


PUBLIC HEARINGS AND MEETINGS
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
AREA STRUCTURE PLAN
June 18, 2025
To be heard at: 9:00 AM

APPLICATION INFORMATION		File No. 25R029
	SUBJECT LANDS LEGAL DESCRIPTION: Multiple Properties: <ul style="list-style-type: none"> Ptn. SE 19-20-28 W4M Ptn. NW and NE 18-20-28 W4M Ptn. NW, NE, SW, and SE of 17-20-28 W4M Ptn. NW and NE of 8-20-28 W4M 	
	LANDOWNERS: <ul style="list-style-type: none"> Highfield Investment Group Ltd. Bramta Development Ltd. Debbie Rowland 	
	AGENT: Township Planning + Design Inc. / Kristi Beunder	
	AREA OF SUBJECT LANDS: +/- 952 acres (+/- 385 ha)	
	CURRENT LAND USE: Agricultural District	
PROPOSAL: Redesignation of the subject lands from Agricultural District to Cluster Residential District, Residential Community District, Residential Multi-Family District, Community Commercial District, Open Space District, Service District, Municipal Land/Reserve District, Environmental Reserve and Public Utility District. Additionally, Site Specific Amendments to the Residential Multi-Family District to add "Dwelling, Single Family", Mixed-Use Building", and "Mixed-Use Developments" as discretionary uses within portions of the subject lands.		
DIVISION NO: 1 & 7	COUNCILLORS: Siewert & McHugh	FILE MANAGER: Drew Granson

EXECUTIVE SUMMARY

Summary of Proposal

The application for Land Use Redesignation and Site Specific Amendment in accordance with the Highfield & Rowland Acres Area Structure Plan, proposes to redesignate portions of the nine subject properties in alignment with Phases 1 through 4 of the Rowland Acres neighbourhood and Phases 1a, 1b, 2a, 2b of the Highfield neighbourhood, and to allow for the future subdivision of the subject lands.

Rowland Acres:

The application proposes to redesignate approximately 284 acres within the Rowland Acres lands being portions of SE 19-20-28 W4M, NW 18-20-28 W4M, and NE 18-20-28 W4M from Agricultural District to Cluster Residential District, Residential Community District, Community Commercial District, Service District, Municipal Land/Reserve District, Public Utility District, and approximately 10.35 acres of Environmental Reserve, as well as dedication of lands for internal roads.

Highfield:

The application proposes to redesignate approximately 375 acres within the Highfield lands being portions of NW 17, NE 17, SW 17, SE 17, NW 8, and SE 8, all within Township 20-Range 28 W4M, from Agricultural District to Cluster Residential District, Residential Community District, Residential

Multi-family District, Community Commercial District, Municipal Land/Reserve District, Public Utility District, Open Space District, Service District, Public Utility District and Municipal Land/Reserve District, as well as dedication of lands for roads and road widening along Highway 547. Approximately, 293 acres within NW 8 and NE 8-20-28 W4M are proposed to remain designated as Agricultural District.

In addition, a Site Specific Amendment is proposed within the Highfield neighbourhood lands to amend the Residential Multi-Family Land Use District rules to include “Single-Family Dwelling”, “Mixed-Use Building”, and “Mixed-Use Development” as discretionary uses within the Residential Multi-Family District.

Location

The subject properties are located east of Highway 2 and near the interchange of Highway 2 and Highway 547. This is approximately 3.5 kilometres east of the Town of Okotoks. A location map has been included within Appendix A for your reference.

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

The Highfield neighbourhood is located directly south of Highway 547 and east of the Highwood River and the Silvertip Ranch community. 112th 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.

Policy Evaluation

The application has been reviewed in terms of the Municipal Government Act, the South Saskatchewan Regional Plan, Foothills County’s Municipal Development Plan, Land Use Bylaw 60/2014, and Growth Management Strategy, and the Highfield & Rowland Acres Area Structure Plan. The proposed application generally aligns with policies and guiding principles within each respective document.

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.

PURPOSE OF APPLICATION

Bylaw XX/20XX – Application to further amend the Land Use Bylaw by authorizing the redesignation of Ptn. NW 17-20-28 W4M • Ptn. NE 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. SE 19-20-28 W4M • Ptn. NE 18-20-28 W4M • Ptn. NW 18-20-28 W4M from Agricultural District to Cluster Residential District, Residential Community District, Residential Multi-Family District, Community Commercial District, Open Space District, Service District, Municipal Land/Reserve District, Environmental Reserve and Public Utility District in order to permit the future subdivision of the subject lands, leaving approximately 293 acres within NW 8-20-28 W4M and NE 8-20-28 W4M as Agricultural District. And, to further amend the Residential Multi-Family District rules to include “Single-Family Dwelling”, “Mixed-Use Building”, and “Mixed-Use Development” as discretionary uses within this district on a portion of the subject lands.

Note: *The submitted application cover letter, land use redesignation site plans, and phasing plan from the adopted Highfield & Rowland Acres Area Structure Plan have been provided within Appendix A and C, for your reference.*

Background:

On April 9th, 2025, Council granted third and final reading to Bylaw 33/2024 authorizing the adoption of the Highfield & Rowland Acres Area Structure Plan to allow for the future development of the Highfield neighbourhood of approximately 848.55+/- acres of developable land and the Rowland Acres neighbourhood of approximately 273.0+/- acres of developable land, consisting of single family and multi-family residential properties, commercial and recreation uses, school sites, public utility lots, stormwater management facilities, pathways, parks, roads and Environmental Reserve lands.

SITE CONSIDERATIONS:

Subject Parcels, Size & Existing Land Use:

<u>Legal Description</u>	<u>Parcel Size</u>	<u>Existing District</u>
1. Ptn. SE 19-20-28 W4M	74.08 acres	Agricultural
2. Ptn. NE 18-20-28 W4M	113.09 acres	Agricultural
3. Ptn. NW 18-20-28 W4M	96.49 acres	Agricultural
4. Ptn. NE 17-20-28 W4M	30.07 acres	Agricultural
5. Ptn. NW 17-20-28 W4M	22 acres	Agricultural
6. Ptn. SE 17-20-28 W4M	154 acres	Agricultural
7. Ptn. SW 17-20-28 W4M	153.18 acres	Agricultural
8. Ptn. NE 8-20-28 W4M	154 acres	Agricultural
9. Ptn. NW 8-20-28 W4M	155 acres	Agricultural

Proposed Land Uses:

The Land Use Redesignation proposes the following land uses:

Rowland Acres (+/- 284 acres):

▪ Cluster Residential:	73.79 acres
▪ Residential Community:	69.40 acres
▪ Community Commercial:	13.37 acres
▪ Service District:	4.57 acres
▪ Municipal Land/Reserve District:	9.20 acres
▪ Municipal Reserve:	63.86 acres
▪ Public Utility District:	7.77 acres
▪ Environmental Reserve:	10.35 acres
▪ Roads and Laneway Rights-of-ways:	31.20 acres

Highfield (+/- 669 acres):

▪ Cluster Residential:	34.25 acres
▪ Residential Community:	119.86 acres
▪ Residential Multi-Family:	60.15 acres
▪ Community Commercial:	2.11 acres
▪ Municipal Land/Reserve District:	17.04 acres
▪ Municipal Reserve:	54.33 acres
▪ Public Utility District:	9.52 acres
▪ Roads and Laneway Rights-of-ways: (including Highway 547 Widening)	78.43 acres
▪ To remain as Agricultural:	293 acres

Area Context:

