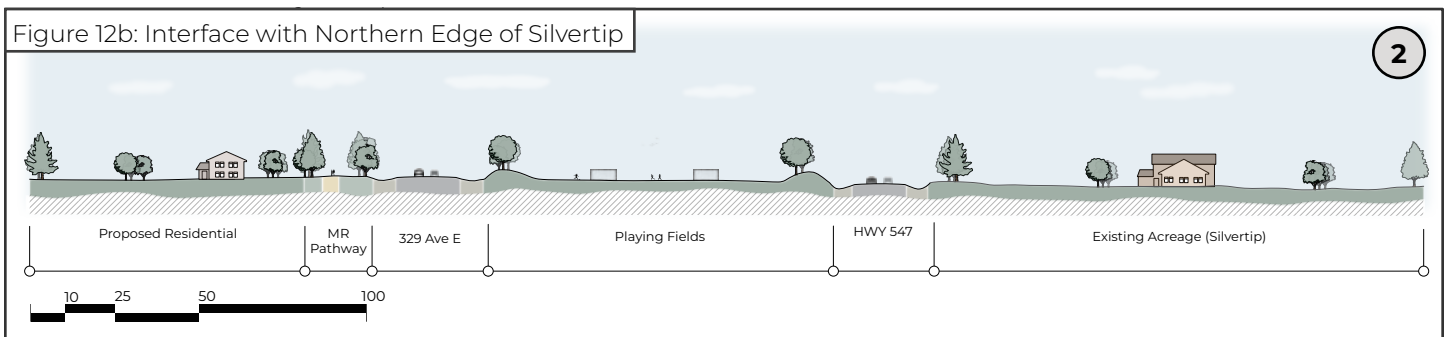


Figure 12b: Interface with Northern Edge of Silvertip

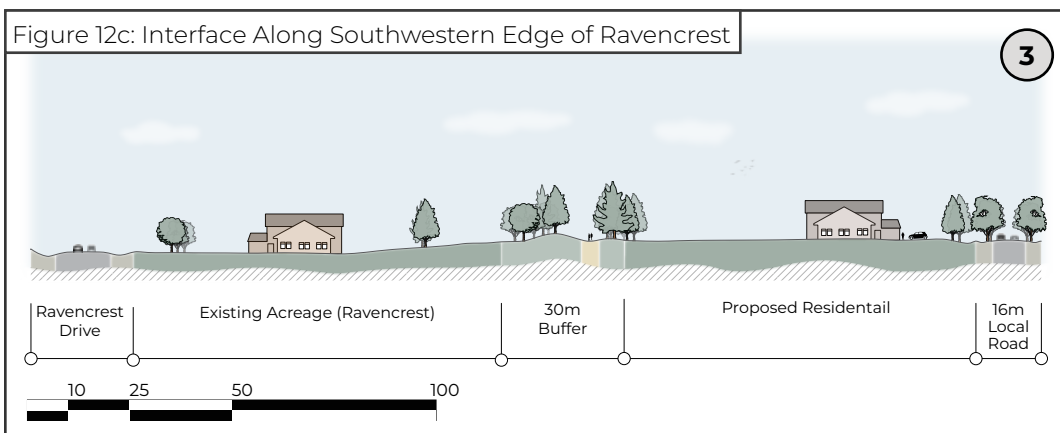


Figure 12c: Interface Along Southwestern Edge of Ravencrest

Figure 12d: Interface Between Rowland Acres & Existing Acreage

4

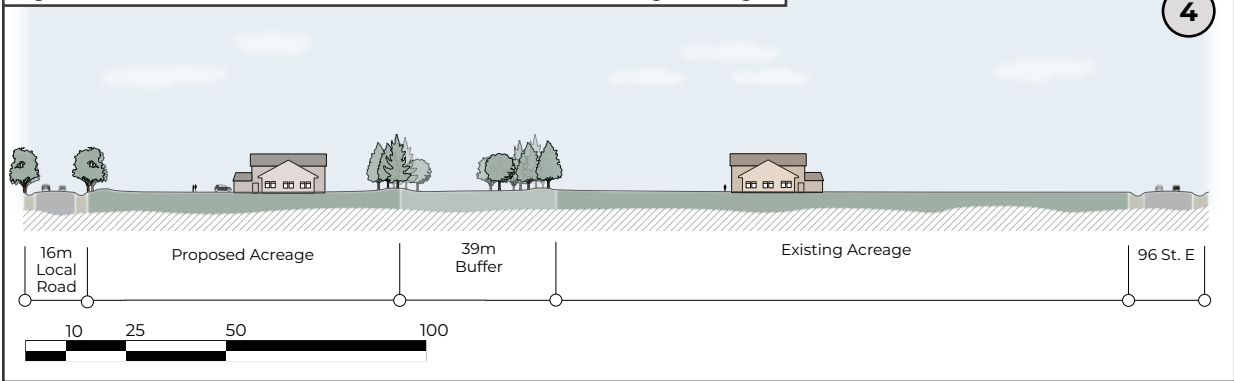


Figure 12e: Interface Along Southeastern Edge of Ravencrest

5

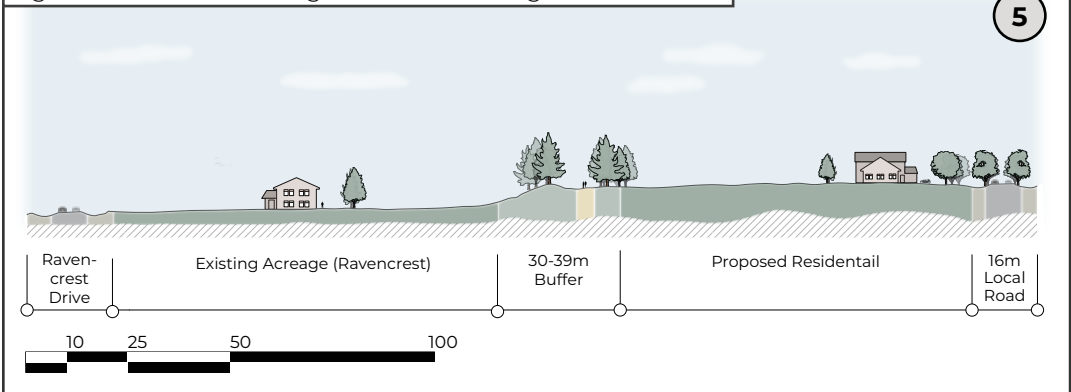


Figure 12f: Local Commercial Interface with Highway 2

6

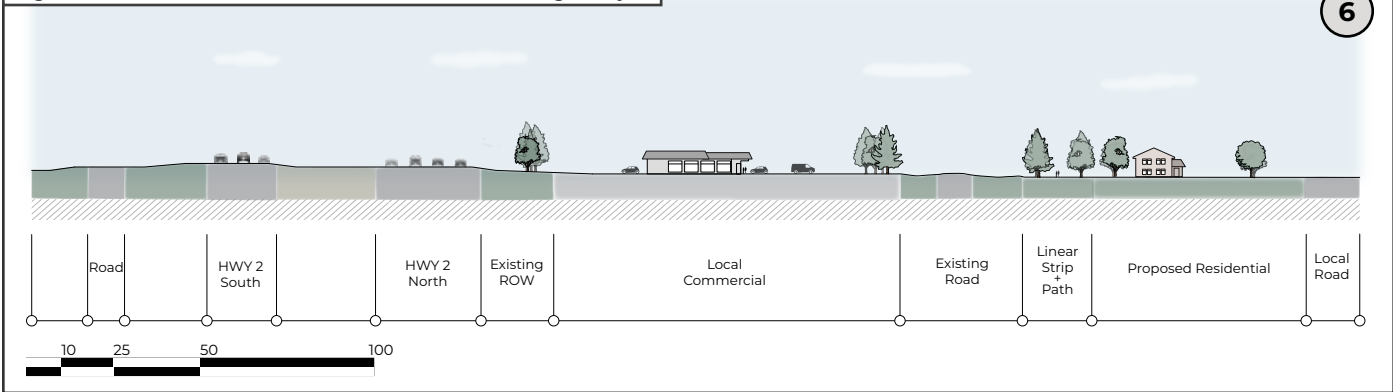
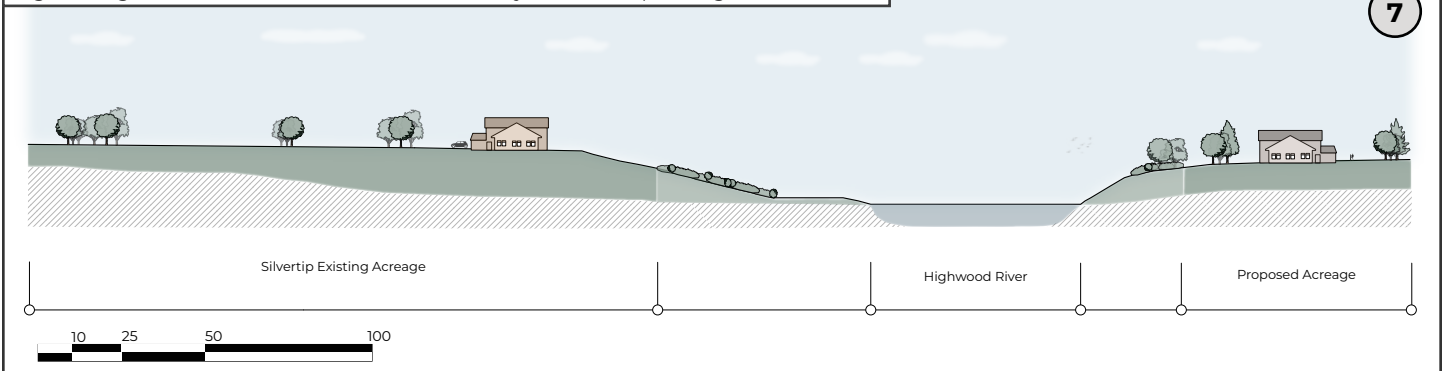


Figure 12g: Interface with Eastern Boundary of Silvertip & Highwood River

7



## 7.6 Plan Area Boundary Integrity

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This section is intended to preserve the integrity and the economic, social, and financial stability of the project and overall Plan Area over time and maintain the intended scope and purpose of the area structure plan. The Plan Area contains parcels that are within, and adjacent to, the boundary that are not included in the overall comprehensive design. Recognizing this was as a result the developer group not owning these lands, and land ownership additionally changing over time. As part of the overall community development strategy, large lots, on the perimeter of the project site, will be developed with full deep utility servicing. These are to support a shop and business as well as a home, and they are intentionally located on the periphery to allow for a stepped transition to an increasing density (or density transect) to the center of the project. As a result, these large and fully serviced parcels are greater than the minimum parcel sizes, as outlined in the Foothills County Land Use Bylaw. Due to their size and method of servicing, these parcels may be considered for subdivision and redevelopment in the future, which could help achieve greater overall densities in the future. However, this may also result in fragmentation of the site unduly, to a point where the intentional design of the community is lost. To ensure that subdivision and development occurs logically and efficiently on existing parcels within the Plan Area, non-owned lands, and adjacent lands, the following considerations are in place to ensure that there is no “ad hoc fragmentation” and that development and redevelopment over time accommodates an incremental growth that is considerate and thoughtful of the project direction, goals, vision and intent.

The ASP contains a clearly defined and demarcated Plan Area boundary to avoid ambiguity and ensure consistent interpretation and application of the ASP. This section also addresses lands within the Plan Area not owned by the Developer, as identified on **Figure 5: Land Ownership**, and includes basic requirements for submission that should be met where there is a desire for their inclusion in the Plan Area, or requests for additional connections to servicing put in place by the Developer. Lands external to the Plan Area Boundary would require an amendment to the ASP and be evaluated for their alignment with the current Plan’s provisions.

Review and updates to the Plan Area boundary may periodically occur to accommodate any changing circumstances, growth patterns, and development needs that may occur from time to time as required. Parcel sizes as outlined in this ASP are intentional and result in a managed transition from adjacent rural developments or agricultural land uses. The policies below are intended to establish clear procedures and criteria for amending the plan, ensuring transparency, public participation, and accountability in the decision-making process.

## POLICIES

### Policy 7.6.1

The Developer shall provide an evaluation of physical and geographical features, natural resources, infrastructure, applicable setbacks and other relevant factors when determining if land should be further developed to the satisfaction of Foothills County.

### Policy 7.6.2

The Developer shall include an acknowledgment that endeavour to assist is applicable and owing to the Developer for provision of shallow utility, water, wastewater and stormwater services to the area, transportation upgrades (external and internal) and include landscaping strategies and commitments to join the Homeowners Association and register the same set of Architectural Controls to the satisfaction of Foothills County.

### Policy 7.6.3

The Developer shall evaluate lands within or adjacent to the Plan Area to determine their compatibility with the objectives, goals, and development principles of the Plan to the satisfaction of Foothills County.

### Policy 7.6.4

The Developer shall consider the potential impact of lands within or adjacent lands on the plan area and vice versa, such as environmental, economic, social, and infrastructure-related factors to the satisfaction of Foothills County.

### Policy 7.6.5

The Developer shall identify and address any conflicts or challenges that may arise from including adjacent lands, such as conflicting land uses, infrastructure requirements, or environmental concerns to the satisfaction of Foothills County.

### Policy 7.6.6

The Developer shall engage with the identified stakeholders and communities in the adjacent lands to gather input, assess their needs, and ensure their concerns are taken into account during the planning process.

### Policy 7.6.7

The Developer shall be required to amend this ASP in order to incorporate property into the Plan Area or service additional properties through connection to the water, wastewater, or stormwater systems within the Plan Area.

### Policy 7.6.8

Over time, should larger, fully serviced, lots on the periphery of the Plan Area intended for larger home-based businesses and shops, be considered for redevelopment and subdivision, the application must include a shadow plan, ensure that access is efficient and ensure that the HOA is in agreement with the plan. The basis for evaluation should be that the redevelopment or subdivision does not erode Plan Area integrity, that these lots are also participants in the HOA upon creation, and they have no net negative effect on the overall servicing and infrastructure capacities of the community. This additionally is to be undertaken to the satisfaction of Foothills County as the approving authority.

## 7.7 Municipal Road Allowance Retention, Operation, Closure & Consolidation

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This section is intended to describe the intention to close the 402 Avenue East forced and undeveloped municipal road allowance (20m wide) that runs east to west through the Plan Area as indicated on **Figure 10: Land Use Concept**. Furthermore, this section explains the retention of the 96th Street East municipal road as it currently exists in the Plan Area and fully describes maintenance obligations and integration of 402 Avenue East through Plan implementation.

It is intended that 96th Street East remain under the ownership and operation of Foothills County to the extent of its current development (which intersect currently with the undeveloped 402 Avenue East undeveloped allowance). 96th Street South of 402 Avenue East is to remain as an undeveloped road allowance and integrated into the overall pathway network. The Plan Area strategically includes a Fire Hall and School Site that require direct public access and the accesses are preferred to be on a municipally owned road directly connecting to the Highway system.

In Alberta, road allowance closure and lease policies are governed by the Municipal Government Act (MGA) and associated regulations. The province has the authority to close road allowances through a formal process defined in the MGA. A road allowance closure can be initiated by the landowners, or other interested parties. The municipality must follow the prescribed procedures, which must include public notification and a public hearing.

### POLICIES

#### Policy 7.7.1

The Developer will include with its initial Land Use and Outline Plan application, an application to close, purchase and consolidate the 402 Avenue East Road allowance as it runs in an east west direction through the Plan Area to the satisfaction of Foothills County and Alberta Transportation and Economic Corridors.

#### Policy 7.7.2

It is intended that 96th Street East, as currently developed south to its intersection north of the 402 Avenue East road allowance, is maintained, owned and operated by Foothills County. It is intended that 96th street south of 402 Avenue East is to remain as an undeveloped road allowance and integrated into the overall pathway network.

## 7.8 Land Use Amendment & Outline Plan Requirements

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The next steps in development, moving from the ASP stage to actual physical development, includes proposing a Land Use Amendment to the proper zoning districts in the Foothills Land Use Bylaw and preparing a concurrent Outline Plan that describes in more detail how the proposal meets the goals of the ASP with regard to density, reserves and infrastructure and policy requirements. An Outline Plan focuses on larger areas of land (e.g., multiple development phases within each Neighbourhood) and provides detail as to how the land will be further redesignated, subdivided, serviced, and built upon. These areas must fit into overall infrastructure capacities and provide for the needs of the market while being economically viable for Developers and fiscally responsible to the existing residents of Foothills County. As such, Outline Plans will be required to be prepared for each future development phase within each identified Neighbourhood and, for consistency of evaluation, shall contain the contents listed below:

### A) OPPORTUNITIES & CONSTRAINTS

The Outline Plan must clearly articulate both in written and visual form the topography of the area along with natural or human-made constraints or opportunities to the development. This shall include but is not limited to: adjacent development and land use interface, gas wells, gas lines, extensive and intensive agricultural operations, dugouts, existing buildings, roads and access points, drainage corridors, wetlands, gullies, coulees, natural grasslands, and vegetation. If such information was provided in the ASP then the Outline Plan should present this information contextually in the plan.

### B) DEVELOPMENT PLAN

Taking into account the context of the lands and any constraints that may exist, the submission must clearly identify the planned or intended land uses and associated densities for the Outline Plan stage. Periodical updates of the density matrix as it applies to the entirety of the ASP Area will be required to ensure density consistent with the ASP. The land uses proposed at the Outline Plan stage should not diverge substantially from the ASP. Minor variations in use are acceptable recognizing that markets and demands change over time. However,

such changes cannot substantially alter the servicing or transportation requirements resulting from significant changes in planned density or major changes in use categories (e.g. Residential to Commercial), which would require amendments to the ASP.

### C) OPEN SPACE CONCEPT

The layout of reserve sites identified in the ASP shall be refined at the Outline Plan stage to clearly show concepts for the layout of open space amenities and linear pathway connections. Open space should attempt to incorporate natural features where possible. The Plan should acknowledge what is credit and non-credit reserve lands.

### D) SERVICING NETWORK

This shall include identification of the location of required major storm facilities (ponds), sanitary lines, and water lines and size requirements, address any off-site funded requirements, shallow utilities, and outline any alternative designs that may have been considered.

### E) TRANSPORTATION NETWORK

This shall describe and illustrate the planned location and capacity of roads and the effects of any proposed alternative designs or thresholds for road improvements that may have been considered in the ASP. The transportation network should also consider regional and local transit connections.

### F) PHASING PLAN

The Outline Plan shall clearly show the proposed phases of subdivision and sequence of development that the Developer intends to follow in constructing new subdivisions.

## **7.8.1 OUTLINE PLAN SUPPORTING DOCUMENTATION**

The following supporting documentation is required to be presented at the Outline Plan stage of development, if it has not been previously provided to a sufficient level of detail, or if previous reports raised issues that require further clarification or there is a policy direction to obtain such information set up in higher order Policy Plans (the ASP).

### **A) GEOTECHNICAL REPORTS**

These reports must be at a sufficient level of detail to confirm that there are no major underground conditions that will affect the ability of the development to take place. It is recommended that geotechnical reports include sufficient test pits to confirm significant changes in conditions and to reduce the requirement for site specific sampling at subsequent subdivision and development stages.

### **B) ENVIRONMENTAL REPORTS**

This includes any Environmental Site Assessments (ESAs) Phase 1, 2 or 3 as required as well as a Biophysical Impact Assessment (BIA).

### **C) HISTORICAL RESOURCE IMPACT ASSESSMENT**

This includes a review of Alberta Culture Historic and Archaeological sites (the assessment) and, if required, a Historic Resource Impact Assessment (HRIA) for locations identified on **Figure 8**.

### **D) TRAFFIC REVIEW LETTER**

The Traffic Review Letter is provided in support of the ASP TIA at the Land Use and Outline Plan stage to determine if potential off-site road improvements are required to support a proposed development. Any costs associated with transportation improvements identified through a Traffic Review Letter shall be the responsibility of the Developer.

### **E) SERVICING REPORTS**

The Developer shall provide a Servicing Report outlining servicing requirements, a water use assessment, a wastewater servicing study, staging of infrastructure, required rights of way, required upgrades, and cost contributions for

regional infrastructure. The Servicing Report will also include the detailed location and size of utility rights-of-way and easements, and related line assignments to be identified at the Land Use and Outline Plan stage. Any cost associated with infrastructure improvements identified through the servicing report are the Developer's responsibility.

### **F) STORMWATER MANAGEMENT PLAN**

The Developer shall prepare a detailed Stormwater Management Plan at the Land Use Outline Plan stage in a manner consistent with the Preliminary Stormwater Management Plan prepared in support of the ASP Plan Area.

### **G) COMMUNITY FRAMEWORK**

This includes describing how the Outline Plan meets the policies of the adopted ASP including, but not limited to, how the site will implement Dark Skies policies, incept a Home Owners Association, define the Developer's responsibility and required maintenance period for infrastructure, follow the required architectural controls and undertake a construction management plan and detail the off-site levy calculation.

### **H) ARCHITECTURAL CONTROLS**

These controls will be required to create a rural residential neighbourhood theme and will provide for balance in forms, colours, and materials to make a beautiful and architecturally varied community. These are intended to be uniform across the project area.

### **I) EMERGENCY RESPONSE PLAN**

The Developer shall prepare a detailed Emergency Response Plan at the Land Use and Outline Plan stage addressing response to potential pipeline/sour gas emergencies, if required, as well as EMS/Police and Fire Response plans.

### **J) MUNICIPAL REQUIREMENTS**

Confirmation of the Outline Plan boundary by the Municipality is required as well as any additional study, report, or content that may be deemed necessary by the Municipality.

## 8.0 RESIDENTIAL LAND USES

The Highfield and Rowland Acres ASP provides for a range of residential land uses and parcel sizes (ranging from 0.125 acres to 1.98 acres) to support a mix of housing types and densities. Residential densities in the Plan Area range from a minimum of 2.5 UPA to 5.0 UPA. The range of residential land uses are intended to balance the need to facilitate densities that reflect efficient use of land and generally align with CMRB standards, while remaining contextually appropriate in rural municipalities. This allows the community to grow over time, in accordance to CMR direction. Residential main street, or the high streets, are along 104 Street East and our east/west connector (replacing 402 Avenue E) as they progress through the Plan Area and are intended to be front porch orientated and may contain home based businesses as part of the main street typology. The Plan Area densities are intended to align with the direction in the Foothills County MDP.

It is intended that secondary suites are permitted on all lot types, particularly where lots are laned, to achieve greater liveability and affordability within the Plan Area. The larger parcels (1.0 acres or greater) allow for larger outbuildings and shops in order to promote live/work opportunities within the community which will promote further economic diversification in Foothills County. These parcels are not intended to be subdivided as they are intentionally placed and sized to better integrate with the rural context. Furthermore, within the Plan Area there are also residential land use areas that promote flexibility of dwelling types, and allow for duplex, rowhouse, or townhouse-style dwelling units based on market demand. These dwelling types form part of a high street that includes street oriented, front porch style homes in an intentional rhythm to create a sense of place. The policies contained in this section are intended to provide additional direction for the residential land uses within the ASP.



## 8.1 General Residential Policies

The diverse range of residential land uses contained within this ASP will promote a mix of housing typologies to accommodate a variety of household types, lifestyles, and income levels. The residential areas are to be comprehensively planned and will reflect common, unifying themes across the two neighbourhoods.

### POLICIES

#### Policy 8.1.1

The following shall apply to all residences in the ASP area:

- a) All lots, regardless of size will be connected to piped water and wastewater servicing system in alignment with **Sections 13.2** and **13.3**;
  - b) A detailed Stormwater Management Plan will be required at the Land Use Stage and shall be prepared by a Professional Engineer and in alignment with **Section 5.7**;
  - c) All residential lots within the ASP area may accommodate Home Based Business Type 1 and Type 2 in alignment with the rules as identified in the Land Use Bylaw. Home Based Business Type 3 is not supported within the Plan Area;
  - d) As a condition of Land Use and Outline Plan approval the Developer shall undertake to provide the following, all to the satisfaction of the Municipality:
    - i) Architectural Controls;
    - ii) A conceptual landscape plan which details transitional areas and buffers within the proposed development cell; and
    - iii) A Construction Management Plan that addresses development phasing and detailed mitigation strategies internal and external to the proposed development cell that will help reduce the impacts of construction and development.
- ;and

- e) All lots shall include secondary suites as permitted uses and be designed in accordance with the Foothills County Land Use Bylaw.

#### Policy 8.1.2

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 ASP Plan Area shall apply at the discretion of Foothills County. These include:

- a) Front yard setbacks: 4.0m (13.12 ft.) from the property line adjacent to the internal road. The lots along the modified main street and collector roads that support a rear lane product may be permitted to be 1.0m (3.28 ft) from the property line provided the home is fronting the major collector street;
- b) For corner lots, provided the Front Yard is designated, a relaxation request for a 90% variance may be made at the Development Permit stage;
- c) Rear yard 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;
- d) Maximum height requirements will comply with the Foothills Land Use bylaw;
- e) 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
- f) A Site-Specific amendment to the Land Use Bylaw will be requested from Foothills County at the Land Use stage to allow for single-family detached housing forms within the Residential Multi-family area at the discretion of Foothills County.

## 8.2 Cluster Residential District (Transitional Areas)

The intent of the Cluster Residential District is to accommodate 0.8-1.99 acre lots. As per **Figure 10: Land Use Concept**, the Cluster Residential District is located primarily around the perimeter of the Plan Area boundary of both the Highfield and Rowland Acres neighbourhoods to provide a thoughtful interface between the Plan Area and existing developments, especially adjacent to the Ravencrest and the Silvertip area. In order to ensure that the intentional sensitive transition with the surrounding context remains, lots within this district cannot be subdivided. The minimum parcel size in the LUB is 0.80ac, as such a Site Specific Amendment will be required at the Land Use stage for parcels under 0.80ac in size.

Lots within the Cluster Residential District will align with the rules outlined in Cluster Residential District (Section 13.2 of the Land Use Bylaw) and will accommodate single-detached dwellings, accessory buildings, shops, secondary suites, and home based business in accordance with the Foothills County LUB. See **Figure 13: Lot Profile - Cluster Residential District** for a visual representation of a typical lot on this district. These areas are considered as transitional to the core areas. By allowing for a varied lot size, the transitional areas are intended to accommodate for increasing density as the community develops closer to core areas. The range and flexibility of lot sizes allows for the appropriate land use choices to be made given the market rate absorption of housing styles and lot choices in a given phase. This approach allows for consistency with the longevity of this plan and the long term build out contemplated in the ASP.

Lots in the Cluster Residential District will connect to both piped water and piped wastewater systems. Flexibility in lot size in the transitional areas allows for some economy of scale to be built into the servicing strategy as they are implemented by phase over time. These lots will be required to direct storm water to the most proximate stormwater retention facility as outlined in the Preliminary Stormwater Management Plan.

