


**MISCELLANEOUS MUNICIPAL ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
Road Naming Application
October 2, 2024**

COUNCIL DECISION RE: REQUEST TO NAME NEW INTERNAL SUBDIVISION ROADS		
	APPLICANT: Kristi Beunder of Township Planning + Design Inc.	
PROPOSED ROAD NAMES: Serenity Way, Serenity Bend, Serenity Green, Serenity Boulevard and Spilak Drive		
LOCATION: The new internal subdivision roads are within SW 5-22-29 W4; Plan 9912130, Block 5, which is located in the boundaries of the Hamlet of Heritage Pointe, +/- 1 km south of the City of Calgary, +/- 9.5 km southwest of Rocky View County, just east of the Heritage Pointe commercial area and Heritage Pointe fire hall, just north of Dunbow Road East, with access from the end of the cul-de-sac for 4 th Street East.		
PROPOSAL: To name the new internal subdivision road network, which includes the proposed names - Serenity Way, Serenity Bend, Serenity Green, Serenity Boulevard and Spilak Drive.		
FILE MANAGER: Samantha Payne	DIVISION NO: 6	DEPUTY REEVE: Don Waldorf

PURPOSE OF REQUEST

An application was received from Kristi Beunder of Township Planning + Design Inc. on behalf of Serenity Land Corp., to name a new internal subdivision road network and includes the following proposed road names - *Serenity Way, Serenity Bend, Serenity Green, Serenity Boulevard and Spilak Drive*. This road naming proposal was not required to be submitted as a condition of the subdivision approval that will create these new roads.

The letter of request from the applicant, which contains a brief summary of the proposed road names is included under Appendix B of this report.

BACKGROUND

The subject lands are identified in the Heritage Pointe Area Structure Plan Addendum as Cell E and Serenity. Serenity is proposed to be developed in 2 phases.

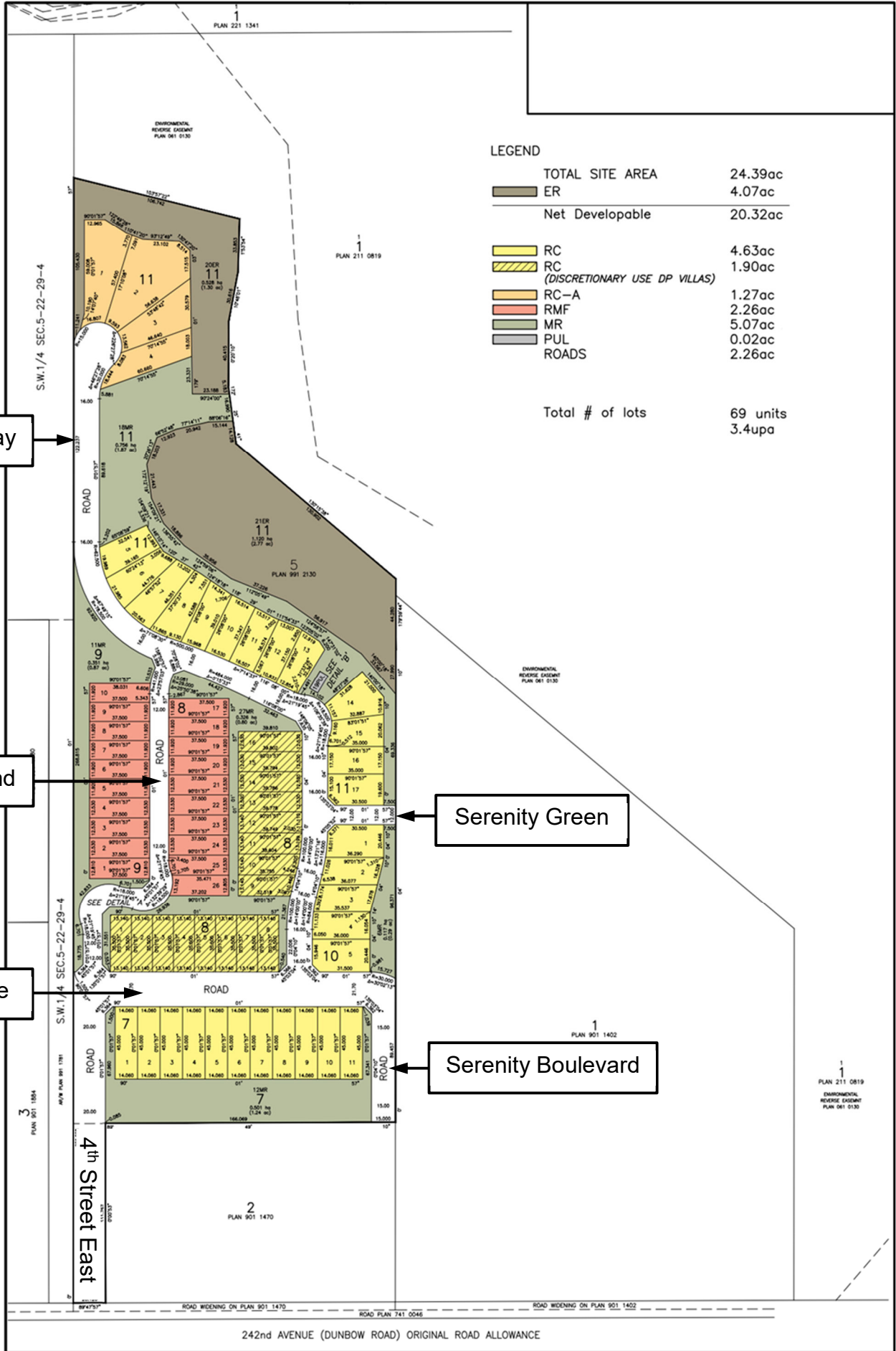
On June 12, 2024, Council approved the phase 1 subdivision, which included:

- 4 Residential Community Sub-district “A” lots - (RC-A)
- 45 Residential Community District lots - (RC)
- 20 Residential Multi-Family District lots - (RMF)
- 1 x +/- 0.02 acre Public Utility Lot - (PUL)
- 2 Environmental Reserve parcels; +/- 4.07 acres total - (ER)
- 5 Municipal Reserve parcels; +/- 5.07 acres total – (MR)
- +/- 2.26 acres for new internal road construction

The phase 1 subdivision site plan, which also illustrates the proposed road names is included on the following page.

The phase 1 subdivision has not been registered with land titles, as the developer is still working towards completing the conditions of the subdivision approval.

Phase 1 Subdivision Site Plan



LEGEND

TOTAL SITE AREA	24.39ac
ER	4.07ac
Net Developable	20.32ac
RC	4.63ac
RC (DISCRETIONARY USE DP VILLAS)	1.90ac
RC-A	1.27ac
RMF	2.26ac
MR	5.07ac
PUL	0.02ac
ROADS	2.26ac

Total # of lots 69 units
3.4upa

Serenity Way

Serenity Bend

Spilak Drive

Serenity Green

Serenity Boulevard

S.W. 1/4 SEC. 5-22-29-4

S.W. 1/4 SEC. 5-22-29-4

4th Street East

242nd AVENUE (DUNBOW ROAD) ORIGINAL ROAD ALLOWANCE

CIRCULATION REFERRALS

The application was circulated to all necessary internal departments and external agencies. The responses received are summarized in the below table.

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
GIS/Mapping	<p>The road names of Serenity conflict with the existing names of Serenity Place and Serenity Lane in Rocky View County.</p> <p>Approving the proposed road names would lead to confusion of delivery of goods and go against our standard naming practices.</p> <p>Names after a person are discouraged, however Council may choose to accept the name Spilak Drive due to special circumstances.</p> <p>Numbering of the new roads would be as follows and would not result in the need to change any existing addresses:</p> <ul style="list-style-type: none"> ▪ <u>Serenity Way</u>: would be a combination of 4 St E and 1004 Dr E ▪ <u>Serenity Bend</u>: would be a combination of 4 St E, 239 Ave E & 5 St E ▪ <u>Serenity Green</u>: would be 238 Ave E ▪ <u>Serenity Boulevard</u>: would be 6 St E ▪ <u>Spilak Drive</u>: would be 240 Ave E <p>GIS recommends Council refuse the proposed road names and suggests that the developer propose alternative names for the roads.</p>
Fire Chief	No concerns
Foothills Patrol	No concerns
EXTERNAL	
Rocky View County	In Rocky View County we have Serenity Lane, and Serenity Place. Since 2004, Rocky View County assigned 21 addresses using these two road names. We have no concerns with Spilak Drive.
Town of High River	No concerns.