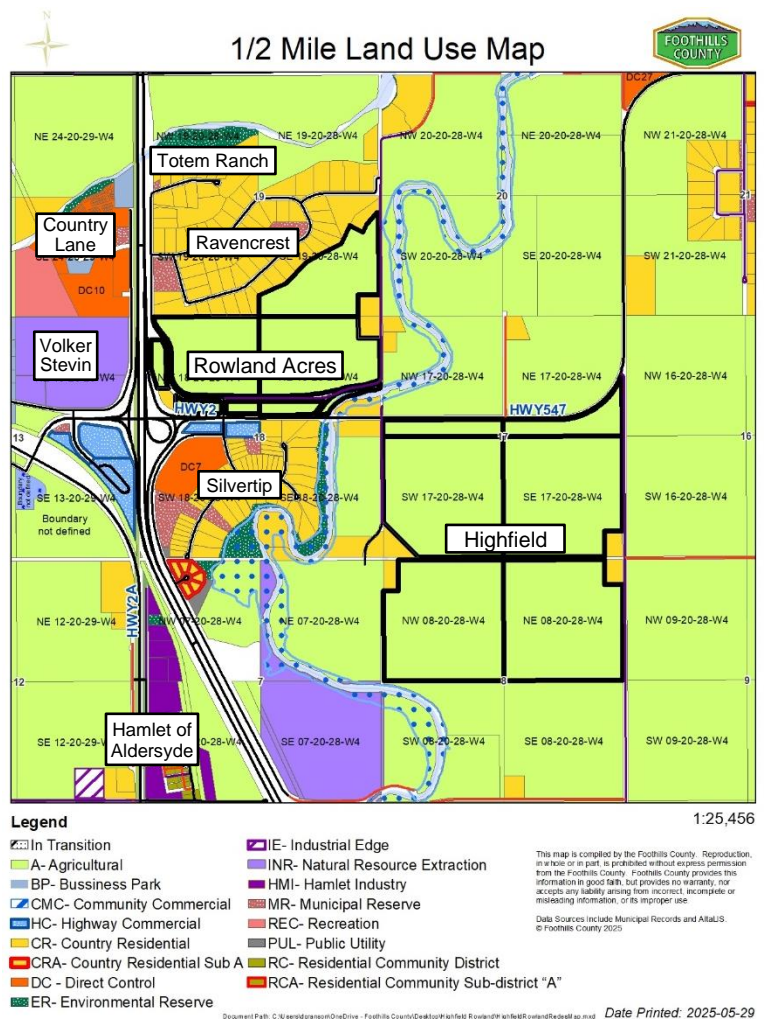
North:

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 between 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 $\frac{1}{4}$ section are located adjacently east of Rowland Acres, on the east side of 96th 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 proposal.



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, including the Foothills County Agricultural Service Board Shop, 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 directly southwest of the proposed phase of development within the Highfield portions of the plan area, these two parcels 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 112th Street East.

Access:

Rowland Acres:

Access to the subject Rowland Acres lands is proposed through existing municipal roads gaining access from the north side of Highway 547 at 85th Street East and through 293rd Avenue East, 81st Street East, and 96th Street East. In addition, an emergency egress is proposed directly west of the Highwood River bridge and off of the north side of Highway 547 at the location of an existing former road right of way.

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

Highfield:

Lands within the Highfield neighbourhood are proposed to gain access from the south side of Highway 547 through the existing municipal roads of 96th Street East and 112th Street East, and a new Highway intersection and internal subdivision road at 104th Street East. Two additional intersections are proposed through the east side of the subject lands, providing future connections off of the west side of 112th Street East.

General Access:

Internal subdivision roads are proposed within both neighbourhoods to provide direct physical access to all parcels contemplated within the proposed future subdivision.

A Traffic Impact Assessment (TIA) was completed by the developer and identifies expected improvement horizons for external road networks in proximity to the subject lands, including Highway 547 and the Highwood River crossing.

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

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 85th Street East,

392nd Avenue East / 81st Street East, 96th Street East (both north and south of river), and 112th Street East, are to be provided at the Outline Plan stage.

Statutory Road Right-of-Way:

Section 7.7 of the ASP outlines the intention for closure and consolidation of 402nd Avenue East within the subject lands, which is an undeveloped road right-of-way transecting east west within the Highfield lands.

A separate formal application for road closure will be required for consideration of this closure.

PROPOSED LAND USES:

Residential Land Uses:

Rowland Acres:

Approximately 143 acres within the Rowland Acres lands are proposed to be redesignated to Residential districts, consisting of +/-73.79 acres of Cluster Residential District which is proposed to be located around the perimeter of the lands, and +/- 69.4 acres of Residential Community District which is proposed within the central portion of the lands.

Highfield:

Approximately 214 acres within the Highfield lands are proposed to be redesignated to Residential districts, consisting of +/-34.25 acres of Cluster Residential District which is proposed to be located along the eastern boundary, adjacent to 112th Street, and along the southeast and southwest corners of this proposed phase in order to provide transitional buffer between the adjacent neighbouring Country Residential parcels. In addition, +/-119.86 acres are proposed to be redesignated to Residential Community District, which are located throughout the Highfield lands. And, +/- 60.15 acres are proposed to be redesignated to Residential Multi-Family District, which are primarily located along main collector routes and the central “modified main street” within Highfield.

Commercial Land Uses:

Rowland Acres:

+/-13.37 acres of Community Commercial District are proposed along the southwest portions of the Rowland Acres lands, parallelling the Highway 2 and Highway 547 interchange and off-ramp. These lands are already fragmented on the south side of 392nd Ave. E. and southwest side of 81st St. E.

Highfield:

A +/-2.11 acre Community Commercial District site is proposed at the south end of this proposed phase within the Highfield lands, located centrally within the overall Highfield neighbourhood. This CMC site is located at the south end of a proposed “Modified Main Street”; properties along the main street are proposed to be designated as Residential Multi-Family District with a Site Specific Amendment to allow for “Mixed-Use Development” and “Mixed-Use Building” as discretionary uses in order to encourage commercial and residential uses along this main street. As per the ASP, a majority of services within the Highfield neighbourhood are proposed to be provided through permitted Home Based Businesses.

Service District:

A +/-4.57 acre Service District site is proposed to be located at the entrance to the Rowland Acres lands, directly east of 85th Street E., and adjacent to the intersection of 85th Street and Highway 547.

This site is contemplated as a future Fire Hall and/or Emergency Services Facility within the Highfield & Rowland Acres ASP.

Municipal Land / Reserve District:

Rowland Acres:

A +/-9.2 acre Municipal Land Reserve site is proposed directly east of the proposed Service District lot on the southern portions of the Rowland Acres lands. This site is contemplated as a regional recreation facility within the Highfield & Rowland Acres ASP.

Highfield:

A second +/-17.04 acre Municipal Land Reserve site is proposed at the northwest corner of the Highfield neighbourhood, which is contemplated as a future school site within the Highfield & Rowland Acres ASP.

Municipal Reserve - Open Space and Pathway Network:

Dedication of Municipal Reserve is proposed throughout the subject lands to provide for pedestrian pathways, open space, parks and green spaces.

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.

Public Utility District:

Approximately 7.77 acres within Rowland Acres and 9.52 acres within Highfield are proposed to be redesignated to Public Utility District for the purpose of encompassing proposed stormwater management facilities.

Environmental Reserve:

Lands adjacent to the Highwood River and a local drainage course within the Rowland Acres lands are proposed to be protected through dedication of approximately 10.35 acres of Environmental Reserve. No lands within this phase of the Highfield neighbourhood are considered environmentally significant.

Servicing & Utility Considerations:

Potable Water: The 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.

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.

Storm Water: 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. A detailed Stormwater Management Plan (SWMP), consistent with the submitted preliminary SWMP, is to be submitted at the Outline Plan stage.

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 Redesignation application proposes a 4.57 acre Service District site for the purpose of a new Fire Hall and/or emergency services facility serving the subject lands and surrounding region. A Risk Analysis and Needs Assessment is to be completed 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.

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 parcels for the purpose of school sites.