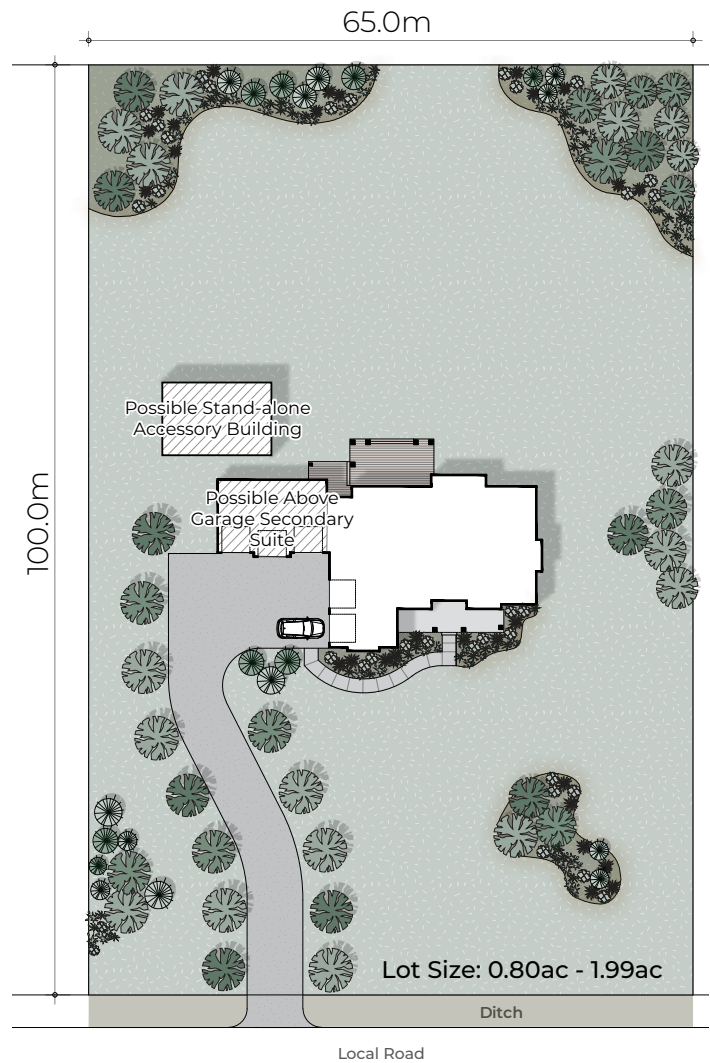


Figure 13a: Lot Profile: Cluster Residential District (Estate)



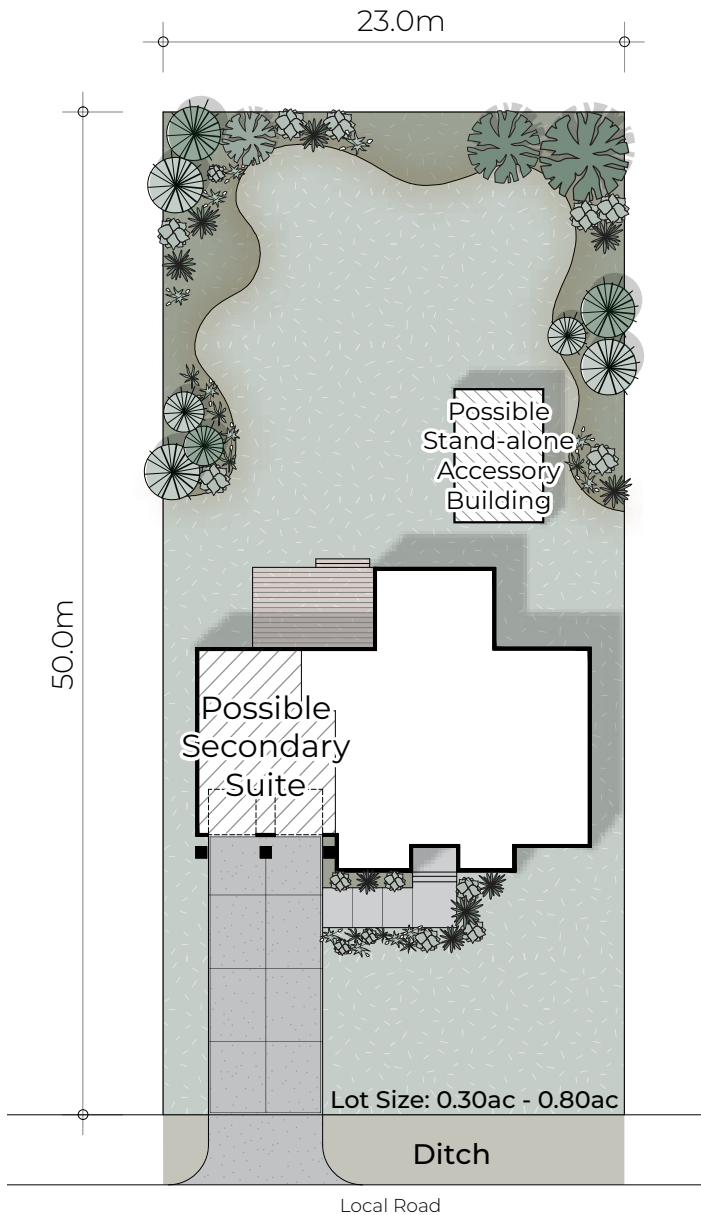


Figure 13b: Lot Profile: Cluster Residential District

## POLICIES

### Policy 8.2.1

Development within the Cluster Residential District should generally align with the rules outlined in Section 13.2 of the Foothills County Land Use Bylaw, Cluster Residential District. These are intended to be transitional areas, allowing for a range of lot sizes and housing types.

### Policy 8.2.2

Lots within the Cluster Residential District shall not be subdivided and are precluded from doing so in order to maintain a sensitive transition between the Plan Area and the surrounding community.





Figure 14: Low Density Residential Node - Highfield

*The Cluster Residential District Housing is depicted in this image. 0.8 - 1.99 ac lots provide ample setbacks and open space for each residence. The backyards offer access to multiple amenities such as pathways and water features.*

## 8.3 Residential Community District

The intent of the Residential Community District is to accommodate 0.25-0.99 acre lots. As per **Figure 10: Land Use Concept**, the Residential Community District is primarily located within the interior and centre core areas of both the Highfield and Rowland Acres neighbourhoods. In the Rowland Acres neighbourhood, the Residential Community District comprises the smallest lot sizes, while in the Highfield neighbourhood, the Residential-Community District serves as a transitional area between the lower density Cluster Residential District (**Section 8.2**) and the higher density and more flexible built form Residential- Multi-Family Districts. See **Figure 15: Lot Profile: Residential Community District - Highfield** for a visual representation of a typical lot on this district.

This policy area is intended to accommodate core development areas. These residential areas are considered similar to those parameters described in the Foothills County Land Use Bylaw under the “Residential Community District” and “Residential Multi-Family District”. These are core areas where more density is located and can be considered on aggregate of comprehensive development cells to ensure an overall Plan Area density target of 2.5 to 5.0 upa is achieved as per **Policy 8.1.3**. It is important in the core areas to ensure convenient connections to pathways and walkways are made possible to provide greater area connection to the larger community network of multi-modal regional trails.

In addition to single-detached dwellings on conventional-sized lots, a mixture of alternative forms of housing should be encouraged and supported in the core residential areas.

Alternative forms of housing may include, but are not limited to:

- single-detached housing (on narrow lots),
- two-family housing (duplexes, semi-attached dwelling units, villas),
- seniors oriented housing, and
- live-work housing.

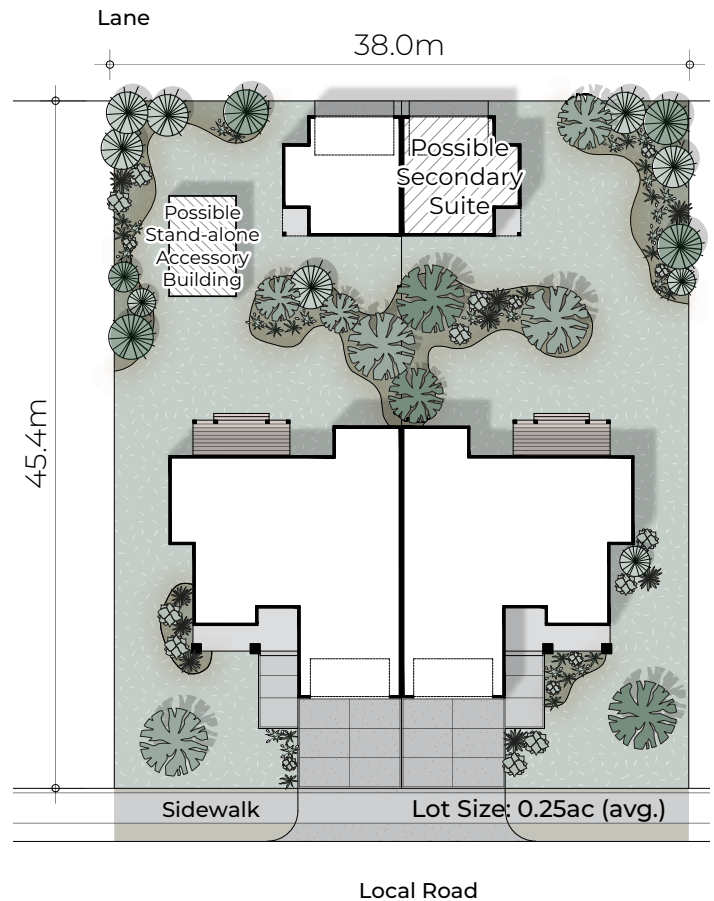


Figure 15: Lot Profile: Residential Community District - Highfield



## POLICIES

### Policy 8.3.1

Residential lots ranging from 0.25 to 0.99 acres in size are considered to be the core areas and are to be located centrally within the Neighbourhood areas, where identified on *Figure 10: Land Use Concept*.

### Policy 8.3.2

Residential lots ranging in size from 0.25 to 0.99 acres in size should maintain a minimum lot foot frontage width of forty-five (45 ft) feet (13.7m) to fifty feet (50 ft) (15.2m) on average to ensure that lots retain a varied street character with a rural aesthetic.

### Policy 8.3.3

For all residential lots 0.25 to 0.99 acres in size, front yard setback shall be a minimum of 4 m (13 feet), unless fronting the modified main street or collector road with rear lane access which allows for a 1 metre setback with a front porch facing a major collector.

### Policy 8.3.4

Residential lots ranging in size from 0.25 to 0.99 acres in size shall utilize building separation and construction requirements in accordance with the Alberta Building Code and Alberta Fire Codes with specific regard to the High Intensity Residential Fires (HIRF) requirement to the satisfaction of the Municipality and/or Provincial regulatory agency.

### Policy 8.3.5

Alternative housing forms may be located and designed in a compatible and integrated manner with adjacent residential development within the core (0.25 to 0.99 acre lot) areas at the discretion of the Municipality.

## 8.4 Residential Multi-Family District

The intent of the Residential-Multi-Family District (lots ranging from 0.125 to 0.25 acre) are to accommodate duplexes, triplex, fourplex and/ or townhomes. Along a modified main street within the centre and distinguishable spine of the community, these lots are intended to provide market driven and flexible housing types. These are intended to be street oriented, front porch styles of development with rear lane access. Each unit will front a boulevard street, with at least one side sidewalk, and are intended to be the highest density areas among the overall Plan Area. These are located in the closest walkable or bikeable proximity to recreational, institutional and commercial opportunities for residents. Though not a housing typology that is commonly seen in Foothills County, the introduction of this flexible spine allows for increased diversification of housing types and efficient use of land as is required by higher order guiding provincial land use policies. See **Figure 16: Lot Profile- Multi-Family District - Highfield** for a visual representation of a typical lot on this district.

### POLICIES

#### Policy 8.4.1

0.125 to 0.25 acre lots fronting the modified main street with a boulevard and a collector road with a boulevard, with rear lane access, are permitted a relaxation of 1.0m (3.28 ft) from the property line for the front yard setback provided the home is fronting the major collector street.

#### Policy 8.4.2

On Residential Multi-Family lots, the housing form may vary in accordance with the permitted and discretionary uses as outlined in the Foothills Land Use Bylaw and as outlined in this ASP. The Developer is seeking flexibility in this district and to allow for diverse housing typologies at the discretion of Foothills County.

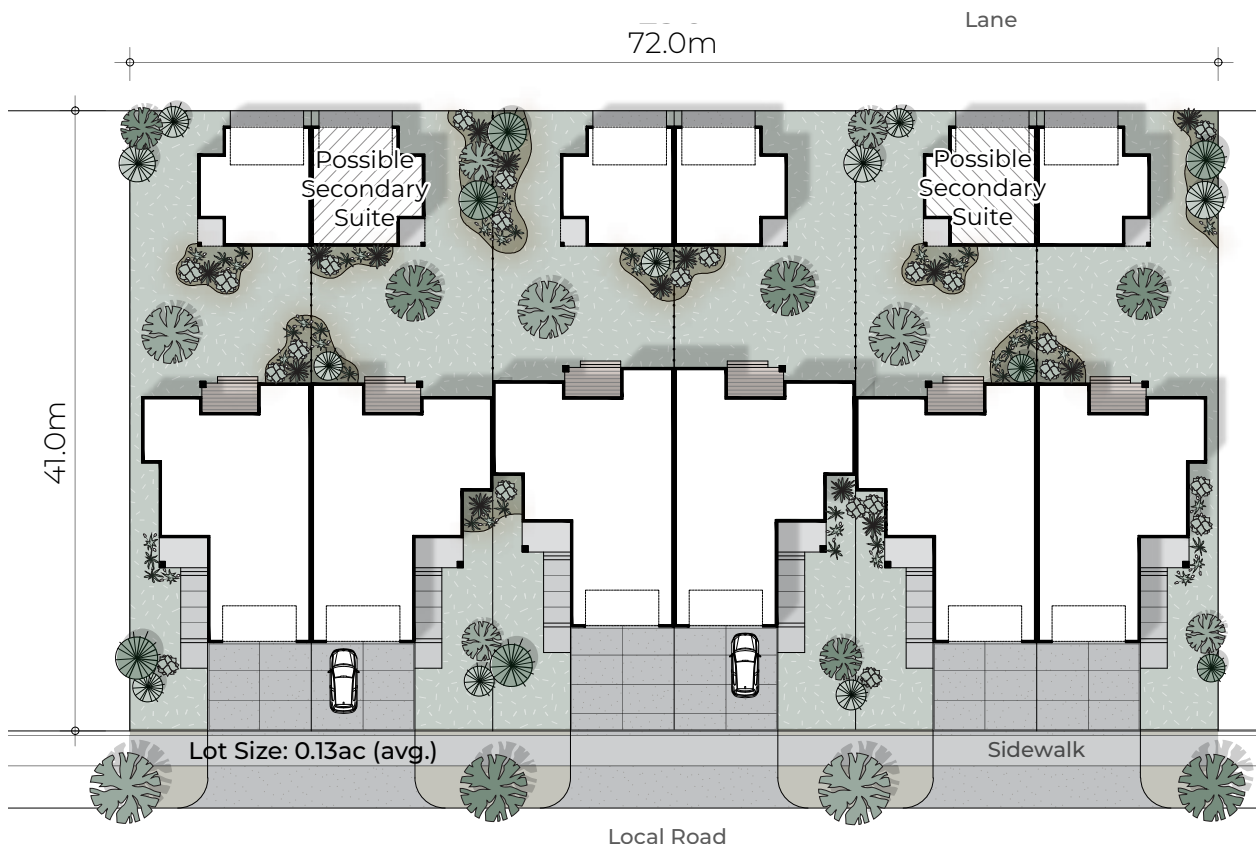


Figure 16: Lot Profile: Residential Multi-Family District - Highfield

## 8.5 Secondary Suites

All residential land use districts within the Plan Area shall accommodate secondary suites as permitted uses. A Site Specific Amendment at the Land Use stage shall be made to accommodate them. All homes built within these districts may have the option to integrate secondary suites into their designs but also to “rough in” secondary suites as may be required. Secondary Suites not only provide opportunities for an additional range of housing and tenure options within Foothills County, they also allow the Plan Area to achieve the density requirements for each neighbourhood as outlined in the CMR Growth Plan.



### POLICIES

#### Policy 8.5.1

Secondary Suites shall be a permitted use within the Country Residential-Cluster District, the Residential- Neighbourhood District, and the Residential- Multi-family District. Accommodation for Secondary Suites in all districts are included in the overall density calculations outlined in **Policy 8.5.3**.

#### Policy 8.5.2

All units within the districts outlined in Policy 8.5.1 may be designed to accommodate or “rough-in” secondary suites at the Development Permit stage, to the satisfaction of Foothills County.

#### Policy 8.5.3

All Secondary Suites may adhere to any relevant rules outlined in the Foothills County Land Use Bylaw but may vary from the guidelines if they do not address the housing form, lot size applicable within this ASP and it is suggested that the City of Calgary’s “Backyard Suites how to Guide” (2019 January 15) and the “Policy to

Guide Discretion for Secondary Suites and Backyard Suites” (amended PUD2019-1203 November 18, 2019) and should at minimum include:

- a) Parking: One parking stall for the tenant(s) on the parcel, in addition to the parking stall(s) required for the property, with the following minimum dimensions:
  - 2.5m (8’3”) x 5.9m (20’) when not abutting a structure (like a house or garage).
  - 2.85m (9’5”) x 5.9m (20’) when abutting a structure on one side.
  - 3.0m (9’10”) x 5.9m (20’) when abutting a structure on both sides.

*Note: Street parking does not count toward the requirement, nor do tandem parking stalls located directly behind or in front of other required stalls.*

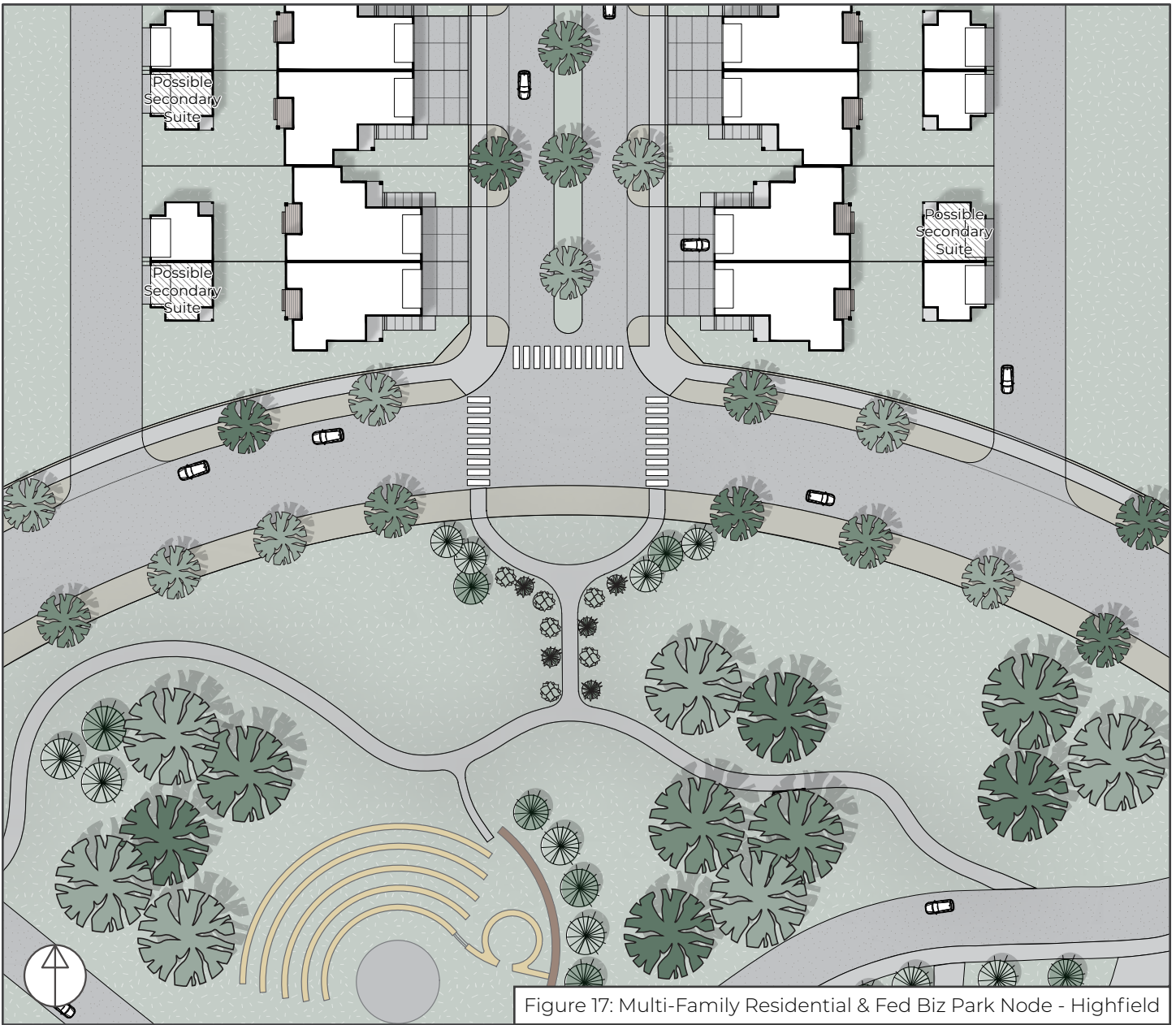
- b) Amenity Space:

- Secondary suite amenity space is an outdoor space designed for the tenants’ active or passive recreational use.
- The area must be shown on the site plan drawing.
- The amenity space must be at least 7.5m<sup>2</sup> (81 ft<sup>2</sup>), with no side smaller than 1.5m (5’).

- c) All Suite Area:

- Suites that are entirely located in a basement, do not have a maximum floor area.
- Internal stairways and landings that provide access to the basement suite do not need to be entirely located below grade.
- Suites that are not entirely located within a basement, have a maximum suite floor area of 100 m<sup>2</sup>\* (or about 1,076 ft<sup>2</sup>).
- Required floor area may be relaxed to a maximum of 10 per cent through development permit application.

*\* Maximum suite floor area does not include the area underneath stairs and landings.*



*This example of Residential Multi-Family District housing within Highfield provides great flexibility in building typologies and higher density through duplexes. These units are secondary suite-friendly with both main street and back lane access, as well as walking distance from Recreation and Amenity spaces such as Fed Biz Park in the south end of the neighbourhood.*

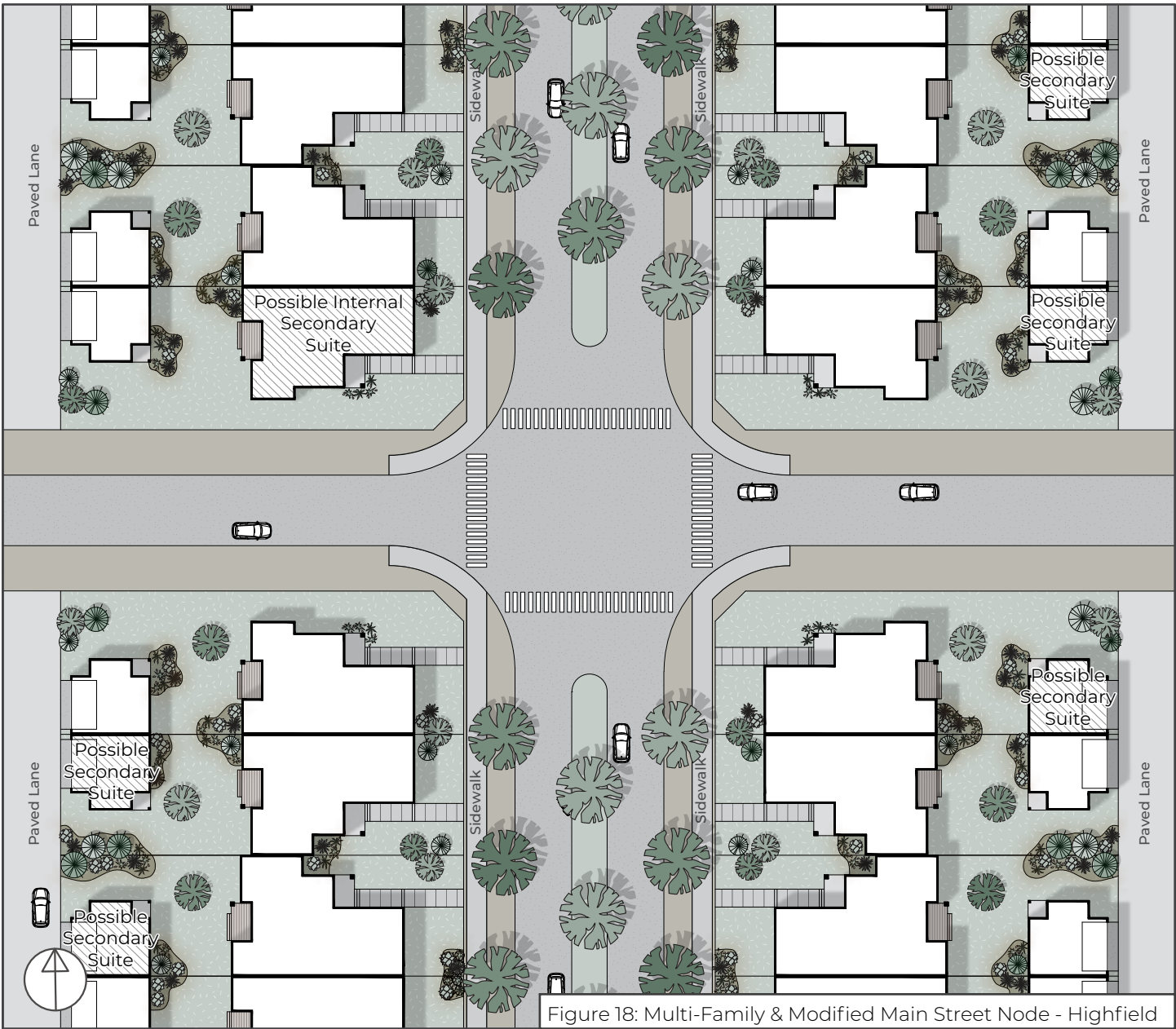


Figure 18: Multi-Family & Modified Main Street Node - Highfield

## 9.0 NON-RESIDENTIAL LAND USES

The Highfield and Rowland Acres ASP provides for a series of non-residential land uses to not only support the housing mix, but also to provide residents with opportunities to access everyday goods and services. The non-residential land uses outlined in this section, along with the open space policies in **Section 10.0** will provide residents with access to recreation and amenity spaces with enhanced connectivity through the plan area amenities, residential areas and neighbourhood commercial areas.

### 9.1 Modified Main Street & Home-Based Businesses

**Figure 10: Land Use Concept – Highfield Modified Main Street** identifies the modified main street, this “t-shaped intersection” is of the strongest collector street and the main boulevard within the Hamlet of Highfield Plan Area. This modified main street is considered as an area where front porch and near sidewalk (considered as no greater than a 1.0m spacing between the sidewalk and the front porch) interactions are intended.

The modified main street area is designed as a hub allowing for small home-based Type I and Type II businesses within a walkable and amenity rich area of the community. This accommodates service businesses, such as hairdressers, acupuncturists, small pharmacy, tattoo parlours, nail salons, physiotherapy, psychology, etc., intentionally embracing a diversity of uses, fostering a sense of community and economic vitality.

The key features of this intentional modified main street include considerations of mixed-use zoning which supports a mix of commercial and home-based business accessible from the front of the street. The zoning of this area is intended to be flexible, and allows for home-based businesses, fostering entrepreneurship and economic opportunity for local residents.

In order to be successful, the modified main street area chosen on **Figure 10: Land Use Concept – Highfield Modified Main Street** may include:

- a) pedestrian friendly design;
- b) store front architecture that is inviting and welcoming, with large windows showcasing products and services;
- c) opportunities for front porch interactions, front porches should be setback no greater than 1.0m from the sidewalk;
- d) street furniture, “free little library” boxes, and outdoor seating opportunities for social interaction;
- e) connectivity to efficient public transportation options and bicycle lanes encouraging easy navigation and accessibility for all residents; and/or
- f) a diversity of Home-Based Business types I & II that encourage small boutique shops to home-based enterprises.

This intentional modified main street design prioritizes a balance between residential and commercial activities, fosters social interactions, and promotes economic diversity. The result is a vibrant, walkable community hub that reflects the unique character and needs of its residents. The Foothills County Land Use Bylaw does not currently include a mixed-use zoning district, as such, each of these uses would have to be achieved by Development Permit as home-based businesses on a site-specific basis at the appropriate time. A photo example of a development where this is effective in the urban context is included on the following page (*photo refence: Eversyde Boulevard SW, Calgary AB*)

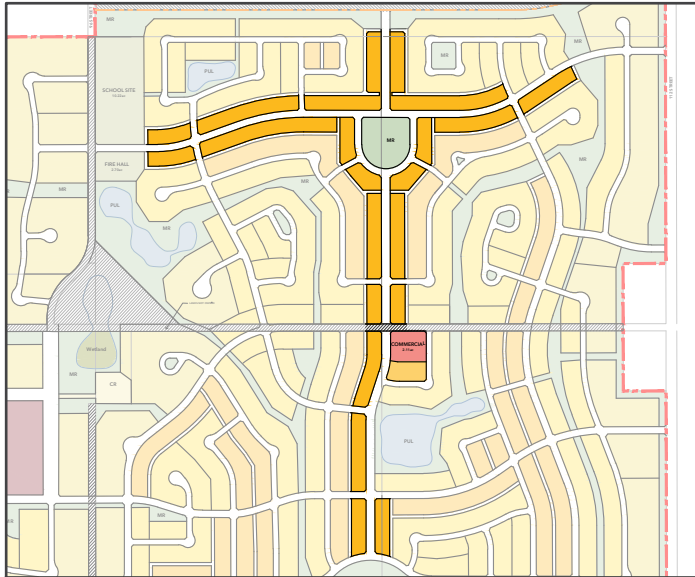


Figure 10: Land Use Concept - Highfield Modified Main Street

## POLICIES

### Policy 9.1.1

The modified main street is encouraged to support store fronts, mixed use, home-based businesses that offer a range of services for local area residents. The modified main street is intended to convey a walkable, front porch streetscape with ample opportunities for social interaction and small-scale retail or commercial services. Each home-based business in the modified main street may be required to meet the Home-Based Business Type I or Type II requirements as outlined in the Foothills County Land Use Bylaw and are considered at the discretion of Foothills County



## 9.2 Neighbourhood Commercial Land Uses

**Figure 10: Land Use Concept** identifies the locations of the Neighbourhood Commercial areas within the Highfield and Rowland Acres ASP area. The Neighbourhood Commercial Areas within the Plan Area not only provide necessary goods and services for local residents but also allows space for community members to gather which contributes to greater community vitality within the Plan Area. There are two Neighbourhood Commercial Areas within the ASP: one in the central area of the Highfield Area, and one in the Rowland Acres area adjacent to Highway 2 and accessed from 392 Avenue East.