REQUEST OF COUNCIL

Council is respectfully requested to review the road naming proposal and may wish to consider one of the following options.

Option 1 – Approval:

Council may choose to approve the road names for the new internal subdivision road network located within SW 5-22-29 W4; Plan 9912130, Block 5 as *Serenity Way, Serenity Bend, Serenity Green, Serenity Boulevard and Spilak Drive*.

Option 2 – Refusal:

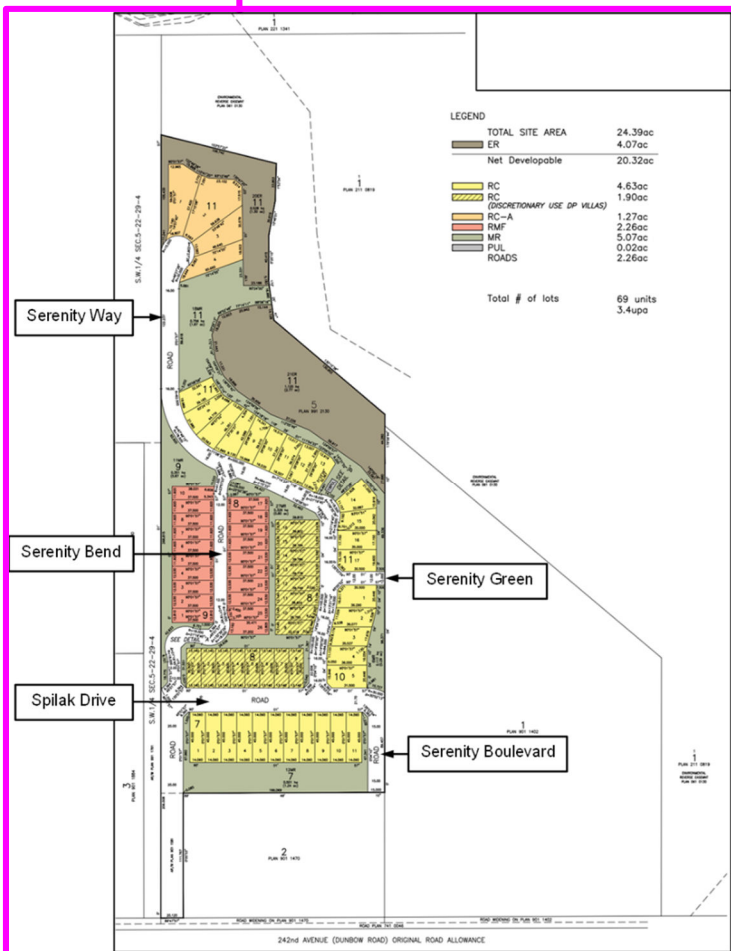
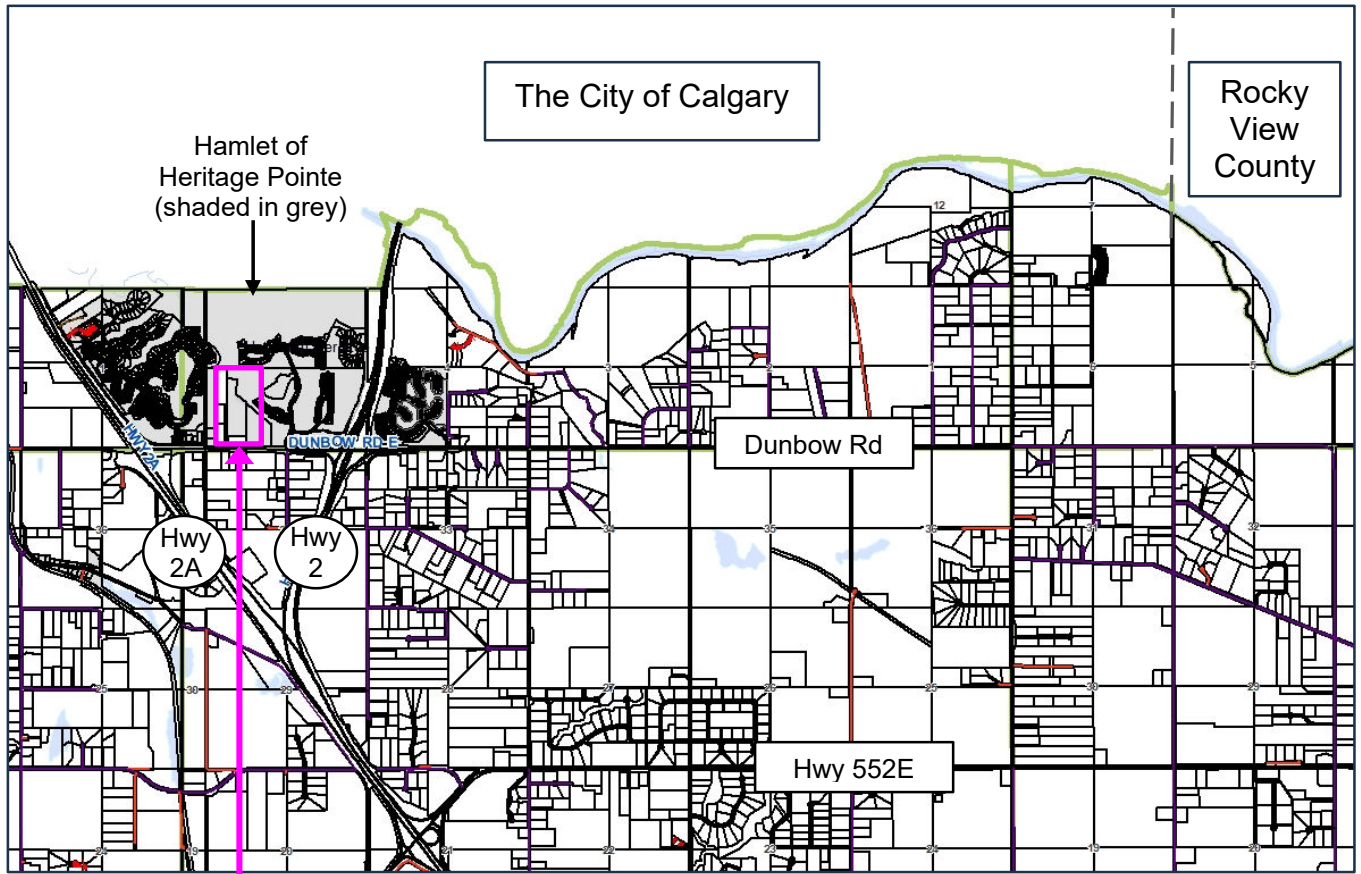
Council may choose to refuse the proposed road names of *Serenity Way, Serenity Bend, Serenity Green, Serenity Boulevard and Spilak Drive*, as the proposed road names will lead to confusion of the delivery of goods and services and go against the County's standard naming practices. The applicant may wish to consider making a new road naming application that proposes alternative names for the new internal subdivision road network that will be located within SW 5-22-29 W4; Plan 9912130, Block 5.

APPENDICES

APPENDIX A: LOCATION MAP

APPENDIX B: APPLICANT'S LETTER OF REQUEST

APPENDIX A: LOCATION MAP



APPENDIX B: APPLICANT'S LETTER OF REQUEST

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



Foothills County
Box 5605
High River, AB
T1V 1M7

August 7, 2024

ATTN: Samantha Payne, Planning Coordinator
RE: Application for Road Naming – Serenity Project by Rarebuilt in Foothills County.
Landowners: Serenity Land Corp.