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 within the Land Use application, 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 proposed Land Use Redesignation 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.

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 proposed Redesignation 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 open spaces has been considered with respect to creating buffers, dedication of reserves, and development setbacks from water courses.

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 proposed Redesignation aligns with existing land use districts and policies within the LUB.

The proposed Site Specific Amendments are proposed to accommodate more flexible use of proposed parcels within the Residential Multi-Family District (RMF), to allow for consideration of “Dwelling, Single Family” as a discretionary use on RMF parcels throughout the Highfield neighbourhood, and to allow for consideration of “Mixed-Use Buildings” and “Mixed-Use Development” as discretionary uses on RMF parcels along the “Modified Main Street” within the Highfield neighbourhood, in order to support both dwelling units and business within the central corridor.

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.

Highfield & Rowland Acres Area Structure Plan (ASP)

The proposed application generally aligns with the Land Use Concept and Phasing Strategy within the Highfield & Rowland Acres ASP.

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works / Engineering	<ul style="list-style-type: none">▪ 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>▪ Recommend that all internal transportation infrastructure meet City of Calgary Standards. – <i>Applicant acknowledges and agrees, and use of Complete Streets Manual.</i>▪ Traffic Letter to be provided at Outline Plan stage for local road and intersection upgrades, including more detail regarding impact on surrounding roads. Timing of access upgrades and connections into Highfield to be planned and clarified, specifically regarding 96th, 104th, and 112th Streets, and respective upgrades, and emergency egress for Rowland location and alignment needs to be confirmed.▪ Detailed stormwater system should consider habitat loss and viability of minimizing habitat loss when evaluating stormwater system feasibility. To be addressed at Outline Plan or Subdivision stage within detailed design. Council may wish to provide direction whether payment via wetlands policy is acceptable if no alternative is feasible.▪ Applicant to further discuss with Public Works regarding submitted Water and Waste Water Servicing Capacity Assessment as there are differences in understanding of the capacities of the water treatment plant currently under construction.

CIRCULATION REFERRALS

Community & Emergency Services	<p>Comments provided at ASP stage. No additional response provided with Land Use Application circulation:</p> <p>Community:</p> <ul style="list-style-type: none"> - Ensure sufficient sidewalks provided, specifically walking routes to schools and pedestrian connection across river between Rowland and Highfield communities. - Ensure appropriate maintenance and management of emergency egress areas to be addressed at appropriate approval stage. - Who is responsible for managing proposed EV charging stations? – <i>Applicant acknowledges that intent is to be owned operated by developer/landowner.</i> - Detailed designs for transitional buffer areas, pathways, playing fields, etc. [figure 12] to be reviewed prior to implementation. <p>Emergency Services:</p> <ul style="list-style-type: none"> - Concern for timing of Hwy 547/Highwood River bridge upgrades. Existing bridge is narrow and alternate routes for emergency response are limited. - Concern for single access to Rowland Acres through 85th Street East. - Due to scale of proposed development a <i>Needs Assessment</i> should be completed for policing and emergency services at the Outline Plan stage. 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.
GIS/Mapping	<p>General Comments:</p> <ul style="list-style-type: none"> ▪ Applicant to advise Mapping Department with respect to road naming plan request and addressing as condition of subdivision approval. ▪ Non-owned properties in middle of Highfield will require updated addresses. Road naming plan may require additional lands outside of proposal to be re-addressed. ▪ Note that creation and naming of a new hamlet will result in Canada Post mail addresses referencing the hamlet name, may wish to consider at outline or subdivision stage prior to creation of new lots.
EXTERNAL	
ATEC	<p>No response received to Land Use Application referral. Prior comments received at ASP circulation:</p> <p>No concerns, noting the following items:</p> <ol style="list-style-type: none"> 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. Any Emergency Accesses determined to be necessary by the County shall be built to City of Calgary spec, to satisfaction of 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>) 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. 3. TIA notes no concern within 2045 horizon for 112th 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 112th St. to internal road network.
AHS	No objections.

CIRCULATION REFERRALS

AER	The proposal is subject to Directive 079 with respect to locating, testing for methane anomaly, completing a well file review, and plan for minimum setback requirements for any surface structure in proximity to an abandoned well. The SDR requires an applicant to take measures to identify and accurately locate any abandoned wells within the proposed subdivision and to provide a description of the minimum setback requirements in respect of an abandoned well as set out in Directive 079 (SDR s.4). Further, the development application process enables the subdivision authority to require any additional information to complete an application to meet the requirements of section 654 of the Municipal Government Act.
Fortis	Fortis Alberta has no concern with the proposed redesignation.
ATCO Pipelines	No response. No concerns or objections at ASP stage.
ATCO Gas	No response. No concerns or objections at ASP stage.
Telus	No concerns, noting existing infrastructure in the area and provided a “brownline” survey illustrating existing infrastructure alignments. Additional review required at time of development and URW may be required.
Long Run Exploration	Wellsite in SW 17 is owned by Long Run Exploration. The wellsite is currently abandoned but not yet reclaimed. As Long Runer Exploration went into Receivership on March 5, 2025, this asset will most likely become the responsibility of the Orphan Well Association.
PUBLIC	
Western Wheel	Public Hearing was advertised on June 4 th and June 11 th , 2025.
Landowners:	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 th Street East, between the convergence of the Sheep and Highwood Rivers. Letters received prior to the submission of this staff report have been provided within Appendix D for your reference.

SUMMARY

Bylaw XX/20XX – Council is requested to consider granting 1st reading to Bylaw XX/20XX further amending the Land Use Bylaw by authorizing the redesignation of Ptn. NW 17-20-28 W4M • Ptn. NE 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. SE 19-20-28 W4M • Ptn. NE 18-20-28 W4M • Ptn. NW 18-20-28 W4M from Agricultural District to Cluster Residential District, Residential Community District, Residential Multi-Family District, Community Commercial District, Open Space District, Service District, Municipal Land/Reserve District, Environmental Reserve and Public Utility District in order to permit the future subdivision of the subject lands, leaving approximately 293 acres within Ptn. NW 8-20-28 W4M and Ptn. NE 8-20-28 W4M as Agricultural District. And, to further amend the Residential Multi-Family District rules to include “Single-Family Dwelling”, “Mixed-Use Building”, and “Mixed-Use Development” as discretionary uses within this land use district on a portion of the subject lands.

OPTIONS FOR COUNCIL'S CONSIDERATION:

OPTION #1 – APPROVAL (FIRST READING TO BYLAW)

Council may choose to grant 1st reading to the application for Land Use Redesignation of the subject properties, and the Site Specific Amendment to include “Dwelling, Single Family”, “Mixed-Use Building”, and “Mixed-Use Development” as discretionary uses within the Residential Multi-Family District on portions of the subject lands as proposed:

RECOMMENDED CONDITIONS FOR OPTION #1:

- 1) Applicants are to provide proof of sufficient water license and right to divert at the appropriate location to support the proposed redesignation and future subdivision, on the subject lands;
- 2) Applicants to provide a comprehensive Servicing Study for potable water and wastewater, including detailed capacity and developers' contributions to proposed facilities, to support the proposed redesignation and future subdivision, on the subject lands, to the satisfaction of the Foothills Public Works Department;

Note: *Council may wish to defer recommended condition #2 to the Outline Plan stage as additional information and details will be more available for the specific development phase.*

- 3) Landowners are to fully execute and comply with all requirements as outlined within the Municipal Development Agreement for the purposes of payment of the community sustainability fee;
- 4) Final Amendment Application fees to be submitted.

Note: *Additional details for water and wastewater servicing and capacity, stormwater management, geotechnical, environmental and biophysical assessments, highway and intersection upgrades, road designs and emergency access, emergency needs assessment, infrastructure and utility services contributions (off-site levies), and abandoned well plan are required at subsequent Outline Plan and Subdivision stages for each respective/applicable phase of development.*

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 proposed Land Use Redesignation and Site Specific Amendment, as proposed, 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.