The Neighbourhood Commercial areas are intended to accommodate community supportive uses that provide retail and commercial services that meet the daily needs of local residents. While auto-oriented uses are discretionary within these areas, the primary emphasis will be smaller commercial units that support local convenience and personal services such as a hair or nail salon, dentist/doctor office, veterinarian, small restaurant, specialty grocery, medical office, coffee shop or café and fitness studios. See **Figure 19: Rowland Acres Neighbourhood Commercial Node** and **Figure 20: Highfield Neighbourhood Commercial Node** for a conceptual representation of how the commercial areas in the ASP could be designed.

Neighbourhood Commercial areas will exhibit high-quality architecture and urban design and will comply with the Foothills County Dark Sky Bylaw and operate within the community standards bylaw.



### POLICIES

#### Policy 9.2.1

The Neighbourhood Commercial Area in Rowland Acres shall comply with the required setbacks from Highway 2 and 392 Avenue East to the satisfaction of Alberta Transportation and Economic Corridors and Foothills County.

#### Policy 9.2.2

The Neighbourhood Commercial Areas within Highfield and Rowland Acres shall align with the rules outlined in the Community Commercial District in the Foothills County Land Use Bylaw.

#### Policy 9.2.3

The Neighbourhood Commercial Areas may accommodate auto-oriented uses such as a gas station or convenience store on a permitted use basis, however, auto-oriented uses shall be sited to sensitively integrate with neighbouring uses and will be subject to additional design considerations such as screening and pedestrian connectivity and scale, subject to the satisfaction of Foothills County. Indoor or outdoor storage uses will not be supported in the Neighbourhood Commercial Areas.

#### Policy 9.2.4

The Neighbourhood Commercial Area should not have an adverse impact on adjacent residential development by way of noise, dust, odours, outdoor lighting or other emissions. Noise, dust, odours, outdoor lighting or other emissions should be contained within the building where they are generated.

#### Policy 9.2.5

The design of the Neighbourhood Commercial area should provide for a compatible interface with adjacent development and natural features; orient buildings towards the street; present an attractive building, fencing, berming and landscaping treatment along public roads and reserve land, and where visible from residential areas and transportation corridors; and be comprehensively designed at the Land Use and Outline Plan stage.

### Policy 9.2.6

The Neighbourhood Commercial area within Rowland Acres may include Highway facing signage at the rear of the building and these should be designed with a high aesthetic standard and are subject to Roadside Development Permits from Alberta Transportation and Economic Corridors and Municipal Development Permits..

### Policy 9.2.7

The Neighbourhood Commercial Areas shall comply with the Architectural Controls discussed in **Section 7.4** which may include provisions related to the following:

- a) Accommodate retail uses that maintain a pedestrian scale;
- b) Be designed with a high-quality aesthetic using natural materials and colours, and fully integrated and unified signage;
- c) Maintain no large pylon signs, light canopies, or back lit signage and use flush mount soffit lighting in the roof overhang to light signage;
- d) Use landscaping to buffer and soften parking areas and enhance pedestrian pathways;
- e) Design all loading and garbage functions to be at the rear side of buildings where possible and use appropriate visual screening techniques with complementary materials to the principal building materials; and
- f) Utilize streetscape furnishings such as bike racks, benches, and garbage bins.

### Policy 9.2.8

As per **Section 7.1** and **Section 6.5**, the Neighbourhood Commercial Areas shall comply with the Dark Sky Bylaw and the Community Standards Bylaw.

### Policy 9.2.9

A public amenity space or spaces shall be provided within the Neighbourhood

Commercial Area by the Developer, to the satisfaction of Foothills County.

### Policy 9.2.10

Retail units shall primarily be small or medium format units and should not exceed 3,000 square feet within the Neighbourhood Commercial Area.

### Policy 9.2.11

The design of the Neighbourhood Commercial Area should provide a sensitive and compatible interface with adjacent development and natural features where applicable. Buildings should be oriented towards the street, and present an attractive building, fencing, berming and landscaping treatment along public roads and public spaces.

### Policy 9.2.12

The Neighbourhood Commercial Areas should be comprehensively designed at the Land Use and Outline Plan stage to the satisfaction of Foothills County.

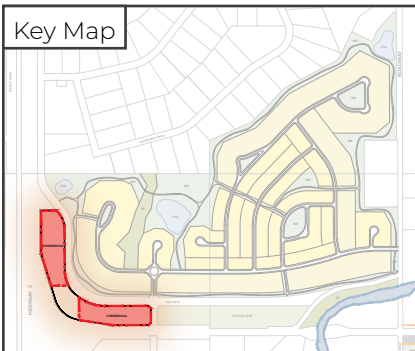
### Policy 9.2.13

The mobility network in the Neighbourhood Commercial Area shall be designed to provide connectivity and safe conditions for pedestrians, cyclists and motorists. This will be achieved by:

- a) Adhering to the recommendations identified in the Transportation Impact Assessment (TIA) pertaining to vehicle access to the Neighbourhood Commercial Area;
- b) Providing safe and convenient walkway and pathway access from other areas of the Plan Area to the Neighbourhood Commercial Area; and
- c) Ensuring that convenient potential future regional transit access and facilities are provided if regional transit should be implemented in the Aldersyde Area in the future.



Figure 19: Rowland Acres Neighbourhood Commercial Node



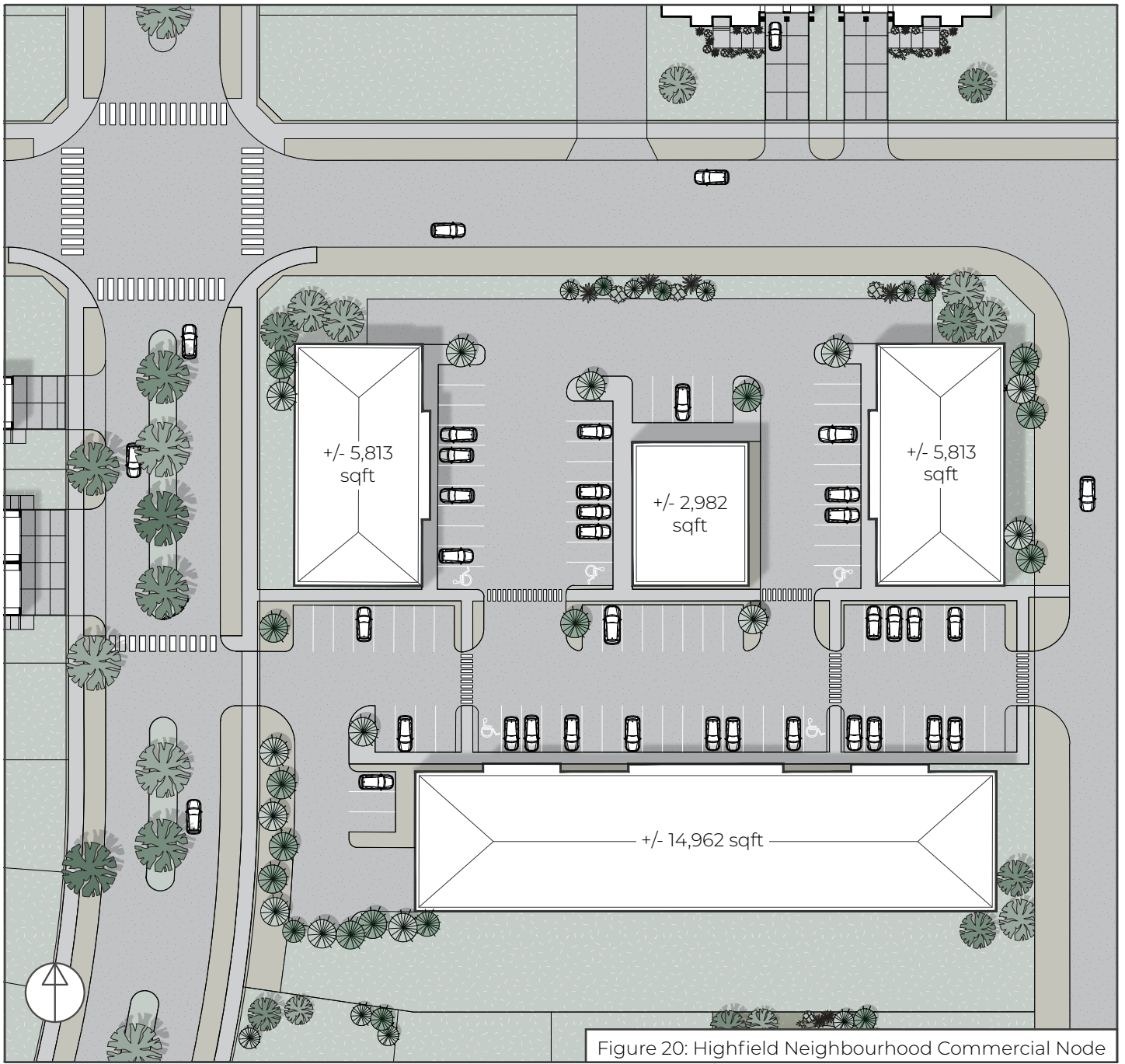
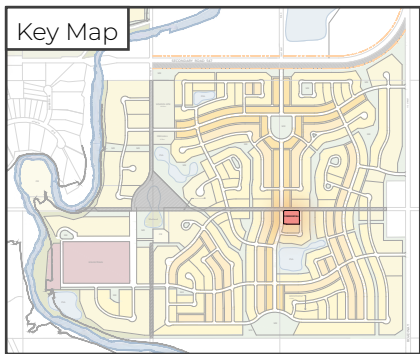


Figure 20: Highfield Neighbourhood Commercial Node



## 9.3 Equestrian Facility (Recreation)

The Highfield portion of the Plan Area contains a long-standing equestrian facility that will be retained for the foreseeable future. The equestrian facility will be integrated into the development and reflected as a form driver for future amenity spaces and development themes. The established internal roads and paddock structures and servicing will be retained and help shape the sense of place which will emerge by carrying forward the grid-like street patterns, setting similar street widths and continuing the tree-lined rural aesthetic in the development. At the Land Use or Outline Plan stage, the equestrian facility will become a semi-private amenity that may allow for the boarding of horses both inside and outside of the community. The facility will be permitted and zoned in accordance with the Foothills County Land Use Bylaw at the appropriate time within the Land Use and Outline Plan prepared for its applicable phase. The Municipality's Direct Control District #29 most closely resembles the land use proposed for the equestrian facility and it will be required to meet the Agricultural Operations and Practices Act with regard to manure management and animal handling. At the completion of the community, the Developer may offer the equestrian facility and structures to the HOA to own, operate, and maintain.

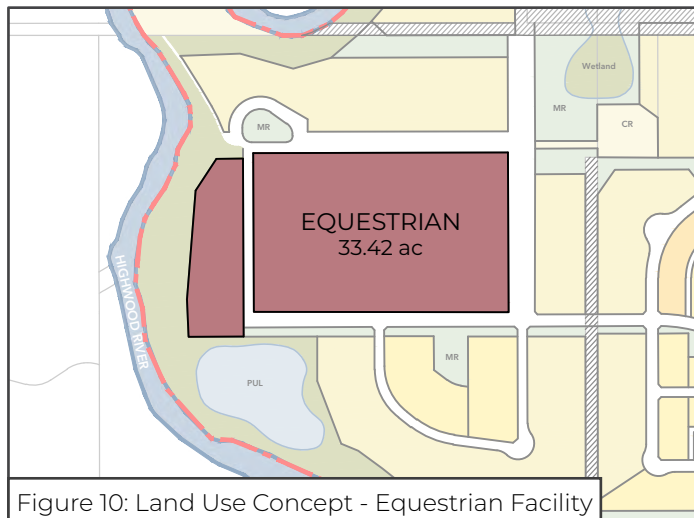


Figure 10: Land Use Concept - Equestrian Facility

### POLICIES

#### Policy 9.3.1

An equestrian facility is outlined in *Figure 10: Land Use Concept*. The facility shall be designated appropriately at the time of Land Use and Outline Plan submission for the applicable phase of development.

#### Policy 9.3.2

The requirements for equestrian facilities outlined by the Province of Alberta and the Municipality shall be met at the time under a subsequent Development Permit for this use.

#### Policy 9.3.3

The Equestrian facility will be provided to the HOA to own and maintain at the appropriate time to the satisfaction of Foothills County.

#### Policy 9.3.4

The provision of animal units within the Hamlet as it relates to the Equestrian Facility and horses shall be monitored by the Developer to the satisfaction of Foothills County. With the exception of horses in the Equestrian area, no livestock or other livestock related animal units shall be allowed in the Plan Area unless allowed by County Bylaw.



## 9.4 School Sites (Municipal Reserve)

As delineated on **Figure 21: School Site Concept**, the Highfield and Rowland Acres ASP identifies two (2) school site locations: one in Rowland Acres (+/- 5.57 ha/13.77 acres) and one in Highfield (+/- 10.22 acres). One school may be utilized for the Separate School Board and one for the Public School Board. The type, grade level, and size of student population the schools can accommodate should be reviewed at the Land Use and Outline Plan stage in conjunction with the applicable school board.

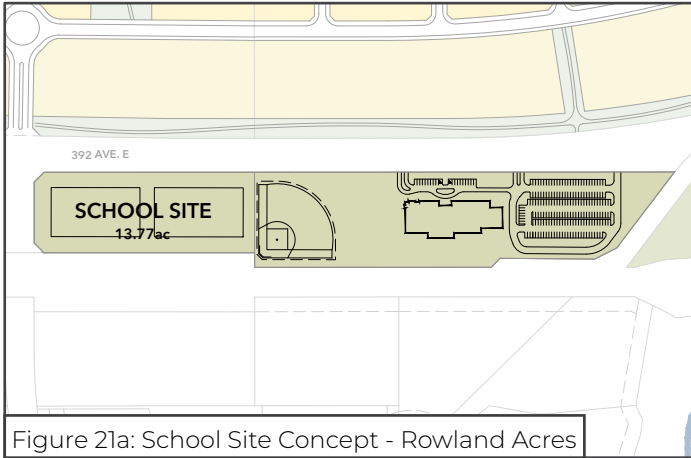


Figure 21a: School Site Concept - Rowland Acres

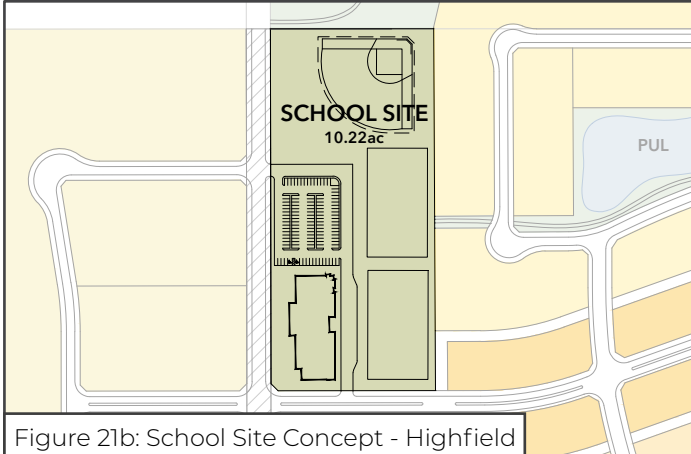


Figure 21b: School Site Concept - Highfield

### POLICIES

#### Policy 9.4.1

The two (2) School Sites identified within the Plan Area will be provided as Municipal Reserve and shall be designated as a Service District in accordance with the Foothills County Land Use Bylaw.

## 9.5 Fire Hall (Municipal Reserve)

The area is currently served by the Okotoks Fire Department, however, a Municipal Fire Hall site is allocated within Highfield at the entrance to 96 Street E (refer to **Figure 22: Fire Hall Concept - Highfield**). The Fire Hall site is 1.90 ha/2.70 acres would be a piece of infrastructure cost recovered through the off-site levy bylaw described in Section 648 of the MGA. The Fire Hall will assist Foothills County in responding to emergencies both in the ASP area as well as in the existing surrounding areas.

The Fire Hall will be contributed to by the Developer in the form of an off-site levy. The County is responsible for construction and utilizing the off-site levy contributions toward this service.

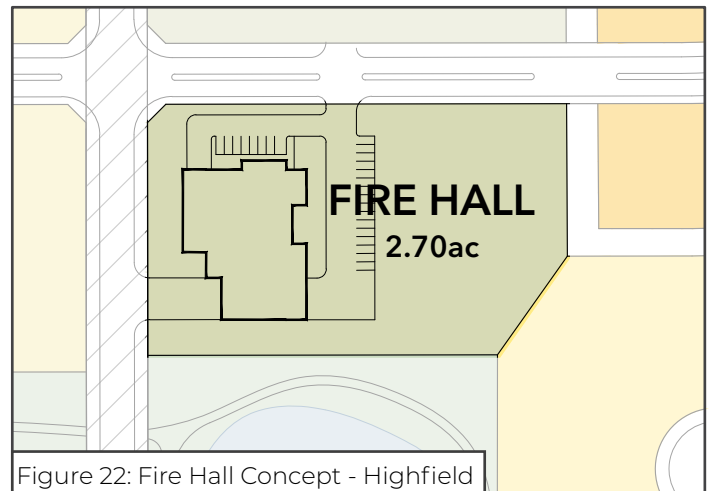


Figure 22: Fire Hall Concept - Highfield

### POLICIES

#### Policy 9.5.1

The Fire Hall site identified within the Plan Area will be provided as Municipal Reserve and shall be designated as a Service District in accordance with the Foothills County Land Use Bylaw.

# 10.0 OPEN SPACE

The Highfield and Rowland Acres ASP Open Space system (*Figure 23: Open Space & Multi-Modal Pathway System*), comprises a series of parks, public spaces, natural areas, and other open spaces that will provide social, biophysical, and aesthetic functions. Specifically, the Open Space within the Plan Area promote, conserve, and enhance an interconnected ecological and recreation network and provide for circulation within neighbourhoods and connection through the community. The Open Space network will not only serve to protect the Highwood River but will also facilitate opportunities for active and passive recreation and programming in the community. The Open Space system is comprised of a multi-modal pathways system, a series of interconnected community gathering spaces, special purpose recreation, and an equestrian facility (discussed in *Section 9.2* and outlined on *Table 4: Open Space Network Breakdown* below).

An intentional design consideration in Rowland Acres is to include 16.0m wide roads, with a ditch and swale profile. This was included in this community to reflect the existing road standard within the neighbouring community of Ravencrest. The 16.0m wide carriageway has 1.0m paved shoulders on each side for pedestrian movements, and does not include formal sidewalks in order to convey a rural development standard and similar aesthetic adjacent to an existing rural community.

## 10.1 Open Space Network

The design of the linear parkway and Open Space system is deliberate and is intended to provide for internal circulation within neighbourhoods and to connect neighbourhoods to one another. It is intended that the Highway 547 bridge crossing the Highwood River will be upgraded to include a pedestrian walkway, allowing for improved linkage between Highfield and Rowland Acres. The open space strategy includes a system of active and passive recreational spaces, with active programming in all Neighbourhoods to be detailed at the Land Use/Outline Plan stage with input from Foothills County. The Open Space system provides a buffer to the agricultural lands and a green amenity interface with the existing residential areas. The proposed Open Space pathway standards can be found in *Section 12.2*.



**Table 4: Open Space Network Breakdown**

NEIGHBOURHOOD	+/- ER	+/- MR	+/- PUL	+/- SCHOOL	+/- TOTAL
Highfield	12.00 ha / 29.65 ac	46.18 ha / 114.11 ac	7.44 ha / 18.38 ac	4.14 ha / 10.22 ac	<b>69.79 ha / 172.36 ac</b>
Rowland Acres	4.19 ha / 10.35 ac	25.84 ha / 63.84 ac	2.45 ha / 6.04 ac	5.57 ha / 13.77 ac	<b>38.05 ha / 94.00 ac</b>

\*ER/MR lands: could include some MR at the discretion of the Municipality, primarily due to the need for a detailed geotechnical report in some locations at the Land Use/Outline Plan stage.

\*\*MR/Open Space lands: could include some lands that are Open Space District and held by the Homeowners Association, at the discretion of the Municipality.

\*\*\*Flood Hazard Protection Overlay lands: may convey the MR or ER designations at the discretion of Foothills County.

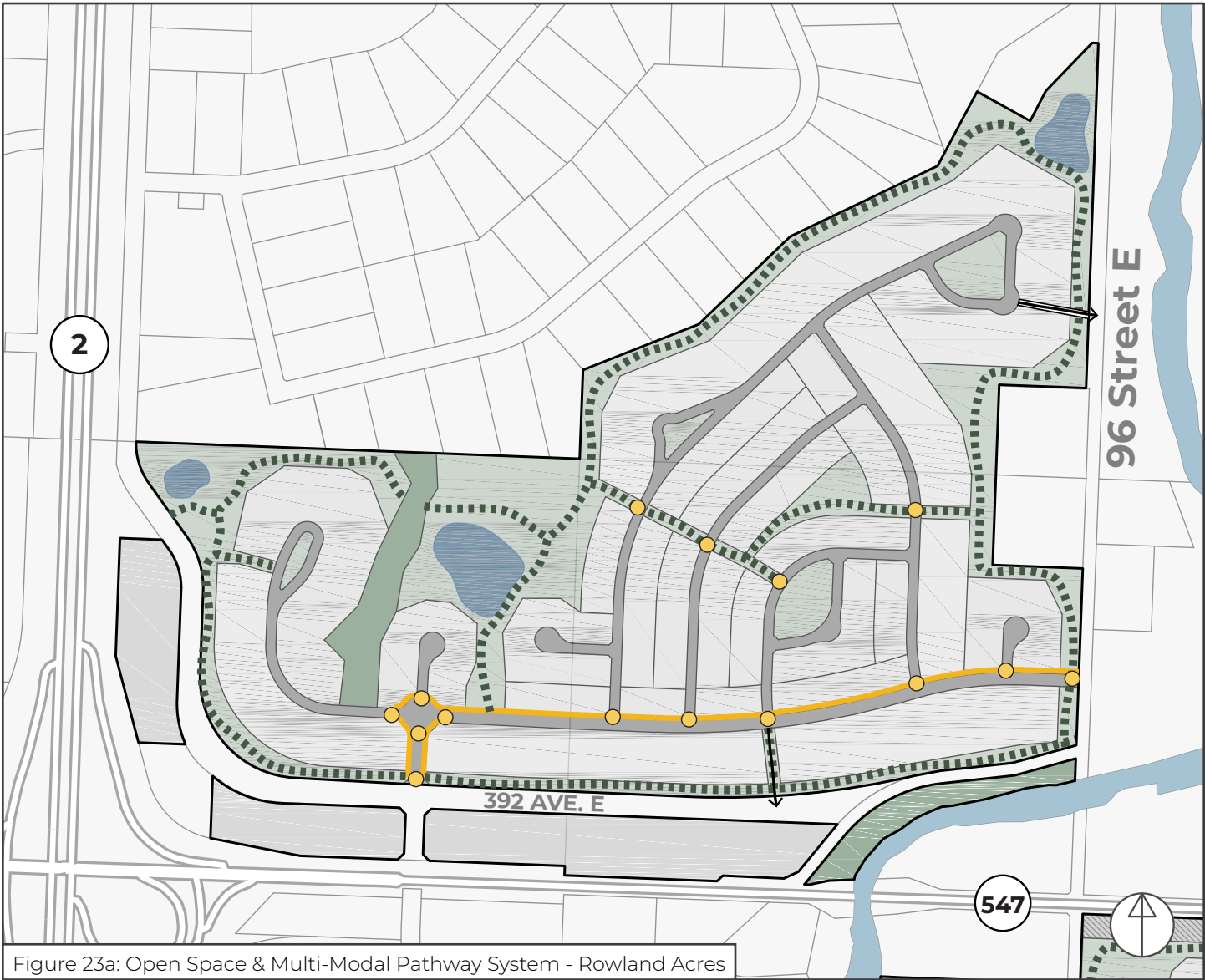
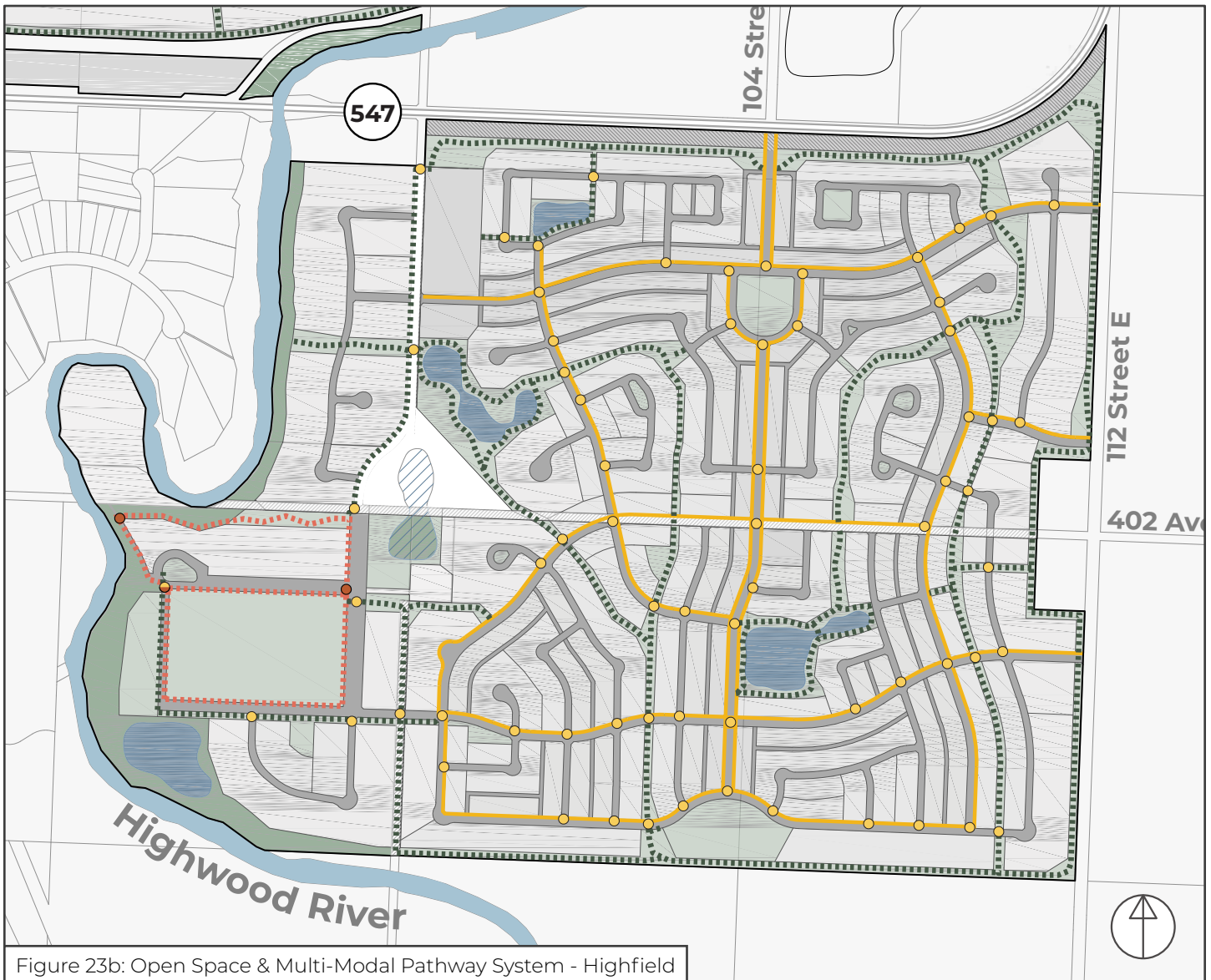













Figure 23a: Open Space & Multi-Modal Pathway System - Rowland Acres

LEGEND

- Open Space (MR)
- Protected Open Space (ER)
- Plan Area Internal Roads
- Storm Ponds (PUL)
- Highwood River
- Sidewalk
- Open Space Pathway
- Pedestrian Crosswalk
- Emergency Egress



LEGEND

- |                                                                                                              |                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
|  Open Space (MR)           |  Sidewalk                                    |
|  Protected Open Space (ER) |  Open Space Pathway                          |
|  Plan Area Internal Roads  |  Multi-Modal Pedestrian & Equestrian Pathway |
|  Storm Ponds (PUL)         |  Pedestrian Crosswalk                        |
|  Highwood River            |  Multi-Modal Crosswalk                       |
|  Wetland                   |                                                                                                                                 |

## POLICIES

### Policy 10.1.1

The Open Space Network recognizes the need to create an overall sense of individual well-being and to encourage social gathering. To achieve this, the following should be incorporated into the open space design at the Land Use and Outline Plan stage where appropriate and feasible to the satisfaction of Foothills County:

- a) Integrate the Open Space Network into the broader community through safe, pleasant, and efficient pathway routes. For more details on the Multi-Modal Pathway System, refer to **Section 10.4**;
- b) Ensure seasonal adaptability for year-long usability through appropriate landscaping, site design, provision of street furniture, and recreational facilities;
- c) Provide public visibility to the open space through visual corridors;
- d) Design and locate active amenities such as play equipment and passive amenities such as seating in a clustered arrangement;
- e) Encourage a diversity of user activities and opportunities through provision of recreational equipment or interpretive trails and signage;
- f) Encourage residential and local neighbourhood commercial development to incorporate vistas into Open Space;
- g) Promote “eyes on the street” by using active building edges to frame and define neighbourhood parks, plazas, and playgrounds where possible;

- h) Support linear parkways and linkages where appropriate to promote connectivity and to facilitate walking and cycling;
- i) Design parks and Open Space to provide opportunities for cultural enjoyment and artistic programming;
- j) Ensure Open Spaces and amenities are located and designed in accordance with the principles of universal access and barrier-free design;
- k) Provide opportunities to connect people with nature and provide environmental education, where appropriate and feasible;
- l) Provide opportunities for local food production, such as community gardens; and
- m) Encourage connections to green infrastructure such as bioswales.