Dear Mrs. Payne,

We have included a site plan that outlines the road names Rarebuilt is suggesting be reviewed and approved for the Serenity project.

The County will note that the road names all include Serenity (Way, Bend, Green, Boulevard) with the exception of the main drive which we have indicated a preference for as "Spilak Drive". Early on in the Serenity project, we spoke with Danielle Spilak and received her approval for use of this name at this location. We wish to recognize the late Councilor Larry Spilak with this road name as this road, in future planning scenarios for this hamlet, would connect right in front of the Heritage Pointe Fire Hall.

We wish to recognize Larry's commitment to undertaking the procurement and construction of the Heritage Pointe Fire Hall and to honour his legacy in this community which had so much care and respect for him. We understand a plaque of recognition has been implemented within the hamlet, however, as this road has potential to connect to the fire hall, we believed it appropriate to request the name and we believe it to be a worthwhile and respectful choice.

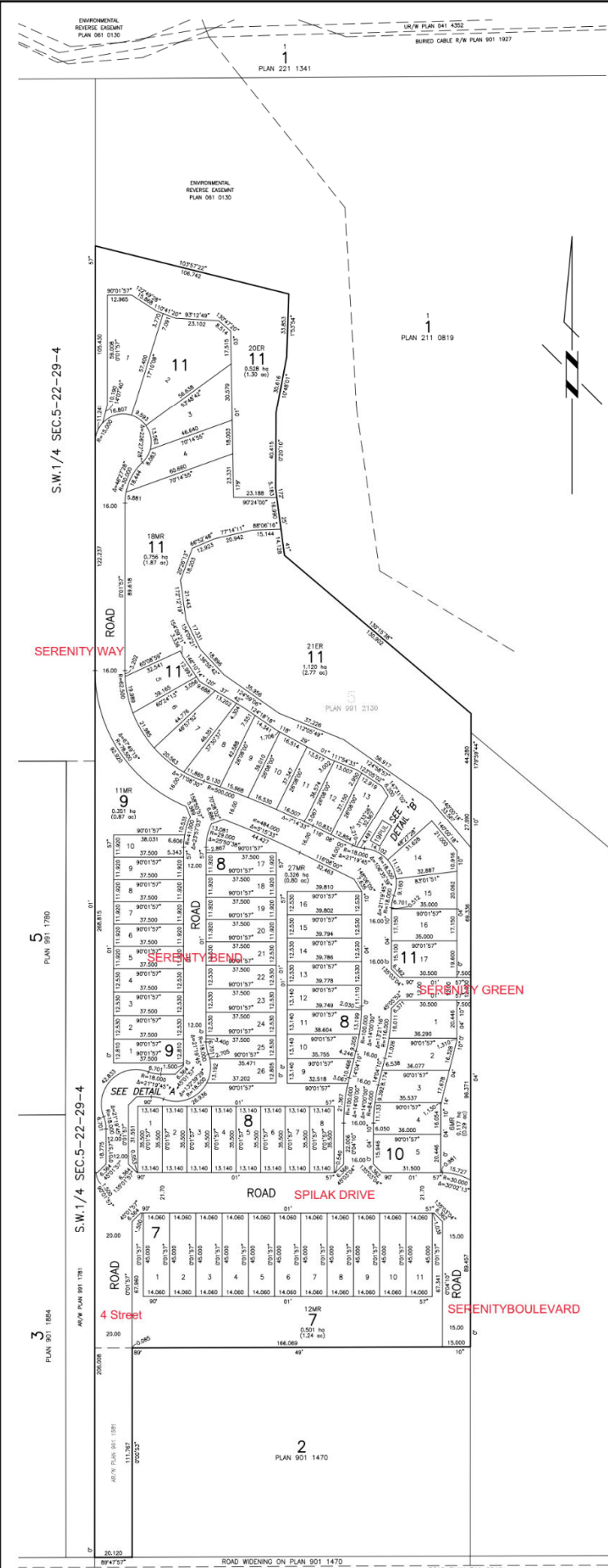
Thank you for your consideration. Should you have any further questions, please do not hesitate to contact the undersigned.