APPENDICES

APPENDIX A: MAP SET:

LOCATION MAP

SUBMITTED SITE PLAN: LAND USE REDESIGNATION ROWLANDS

SUBMITTED SITE PLAN: LAND USE REDESIGNATION HIGHFIELD – PHASE 1 & 2

PHASING STRATEGIES FROM AREA STRUCTURE PLAN

APPENDIX B: PROPOSED BYLAW

DRAFT BYLAW XX/20XX

APPENDIX C: SUBMITTED DOCUMENTS

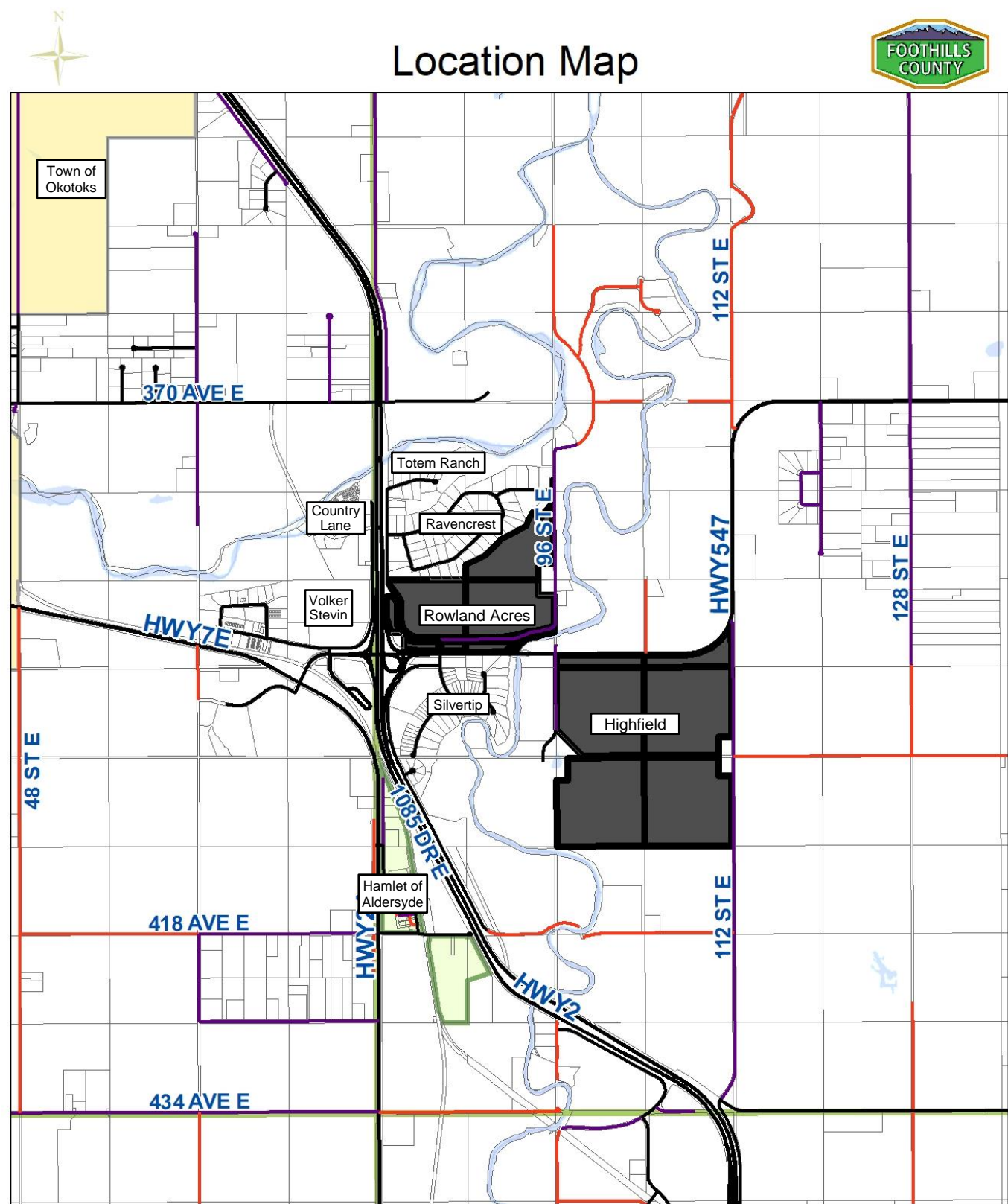
SUBMITTED: COVER LETTER

SUBMITTED: WHAT WE HEARD REPORT

APPENDIX D: RECEIVED LETTERS

LETTERS OF SUPPORT

LETTERS OF CONCERN/OPPOSITION



Legend

- Provincial Highways
- Hamlet of Aldersyde
- Town of Okotoks

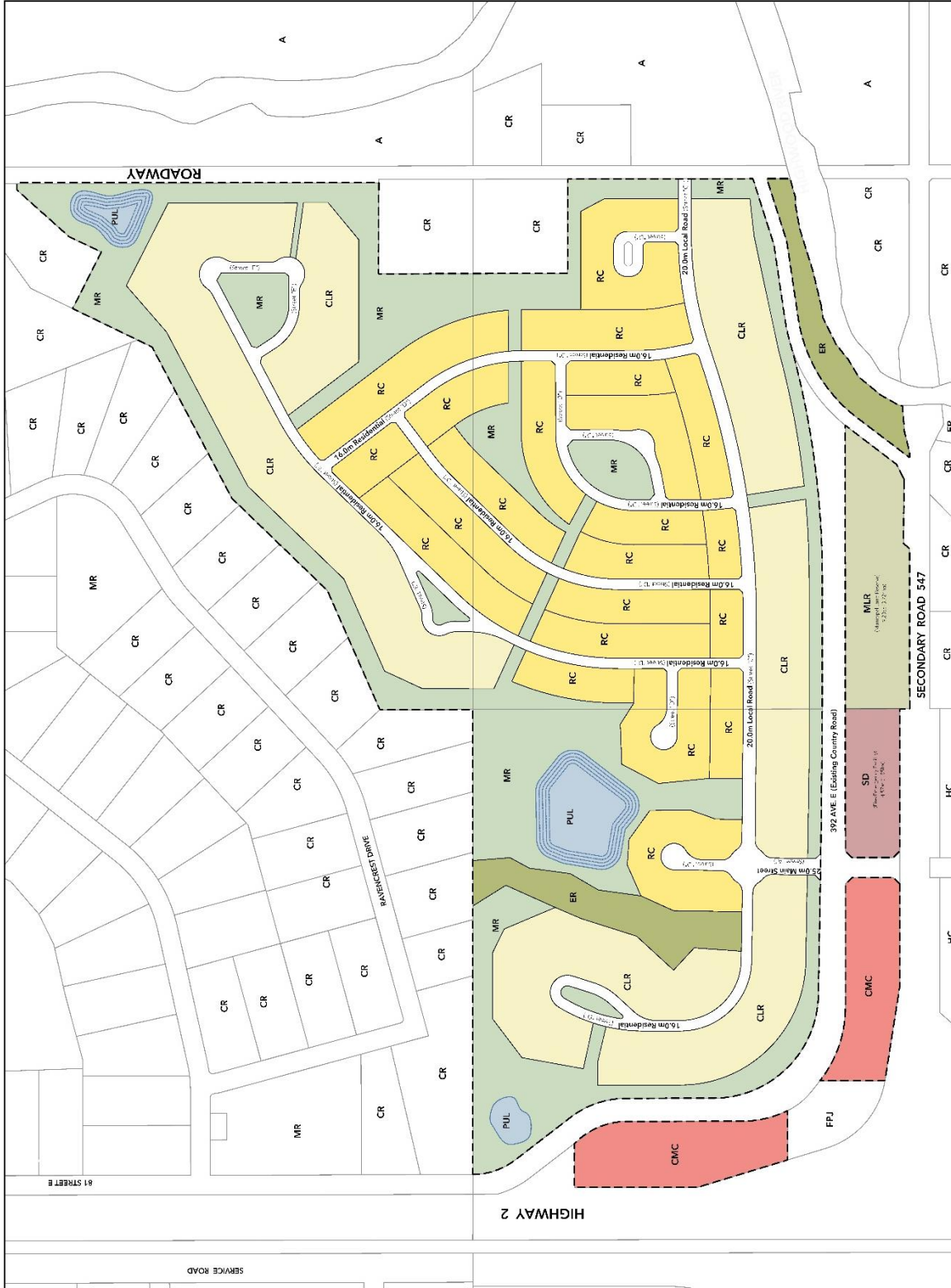
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Data Sources Include Municipal Records and AltaUS.
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1:46,576

TOWNSHIP
planning + design inc.