### Policy 10.1.2

At the Land Use and Outline Plan stage, the Developer shall provide a breakdown of the lands designated as part of the open space system including those lands that may be MR, ER, Public Utility District, Flood Hazard Protection Overlay, Open Space District, Recreation District and Service District and how those lands will be owned and maintained as part of the Outline Plan Area to the satisfaction of Foothills County.

### Policy 10.1.3

At the time of the Highway 547 Bridge Upgrade, the Developer shall, at the Land Use and Outline Plan Stage, design, provide, and include a pedestrian connection across the Highway 547 bridge to ensure connectivity between Neighbourhoods within the ASP to the satisfaction of ATEC and Foothills County.

## 10.2 Recreation & Community

### Gathering Spaces

---

There are intentionally planned sites throughout the community that give residents unique opportunities for expression, reflection, and recreation.

#### Cape Canaveral Court

As discussed in **Section 7.2**, Cape Canaveral Court forms the apex at the heart of the community, in a centralized location in the Highfield Neighbourhood. This feature is accessed by main 20-meter local roads with landscaped medians, green infrastructure additions, and paved sidewalks. This park was thoughtfully designed to invite users in and immerse themselves in a space that is foundational to the community character, much like Cape Canaveral who was a foundation sire to the breeding program at Highfield Stock Farm. The park will be home to two multi-sport fields, a significant horseshoe shaped fountain and monumental statue of Cape Canaveral, a multi-use building for possible concession/storage, and enlarged chess/checkers sets for residents to engage in friendly competition.

Please refer to **Appendix B: Cape Canaveral Court Conceptual Graphics** for details of how Cape Canaveral Court could be developed.

#### Fed Biz Park

Fed Biz Park is located on the south side of the Highfield Neighbourhood (see **Figure 23b: Open Space & Multi-Modal Pathway System - Highfield**) and is intended to facilitate community gathering and activities for residents. Fed Biz Park, named for Highfield Stock Farm's iconic stallion, is intended to be an all-season community destination and features a splash park and wading pool for families to enjoy, a toboggan hill, and an amphitheatre.

Please refer to **Appendix C: Fed Biz Park Conceptual Graphics** for details of how Fed Biz Park could be developed.

#### "Missy's Place"

Missy's Place is a gathering space along the river inlet and will give residents a place to bring their dogs to an off-leash park, that will be fenced along the east side, and give them access to jump and play in the river. Additionally, Missy's Place will have a community garden along the river with integrated walkways and a central seating area. This inlet will be accessed by foot or bike and be a calming area for unwinding, enjoyment, and sharing common interests with neighbours.

Please refer to **Appendix D: Missy's Place Conceptual Graphics** for conceptual site plans describing Missy's Place.



## POLICIES

### Policy 10.2.1

Specific details around the design of recreational spaces including parking considerations, amenity provisions, placemaking, and landscaping shall be detailed at the Land Use and Outline Plan stage to the satisfaction of Foothills County.

### Policy 10.2.2

The Developer shall be responsible for the construction of recreational areas to the satisfaction of Foothills County.

### Policy 10.2.3

As per Policy 10.1.2, the Developer shall work with the County to identify ownership and maintenance responsibility for recreational spaces at the Land Use and Outline Plan stage to the satisfaction of Foothills County.

## 10.3 Municipal & Environmental Reserves

Municipal Reserve and Environmental Reserves form the basis of the Open Space network within the Plan Area and are delineated in **Figure 24: Municipal & Environmental Reserve**.

Municipal Reserve (MR) lands are intended to provide a suitable land base for the allocation of recreation facilities to be used and enjoyed by residents and the general public. MR may provide important access links to other lands, such as river access, and can also offer undeveloped green spaces that act as buffers between different land uses. MR lands can support recreation facilities such as sports fields, school sites, play structures, skating rinks, and associated facilities like parking lots and washrooms, public trails, and natural green spaces.

Environmental Reserve (ER) lands are intended to protect the natural environment, people and property from hazardous conditions (e.g. flooding) and provide public access to or along lakes and rivers. ER lands are intended to be generally left in their natural condition as much as possible. Public trails may be developed where conditions are suitable with Municipal approval. Along rivers, a limited number of public pathways and stairs may be permitted to allow safe access to the water. Along the steep valley banks associated with the Highwood River a geotechnical study will establish a factor of safety and appropriate setbacks required from the top of slope. Upon completion of the geotechnical study, the Developer and the Municipality will determine what the appropriate ER/MR split shall be with the goal of allowing for continuous pathways along the river valley and escarpment.



Adequate land should be provided through MR and ER dedication to meet the needs of area residents and the public. Pathways and parks should be provided, where they can offer a pleasant and safe experience. In general, pathways and parks should be located in such a manner that maximizes safety and provides, where possible, a sense of detachment from developed areas. Common open spaces within development nodes should be planned to provide intermittent breaks in the development pattern, to open up views to the river valley and mountains, and to link to parks and open spaces. Development of parks serving the passive recreational needs of residents with pathways, sitting areas, grassy knolls, landscaped edges, and children's play areas may be created by the Developer and maintained through locally based Homeowners Association (HOA). The Developer will maintain all municipal reserve spaces until such time as the HOA has enough persons to adequately manage the takeover of landscape maintenance program.

### POLICIES

#### Policy 10.3.1

Reserve shall be dedicated through the subdivision process in the full amount owing in accordance with the requirements of the Approving Authority, pursuant to the MDP and MGA.

#### Policy 10.3.2

The allocation of reserve shall be determined at the time of Land Use and Outline Plan at the discretion of the Municipality. Certain development cells within Outline Plans may be deficient of reserves, others may be over dedicated. The Developer shall ensure the required amount of reserve is dedicated throughout the course of the development over time to the satisfaction of the Municipality.

#### Policy 10.3.3

As outlined in **Section 6.4** a Homeowners Association will be formed by the Developer and they may be responsible for maintenance of community open spaces and MR areas at the discretion of the Municipality.

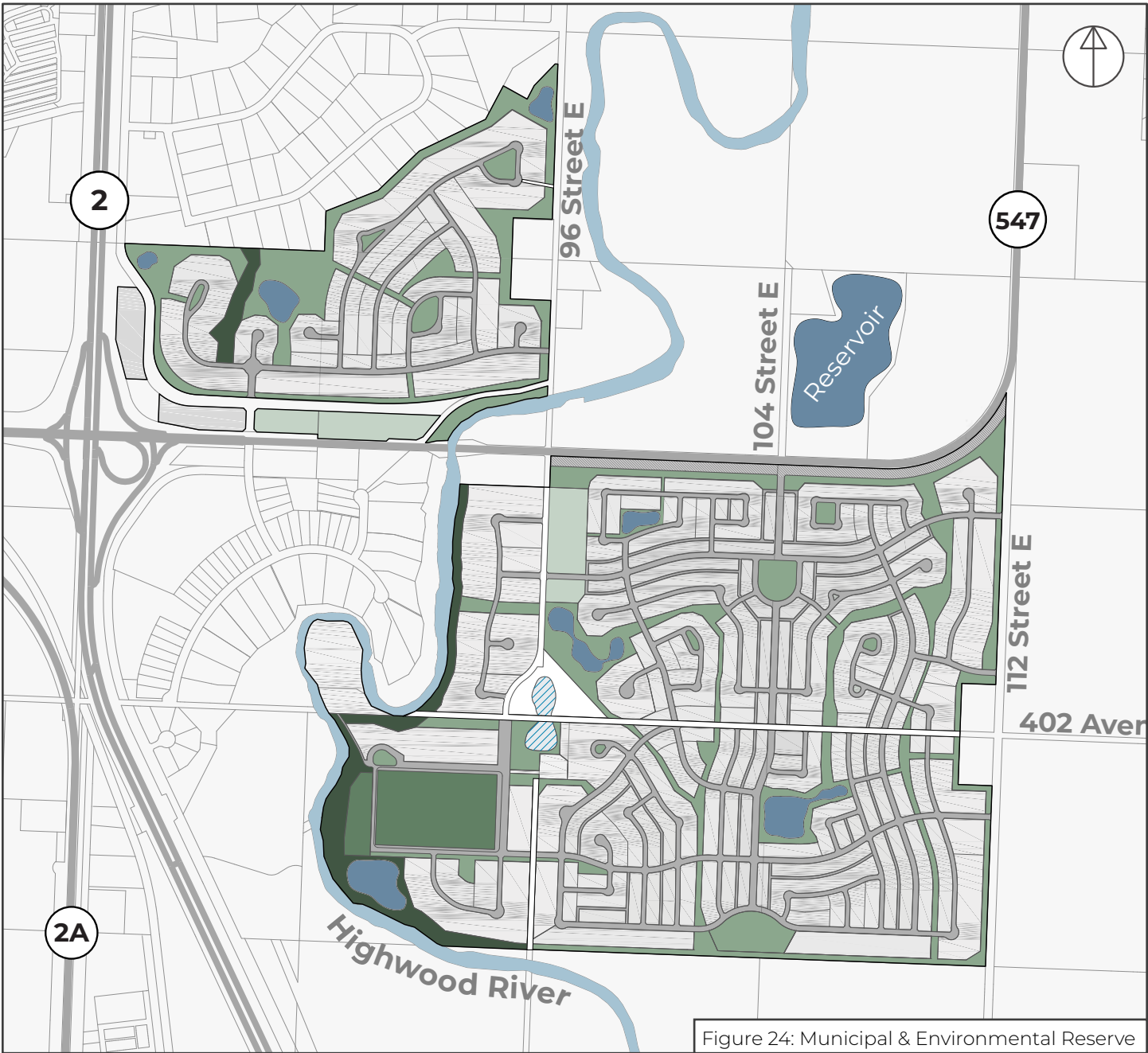


Figure 24: Municipal & Environmental Reserve

LEGEND

- Environmental Reserve
- Municipal Reserve
- Municipal Reserve - School/Fire Hall
- Storm Ponds (PUL)
- Highwood River
- Wetland

## 10.4 Multi-Modal Pathways

The Highfield and Rowland Acres neighbourhoods will benefit from substantial pedestrian and cycle connectivity options that will also provide access to transit and other modes of transportation. All local and collector roadways within the ASP area shall be developed with sidewalks, providing a general and focused direction for pedestrians in the community. Bicycle routes will be integrated with multi-modal pathways connecting internal networks (residential, commercial, and recreation) and the two neighbourhoods. Multi-modal pathways will accommodate efficient pedestrian and non-motorized transportation alternatives to connect nodes in the community. In keeping with the equestrian-oriented theme of the community, some multi-modal pathways will be suitable for equestrian use, as depicted in **Figure 25: Conceptual Multi-Modal Pathway Cross Section**. The multi-modal pathway network is shown on **Figure 23: Open Space & Multi-Modal Pathway System**. The pathways take advantage of natural corridors and vantage points to provide enjoyable and multi-use interpretive experiences for local residents, while at the same time, improving the safety, health, and well-being of the community.

### POLICIES

#### Policy 10.4.1

The Developer shall be responsible for construction of all pathways, the specific design and locations of which shall be detailed at the Land Use and Outline Plan stage. The responsible party for pathways maintenance shall be identified to the satisfaction of the Municipality.

#### Policy 10.4.2

In alignment with Policy 10.4.1, the specific design and locations of the multi-modal equestrian pathways shall be detailed at the Land Use and Outline Plan stage and will ensure that any intersections between the internal road network and multi-modal equestrian trails are an appropriate materiality for horse crossings.

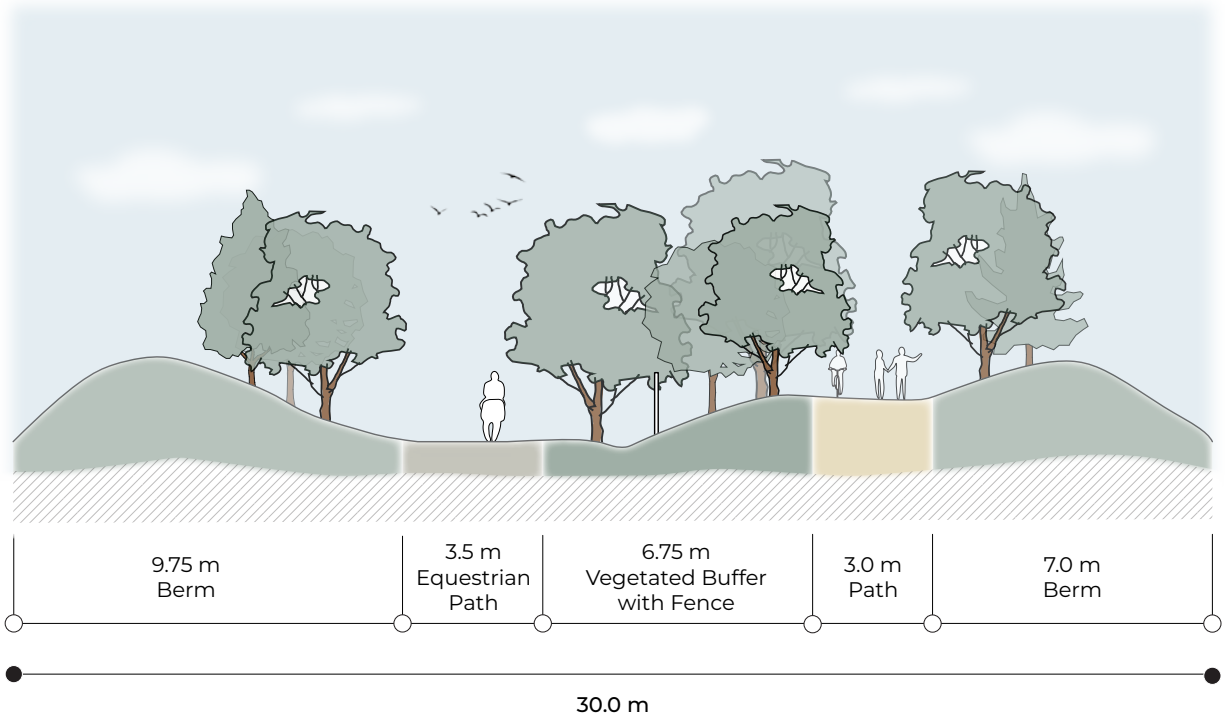


Figure 25: Conceptual Multi-Modal Pathway Cross Section

## 11.0 ENVIRONMENT & SUSTAINABILITY

This section outlines the integration of renewable energy sources, electric vehicle infrastructure, and environmental sustainability practices to be encouraged within the ASP Area. By promoting the utilization of solar panels and electric car plug-ins, this section aims to foster energy efficiency, reduce greenhouse gas emissions, and create an environmentally responsible community.

Environmental and sustainability policies in the Plan Area refer to the following set of guidelines and practices aimed at promoting sustainable and environmentally responsible development and management of residential communities.

The following is a description of the practices to promote environmental responsibility in new housing developments:

### A) LAND USE PLANNING

Emphasize thoughtful land use planning to minimize environmental impacts. This includes preserving natural habitats, protecting sensitive ecosystems, and integrating green spaces into the community design. Land use decisions prioritize the conservation of open spaces, promote biodiversity, and consider the impact on local flora and fauna.

### B) ENERGY EFFICIENCY

Encourage the implementation of energy-efficient measures in housing design and construction. This involves promoting the use of energy-efficient materials, appliances, and building systems. It may also require compliance with energy performance standards and the incorporation of renewable energy sources, such as solar panels or wind turbines, to reduce reliance on non-renewable energy and lower carbon emissions. This will be included in the architectural controls.

### C) WATER CONSERVATION

Prioritize water conservation through the promotion of efficient water management practices. This includes the use of water-efficient fixtures, appliances, and landscaping techniques such as xeriscaping. Policies may encourage rainwater harvesting, greywater recycling systems, and the reduction of water-intensive landscaping practices to minimize water consumption and protect local water resources. This will be included in the architectural controls.

### D) WASTE MANAGEMENT & RECYCLING

Through architectural controls, the Developer will establish guidelines for waste management and recycling programs within the community. Encouraging the use of recycling facilities and the promotion of composting and waste reduction practices is undertaken to emphasize waste reduction, recycling, and responsible waste management within the development. This includes the provision of recycling infrastructure, waste separation systems, and education on recycling practices for residents. Policies may also encourage composting, the use of recycled or sustainable materials in construction, and the reduction of construction and demolition waste. A central waste collection and blue / green / black bin cart system will be privately contracted within the community by the Developer and, at the appropriate time, the Homeowners Association.

### E) STORMWATER MANAGEMENT

Require stormwater management to mitigate the impact of runoff on local water bodies and reduce pollution. This includes implementing green infrastructure techniques such as permeable pavements and retention ponds to promote infiltration, filtration, and natural water retention. The ASP policies require the integration of stormwater management systems into the design and the use of best practices for erosion control during construction.

## 11.1 Solar Panel Integration

### F) TRANSPORTATION & MOBILITY

Promote sustainable transportation options to reduce reliance on single-occupancy vehicles. This includes the provision of pedestrian-friendly infrastructure, bike lanes, and public transportation access within the Plan Area. The Developer also encourages the installation of electric vehicle charging stations, car-sharing programs, and the promotion of alternative transportation modes to support a greener and more connected community.

Implementing policies and practices to promote environmentally responsible development in new communities can contribute to the preservation of natural resources, reduce environmental impacts, and create healthier and more sustainable communities for residents. These following sections promote long-term environmental stewardship and support a transition to a more sustainable and resilient future.



Solar panel integration in housing design refers to the strategic incorporation of solar panels into the architectural and structural elements of residential buildings. It involves considering the aesthetics, functionality, and energy efficiency aspects of the housing design to seamlessly integrate solar panels into the overall structure. It is expected that streetlights and amenity site lighting will be solar powered where possible. Solar panel integration in housing design may include:

- a) Placement and Orientation
- b) Roof Design
- c) Aesthetics
- d) Electrical Infrastructure
- e) Building Envelope
- f) Structural Integration
- g) Monitoring and Maintenance

Overall, solar panel integration in housing design aims to seamlessly incorporate solar energy generation while considering the architectural aesthetics, structural integrity, and energy efficiency of the building. It enables homeowners to harness renewable energy, reduce their dependence on the grid, and contribute to a sustainable future.



## POLICIES

### Policy 11.1.1

Solar panels may be incorporated in housing designs as part of the Environmental and Sustainability principles that form part of the fundamental goals of this ASP. The guidelines for consideration of solar panel integration are to be included in the architectural controls and implemented at the housing design stage.

## 11.2 Xeriscaping Requirements

This section outlines the implementation of xeriscaping as the preferred landscaping technique in the ASP Plan Area. Xeriscaping promotes water conservation, environmental sustainability, and the creation of aesthetically pleasing landscapes. This policy aims to encourage Developers, homeowners, and landscaping professionals to adopt xeriscaping practices in order to reduce water usage and create sustainable communities. This xeriscaping section aims to promote water conservation, environmental sustainability, and the creation of visually appealing and drought resistant landscaping.

Xeriscaping is a landscaping technique that focuses on minimizing water consumption while maintaining an attractive and functional outdoor environment. It involves selecting regionally appropriate plants, improving soil quality, implementing efficient irrigation systems, and utilizing water-conserving design principles. For examples of how Xeriscaping can be implemented, see **Appendix E: Low Impact Development Strategies**.

Benefits of Xeriscaping include:

- a) Water Conservation
- b) Cost Savings
- c) Environmental Sustainability
- d) Aesthetics and Property Value

Xeriscaping Guidelines include:

- a) Plant Selection
- b) Soil Improvement
- c) Efficient Irrigation
- d) Mulching
- e) Turf Reduction



### POLICIES

#### Policy 11.2.1

All new housing developments must comply with the xeriscaping policy and include xeriscaping plans as part of their overall site plans. The Developer should work closely with landscape architects or professionals experienced in xeriscaping to ensure compliance.

#### Policy 11.2.2

The Architectural Controls shall include a mechanism to monitor compliance with the xeriscaping policy, such as periodic inspections, documentation review, or Homeowner Association guidelines.

#### Policy 11.2.3

Periodic review and amendment to the xeriscaping policy, in order to incorporate new research, best practices, and emerging technologies that further enhance water conservation and sustainability. Solicit feedback from stakeholders, landscape professionals, and the community to ensure continuous improvement.



## 11.3 Electric Vehicle Readiness

Electrical vehicle (EV) readiness refers to the intentional planning and infrastructure provisions made to accommodate EV ownership and charging within the residential community. It involves incorporating the necessary electrical infrastructure and design considerations to support EV charging in an efficient, convenient, and sustainable manner.

**Figure 26: Potential Transit & EV Charging Station Network** identifies locations where publicly available fast charging stations (Level 3, DC) waste recycling locations, bike lanes, transit stops could be provided by the Developer within the community to enhance overall sustainability. EV readiness in a new community may include considerations such as:

- a) Charging Infrastructure
- b) Electrical Capacity
- c) Number and Type of Charging Stations
- d) Placement and Accessibility
- e) Electrical Infrastructure Design
- f) Smart Charging Capabilities
- g) Collaboration with Utility Providers
- h) Education and Support
- i) Future-Proofing



### POLICIES

#### Policy 11.3.1

Electrical Vehicle Readiness should be incorporated in housing designs as part of the Environmental and Sustainability principles that form part of the fundamental goals of this ASP. These EV Readiness guidelines are to be included in the architectural controls and implemented at the subdivision design and housing design stage.

## 11.4 Transit

With proximity to Highway 547 and the regional corridor of Highway 2, an internal potential transit network has been developed to connect to regionally significant transit hubs. The ASP is an opportunity to incorporate best planning practices to promote efficient, integrated and connected transportation options for residents. Transit stops shall be located in proximity to local institutions, employment areas, and higher density housing zones. Walk catchments will be defined around transit stops to encourage their placement to be situated around higher intensity uses. A transit stop map (**Figure 26: Potential Transit & EV Charging Station Network**) has been included to encourage future transit use when it becomes available or to encourage private charter bus use for commuters interested in that service.

### POLICIES

#### Policy 11.4.1

The County may at the appropriate time, establish guidelines for transit stop spacing, considering factors such as population density, land use patterns, access to key destinations, and connectivity with other modes of transportation, should transit service be offered municipally and the Plan Area density increases over time.

#### Policy 11.4.2

The Developer may encourage additional or denser mixed-use development in future around transit stops to create vibrant, walkable communities and reduce the need for long-distance commutes.

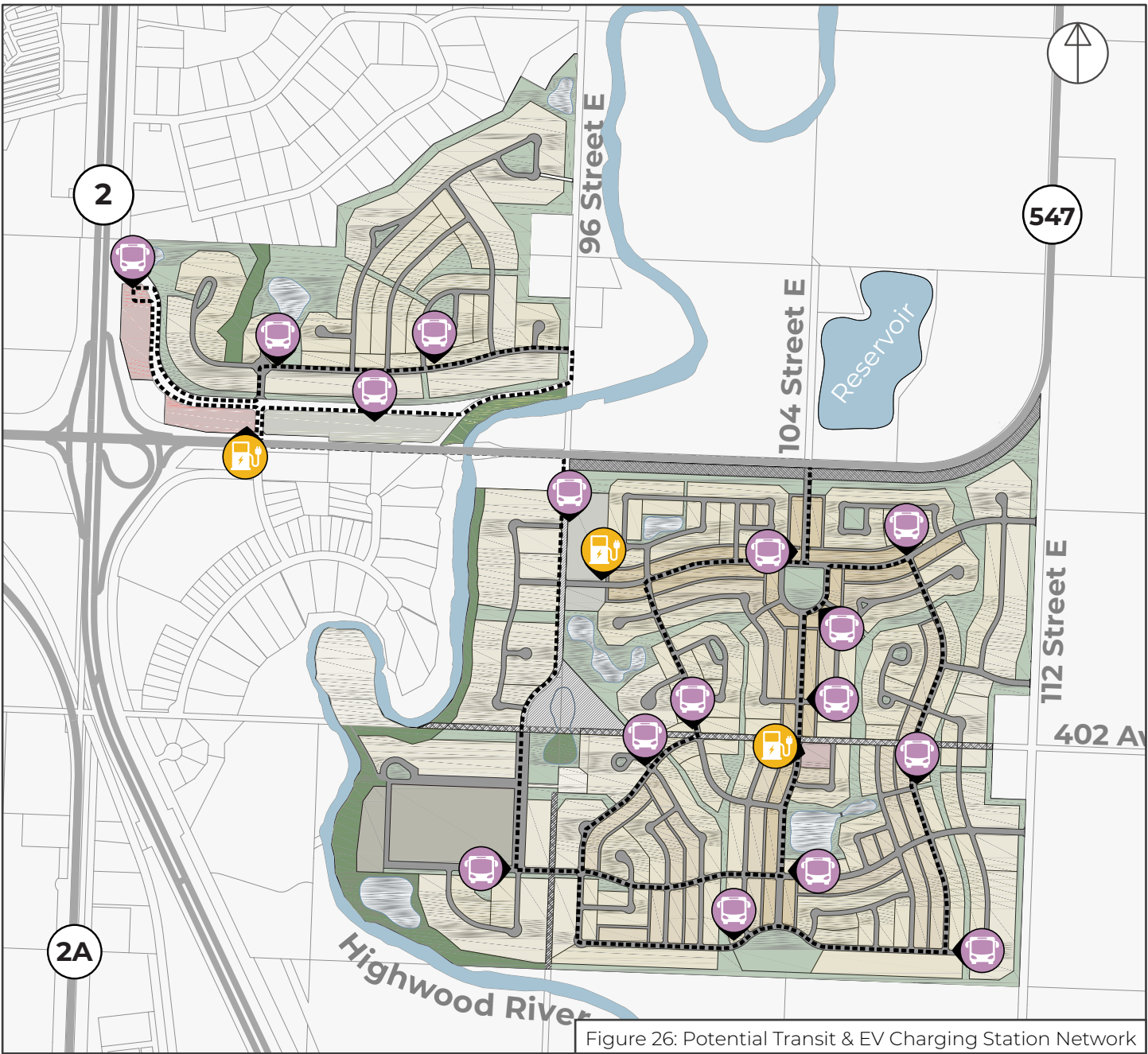




Figure 26: Potential Transit & EV Charging Station Network

LEGEND

- Potential Transit Route
-  Potential Transit Stop
-  Potential Public EV Charging Station

## 12.0 MOBILITY

### 12.1 Transportation Network

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Effective transportation infrastructure is a fundamental component of community design and development. Internal and external roads play a crucial role in serving new communities, ensuring connectivity, facilitating mobility, and promoting safe and efficient transportation for both residents and visitors.