Sincerely,
Township Planning + Design Inc.

A handwritten signature in black ink, appearing to read "Kristi Beunder".

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

Cc: Mike Lochhead, Serenity Land Corp.



SURVEYOR
 BRENDA WILSON, A.L.S. 2024
 SURVEYED BETWEEN THE DATES OF MAY 3, 2011 AND _____ 2024
 IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT.

REGISTERED OWNER
 SERENITY LAND CORP.

SUBMISSION AUTHORITY
 FOOTHILLS COUNTY
 FILE NO: F229-55W



REGISTRAR
 ALBERTA LAND TITLES OFFICE

PLAN NO. _____
 ENTERED AND REGISTERED
 ON _____
 INSTRUMENT NO _____
 A.D. REGISTRAR

FOOTHILLS COUNTY
SERENITY – PHASE 1
 TENTATIVE PLAN SHOWING SURVEY OF
 PROPOSED SUBDIVISION
 AFFECTING PORTION OF
 BLOCK 5, PLAN 991 2130
 WITHIN THE
 S.W.1/4 SEC.5, TWP.22, RGE.29, W.4M.
 SCALE: 1: 1000
 B.M. WILSON, ALS 2024

- LEGEND**
- AREA AFFECTED BY THIS PLAN OUTLINED THUS _____ AND CONTAINS 9,871 ha, 77 LOTS AND ROADS.
 - STATUTORY IRON POSTS SHOWN THUS: ● FOUND ○ PLACED
 - TEMPORARY POINT ESTABLISHED, LEFT NO MARK, SHOWN THUS: ✕
 - ALBERTA SURVEY CONTROL MARKER SHOWN THUS: ⊙
 - FOUND STATUTORY IRON POST, USED AS REFERENCE POINT SHOWN THUS: ⊙ RP
 - DISTANCES ARE IN METRES.
 - DISTANCES ALONG CURVED BOUNDARIES ARE ARC DISTANCES.
 - THE REGISTRATION IS AFTER A BEARING INDICATES THAT THE LINE IS RADIAL TO THE ADJACENT CURVE.
 - BEARINGS ARE DERIVED FROM REGISTERED PLAN 211 0819.
 - THE PROJECTION IS 3° TRANSVERSE MERIDIAN, THE DATUM IS NAD(83) (ORIGINAL), THE REFERENCE MERIDIAN IS 114° WEST LONGITUDE, AND THE COMBINED SCALE FACTOR IS 0.999738.
 - GRID COORDINATES ARE DERIVED FROM PLAN 211 0819 WITH THE FOLLOWING COORDINATES FOR THE REFERENCE POINT:
 NORTHING = _____ EASTING = _____

ALS	ALBERTA LAND SURVEYOR	ASCM	ALBERTA SURVEY CONTROL MARKER
SEC	SECTION	DAKES	NORTH AMERICAN DATUM OF 1983
TWP	TOWNSHIP	RP	REFERENCE POINT
RGE	RANGE	R	RADIUS/ARC
M	MERIDIAN	Δ	CENTRAL ANGLE OF CURVE
RP	REFERENCE POINT	R/W	RIGHT OF WAY
RE	RECTANGLE	AR/W	ACCESS RIGHT OF WAY
U	UTILITY	UR/W	UTILITY RIGHT OF WAY
N	NORTH	ER	ENVIRONMENTAL RESERVE
S	SOUTH	MW	MUNICIPAL RESERVE
E	EAST	ER	ENVIRONMENTAL RESERVE
W	WEST	AOL	ABOVE GROUND LEVEL
Re-est.	RE-ESTABLISHED	BGL	BELOW GROUND LEVEL
MB	MARKED	FCP	FENCE CORNER POST
MP	MARKER POST	FL	FENCE LINE