SHEET
S2
SITE PLAN



SUBMITTED SITE PLAN: LAND USE REDESIGNATION HIGHFIELD – PHASE 1 & 2



CLIENT	Highfield Properties
PROJECT NUMBER	16-001
LEGAL ADDRESS	SW & SE 17-20-23-66-W Portion of the W4 & NE 20-23-66-W
DATE	February 20, 2025

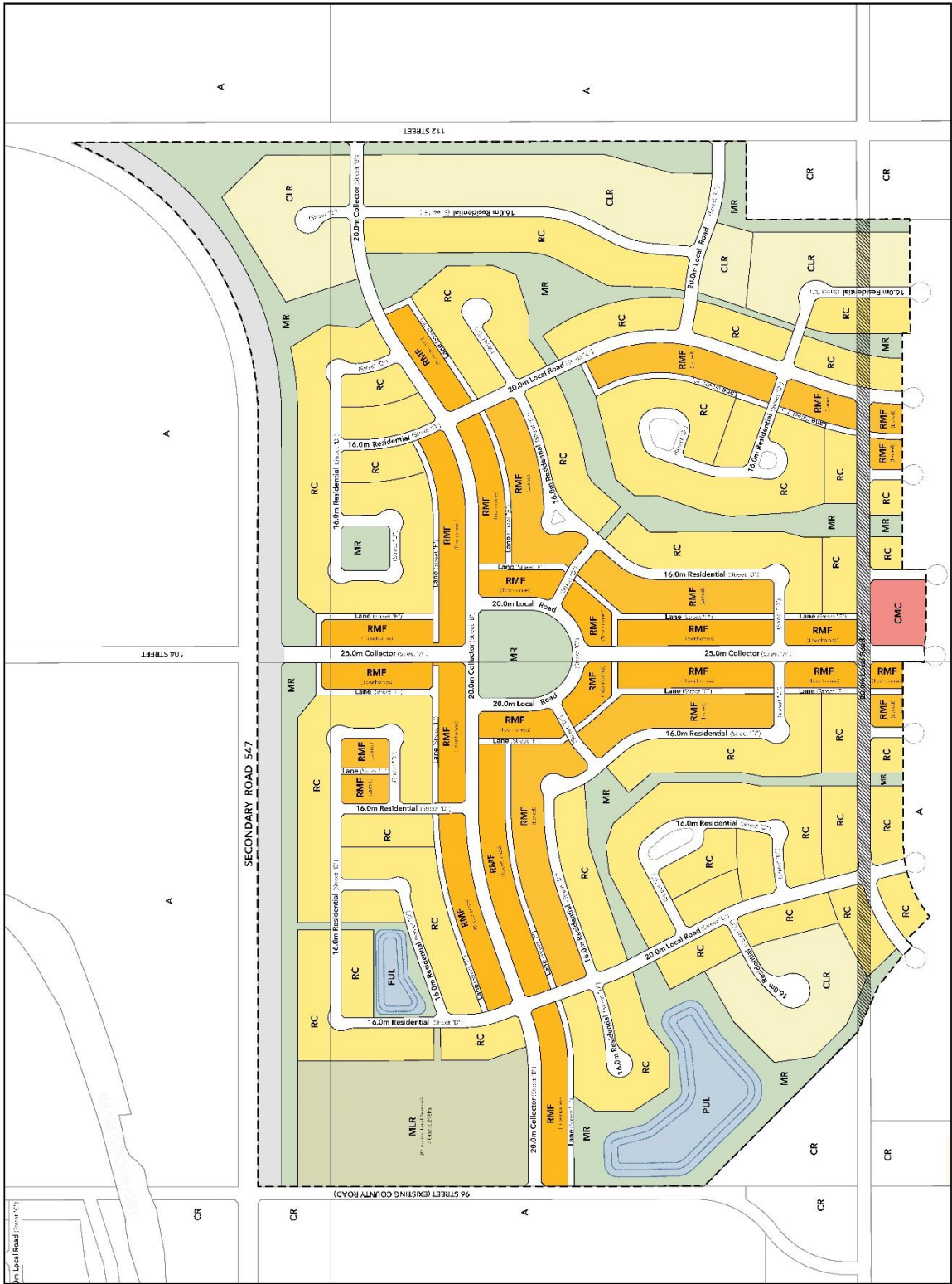
LEGEND	Phase 1&2 Boundary Road Allowance to be acquired
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LAND USE DESIGNATIONS	Cluster Residential District (CLR) Residential Community Centre (RC) Residential Medium Density (RMD) Townhome (TWN) Community Commercial District (CCD) Community Commercial District (CMC) Public Utility District (PUL) Marine Land Reserve District (MLR) Road Widening
-----------------------	---

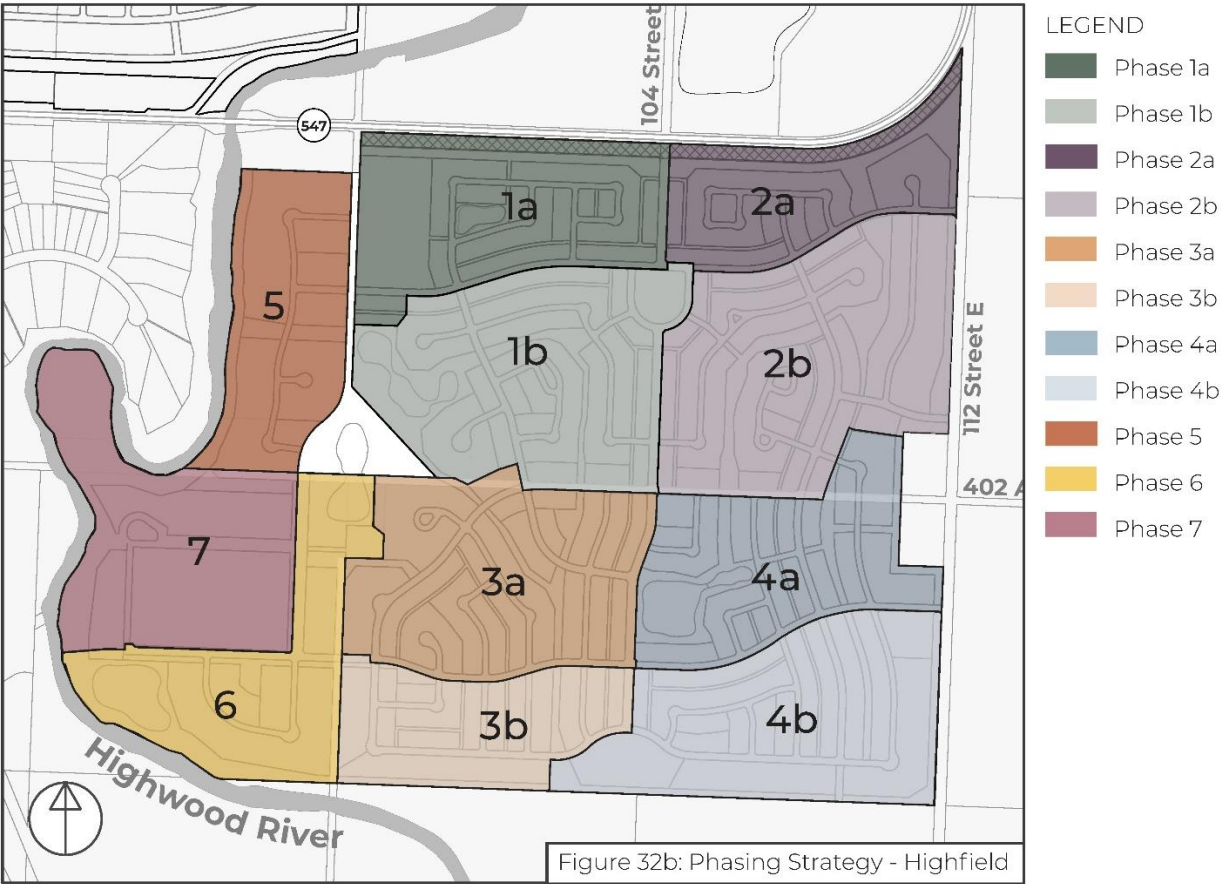
STATISTICS	Area (Ha)
A to CLR	34.25
A to RC	119.66
A to RMD	60.75
A to CCD	2.1
A to PUL	34.33
A to MLR	9.52
A to PUL	17.04
A to CLR	78.43
Road Allowance to CLR	0.53
Road Allowance to RC	1.13
Road Allowance to Road	3.79