Internal roads, also known as local streets, form the intricate network within the community itself. These roads have been meticulously designed to provide convenient access to residential areas, commercial centers, schools, recreational facilities, and other community amenities. They are typically built with a focus on pedestrian safety, incorporating features such as well-marked crosswalks, sidewalks, and traffic calming measures. By offering a comprehensive and accessible road network within the community, internal roads enable residents to navigate their surroundings seamlessly and foster a sense of community interaction. In this community we make the assumption that 96th Street E is a local collector for the community as will be 104 Street E.

By contrast, external roads refer to the larger arteries and highways that connect the community to the broader transportation network. These roads serve as the vital link between the community and neighboring areas, providing access to employment centers, educational institutions, healthcare facilities, and other external destinations. External roads are typically designed to accommodate higher volumes of traffic, ensuring efficient movement, and reducing congestion. They may feature multiple lanes, signalized intersections, and dedicated turn lanes to facilitate the smooth flow of vehicles. Moreover, they often integrate pedestrian and cycling infrastructure, such as sidewalks, bike lanes, and multi-use paths, to promote multi-modal transportation and enhance connectivity for all users.

The development of internal and external roads is a comprehensive process that involves rigorous planning, design, and construction. It requires close collaboration between Developers, planners, engineers, and Provincial and Municipal authorities to ensure adherence to established guidelines, safety standards, and traffic management principles. In addition to providing functional transportation infrastructure, these roads are designed with aesthetics in mind, incorporating landscaping elements, streetscape enhancements, and architectural features that contribute to the overall visual appeal and character of the community.

#### 12.1.1 INTERNAL ROADS

**Figure 27: Internal Road Network** outlines the internal road network within the community and **Appendix F: Internal Road Network Cross Sections** contains the proposed cross section diagrams of each road classification.

The development of custom internal road cross-sections is a strategic and integral part of the intentional land use planning approach, aimed at achieving overarching objectives of ensuring safety and fostering community cohesion within the built environment. By tailoring the design of internal streets to meet the specific needs and aspirations of our community, we aim to create a vibrant, inclusive, and pedestrian-friendly environment that encourages social interaction, enhances safety, and promotes a strong sense of community identity.

The custom internal road cross-sections prioritize the safety of all users, including pedestrians, cyclists, and motorists. We achieve this through the inclusion of ample sidewalks with clear demarcations, properly marked crosswalks, and strategically placed traffic calming measures, such as speed humps or raised intersections. By employing these measures, we aim to promote reduced vehicle speeds, enhance visibility, and create a shared space that encourages safe and comfortable movement for all. To achieve this our internal roads lead to and include some elements such as landscaped buffers, street furniture, public gathering spaces, and designated areas for community activities. These features not only enhance the aesthetics of the street but also provide opportunities for informal encounters, socializing, and community events, thereby strengthening the social fabric of the neighborhood. These features are demonstrated on **Figure 28: Main Street Concept**.



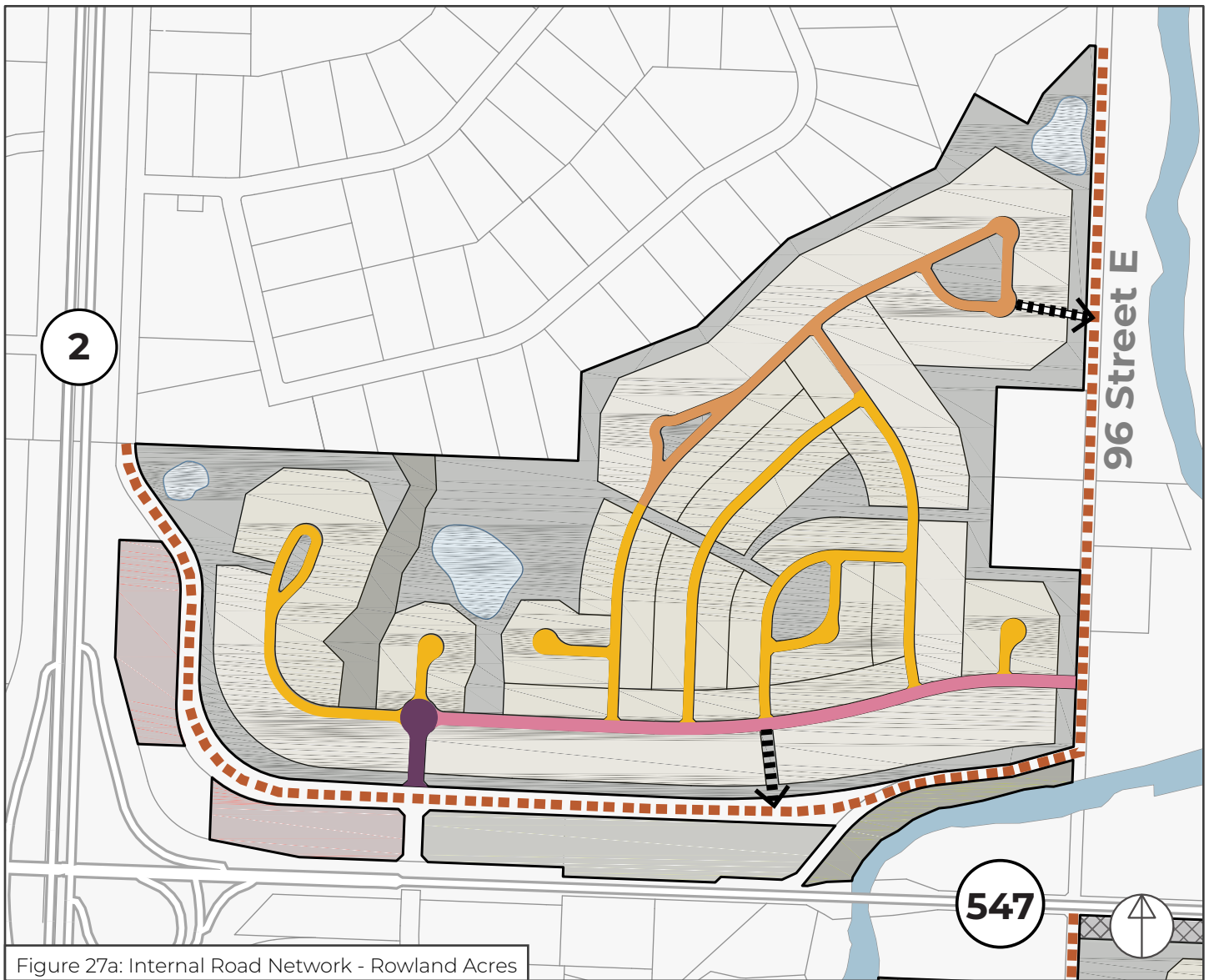


Figure 27a: Internal Road Network - Rowland Acres

LEGEND

- 25m Main Street with Median
- 20m Local Road with Curb
- Existing County Road
- 16m Local Road with Curb
- 16m Local Road with Ditch
- Emergency Egress

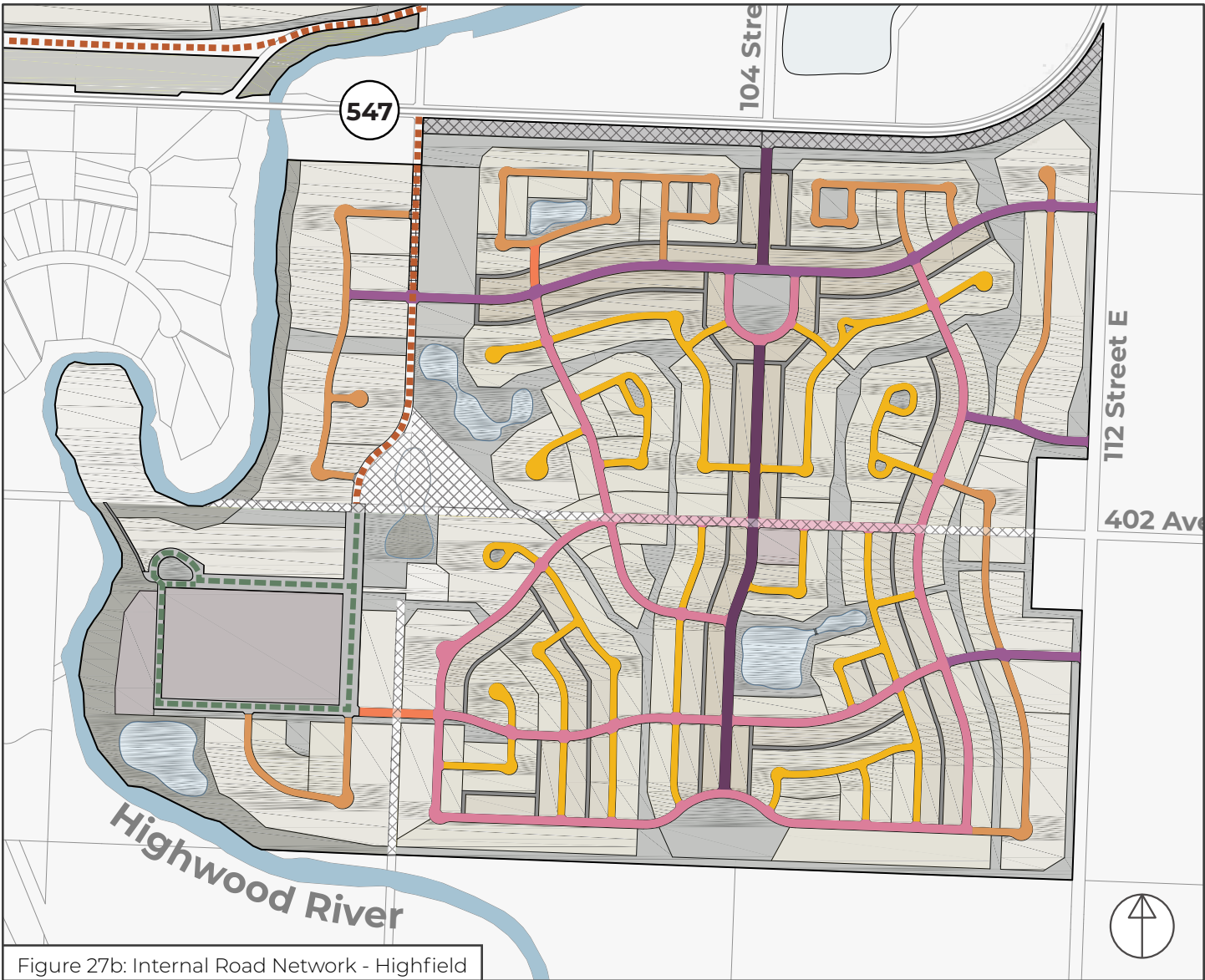


Figure 27b: Internal Road Network - Highfield

LEGEND

- 25m Main Street with Median
- 20m Local Road with Median
- 20m Local Road with Curb
- Existing Tree-lined Paved Road (to remain)
- 16m Local Road with Curb
- 16m Local Road with Ditch
- Existing County Road
- Alleyways

Figure 28: Main Street Concept



### 12.1.2 EXTERNAL ROAD NETWORK & TIA SUMMARY

A thorough Traffic Impact Assessment (TIA) has been conducted by a team of professional engineers (Bunt & Associates) to evaluate the potential effects of the proposed development on the existing transportation network. The original TIA prepared in 2017 was updated in 2023 and provided to Foothills County and ATEC. The assessment aims to identify the anticipated changes in traffic patterns, volumes, and operations resulting from the development and to propose appropriate upgrades to the external road infrastructure based on defined development thresholds.

The TIA considers various factors, including projected trip generation, existing road capacities, peak-hour traffic demands, and the surrounding transportation context. Through the utilization of advanced traffic modelling techniques and industry-standard methodologies, we have determined the potential impacts of the development at various stages and identified the thresholds at which external road upgrades will be necessary to maintain acceptable levels of service, safety, and operational efficiency.

The proposed upgrades to the external roads intention is to address the impacts and improve the overall functioning of the transportation network. These upgrades may include widening of lanes, construction of additional turn lanes, signal optimization, improvements to intersection geometry, and enhancements to pedestrian and cycling infrastructure. The specific nature and extent of the upgrades will be determined in coordination with Foothills County and ATEC.

The TIA and the subsequent identification of upgrades to the external road infrastructure are essential components of our commitment to responsible and sustainable development. By proactively addressing the transportation impacts associated with the proposed development, we aim to minimize congestion, improve safety, and enhance the overall accessibility and efficiency of the transportation system. This approach supports the long-term viability and compatibility of the development within the surrounding context while prioritizing the well-being and mobility of the community as a whole.

**Figure 29: Ultimate Road Network Improvements** delineates overall improvements due to ambient background traffic growth and site traffic growth at specific buildout milestones.

The TIA goes into detail with regard to the staging and timing of upgrades required in order to support development within ASP. However, only the 2035 and 2045 future time horizons were analyzed, and the unit thresholds and upgrades between these horizons are estimates only. The thresholds depend on the timing due to the anticipated background growth on the network. If the unit threshold is reached earlier than forecasted, then higher unit counts may be accommodated, but if development is slower than anticipated, the upgrades may be required before the thresholds.

**A) 79 STREET & HIGHWAY 7**

Background – Acceptable operations.  
After Development – A westbound left turn arrow may be needed at the 2045 horizon.

**B) HIGHWAY 2 & HIGHWAY 7 (WEST)**

Background – Traffic signal required at the 2035 horizon per the Watt study recommendations.  
After Development – Movements near capacity at the 2045 horizon. Second southbound left turn lane and associated receiving lane upgrades may be necessary at this full build out horizon.

**C) HIGHWAY 2 & HIGHWAY 7 (EAST)**

Background – Acceptable operations.  
After Development – Traffic signal required at the 2045 horizon.

**D) 85 STREET E & HIGHWAY 547**

Background – Acceptable operations.  
After Development – Traffic signal or two lane roundabout is required at the 2045 horizon.

**E) 96 STREET E & HIGHWAY 547**

Background – Acceptable operations.  
After Development – Traffic signal (with turn lanes) or roundabout is required at the 2045 horizon.

**F) 104 STREET E & HIGHWAY 547**

Background – Acceptable operations.  
After Development – Traffic signal or roundabout is required at the 2045 horizon. Sensitivity analysis with no development connection to 112 Street E confirms acceptable operations.

**G) 112 STREET E & HIGHWAY 547**

Acceptable operations at all horizons. After Development 2045 - Delineation lighting is warranted.

Below are the estimated unit thresholds and improvements required for each as outlined on **Figure 26: Ultimate Road Network Improvements:**

**Table 5: Network Improvement Summary**

TYPE	LOCATION	CURRENT CONDITION	BACKGROUND		AFTER DEVELOPMENT	
			2035	2045	2035	2045
Intersection	A) 79 St & Hwy 7	Signal	-	-	-	Consider WBL turn arrow
	B) Hwy 2 & Hwy 7 (West)	Stop Control	Add Signal	-	-	Consider second SBL lane
	C) Hwy 2 & Hwy 7 (East)	Stop Control	-	-	-	Add signal
	D) 85 St & Hwy 547	Turn Lanes	-	-	-	Add signal*
	E) 96 St & Hwy 547	Type 1	-	-	Type 3 + illumination	Add signal*
	F) 104 St & Hwy 547	Type 1	-	Type 3	Type 2 + illumination	Add signal*
	G) 112 St & Hwy 547	Type 1	-	Type 3	Type 2	Type 3 + illumination
Roadway	Hwy 7 (West of Hwy 2)	4-lane	-	-	-	-
	Hwy 547 (West of 85 St)	4-lane	-	-	-	-
	Hwy 547 (85 to 96 St)	2-lane	-	-	Shift 80 km/h speed limit to east of 96 St.	Widen (4-lane) including new bridge
	Hwy 547 (96 to 104 St)	2-lane	-	-		Protect for 4-lanes. Shift 80km/hr speed to 104 St
	Hwy 547 (East of 104 St)	2-lane	-	-	-	-

\*ATEC has exclusive judgement of traffic control type. Traffic signals (85 St, 96 St, 104 St) may be replaced by roundabouts. 2035 horizon speed limit reduction (extending to east of 96 St) recommended to address sight line conflicts at 96 St E. 2045 horizon speed limit reduction required due to traffic control changes (roundabout or signal)

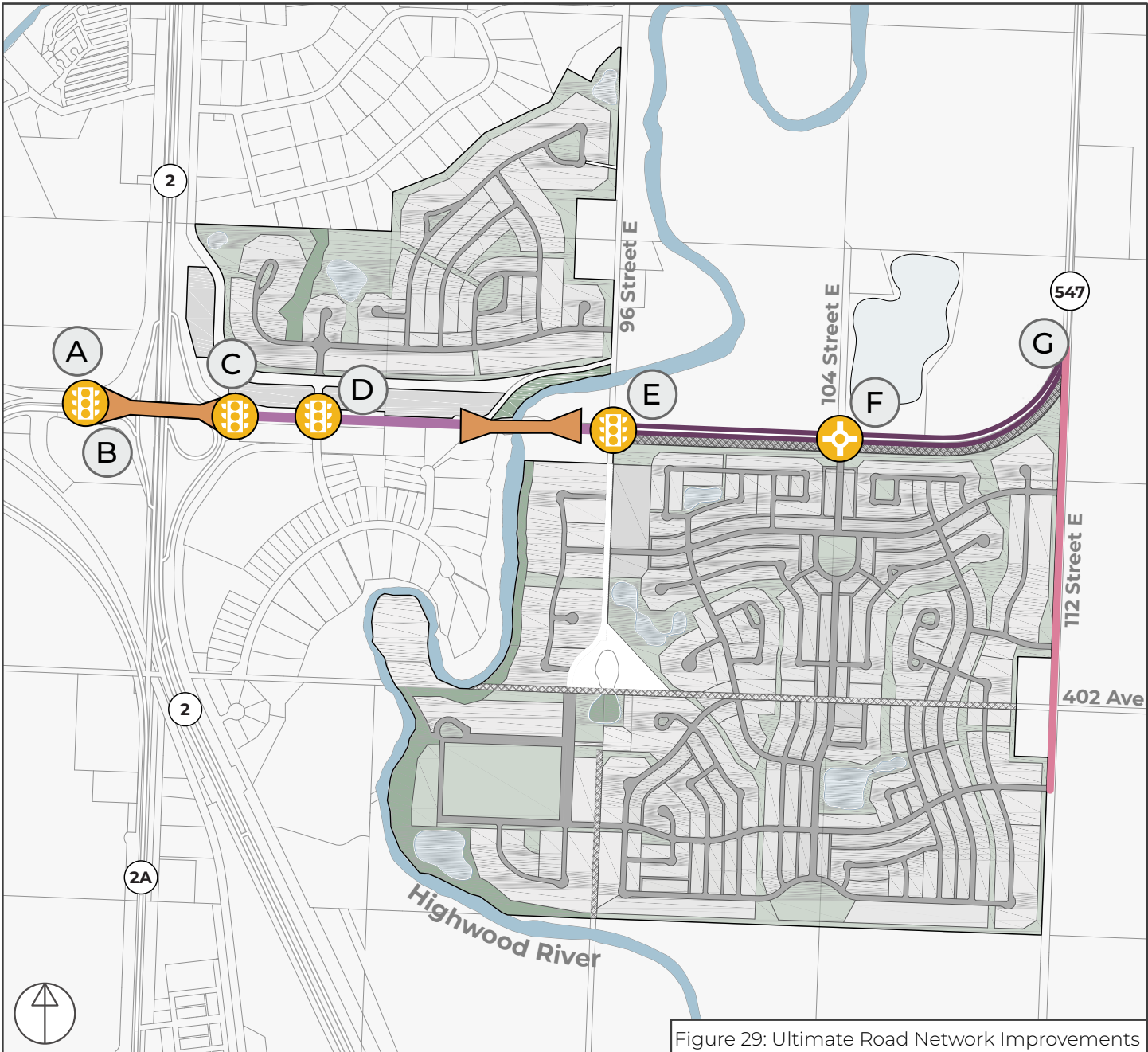








Figure 29: Ultimate Road Network Improvements

LEGEND

-  Two Lane Roadway
-  Four Lane Roadway
-  Four Lane Twinned Roadway (2045)
-  Bridge (with pedestrian upgrade)
-  Traffic Signal
-  Roundabout

- A** 2045 - Consider Westbound Turn Arrow
- B** 2035 - Add signal, 2045 - Consider Southbound Lane
- C** 2045 - Add Signal
- D** 2045 - Add Signal or round about
- E** 2035 - Delineation lighting 2045 - Add signal or round about and illumination
- F** 2035 - Delineation lighting, 2045 - Add signal or roundabout
- G** 2045 - Delineation lighting is warranted

## POLICIES

### Policy 12.1.1

Upgrades to the transportation network shall be undertaken at the expense of the Developer at the appropriate subdivision stage of development as outlined in a Traffic Review Letter in accordance with the TIA prepared in support of the ASP, to the satisfaction of the Municipality and/or Alberta Transportation and Economic Corridors (ATEC).

### Policy 12.1.2

All roadside Development Permits and additional approvals shall be obtained from ATEC for any work within the provincial highway system and associated right-of-ways.

### Policy 12.1.3

The Developer will execute development agreements to the satisfaction of the Municipality for the construction of all necessary off-site transportation infrastructure required to service ASP development, and/or payment of off-site levies associated with the development of off-site transportation infrastructure which will benefit the development.

### Policy 12.1.4

The Developer shall provide a Traffic Review Letter in support of the ASP's TIA at the Land Use and Outline Plan stage preparation and/or subdivision application process to determine if potential off-site road improvements that are required to support any proposed development and outlining all required internal road construction and improvements that may also be required. Any costs associated with transportation improvements identified through a Traffic Review Letter are the responsibility of the Developer.

### Policy 12.1.5

Emergency vehicle and vehicular connectivity shall be maximized for emergency vehicles and passenger vehicles in the Plan Area.

### Policy 12.1.6

Roundabout/signalization design on highways shall be to the satisfaction of ATEC.

### Policy 12.1.7

The exact road and street pattern, including detailed design, roundabouts, typology/classification, street sizing, sidewalk location and intersection/access spacing shall be determined at the Land Use and Outline Plan stage and may require a Detailed Land Use and Design Analysis, to the satisfaction of Foothills County.

### Policy 12.1.8

The movement of pedestrians and multi-modal considerations (ie: bike lanes) should be accommodated, to the satisfaction of Foothills County, in proposed road upgrades.

## 12.2 Pedestrian & Cycling Network

Community development initiatives play a pivotal role in fostering vibrant and inclusive neighbourhoods that prioritize the well-being of residents and promote sustainable transportation practices. As part of our comprehensive approach, we recognize the critical need to incorporate pedestrian, equestrian, and multi-modal transportation options to enhance connectivity, accessibility, and liveability within the community.

By prioritizing pedestrian infrastructure, such as well-maintained sidewalks, crosswalks, and pedestrian-friendly pathways, we aim to create a safe and inviting environment that encourages active transportation and fosters a sense of community. Our commitment extends beyond just pedestrians, as we recognize the importance of accommodating equestrian enthusiasts by providing dedicated equestrian trails or designated equestrian-friendly routes.

Additionally, we understand the significance of multi-modal transportation options that cater to the diverse needs of our residents. Integrating reliable public transportation systems, such as potential future bus networks, alongside comprehensive bike lanes and shared mobility services (as demonstrated on **Figure 30: Conceptual Pathway Cross Section**), ensures seamless connectivity and reduces reliance on private vehicles. This multi-modal approach not only enhances mobility but also contributes to reducing congestion, improving air quality, and mitigating the overall environmental impact of transportation. By doing so, we aim to create a more connected and resilient community that promotes active living, enhances quality of life, and supports the well-being of all residents.

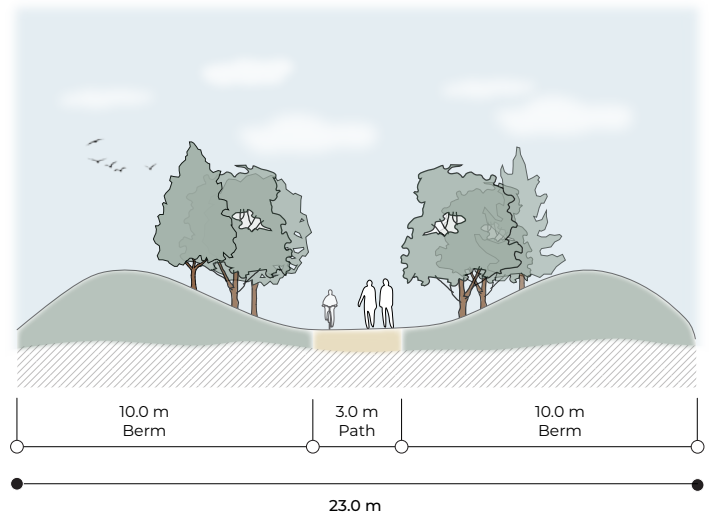


Figure 30: Conceptual Pathway Cross Section

### POLICIES

#### Policy 12.2.1

At the time of the Highway 547 Bridge Upgrade, as identified by the ongoing traffic analysis by phase of development, the Developer shall design, provide, and include a pedestrian connection across the bridge to ensure connectivity to other Neighbourhoods within the Plan Area to the satisfaction of Foothills County.

## 13.0 SERVICING

### 13.1 Offsite Infrastructure Levy

An off-site levy is a charge established by a municipal bylaw. It is imposed as a condition of approval for some developments and subdivisions. The Municipal Government Act contains principles and criteria for Municipalities in the creation and applicability of off-site levies. It is deemed just and reasonable that subdivisions, developments and redevelopments should bear a fair portion of the cost of constructing or expanding certain municipal infrastructure facilities required outside or “off” the site that will directly or indirectly serve that development.

Although not within the Highway 2A Industrial Area Structure Plan boundary, the Highfield and Rowland Acres ASP will support the 2A corridor by introducing residential, institutional, and small-scale commercial land uses that enable people who work, or own businesses within the H2A/ASP area, to live in close proximity to their place of employment. The Highfield and Rowland Acres Area Structure Plan also completes the “four corners” of the grade separated interchange at Highway 2 and Highway 547 which allows for some future highway commercial and convenience commercial for the travelling public.

The Highfield and Rowland Acres Plan Area contains a portion of the Highwood River, which can be protected in a manner consistent with the objectives of the H2A/ASP and, most importantly, also provides an opportunity to contribute, by bringing license, off stream storage, and contributions, to the construction of communal water and wastewater system that can have both local and regional benefits.

#### POLICIES

##### Policy 13.1.1

An assessment of future infrastructure requirements driven by ASP development inclusive of water, wastewater, transportation, and utility servicing, and capital costs of community facilities in accordance with Section 648 of the MGA shall be prepared by the Developer, in conjunction with the Municipality, outlining the total benefiting area, the planning horizon and cost. This assessment shall ensure regional infrastructure is financed, managed

and properly implemented by Developers over time to the satisfaction of Foothills County.

##### Policy 13.1.2

The required off site levy amount will be included in the Municipality’s Standard Development Agreement and paid by the Developer at the subdivision stage. Infrastructure may be constructed in advance by the Developer and endeavored back to benefiting parties by virtue of the same agreement.