LAND USE REDESIGNATION	HIGHFIELD - PHASE 1 & 2
SCALE	1:5000

SHEET	S1
SITE PLAN	



PHASING STRATEGIES FROM AREA STRUCTURE PLAN



BYLAW XX/2025

**BEING A BYLAW OF FOOTHILLS COUNTY TO AUTHORIZE AN AMENDMENT
TO THE LAND USE BYLAW NO. 60/2014; AS AMENDED.**

WHEREAS pursuant to the provisions of the Municipal Government Act, Chapter M-26 Revised Statutes of Alberta 2000, and amendments thereto, the Council of Foothills County (hereinafter called the "Council") in the Province of Alberta, has adopted Land Use Bylaw No. 60/2014 and amendments thereto;

AND WHEREAS the Council has received an application to further amend the Land Use Bylaw by authorizing the redesignation of Ptn. NW 17-20-28 W4M • Ptn. NE 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. SE 19-20-28 W4M • Ptn. NE 18-20-28 W4M • Ptn. NW 18-20-28 W4M from Agricultural District to Cluster Residential District, Residential Community District, Residential Multi-Family District, Community Commercial District, Open Space District, Service District, Municipal Land/Reserve District, Environmental Reserve and Public Utility District.

AND WHEREAS the application also proposes a Site Specific Amendment to the Residential Multi-Family District to allow for single-family dwellings as a discretionary use, on the subject lands.

AND WHEREAS the application also proposes Site Specific Amendment to the Residential Multi-Family District to allow for Mixed-Use Buildings and Mixed-Use Developments as discretionary uses, on the subject lands within the proposed modified main street, as per the Highfield & Rowland Acres Area Structure Plan.

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 ENACTS AS FOLLOWS:

1. Land Use Map No. 1928 is amended by the redesignating the following:
 - a. Portion of NW 17-20-28 W4M containing 22+/- acres, Portion of NE 17-20-28 W4M containing 30.07+/- acres, Portion of SE 17-20-28 W4M containing 154+/- acres, Portion of SW 17-20-28 W4M containing 153.18+/- acres, Portion of NE 8-20-28 W4M containing 154+/- acres, and Portion of NW 8-20-28 W4M containing 155+/- acres from Agricultural District to 34.25+/- acres of Cluster Residential District, 119.86+/- acres of Residential Community District, 60.15+/- acres of Residential Multi-Family District, 2.11+/- acres of Community Commercial District, 54.33+/- acres of Municipal Reserve, 9.52+/- acres of Public Utility District, 17.04+/- acres of Municipal Land/Reserve District, and 78.43+/- acres of Road rights-of-way.
 - b. Portion of SE 19-20-28 W4M containing 74.08+/- acres, Portion of NE 18-20-28 W4M containing 113.09+/- acres, and Portion of NW 18-20-28 W4M containing 96.49+/- acres from Agricultural District to 73.79+/- acres of Cluster Residential

District, 69.40+/- acres of Residential Community District, 13.37+/- acres of Community Commercial District, 4.57+/- acres of Service District, 63.86+/- acres of Municipal Reserve, 10.35+/- acres of Environmental Reserve, 9.2+/- acres of Municipal Land/Reserve District, 7.77+/- acres of Public Utility District, and 31.2+/- acres of Road rights-of-way.

2. Under Section 13.5 RESIDENTIAL MULTI-FAMILY DISTRICT, the following shall be added under Section 13.5.8 EXCEPTIONS:
 - a. A Site-Specific Amendment on Portion of NW 17-20-28 W4M, Portion of NE 17-20-28 W4M, Portion of SE 17-20-28 W4M, Portion of SW 17-20-28 W4M, Portion of NE 8-20-28 W4M, and Portion of NW 8-20-28 W4M to allow for "Dwelling, Single Family" as a Discretionary Use.
 - b. A Site-Specific Amendment on Portion of NW 17-20-28 W4M, Portion of NE 17-20-28 W4M, Portion of SE 17-20-28 W4M, Portion of SW 17-20-28 W4M, Portion of NE 8-20-28 W4M, and Portion of NW 8-20-28 W4M to allow for "Mixed-Use Buildings" and "Mixed-Use Developments" as Discretionary Uses on the subject lands along the "modified main street" as per the Highfield & Rowland Acres Area Structure Plan.
3. This Bylaw shall have effect on the date of its third reading.

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__.

Appendix C: Submitted Documents

Submitted 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 24, 2025
Amended May 7, 2025

ATTN: Samantha Payne, Manager of Planning Applications

RE: Land Use Redesignation Application for Phases 1a, 1b, 2a, 2b, of the Highfield neighbourhood and Phases 1-4 (entire area) of the Rowland Acres neighbourhood, within the Highfield and Rowland Acres ASP, for lands legally described as:

- Portion of NW and NE of 17-20-28-W4M;
- SE, SW of 17-20-28-W4M;
- Portion of NW and NE of 08-20-28-W4M.
- SE 19-20-28 W4M,
- NE and NW of 18-20-28 W4M.

AND

Road closure application for the portion of the road allowance continue west from 402 Avenue E contained within SW/SE 17-20-28-W4M and NW/NE 08-20-28 W4M.

Dear Mrs. Payne,

Following approval of the Highfield Rowland Acres Area Structure Plan (the ASP) at Foothills County Council April 9, 2025, Township Planning + Design Inc. (TWP), on behalf of the landowners, is now proceeding with the land use redesignation application for Phases 1a, 1b, 2a, and 2b of the Highfield neighbourhood and Phases 1-4 (entire area) of the Rowland Acres neighbourhood. In support of the above-mentioned land use redesignation application, please find enclosed the following documents:

- The signed application for Amendment to Land Use Bylaw to facilitate the redesignation;
- The signed application for Road Allowance Closure;
- Certificates of Title for the parcels subject to the redesignation;
- Phasing Plan to demonstrate the area being redesignated as part of this application;
- Land Use Redesignation plans;
- Abandoned well maps and declaration;
- Technical studies including the BIA, TIA, HRIA, ESA, Conceptual Servicing Options Memo, Preliminary Stormwater Report and Pond Sizing Options. An updated Geotechnical Report will be submitted once complete; and
- A cheque for the applicable land use application fee.