##### Policy 13.1.3

The Developer shall provide a Servicing Report outlining servicing requirements, a water use assessment, a wastewater servicing study, staging of infrastructure, required rights of way, required upgrades, and cost contributions for regional infrastructure. The Servicing Report will also include the detailed location and size of utility rights-of-way and easements, and related line assignments to be identified at the Land Use and Outline Plan stage to the satisfaction of the Municipality.

##### Policy 13.1.4

The Developer shall determine servicing capacity requirements and allocations within and external to each Land Use and Outline Plan area at the Land Use and Outline Plan stage to the satisfaction of the Municipality. Developers relying on regional piped utility services shall be required to front-end the costs and install utility service upgrades to the satisfaction of Foothills County.

##### Policy 13.1.5

Developers relying on utility infrastructure improvements provided by other developments shall be required to pay cost recovery. These cost recoveries, with identified endeavourable parties, shall be detailed in the Servicing Report required at the Land Use and Outline Plan Stage.

##### Policy 13.1.6

Developers relying on the regional piped water and wastewater utility shall be required to pay all applicable Water and Wastewater Off-Site Levies to the satisfaction of the Foothills County.

## 13.2 Water

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The current concept for the proposed development of Highfield and Rowland Acres anticipates that the development will be completed in a number of phases over 20 to 30-years. With this in mind, the full buildout of the Plan Area can be completed and successfully serviced with a series of upgrades to the Aldersyde North Water Treatment Plant (WTP), providing adequate water licensing for additional supply and storage of raw water and by accounting for the area in the design of the future Aldersyde North Wastewater Treatment Plant (WWTP). **Figure 31: Potable Water Mains**, and **Figure 32: Raw Water** delineates the proposed water servicing for the community.

The Developer will work with Foothills County to ensure Phase 1 has adequate capacity to meet the project needs and assure service to non-residential growth demands.

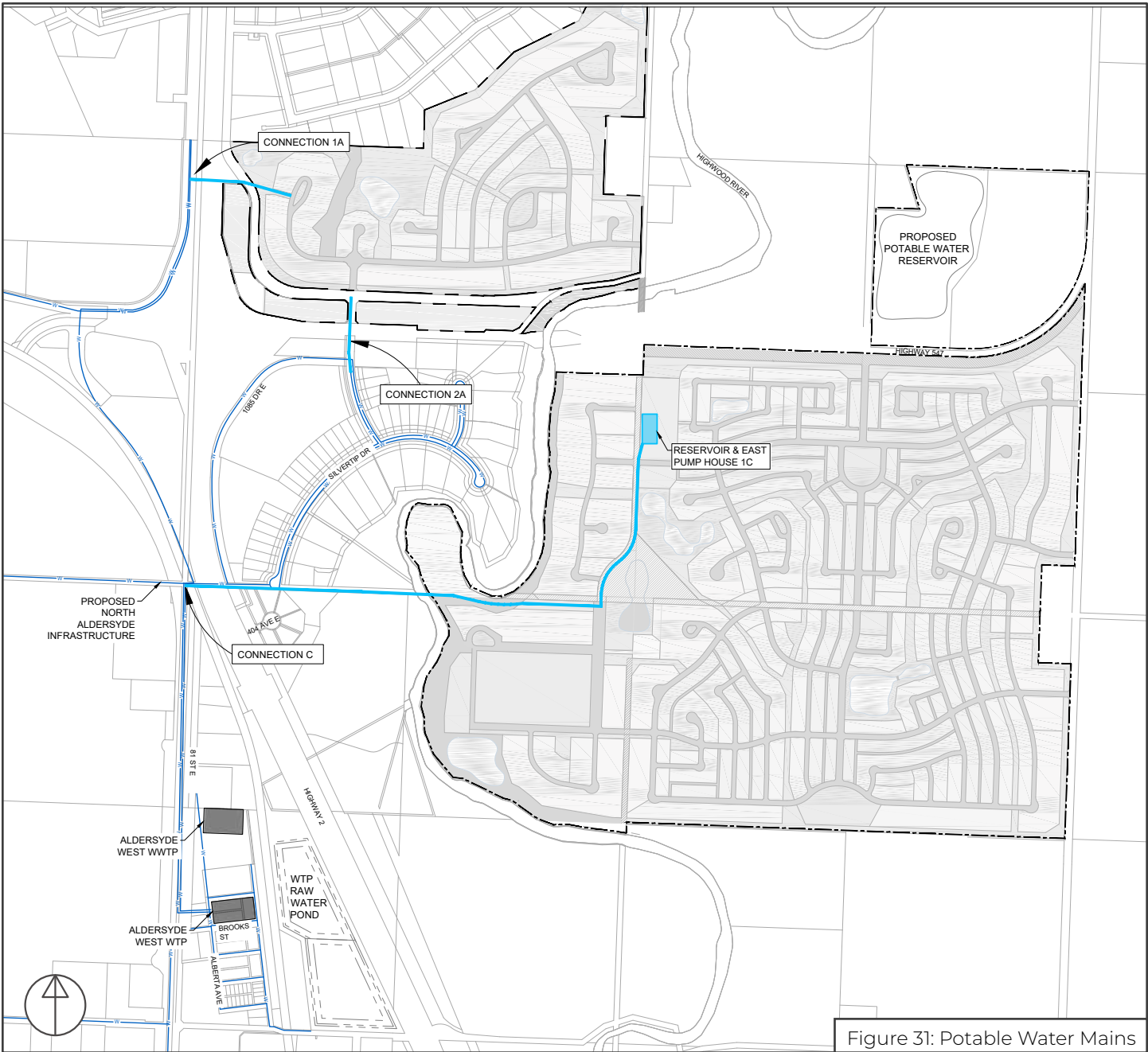


Figure 31: Potable Water Mains

LEGEND

- Proposed North Aldersyde Infrastructure
- Potable Water Connection Lines
- Reservoir & East Pump House 1C

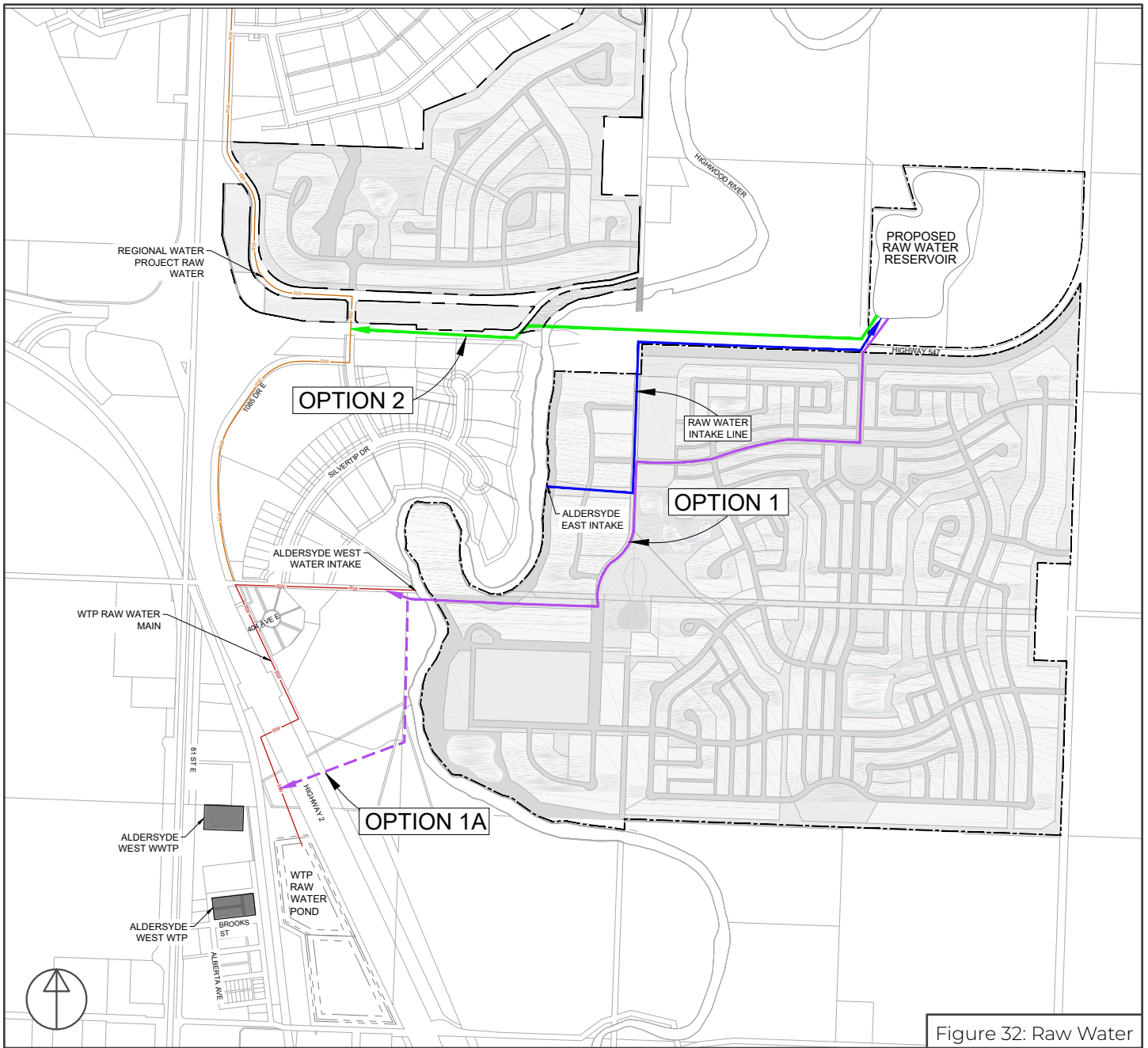


Figure 32: Raw Water

LEGEND

- Raw Water Line Option 1
- - - Raw Water Line Option 1A
- Raw Water Line Option 2
- Regional Water Project Raw Water
- WTP Raw Water Main

## A) TREATED WATER DISTRIBUTION

Once upgraded, the planned Phase 1 Aldersyde North WTP capacity will be sufficient to service approximately 680 lots, including all commercial areas and 50% of the area designated for recreational uses. **Table 6: Water Demand Projections** outlines the anticipated water demands between the Highfield and Rowland Acres neighbourhoods.

Based on current planning, the ultimate servicing capacity the Water Treatment Plant is established to service around 1,870 lots, including all commercial areas and 70% of the area designated for recreational uses within the Highfield and Rowland Acres ASP. Once connected to the Aldersyde North WTP, capacity and growth discussions will need to be ongoing with the County as the Plan Area development advances. There is, however, adequate capacity to begin development and strategize upgrade and improvement timelines of the Aldersyde North WTP to include the Plan Area and potential future commercial/industrial users partnered with the County all while servicing the Highway 2A Industrial corridor through one facility.

## B) RAW WATER

The ASP reserves a portion of land northeast of the site, outside of the Plan Area (NE-17-20-28-W4M) that is owned by the Developer, to construct a staged raw water reservoir that will provide storage for a 4-month maximum day demand for the users within the Plan Area, requiring roughly 417,000 m<sup>3</sup> of storage capacity at full buildout. The reservoir size will be determined in conjunction with AEP.

The County is developing a raw water storage reservoir (369,000 m<sup>3</sup> at full buildout) on the west side of Highway 2, within the Hamlet of Aldersyde, that draws from the Highwood River and Bow River. There are also plans in place for the construction of the Town of Okotoks/Foothills County Regional Raw Water Project by 2026, a line supplying water from the Bow River that will eventually supplement the north storage reservoir and support the Town of Okotoks. The Highfield and Rowland Acres development will bring enough water diversion licensing from the Highwood River to accommodate the full planned buildout population. This provides an early opportunity for the Developer to collaborate with the County to accommodate required storage requirements while providing redundant supply networks to supplement the County's storage cells or the WTP during times of low flow in the area and acting as a regional asset to support commercial and industrial developments.

**Table 6: Water Demand Projections**

ASSESSMENT CRITERIA	STAGE 1 10 YEARS		STAGE 2 <sup>b</sup> 20 YEARS	
	ROWLAND	HIGHFIELD	ROWLAND	HIGHFIELD
Estimated Population	435	2,813	872	5,646
Number of Lots	123	672	247	1,348
Number of Additional Suited Units	38	370	76	743
Average Day Demand (m <sup>3</sup> /day)	192 <sup>a</sup>	814 <sup>a</sup>	347	1,623
Maximum Day Demand (m <sup>3</sup> /day)	349	1,432	623	2,851
Peak Hour Demand (m <sup>3</sup> /day)	672	2,850	1,214	5,680

<sup>a</sup> Assuming the whole commercial area and half the recreational area will be developed in this time frame

<sup>b</sup> Stage 2 includes Stage 1 water demands

## C) FIRE PROTECTION

The fire protection criteria will be based in the flow rate requirement for commercial spaces as the County would like to achieve a minimum level of fire protection consistent with commercial development.

The flow rate requirement for commercial spaces is based on the City of Calgary's Standards of 166 l/s and a flow duration requirement from the Fire Underwriters Survey of 2 hours. The preliminary estimated fire flow is 1,196m<sup>3</sup> for commercial spaces.

### POLICIES

#### Policy 13.2.1

The Developer shall be responsible for all cost necessary to expand and/or upgrade the water utility system capacity to service the ASP Plan Area, including Water Act and Environmental Protection and Enhancement Act approvals to satisfaction of Foothills County and the provincial regulatory approvals agencies.

#### Policy 13.2.2

All new development shall connect to a piped potable water system to the satisfaction of the Municipality and/or the applicable provincial regulatory body.

#### Policy 13.2.3

The Municipality encourages the reduction and reuse of water in accordance with provincial laws and regulations. Development and buildings within the ASP Plan Area shall use low-flow fixtures and appliances to promote water conservation and this shall be part of the Developer Architectural Controls.

#### Policy 13.2.4

The Developer shall prepare a water use assessment, included in the Servicing Report, at the Land Use and Outline Plan stage, subdivision applications and/or development permit applications stage to determine water demand and infrastructure required to meet that demand is in place.

#### Policy 13.2.5

The Developer will execute development agreements to the satisfaction of the Municipality for the construction of all required on site utility infrastructure, including that required for the water (including fire flows) utility and is required to provide adequate water license to the County.

#### Policy 13.2.6

The Developer will execute development agreements to the satisfaction of the Municipality for the construction of all necessary off-site utility infrastructure required to service this development, and/or payment of off-site levies associated with the development of off-site utility infrastructure which will benefit the development.

#### Policy 13.2.7

Land Use and Outline Plan applications relying on piped utility services shall not be supported until the Municipality has confirmed servicing capacity and raw water licensing either exists or will be provided by the Developer in support of the application.

#### Policy 13.2.8

No irrigation using potable water shall be permitted.

#### Policy 13.2.9

Should the location of the water treatment plant and other infrastructure associated with water utility servicing be revised over time, an amendment to the ASP Plan Area may require at the discretion of the Municipality.

#### Policy 13.2.10

Opportunities for potential future connections for water servicing from The ASP Plan Area extending to existing communities, within close proximity to the ASP, should be considered in the Land Use and Outline Plan stage servicing plans at the appropriate stage of development. Future connections for existing communities are at the full discretion of the Municipality and may be at the sole cost of the existing community.

## 13.3 Wastewater Servicing

### A) WASTEWATER COLLECTION

Each home and business within the development will be constructed with a service line to a collection main in the road or other public right of way. The majority of wastewater gravity mains will be 200mm pipes. The topography of the study area indicates that each geographically distinct area inside the Plan Area will likely be able to collect wastewater to one low point of that area. Sanitary Sewer Servicing for Highfield and Rowland Acres will require installation of new sanitary sewers within the proposed roadways and utility right-of-way within the concept plan area. The servicing concept (see **Figure 33: Wastewater Mains**) also includes two lift stations that will pump sewage collected in gravity mains to the proposed wastewater system presented in the North Aldersyde Study.

### B) WASTEWATER GENERATION

A design average dry weather flow rate of 250 litres per capita was used for residential planning purposes, as stated in the North Aldersyde Study 2 as well as in the WTP Associated Report 1, and 0.46 l/s/ha for commercial and recreation spaces. Peaking factors were applied to calculate peak dry weather flow rates. Inflow and Infiltration (I&I) allowances were included based on 0.28 l/s/ha for the net developable area.

**Table 7: Wastewater Flow Projections** outlines the anticipated sewage generation between the Highfield and Rowland Acres neighbourhoods.

**Table 7: Wastewater Flow Projections**

ASSESSMENT CRITERIA	STAGE 1 10 YEARS		STAGE 2 20 YEARS	
	ROWLAND	HIGHFIELD	ROWLAND	HIGHFIELD
Estimated Population	435	2,813	872	5,646
Number of Lots	123	672	247	1,348
Number of Additional Suited Lots	38	370	76	743
Average Dry Weather Flow (m <sup>3</sup> /day)	335	1,189	555	2,350
Peak Dry Weather Flow (m <sup>3</sup> /day)	662	2,924	1,174	5,449
Contributing Area (ha)	73.73 <sup>a</sup>	240.07 <sup>a</sup>	85.41	281.71
I&I Contribution (m <sup>3</sup> /day)	1,784	5,956	2,066	6,815
Peak Wet Weather Flow (m <sup>3</sup> /d)	2,445	8,731	3,240	12,264

<sup>a</sup> Assuming the whole commercial area and half the recreational area will be developed in this time frame. Lands not owned, agricultural parcels, Municipal and Environmental Reserves are not included in the contributing area.

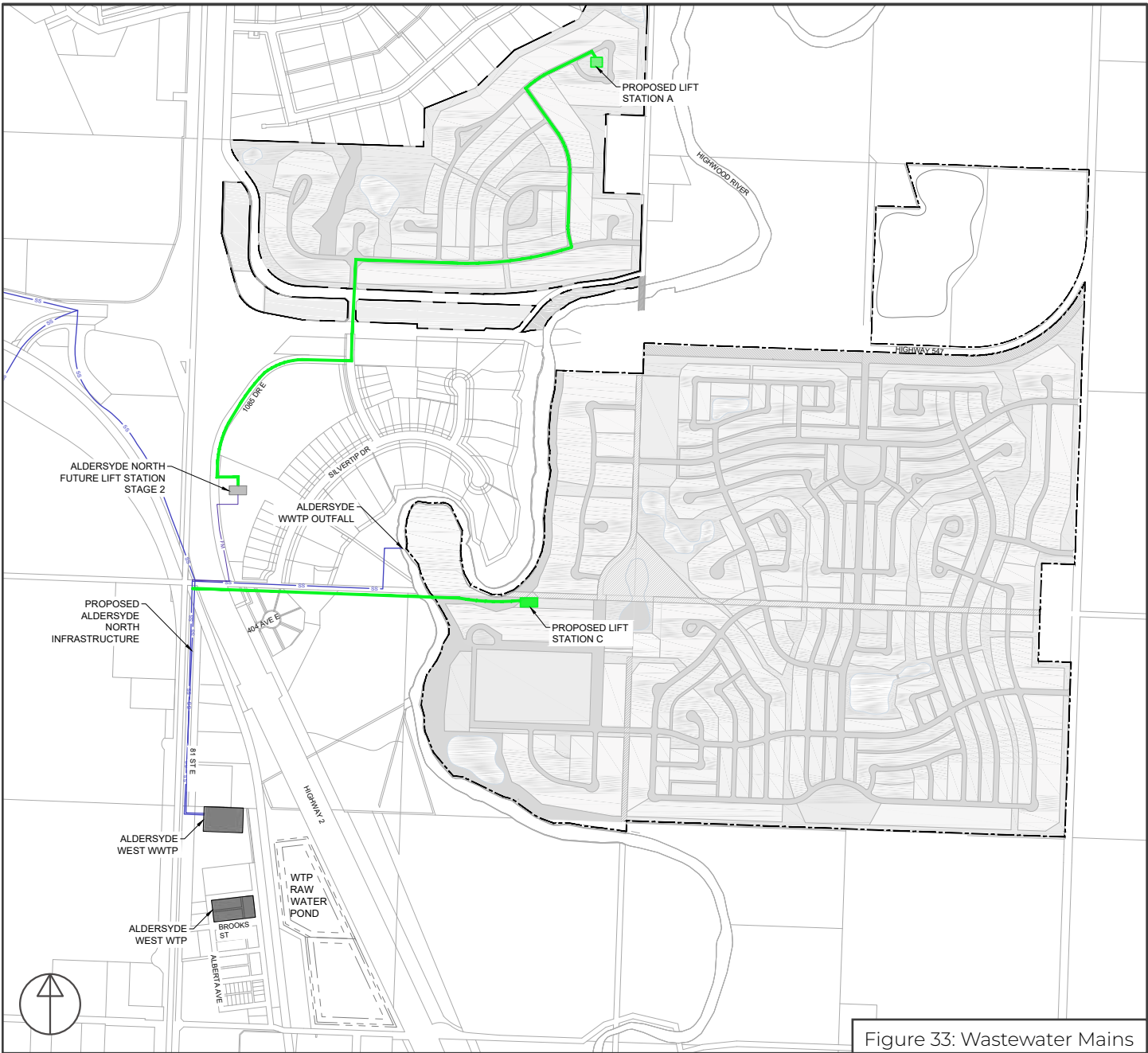


Figure 33: Wastewater Mains

LEGEND

- Proposed North Aldersyde Infrastructure
- Sanitary Connection Lines
- Proposed Lift Station A
- Proposed Lift Station C
- Aldersyde West WWTP
- Aldersyde West WTP

To service Stage 1 and Stage 2 of the proposed development within the Plan Area, the capacity of the proposed WWTP will need to be increased as per the values in **Table 8: WWTP Capacity Assessment for Stage 1**, and **Table 9: WWTP Capacity Assessment for Stage 2**. The flows discussed in the capacity assessments only consider the users connected to the existing County water distribution infrastructure system. Further developments to Aldersyde North will, in return increase the capacity requirements for the WWTP to accommodate the flows from both the North and East.

The WWTP capacity can be increased and constructed at Aldersyde North at a capacity to accommodate the combined flows from Aldersyde North and Stage 1 of the Plan Area developments. The WWTP can further be expanded as needed to meet the demands as development occurs in both the Plan Area and Aldersyde North since WWTP treatment capacities can be increased to meet growing flows through the addition of more treatment trains that provide the required capacity. However, the ultimate sizing of components such as footprints and layout will need to be considered at the early stages of design.

**Table 8: WWTP Capacity Assessment for Stage 1**

CAPACITY	FLOW-WATER SERVICE USERS (NORTH)	FLOW - EAST ROWLAND	FLOW - EAST HIGHFIELD	COMBINED FLOW (EAST + NORTH)	CURRENT APPROVAL CAPACITY	REQUIRED ADDITIONAL CAPACITY
WWTP Average Daily Flow (m <sup>3</sup> /day)	665 <sup>a</sup>	355 - 378	1,189 - 1,471	2,209 - 2,514	850	<b>1,404 - 1,709</b>
WWTP Maximum Daily Flow (m <sup>3</sup> /day)	1,200 <sup>a</sup>	662 - 836	2,924 - 3,899	4,786 - 5,935	1,530	<b>3,286 - 4,405</b>

<sup>a</sup> Based-on users in Aldersyde North currently connected to the existing County water distribution infrastructure system.

**Table 9: WWTP Capacity Assessment for Stage 2**

CAPACITY	FLOW-WATER SERVICE USERS (NORTH)	FLOW - EAST ROWLAND	FLOW - EAST HIGHFIELD	COMBINED FLOW (EAST + NORTH)	CURRENT APPROVAL CAPACITY	REQUIRED ADDITIONAL CAPACITY
WWTP Average Daily Flow (m <sup>3</sup> /day)	665	555-642	2,350 - 2,914	3,570 - 4,221	850	<b>2,720 - 3, 371</b>
WWTP Maximum Daily Flow (m <sup>3</sup> /day)	1,200	1,174 - 1,508	5,449 - 7, 253	7,823 - 9,961	1,530	<b>6,293 - 8,431</b>

### C) EXISTING COMMUNITIES

Silver Tip community currently relies on private septic for sewage disposal. If there is a future request for Silver Tip to tie to the Plan Area this can be accommodated by oversizing the Highfield lift station. Silver Tip sits at an elevation approximately 5 metres higher than the Highfield lift station, therefore flows would be able to be directed to this lift station via gravity.

If there is a future request for the Ravencrest community to tie to the Rowland Acres Plan Area waste water system (municipal infrastructure), it may be subject to capacity and municipal approval and will not be funded by the Developers.



## D) TREATED EFFLUENT DISCHARGE

Treated effluent from the wastewater treatment plant in Aldersyde is proposed to be pumped north via a 375mm HDPE pipe to an outfall dispersal system located downstream of the raw water intake. The effluent discharge will be maintained as a part of the overall Foothills County water and wastewater system.

### POLICIES

#### Policy 13.3.1

The Developer shall be responsible for all costs and studies, and/or attributable off-site levies, necessary to expand and/or upgrade the wastewater utility system capacity to service the ASP Plan Area, including Water Act and Environmental Protection and Enhancement Act approvals to satisfaction of the Municipality and the provincial regulatory approvals agencies.

#### Policy 13.3.2

All new development shall connect to a piped wastewater collection system to the satisfaction of Foothills County and/or the applicable provincial regulatory body.

#### Policy 13.3.3

The Developer shall prepare a wastewater servicing study, included in the Servicing Report, at the Land Use and Outline Plan stage, subdivision applications and/or development permit applications stage to determine wastewater demand and wastewater infrastructure required to meet that demand is in place.

#### Policy 13.3.4

The Developer will execute development agreements to the satisfaction of the Municipality for the construction of all required on site utility infrastructure, including that required for wastewater.

#### Policy 13.3.5

The Developer will execute development agreements to the satisfaction of the Municipality for the construction of all necessary off-site utility infrastructure required to service this development, and/or payment of off-site levies associated with the development of off-site utility infrastructure which will benefit the development.

#### Policy 13.3.6

Land Use and Outline Plan applications relying on piped utility services shall not be supported until the Municipality has confirmed wastewater servicing capacity exists or will be provided in support of the application.

#### Policy 13.3.7

Sump pumps and stormwater drainage systems shall not be connected to the wastewater system.

#### Policy 13.3.8

Should the location of the wastewater treatment plant and other infrastructure associated to wastewater feeder mains, lift stations, and utility servicing be revised over time, an amendment to the ASP may required at the discretion of Foothills County.

#### Policy 13.3.9

Opportunities for potential future connections for wastewater servicing from ASP extending to existing communities, within close proximity to the ASP, should be considered in the Land Use and Outline Plan stage servicing plans at the appropriate stage of development. Future connections for existing communities are at the full discretion of Foothills County and may be at the sole cost of the existing community.

## 13.4 Stormwater Management

A Preliminary Stormwater Management Plan was prepared which describes and supports the stormwater management pond locations and principles prescribed in the ASP Plan Area. From a stormwater catchment perspective, the Plan Area is divided into two overall subcatchments by the Highwood River that runs from south to north towards the Sheep River. The west side slopes from the west to east, from an approximately average elevation of 1037 m along Highway 2 to an approximately average elevation of 1019 m at the Highwood River. The east side slopes from east to west from an approximately average elevation of 1049 m along the east boundary to an approximately average elevation of 1019 m at the Highwood River.

**Figure 10: Land Use Concept** identifies Public Utility Lots (PUL) for stormwater retention as identified in the Preliminary Stormwater Management Plan prepared in support of the ASP. It is recognized that development of the Plan Area over time will cause an increase in imperviousness and therefore, runoff volumes and peak flows from the site will increase. Also, water quality will be affected by the changes in the land use composition of the catchment area; however, the proposed Low Impact Development (LID) techniques listed below, will reduce the runoff volume and enhance the water quality of the runoff from the development. Given the size of the site, potential discharge to the river may possibly require four (4) new outfalls; two (2) on each side of the Highwood River.

The management of stormwater under post development conditions will include an overland drainage system (runoff conveyance) with culverts for vehicle crossings. In areas of high density, lots smaller than 0.5 ac, a dual storm system (underground pipe and overland) will be required. The development of these drainage system components will require a hydro-technical analysis to ensure that the conveyance system is capable of routing runoff generated from a 1:100 year design storm event. It is also recommended that LID strategies (described in **Section 13.5**) be integrated for which the site is well suited for.

### POLICIES

#### Policy 13.4.1

Management of the stormwater shall not exceed pre-development runoff discharge, both volume and peak discharge. The analysis supporting such a stormwater management strategy shall be undertaken using a continuous simulation, Water Balance Model approach.

#### Policy 13.4.2

Prior to Land Use and Outline Plan approval where a stormwater management facility is proposed, the Developer shall submit a detailed Stormwater Management Plan that is consistent with the Preliminary Stormwater Management Plan that also addresses operations and maintenance, a conceptual design plan, a landscape plan, a preliminary grading plan, and any other information determined to be necessary by the Municipality to evaluate the proposed facility.



## 13.5 Low Impact Development Strategies

Low Impact Development (LID) techniques work alongside natural processes and systems to create a healthy landscape, defining characteristic features through environmental responsibility. Their organization and location is a principal element of Open Space strategies and an overall conservation focused design. Please see **Appendix E: Low Impact Development Strategies** for visualizations of these techniques.

LID design can be achieved via the replication of surrounding natural landscapes. The introduction of native plants that require minimal watering needs to the entirety of the Plan Area will allow for increased ecological integrity and a natural system that can better deal with the ebbs and flows of the Highwood River. It is also achieved by placing minimal anthropogenic impact on natural areas. Therefore, trails in Municipal and Environmental Reserves should be kept as informal as possible to allow for ground permeation. Land will be used conscientiously in the ASP Plan Area through the open space plan layout serving a dual purpose of buffering adjacent land uses while providing recreation opportunities for residents.

LID design in the Plan Area will also aim to control runoff rates and volumes. Following is a list of recommended LIDs to reduce the impact of the proposed development in the environment, more specifically will help control the runoff volume, peak discharge and at the same time enhancing the quality of the runoff:

### A) LOT LEVEL

- Direct downspouts to grassed surfaces;
- Collect roof runoff into rain barrels or cisterns for landscape irrigation;
- Rain gardens as part of the lot landscape;
- Bio-retentions as part of the lot landscape;
- Maintain a minimum of 300 mm of topsoil on the lots;
- Stormwater reuse in the form of irrigation of public green spaces.

### B) CONYENYANCE-SYSTEM

Conveyance of runoff should be via vegetated channels (road ditches) to allow some level of groundwater recharge and to allow the vegetation to filter sediments that may be carried by the runoff from hard surfaces; Strategically placed stormwater facilities (wet ponds) that in combination with the existing wetlands will enhance evaporation, infiltration, and will help improve water quality and reduce runoff volume, preliminary location of these ponds is shown on **Figure 10: Land Use Concept**.

## POLICIES

### Policy 13.5.1

Low Impact Development strategies shall be applied across all land uses in the ASP Plan Area as part of an integrated stormwater management approach in order to maximize the growth and strength of the landscape through stormwater retention techniques to the satisfaction of Foothills County.

### Policy 13.5.2

Low Impact Development strategies shall be incorporated in the detailed Stormwater Management Plan at the Land Use and Outline Plan stage to the satisfaction of Foothills County.



## 13.6 Shallow Utilities

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Significant electrical power and natural gas upgrades will be required to service the ASP.

Electrical service for ASP Plan Area shall be provided by Fortis Alberta. Electrical upgrades will require a three phase power connection to the north south line running along the east side of Highway 2. A future underground three phase line will service Rowland Acres. A three-phase transformer will be required at the future Rowland Acres lift station. The northern portion of Highfield will be serviced via an upgraded three-phase overhead line on an existing alignment running from west to east from Aldersyde. The southern portion of Highfield will be serviced from an upgrade to existing single-phase lines to three-phase power on the alignment just north of 1085 Drive E and east along the undeveloped 402 Avenue E right of way.

Natural gas service for the lands west of the Highwood River will be provided by ATCO Gas. A gas feeder connection at 81 Street East south of Ravencrest will be required to provide Rowland Acres with access to natural gas service. Highfield will be serviced by a gas feeder from Aldersyde across Highway 2. There is potential that a pressurization station within these lands will be required in order to service the full development. Development and strategize upgrade and improvement timelines of the Aldersyde North WTP to include the Plan Area and potential future commercial/industrial users partnered with the County all while servicing the Highway 2A Industrial corridor through one facility.

### POLICIES

#### Policy 13.6.1

Development in the ASP Plan Area shall be serviced by shallow utilities including electricity, gas, cable, telephone, and high-speed internet, to be installed at the sole expense of the Developer to the extent required in the Standard Development Agreement. Any upgrades required for shallow utility service shall be the responsibility of the Developer to the satisfaction of the Municipality.

#### Policy 13.6.2

The location of all shallow utilities and the provision of rights-of-way and easements and related line assignments should be addressed to the mutual satisfaction of the Municipality, the Developer and the utility companies.

#### Policy 13.6.3

Utility rights-of-way and easements, public utility lots and road rights-of-way may be required as determined necessary to facilitate orderly and sequential development. The Developer may be required to provide the utility rights-of-way or easements necessary to accommodate the extension of Municipal utilities through or adjacent to a site to allow for its servicing.

## 13.7 Emergency Services

Emergency services within the ASP Area include fire, EMS and protective service needs. While Fire is discussed in **Section 9.4** and fire services will be provided via a new fire hall in the Highfield Neighbourhood, police response is from local Royal Canadian Mounted Police (RCMP) detachments. The High River Detachment responds to anything that would occur on the lands East of the River and the Okotoks Detachment would respond to anything that would occur on the lands West of the River. As growth and development occurs within the ASP Plan Area, the Developer needs to ensure an appropriate and efficient level of fire and protective service is made available for current and future residents in order to provide a safe and livable community.



### POLICIES

#### Policy 13.7.1

At the Land Use and Outline Plan stage, the Developer, in association with Municipal Fire Services, the RCMP, and other emergency service providers, needs to ensure an adequate level of service shall be provided to meet current and future needs based on projected population growth and demographic change in the Outline Plan Area.

#### Policy 13.7.2

All development within the ASP Plan Area shall provide fire suppression in accordance with Municipal Servicing Standards.

#### Policy 13.7.3

Policing will be provided by the RCMP as per the Provincial Police Service Agreement, until such time as another policing solution is required or sought out.

#### Policy 13.7.4

At the Land Use and Outline Plan stage, the Outline Plan shall address fire and protection response measures, as well as on-site firefighting requirements through consideration of such factors as efficient road design, safe and efficient access for emergency service vehicles, efficient access for emergency access, wildland fire protection, and fire control measures to the satisfaction of the Municipality.

#### Policy 13.7.5

Crime Prevention Through Environmental Design (CPTED) features should be considered and incorporated into the design and construction of all new development wherever possible.

# 14.0 PHASING STRATEGY

As outlined in *Figure 34: Phasing Strategy*, there is a general phasing of identified Neighbourhood cells. The following outlines the proposed phasing strategy for the orderly development of the ASP lands over the next 20 to 30 years. A significant amount of new infrastructure will be required to service the ultimate development of the Plan Area.

Development sequencing from an infrastructure perspective is based upon the following criteria:

- Drainage and topography
- Boundary conditions
- Road access
- Looped water distribution
- Gravity sewer connection to lift station
- Shallow utilities, power and gas
- Minimizing off-site costs

The purpose of the phasing strategy is to outline the ideal sequencing of development of the Plan Area from a servicing standpoint. From an infrastructure perspective, the ability to service a proposed development phase will depend upon the availability of the required infrastructure and the cost to develop the infrastructure, therefore, there may be some variance in phasing. Having an idea of infrastructure phasing aids in attaining an estimate of housing buildout over the twenty-five to thirty year time frame.



## POLICIES

### Policy 14.0.1

The Developer shall detail the phasing strategy at the Land Use and Outline Plan stage to the satisfaction of Foothills County.

### Policy 14.0.2

The ASP shall be developed in accordance with a phasing strategy, as outlined on *Figure 34* and be aligned with available servicing capacity. The timing of development in any phase shall be at discretion of the Developer.

### Policy 14.0.3

The Land Use and Outline Plan for any stage may include breaking phases down further or, conversely, simultaneous development of phases based on current economic and market conditions. This may occur without further amendment to the ASP at the discretion of the Municipality.

## 14.1 Projected Population

There are a number of dwelling construction milestones over a 20 to 30 year build out period that inform the population projections for the Plan Area. The 2021 Canadian Census indicated that there was an average of 2.9 persons per private household in the Foothills County. The persons per private household reflects an average person per dwelling number and is multiplied by the average number of lots to obtain an estimate of the population over the build out period at certain milestones. These numbers will very likely be much lower at final buildout. The milestone and population projections are estimates and market demand and build out will determine the actual pace of development. These projects are required by statute and are considered approximate.

**Table 10: Population Statistics Within the Plan Area**

ESTIMATED PROJECTED POPULATION			
2.5 UPA		5.0 UPA	
ROWLAND ACRES	HIGHFIELD	ROWLAND ACRES	HIGHFIELD
Estimated Population		Estimated Population	
1980	6152	3961	12,304
Number of Units		Number of Units	
683	2121	1366	4243

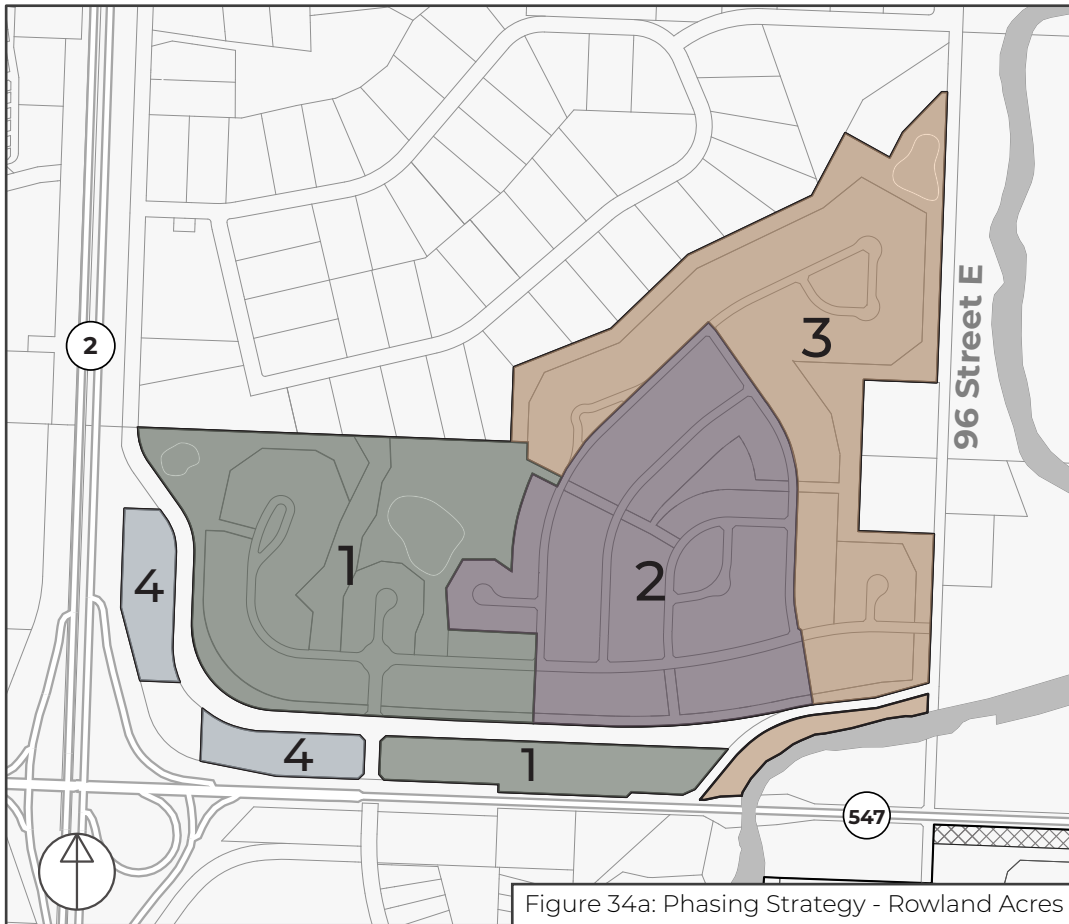


Figure 34a: Phasing Strategy - Rowland Acres

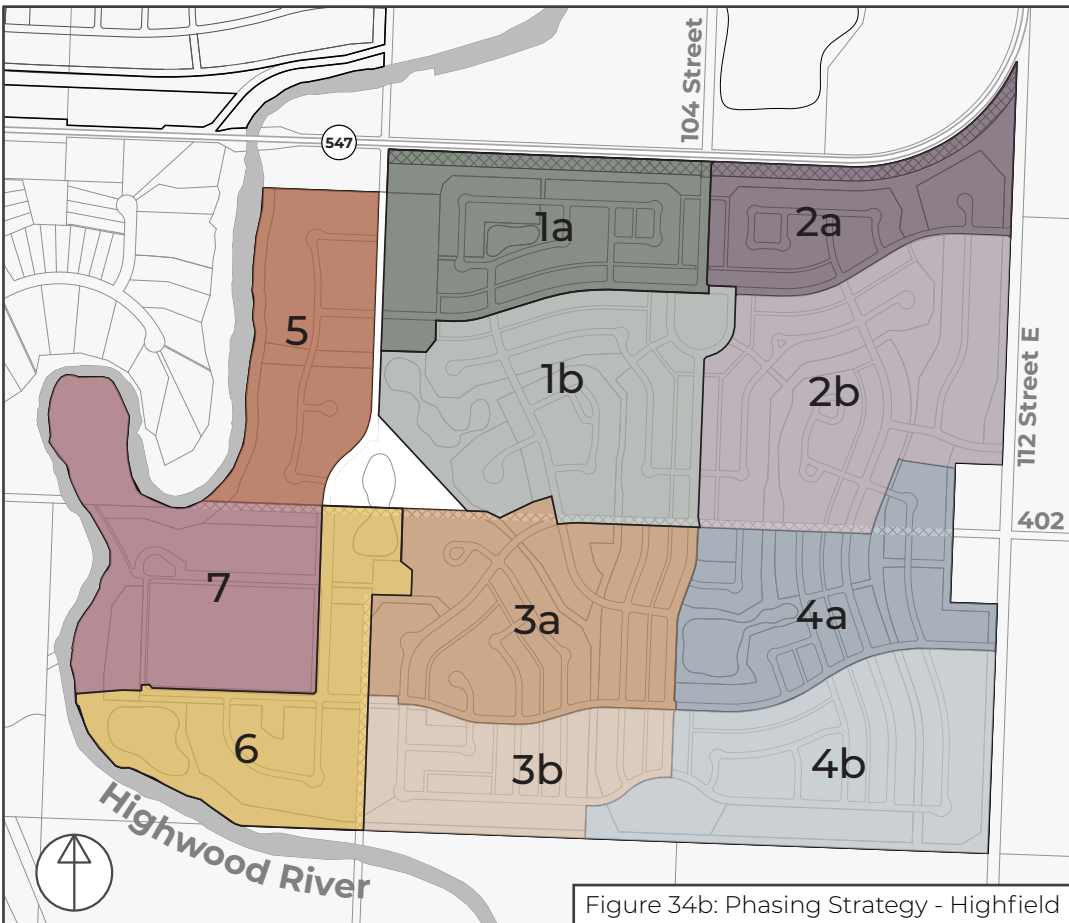


Figure 34b: Phasing Strategy - Highfield

# 15.0 PLAN IMPLEMENTATION, REVIEW, & AMENDMENT

This section contains policy necessary for plan implementation including Plan Adoption and Amendment, Timeframe of the Plan, Monitoring and Review, Plan Amendments, and Public Consultation, in addition to requirements associated with future approvals.

## 15.1 Plan Adoption & Amendment

The Highfield and Rowland Acres ASP falls within a hierarchy of applicable plans including the Municipal Development Plan (MDP), CMR Growth Plan, the Foothills County Growth Management Strategy and the Foothills County Land Use Bylaw. Development in the Plan Area is required to be consistent with the policy contained in this document. The ASP does not supersede, repeal, replace, or otherwise diminish any other statutory plan in effect in the Plan Area.

### POLICIES

#### Policy 15.1.1

The policies contained within this document shall be reviewed and applied by Foothills County at their discretion.

#### Policy 15.1.2

Given that the Highfield and Rowland Acres ASP is adopted by bylaw, a formal process as outlined in the Municipal Government Act is required to amend the Plan.

## 15.2 Timeframe of the Plan

The Highfield and Rowland Acres Area Structure Plan is a long-term planning document that establishes the vision and framework to guide development over an extended period and outlines a series of private sector initiatives and investments that enhance local and regional infrastructure to the benefit of the County. The timeframe for full build-out of the Plan Area is 20 to 30 years, dependent on the expansion and delivery of servicing within the Plan Area and market rate absorption.

## 15.3 Monitoring & Review

The policies within the Highfield and Rowland Acres Area Structure Plan will be monitored over time in relation to the MDP and other guiding policies to ensure they remain current and relevant. Where determined necessary, the policies of the ASP will be updated through the Foothills County's amendment process either generally or in response to a specific issue. The project will be staged and phased, and there will be future public hearings at the land use stage as the project progresses over time, in order to ensure that the Developer is meeting the objectives of the ASP and also their commitments to the County as a willing partner in the process.

## 15.4 Plan Amendments

Amendments to this ASP may be required from time to time and shall be undertaken to the satisfaction of the County. Unless otherwise specified in this document, any change to the text or maps may require an amendment, in accordance with the MGA and as may be determined necessary by the County. Where an amendment to the Plan is requested in relation to a County or development-related initiative, the supporting information necessary to evaluate the potential amendment must be submitted to the County for review.

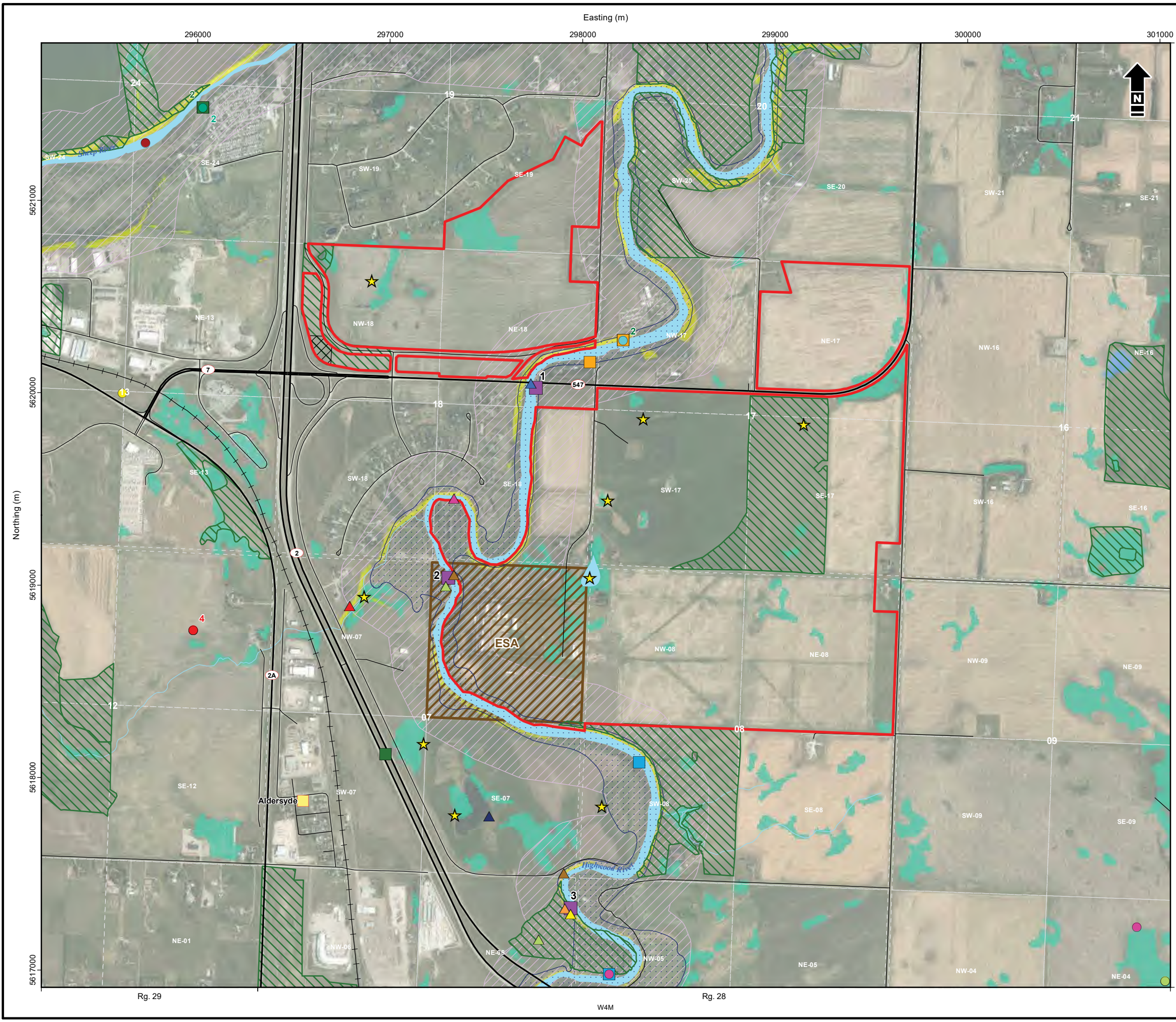
## 15.5 Community Engagement

A robust community engagement process was undertaken during the creation of the Highfield and Rowland Acres ASP. The overarching goal of the public consultation program was to effectively engage with the public and stakeholder groups to raise awareness of the plan, encourage participation and feedback on its details, and ultimately gain overarching support for the resulting Highfield and Rowland Acres Area Structure Plan. The public consultation program integrated an array of feedback mechanisms that allowed both event attendees and those who could not attend the opportunity to provide their thoughts and concerns to the project team in a variety of ways. The Project Team aimed to be transparent, inclusive, responsive, and timely throughout the process to build community and stakeholder trust. **Appendix G: Community Engagement Details** outlines the engagement strategies applied during the consultation process and graphically displays the most common feedback, both positive and negative, received by the planning team at all Open House events.



# APPENDIX A

## BIOPHYSICAL CONSTRAINTS IN THE PLAN AREA



- Project Area
- Community
- Federal Provincial Jurisdiction
- Environmentally Significant Area (ESA)
- GVI (> 85% Native Upland)
- Flood Hazard Protection Overlay Area\*
- Slope > 15 Degrees
- Key Wildlife and Biodiversity Zone
- Highway
- Road
- Railway
- Riparian Setback Calculation Location
- ★ Field Verified Wetland
- Alberta Merged Wetland Inventory**
- Marsh
- Open Water
- Altalis Water Feature**
- Water Body
- Watercourse
- Species at Risk (FWMIS)**
- Barn Swallow (1)
- Burrowing Owl (4)
- Great Blue Heron (2)
- Green-Winged Teal (3)
- Northern Leopard Frog (3)
- Northern Pintail (2)
- Osprey (1)
- Plains Garter Snake (1)
- Red-Sided Garter Snake (2)
- Wandering Garter Snake (3)
- 2016 Species at Risk and Raptor Observation**
- Eastern Kingbird (1)
- Great Blue Heron (1)
- Osprey (1)
- Swainsons Hawk (1)
- Cooper's Hawk (1)
- Red-tailed Hawk (2)
- 2016 Important Wildlife Habitat Observation**
- Bank Swallow Colony (2)
- Cliff Swallow Colony (1)

**Notes:**  
 The entire map extent is within the Sharp-Tailed Grouse Range and Sensitive Raptor Range for Bald Eagle, Ferruginous Hawk, Golden Eagle, and Prairie Falcon.  
 Some 2016 Species at Risk and Raptor Observations are offset to enable better visibility on the map.  
 \*The Flood Awareness Map Application available at: [https://floods.alberta.ca/?app\\_code=FI&mapType=Draft](https://floods.alberta.ca/?app_code=FI&mapType=Draft) should be reviewed to accurately identify the current extent of flood mapping available in the project area.

Reference: Flood Hazard Protection Overlay Area provided by the client January 5, 2023. Data obtained from Altalis © Government of Alberta used under license. Environmentally Significant Areas data obtained from Fiers Biological Consulting Ltd. used under license. Grassland Vegetation Inventory obtained from Government of Alberta used under license. Alberta Wildlife Sensitivity data obtained from Government of Alberta used under license. Federal Provincial Jurisdiction obtained from the Government of Alberta used under license. GDM transportation infrastructure data provided by IHS © 2023 used under license. Imagery (2021) Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community.

1:20,000 metres  
 200 0 200 400  
 NAD 1983 UTM Zone 12N



Township Planning + Design Inc.  
 Aldersyde East Biophysical Assessment

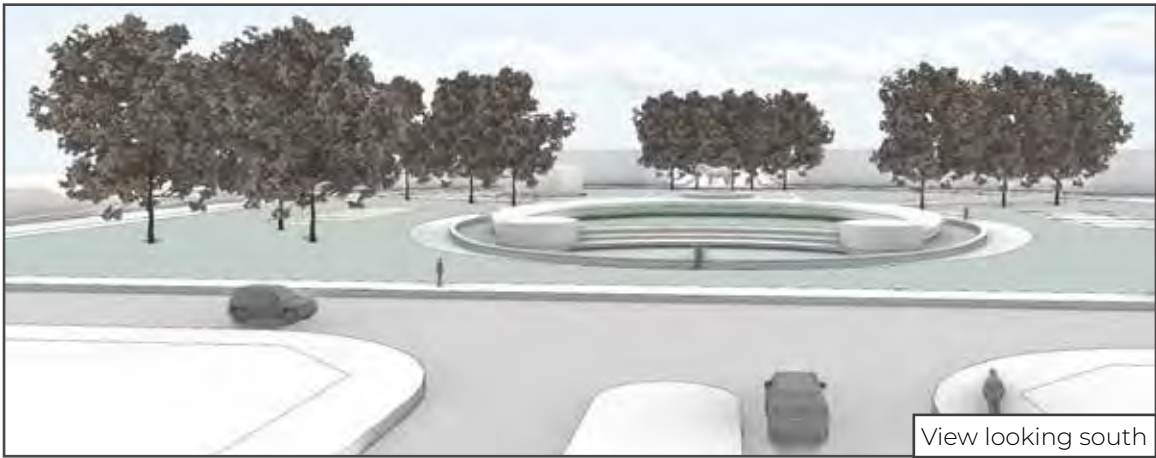
## Biophysical Constraints in the Aldersyde East Project Area

Date: March 2023	Project: 23829	Submitter: K. Makos	Reviewer: K. Ostermann
Disclaimer: The information contained herein may be compiled from numerous third party materials that are subject to periodic change without prior notification. While every effort has been made by Matrix Solutions Inc. to ensure the accuracy of the information presented at the time of publication, Matrix Solutions Inc. assumes no liability for any errors, omissions, or inaccuracies in the third party material.			Figure 2

I:\TownshipPlanningAndDesign\23829\FiguresAndTables\BA\2023\Report\Figures\2\_Biophysical\_Constraints\_in\_the\_Aldersyde\_East\_Project\_Area.mxd, Tabloid\_L, 28.Mar.23, 11:32 AM, slyam, T10005

# APPENDIX B

## CAPE CANAVERAL COURT CONCEPTUAL GRAPHICS



# APPENDIX C

## FED BIZ PARK CONCEPTUAL GRAPHICS



# APPENDIX D

## MISSY'S PLACE CONCEPTUAL GRAPHICS



# APPENDIX E

## LOW IMPACT DEVELOPMENT STRATEGIES



Downspout disconnection involves directing rainwater runoff from a roof to a permeable surface that will allow water to infiltrate into the ground. This permeable surface is typically a vegetated area with good infiltration that is "disconnected" from a direct path to a storm sewer.



Building parking lots, driveways and roads using permeable pavement helps to restore natural infiltration to the landscape and reduce impacts to watercourses by allowing rainwater to slowly infiltrate into the ground. Some contaminants are removed from the stormwater as it infiltrates slowly through the gravel sub-base and into the native soil.