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 (the 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. The ASP provides the vision, objectives, and policy to guide development of a comprehensively planned community with a series of unifying urban design elements for each neighbourhood. Given its overall size, two distinct individual neighbourhood areas have been

identified: Highfield and Rowland Acres. While each neighbourhood is unique, the ASP facilitates a comprehensive community that feels cohesive and celebrates the unifying features of the two neighbourhoods.

Land Use Redesignation

Following first reading of the Area Structure Plan, the purpose of this application is to redesignate a portion of the ASP area. The subject of the land use redesignation is for Phases 1a, 1b, 2a, and 2b of the Highfield neighbourhood and Phases 1-4 of the Rowland Acres neighbourhood, which encompasses the entire neighbourhood of Rowland Acres and two quarter sections of the Highfield neighbourhood. The land use redesignation includes redesignating the existing Agriculture District parcels to the following Districts in accordance with the attached Land Use Redesignation Maps:

- Cluster Residential District (CLR)
- Residential Community District (RC)
- Residential Multi-Family District Townhomes – (RMF) – Highfield neighbourhood only
- Commercial Community District (CMC)
- Service District (SD)
- Municipal Reserve (MR)
- Environmental Reserve (ER)
- Public Utility District (PUL)

The land use redesignation also includes two Site-Specific Amendment (SSA) requests. The first is an SSA to accommodate single-family dwellings within the RMF District to create a comprehensively planned community that integrates different housing typologies throughout the ASP area and supports a variety of household types, lifestyles, and income levels. The second SSA is being requested to include Mixed-Use Buildings and Mixed-Use Developments as uses in the RMF District to allow for the intended mixed-use built form along the modified mainstreet in the Highfield Neighbourhood.

Phasing Strategy

A general subdivision phasing strategy has been prepared for the Plan Area that conveys the proposed plans for orderly development of the Plan Area over the next 15-20 years. The phasing strategy proposed is a general concept that outlines the ideal sequencing of development from a servicing perspective. The ability to service a proposed phase will depend on the availability of the required infrastructure and the cost of that infrastructure, therefore, there may be some variation in phasing. For this application, we are proposing to include the portion of Phase 4a that lies north of the road allowance in Phase 2B to facilitate logical development of roads and servicing in that area. Initiating phases 1, 2, 1a, 1b, 2a, 2b, 3, and 4 will allow the developer to provide the necessary infrastructure to support the development and recover suitable costs to continue the build out of the community over time.

Road Closure

Concurrent with this land use redesignation application, TWP is submitting an application to close the road allowance that extends west from 402 Avenue E through the Plan Area to the western boundary of phase 1b. The area proposed to be closed is indicated on the attached land use map as well as the hatched area. This section of the road allowance is intended to be purchased and consolidated into the Plan Area. In accordance with the Municipal Government Act, the project team understands that a road closure application is required to have a public hearing before the County. Should first reading be granted at the Public Hearing, TWP is aware that the application must be approved by the Minister of Transportation and Economic Corridors prior to second and third reading be granted by Foothills County. The subject road allowance can reasonably be closed as an alternate

route exists and development of the ASP will provide a transportation network that provides routes for the travelling public.

Engagement

The project team is committed to continuing to engage with the County and the public as we proceed through redesignating and developing the community. To date, extensive engagement has been conducted over the past 9 years including, most recently in 2023/2024 letters sent to landowners, an open house held, a project website, dedicated team member available to meetings and conversations, and the Public Hearing related to the ASP approval. Given that this application is proposing redesignation of a significant portion of the Plan Area, the project team is offering a seventh open house to share the phasing plan with the community, gather their feedback, and address questions or concerns.

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

WHAT WE HEARD REPORT

LAND USE APPLICATIONS, FOOTHILLS COUNTY

HIGHFIELD & ROWLAND ACRES

prepared by:



WHAT WE HEARD REPORT

Prepared for:



Prepared by:



Project Website:

www.aldersydeeast.ca

Project Contact:

Jennifer Chesworth,
B.A. (Hons.), M.A., RPP, MCIP
Senior Planner

C: [REDACTED]
E: jenn@twppplanning.com

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- FIGURE 3: OPEN HOUSE INVITATION
- FIGURE 4: FOOTHILLS COUNTY CIRCULATION RADIUS MAP
- FIGURE 5: PROJECT WEBSITE HOMEPAGE
- FIGURE 6: ENGAGEMENT STATISTICS
- FIGURE 7: KEY FEEDBACK THEMES

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- APPENDIX A: OPEN HOUSE BOARDS
 - APPENDIX B: VERBATIM OPEN HOUSE FEEDBACK
 - APPENDIX C: VERBATIM EMAIL CORRESPONDENCE
-

1.0 INTRODUCTION

PURPOSE OF THIS REPORT

A What We Heard Report (WWHR) is a document that summarizes public engagement conducted at various stages of a project. A WWHR is typically prepared for projects that require a Council decision to allow for new development in the county. The intention of a WWHR is to provide an overview of the consultation process related to the subject application and to synthesize the feedback received from the public and share it in a concise and meaningful way with the greater community and decision-making authorities.

This WWHR summarizes the public engagement carried out by Highfield Investments Group and Township Planning + Design Inc. ("the Project Team") to share information about the land use applications for Highfield Phases 1a, 1b, 2a, and 2b, and Rowland Acres Phases 1 to 4. This report provides an overview of the methods of engagement, a summary of feedback received from the community, the Project Team's responses to feedback and questions received, and verbatim feedback.

ENGAGEMENT COMMITMENT

The Project Team is committed to listening to our neighbours and engaging in meaningful conversations to provide information and learn from the community. We welcome feedback throughout the process and will actively listen to input and incorporate feedback into the application where possible. Where we are not able to incorporate feedback into the application, we are committed to explaining why. The Project Team has offered in-person meetings with any community member interested in discussing the project directly with our dedicated team members.



Open House Event - 29th May 2025

2.0 PROJECT OVERVIEW

BACKGROUND

In April 2025, Foothills County gave Third Reading to the Highfield and Rowland Acres Area Structure Plan (ASP) and adopted it by Bylaw (33/2024). Following ASP approval, the Project Team submitted land use redesignation applications for Highfield Phases 1a, 1b, 2a, 2b, and Rowland Acres Phases 1 to 4 (see Figure 1: Regional and Site Context Map).

The Land Use Applications propose to redesignate a portion of the Highfield and Rowland Acres Plan Area from Agriculture (A) to a series of land use districts to accommodate development in alignment with the approved ASP. Proposed land uses include the following:

- Cluster Residential District (CLR)
- Residential Community District (RC)
- Residential Multi-Family District (RMF):
- Commercial Community District (CMC)
- Service District (SD)
- Municipal Land/Reserve District (MLR)
- Open Space District (OS)
- Public Utility Lot (PUL)

In addition, two Site Specific Amendments are proposed to the RMF district:

- That single-detached dwellings be accommodated as a discretionary use within the RMF District. This is intended to ensure that single-detached dwellings are allowed in each district within the community to facilitate a comprehensively planned community that integrates different housing typologies throughout and supports a variety of household types.
- That mixed-use buildings and mixed-use developments be accommodated within the RMF District as discretionary uses along the modified main street to accommodate the desired uses along the street front (i.e. local commercial uses at grade, and residential above).

The Project Team hosted an Open House on May 29, 2025 to share information about the proposed land use applications with the community and affected stakeholders. In addition, the landowner also attended a series of one-on-one meetings with adjacent neighbours prior to the Open House event. Where possible, the feedback that the Project Team heard from the community will be addressed through the public decision-making process and future municipal applications.