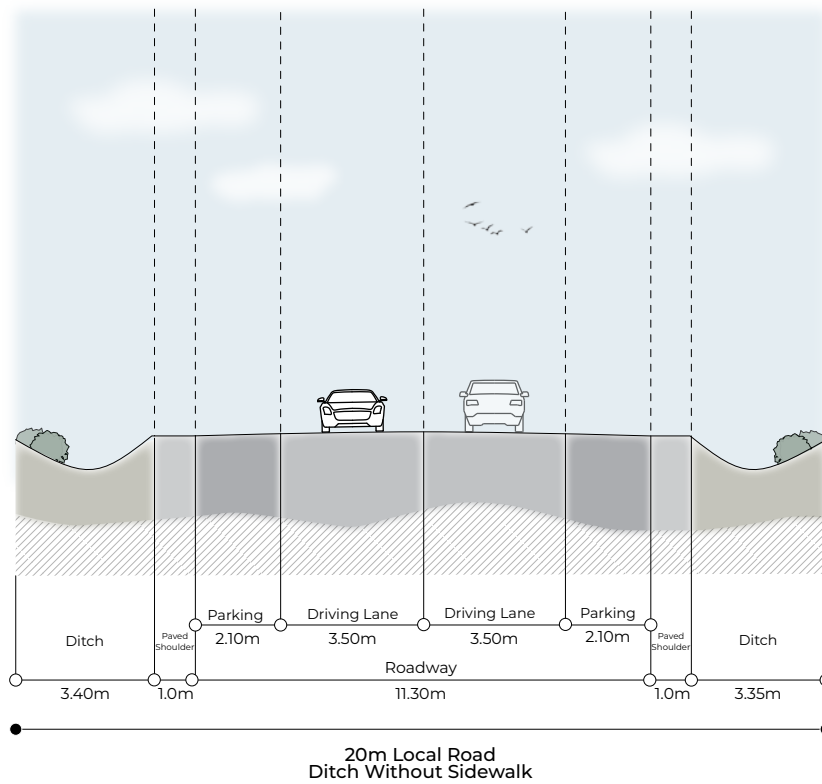
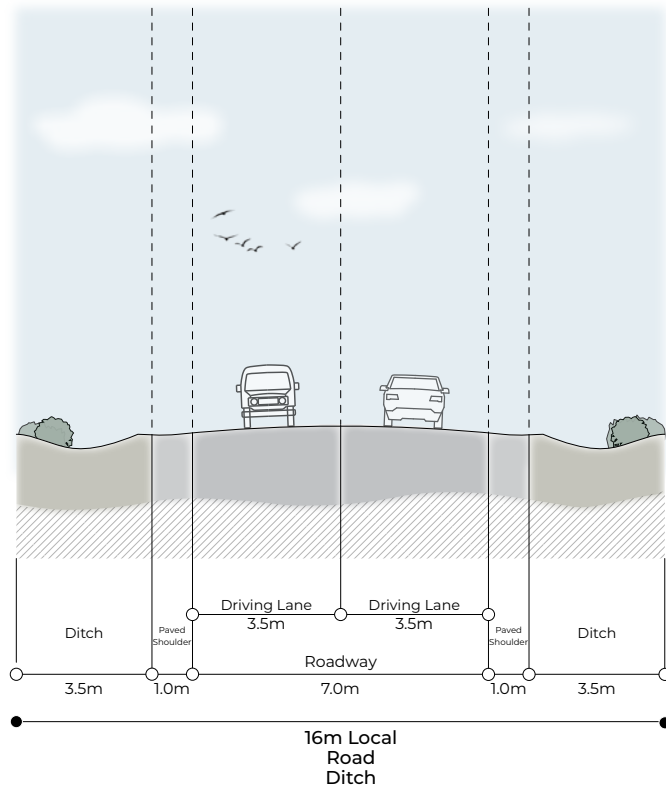
Bioretention is a stormwater infiltration practice that treats runoff from paved areas by using the natural properties of soil and vegetation to remove contaminants. Other names commonly used for these types of practices include rain gardens, bioswales, dry swales, stormwater planters and biofilters. This practice has the potential to provide significant improvements in contaminant removal over other stormwater infiltration practices due to the added treatment benefits of microbial activity and plant uptake. By increasing infiltration and evapotranspiration, bioretention systems also help to recharge groundwater and reduce pollutant loads to watercourses.

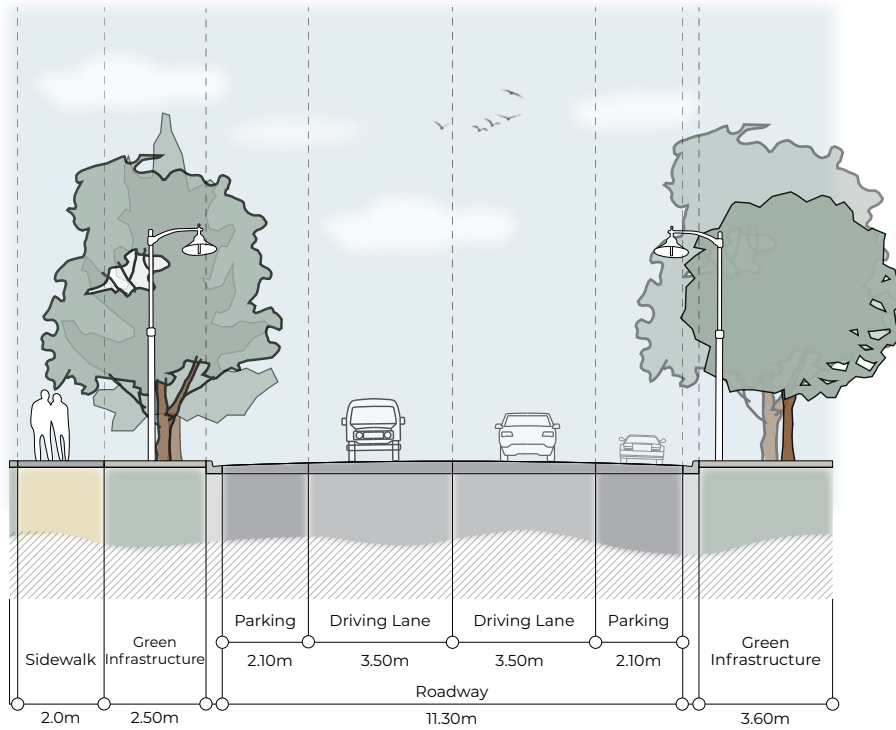


Enhanced grass swale is a vegetated channel that is designed to collect, transport, treat and reduce stormwater runoff. Vegetation in the swale and check dams slow down the flow of water in the channel and allow for sedimentation, filtration of pollutants in the water, and infiltration into the underlying soil. A dry swale is similar to an enhanced grass swale, but it also includes a soil filter media bed and optional perforated pipe underdrain which increases the rate of infiltration

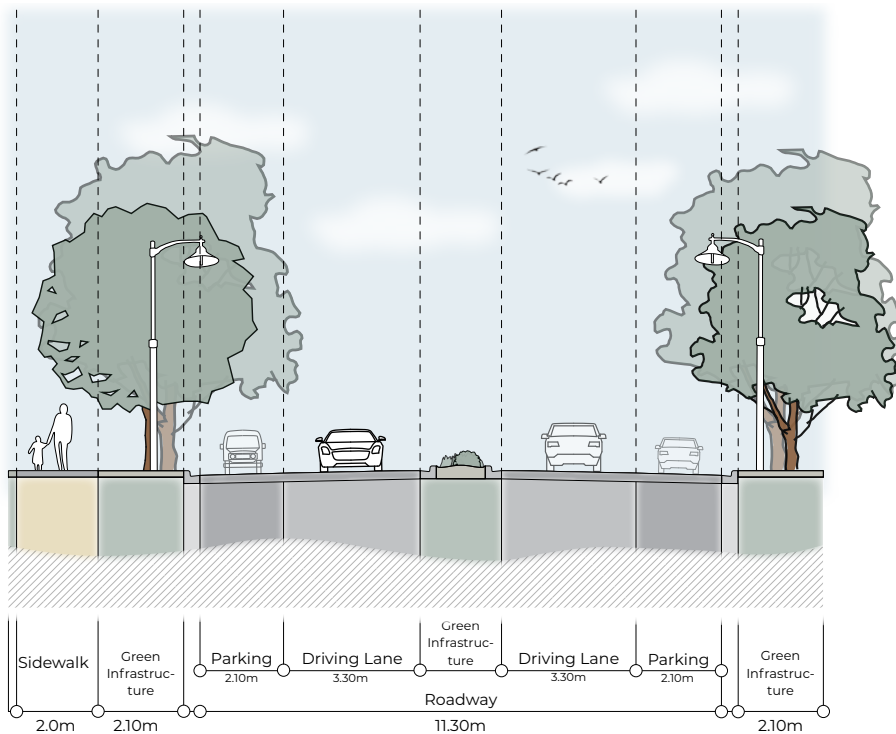
# APPENDIX F

## INTERNAL ROAD NETWORK CROSS SECTIONS

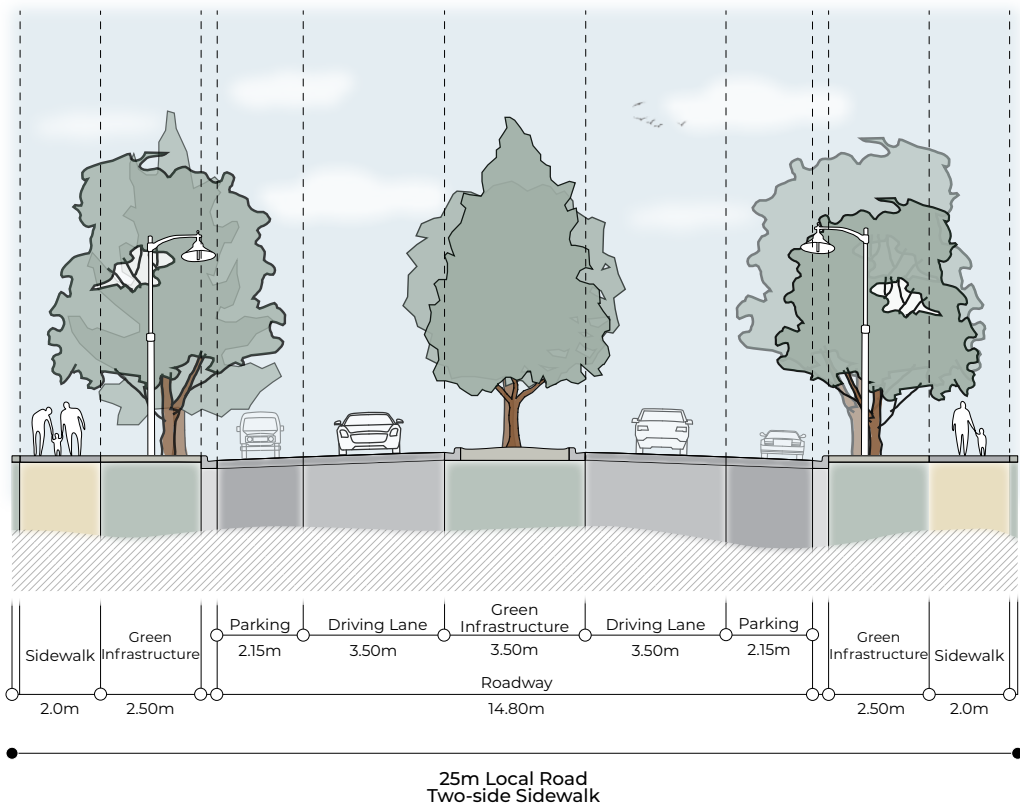
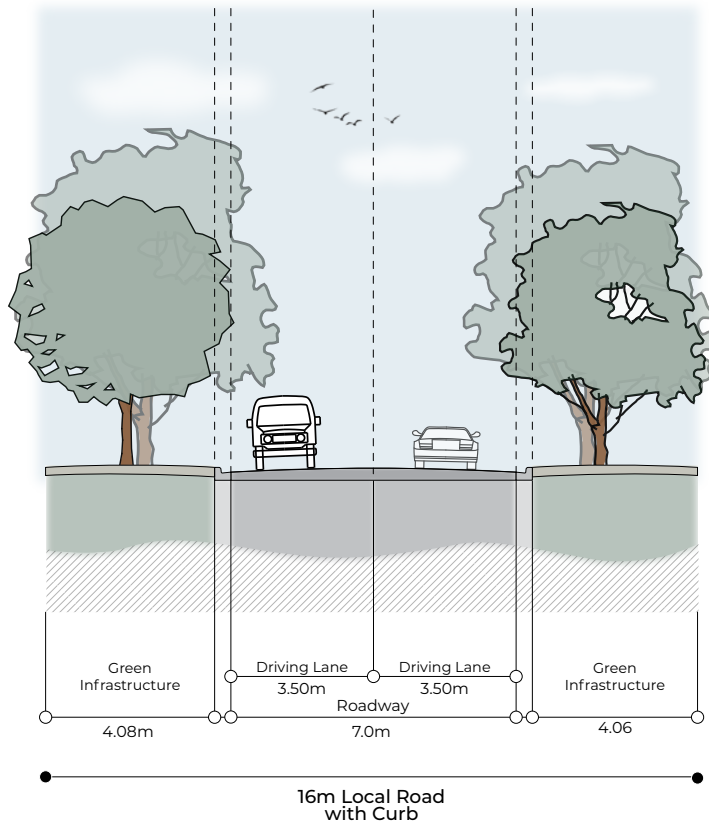




20m Local Road  
One-side Sidewalk

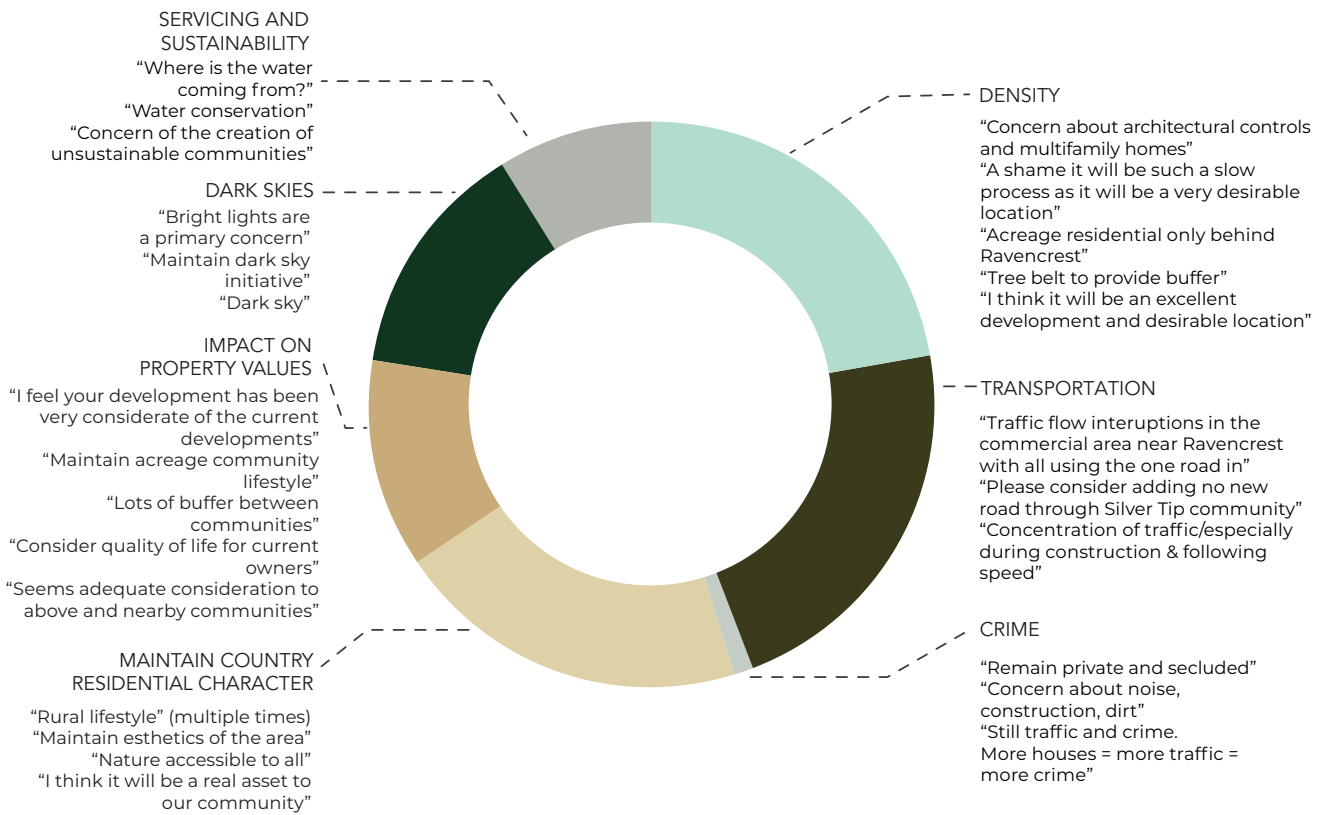


20m Local Road  
Median + One-side Sidewalk



APPENDIX G

COMMUNITY ENGAGEMENT SUMMARY



**Website**



2,676 total visits  
 2,042 audience size  
 8 response forms submitted  
 Advertising for all open houses

**Individual Landowner Meetings**



4 meetings with community landowners.

**Newspaper Ads**



Newspaper ads in the Western Wheel 2 weeks prior of all Open Houses.

**Dedicated Phone**



3 calls received.

**Community Member Meetings**



Ravencrest Homeowners Association 2017.01.23  
 Silvertip Homeowners Association 2016.11.16

**Working Group Meetings**



15 meetings  
 Landowners/Developers  
 M.D. of Foothills Staff  
 Ravencrest Community Representative  
 Strategic Partners (Transportation,

**Mailouts**



Mailers 2 mile radius around site 2 weeks prior of Open House 1, 2 and 4.

**Working Group Meetings**



15 meetings  
 Landowners/Developers  
 M.D. of Foothills Staff  
 Ravencrest Community Representative  
 Strategic Partners (Transportation, Engineering)

**Open Houses**



1 2016.09.26  
 109 Attendees  
 53 Feedback Forms

2 2016.12.01  
 73 Attendees  
 15 Feedback Forms

3 2017.03.16  
 63 Attendees  
 3 Feedback Forms

4 2017.04.13  
 50 Attendees  
 3 Feedback Forms

5 2017.09.14  
 65 Attendees  
 6 Feedback Forms





prepared by:





## Applicant Submission: Response Letter to Ravencrest HOA

# Highfield Investment Group

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Dated May 17, 2024

To: Ravencrest Home Owners Association

Thank you to those neighbours who have written letters to the county in advance of our public hearing. We have reviewed those letters and offer the following information in response:

**Density, CMRB and Population** - The density targets in the ASP are to illustrate the Calgary Metropolitan Regional Board (CMRB) requirements for density for the identified preferred placetypes. Our overall goal is density desired and directed by Foothills County, not the CMRB. With the inception of the CMRB in 2017 and the growth management plan adopted by the Minister of Municipal Affairs in 2022, we are now required to gain the approval of the County and then, gain the approval of the Region Board. The Board is structured in such a way that Calgary has a super majority veto, as such, Calgary has input on these plans and can veto them if they feel they are not dense enough, or are non-compliant with the objectives of the regional plan with regard to employment, placetype accommodation, density and servicing. We are required to adhere to this plan as it also outlines a Joint Planning Area in this location between the County and the Town of Okotoks. It is important to understand, developers and landowners have no standing at the CMRB, and it is that Board that created JPA 3 and only that board that can revise it. The 10 member municipalities must jointly agree to any change, we as developers and landowners cannot change this.

Please note that the reference to 2.5 to 5.0 Units per acre are to illustrate the requirements that should be imposed on us by the CMRB. Therefore, references to "City Density" are an overstatement. Note that the proposed density of the Rowland Lands prior to the inclusion of secondary suites is **0.90** Units per acre (UPA) or 246 units. Assuming an average population of 3 people per unit the population for the Rowland Land would be 738 people. In addition, the Highfield lands are planned at **1.57** UPA or 1,336 Units prior to secondary suites. Again, assuming an average population of 3 people per unit the population for the Highfield Land would be 4,008 people. Therefore, the total population for the 1,189.07 acres of plan area is 4,736 people.

**Traffic** - We are aware of the traffic patterns and the standard of Highway 547, including the large number of cattle trailers and semi-trailers that use this road every day. As a result, we worked collaboratively with Alberta Transportation and Economic Corridors (ATEC) to undertake an extensive study of the road system and we have committed to undertaking further traffic studies at every land use stage. This means that the required upgrades to 547 will be commensurate with the amount of development added at every stage. This will all have to be undertaken to the satisfaction of ATEC and the County. We utilize professional engineers and traffic experts to review these roads and make recommendations for upgrades. On our site plan we have accommodated for significant road widening for 547 and widening of the bridge..

**Environmental** – A full biophysical assessment was undertaken in accordance with the requirements of the project. The report can be found on the project website, and we are aware of the impact and are required to follow the mitigation techniques directed by the professional biologists in the development of this site. The biologist has included mitigation measures and recommendations to ensure there are no adverse effects to wildlife or the river.



# Highfield Investment Group

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**Dark Sky Bylaw** – We have commitments in our ASP for dark sky compliance, this is a policy of the County that cannot be ignored. We will include detailed architectural controls on our lots and these will include utilization of dark skies compliant fixtures. We will be required to illuminate the intersections according to ATEC, other lighting within the project will be for safety purposes only and will be determined at the subdivision stage in association with county administration. Our architectural controls are specific about dark sky compliance and adherence to same.

**Quality of Life** – The Rowland family has owned this land for 140 years and stood by while Ravencrest and Silvertip were developed around them. It is their turn to develop. They had similar issues when both of these existing communities were brought forward but they did not object. At this time, the Rowlands do not consider these lands to have a farming future based on their proximity to existing residential development.

The proposed development has intentionally directed the higher densities into the interior of the community, and designed the perimeter to sensitively integrate into the existing context. The lands that border the edge of the river have an Environmental Reserve land buffer and the residential uses are proposed to be Cluster Residential District, accommodating lots ranging from 0.8ac to 1.99ac. This is comparable, or larger than, the 36 1-acre lot parcels in the community of Silver Tip. In section 7.5 of the ASP Transitional Buffer Areas, you will be able to reference the buffer distance between Highfield and the river edge properties in Silver Tip. The outlined commercial areas are intended to support the local needs and amenities required by area residents (i.e. - doctors office, pharmacy, restaurant, veterinarian). Industrial uses are not outlined or considered in this plan.

**Water Usage** - We will be utilizing the Aldersyde Water Treatment Plant, and we have a diversion license, already appurtenant to the Highwood River, which satisfies the full build out demand requirement for this project. We are not using groundwater for this application and we do not expect any adverse effect to the existing aquifers. We also are aware of the AEP requirement for off stream storage, and we have accommodated for that with a reservoir intended to service greater Aldersyde region and sized correctly to do so. As the license is already appurtenant to the Highwood it has been counted and accommodated for in the AEP instream objectives for this river.

**Crime** - In land use planning there is a term called “Crime prevention by environmental design” or CPTED. A fundamental principal of CPTED is that more homes mean more eyes on the street (and doorbell cameras) that preclude and limit crime. We have come to understand that the Aldersyde Petro-Canada was a significant magnet for crime and as such they are re-designing both their interior and exterior to bring forward resolution to these issues. We understand as well that the initiative by the provincial government to fund and staff a provincial police service is primarily intended to provide support to rural communities that suffer under the RCMP response and lack of officers currently. The tax dollars generated from the development will also work toward offsetting and supporting the current policing demands of Foothills County Sheriffs and Foothills Patrol.

**Agricultural Land** - the Highfield and Rowland lands are located within the Central District, where the County wants to see growth. It is critical for the preservation of Agricultural Land that development be concentrated in areas that have previously been identified for growth. Directing growth strategically will preserve vital agricultural land in other areas of the County.

**Negative Impact on Property clause** – We have incorporated buffers against existing developments that, at minimum, are twice the required setback for country residential parcels. We are offering a 30m bermed and landscaped buffer from Ravencrest lots abutting Rowlands, a typical CR lot has 15m setbacks and no architectural controls and no buffers. Development of this kind does not compete with the existing product in Ravencrest or Silver Tip and does not lower property values. In our estimation, property values in these communities will increase with growth and development and the lots in existence today will see greater interest in resale.



# Highfield Investment Group

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We have also included our Minutes with Ravencrest HOA to demonstrate our willingness speak with, and work with, the Ravencrest HOA. Many of the questions are answered in the minutes attached.

Sincerely,

Adrian Munro  
President, Highfield Investment Group Inc.

**Applicant Submission: Meeting Minutes with Ravencrest HOA**

# MEETING MINUTES

## HIGHFIELD ROWLAND ASP

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Date: April 11, 2024

Time: 5:30 pm

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### IN ATTENDANCE

Adrian Munro, Landowner – Highfield  
Evan Perry, Highfield  
Dennis Inglis, Highfield  
Todd Rowland, Rowland Family  
Kristi Beunder, Township Planning

Greg Davis, President Ravencrest HOA  
Ross Henderson, Ravencrest Resident  
Rob Walters, Ravencrest Resident

### MEETING

The meeting was held at the Highfield Farm to discuss issues and/or clarity related to Highfield and Rowland Acres Area Structure Plan (ASP) submission.

The meeting started with clarification from the Developer that the interface area and the “horseshoe” area interfacing with Ravencrest was improperly colour coded and is in fact CLR, with parcel sizes ranging from 0.8 acres to 2.0 acres.

The interface buffer is 30 meters, not 20 meters, and ranges up to 39 meters in some locations, particularly to the east and closer to the existing D. Rowland residence.

Mr. Henderson discussed the set of trees in close proximity to the pond. He stressed his concern of their removal as they are environmentally tied to the pond for local wildlife bird etc. The Developer explained that their removal was never in the plan and in fact the CLR lots and the pathway goes around them.

Ross Henderson began discussing interface considerations with his home and those abutting the plan area boundary.

Pathway – concerns about privacy and interference with livestock. The developer outlined the cross section of the pathway and buffer area as 30m with the soil berm adjusted to the north with the pathway behind the berm and a few meters of buffer from the back property line of the proposed new lots. The Developer endeavored to place the pathway closer and nearer to the rear of lots on the new lots and reallocate the green strips to provide the greatest possible buffer within the 30 m from rear of new lot to rear of Ravenscrest. Pathway will be removed from the treed area in the open space behind Mr. Henderson’s lot.

Stormwater Management Planning – To date, the stormwater management plan has been preliminary. At the land use stage detailed design planning occurs, inclusive of grading and Storm water at the land use and subdivision approvals stage. At this time, the developer has not made a land use application, just an application for an ASP.

Land use required further public hearings and consultation with area landowners. It includes lotting, detailed design work. The developer explained that they are not permitted to release any water greater than the established pre-development release rate. The pre-development release rate determines what is coming off the land naturally and what we are allowed to continue to release. The drainage added by virtue of non-permeable surfaces is calculated and called the post development flows and we are not permitted to release post development flows at any rate greater than the predevelopment release rate. Thus, we include storm ponds in the site plan. The storm system is a combination of overland flows and pipes. The overland grading will direct water to the ponds, and not to the Ravenscrest development. Stormwater ponds require approvals from AEPA under the Water Act.

Commercial lands – when is the commercial land coming forward – the developer indicated that the commercial land at Rowland Acres would be the last phase and not in that area until 2030/2035 time horizon. Commercial lands should be expected to be brought onboard in 2035. Pre-planning and presales may occur in the 2030 to 2035 time horizons.

Noise Mitigation - Mr. Henderson suggested we may need to look at noise mitigation techniques in this area due to highway noise. The developer understands that ATEC sent out a policy suggesting developers must mitigate noise by the highway, should it exceed the policy guidelines, the developer will need to utilize mitigation techniques.

Parcel population – the developer requested that an explanation be provided as to the statements that we are “making a City” or we will have “15,000 residents and be bigger than the Town of High River”. The developer explained that if you do the math on the numbers in the page 34 of the ASP. We envision no more that 247 lots on the Rowland acres site.

Architectural Controls - there will be Architectural Controls registered on title by Caveat for this project. Every lot will need to conform to the AC's. These speak to dark skies, housing style, colours and ensure the xeriscaping landscaping techniques are utilized. The developer also spoke to first impression and that the open space will be MR but maintained by the developer upon turnover of the HOA to the residents. The developer has a maintenance arm in their corporate structure and are working toward a maintaining good first impression on their developments. AC's will include Kentucky design theme with black three rail fence for each lot.

The meeting concluded.

This package contains letters of support collected by Township Planning + Design Inc.

154 letters were submitted. There were two letters that were submitted twice.

Names or signatures that were illegible have been listed as a question mark.