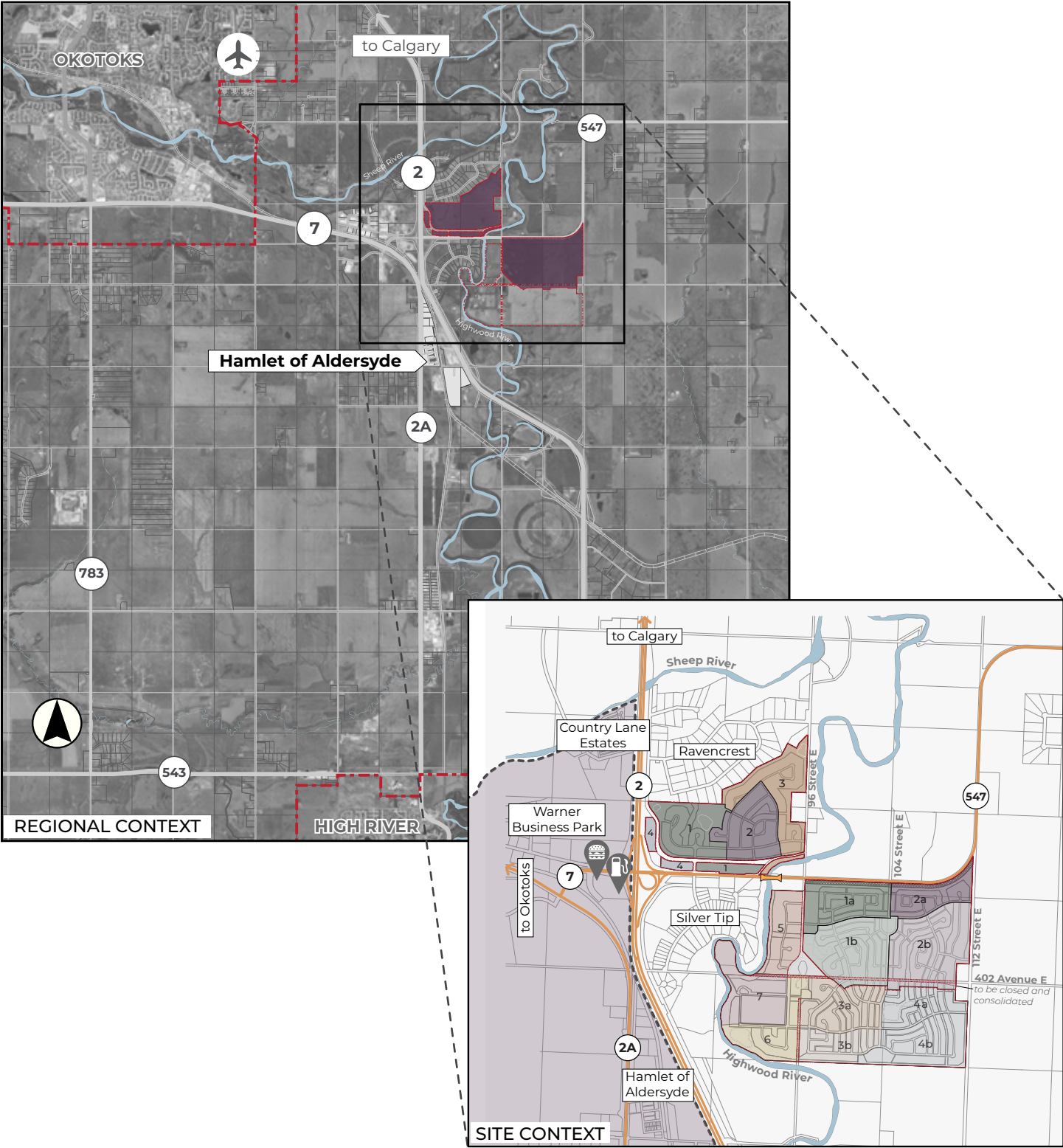


Figure 1: Regional and Site Context Map



3.0 PROJECT HISTORY AND PREVIOUS ENGAGEMENT SUMMARY

The project to develop Highfield and Rowland Acres commenced in 2016 when the Project Team prepared plans for a new community east of Aldersyde in Foothills County (initially referred to as “Aldersyde East”). During the initial stages of the project, an Engagement Plan was prepared and outlined the strategy for communicating and engaging with the public for the proposed Aldersyde East Area Structure Plan (ASP). This plan included a three (3) phased approach that included a project website and up to three (3) Open Houses. Engagement efforts resulted in a total of five (5) Open Houses between September 2016 and September 2017. Following the preparation of the Aldersyde East ASP, the project was put on hold by Foothills County and recommenced in 2023 following infrastructure improvements and opportunities with the Aldersyde Water Treatment Plant investment, and growth expectations in the Highway 2A corridor. While the Plan Area was reduced in size and the proposed land use fabric of the community was modified slightly, the overall project goals and planning considerations of the revised ASP were closely aligned with the previous iteration of the plan.

TWP resubmitted the renamed Highfield and Rowland Acres ASP to Foothills County for reconsideration in February 2024. The ASP provides the planning framework to guide a comprehensively planned community with a series of unifying design elements for two distinct neighbourhoods: Highfield and Rowland Acres. The community consists of +/- 1,189.07 acres of land neighbouring the existing communities of Ravencrest and Silver Tip.

Following the formal resubmission of the Highfield and Rowland Acres ASP, the Project Team hosted Open House #6, which took place at the Highwood Centre in High River on Tuesday, March 19th, 2024 from 5:00 until 8:00 PM. The Open House was intended to reintroduce the community to the updated project and to understand what concerns or questions the community and other stakeholders had about the proposed community prior to the Public Hearing.

The ASP evolved between its inception in 2016 and its adoption in 2025, and the approved version is a result of six (6) Open Houses and other community engagement over the years. Major modifications to the Plan resulting from community feedback are summarized below.

WHAT WE HEARD	PLAN CHANGE
<div><div>Too Much Density</div></div>	Introduced a density cap near the existing community of Ravencrest and eventually the overall plan area was reduced.
<div><div>Increased Traffic And Crime</div></div>	Removed pathways and road connections from the Plan Area into Ravencrest and maintained low-density edges to limit traffic impacts to existing community.

WHAT WE HEARD

PLAN CHANGE



**Environmental Impact
(River, Farmland, Dust,
Noise)**

Added 30–69 meter green buffers along property lines and Highway 2, identified Environmental Reserve areas along the Highwood River.



**Incompatibility With And
Disruptions To Existing
Community Of Ravencrest,
Loss Of Rural Character.**

Created a transitional interface with large-lot parcels between the existing community and the Plan Area, and eliminated direct connections to Ravencrest. The Highfield and Rowland Acres ASP was developed to highlight a community that reflects the character of Foothills County, celebrates equestrian heritage, retains equestrian facilities, and respects the natural systems that shape the community.



**Inadequate School
Infrastructure On Site**

A 17.4-acre school site was introduced in Highfield.



**Commercial Development
Scale**

Limited commercial development to small-scale, community-focused services.



Loss Of Farmland

Reduced development footprint and avoided development in high-value agricultural areas.

4.0 COMMUNICATION & ENGAGEMENT METHODS

TWP and Highfield Investment Group Inc. (the Project Team) hosted Open House #7 at Highwood Centre on Thursday, May 29th, 2025, from 5:00pm - 8:00pm. The event was advertised, in a 1/4-page flyer format, in the May 14th and 21st editions of The Western Wheel (See Figure 2: Foothills weekly advertisement), which contains community news events serving Okotoks and surrounding areas. The advertisement included a brief description of the proposed community, event details, and contact information (See Figure 3: Open house Invitation). In addition, invitations to the open house were sent to 780 homes within a one-and-a-half-mile radius of the Highfield and Rowland Acres Community (See Figure 4: Foothills County circulation radius map).

14 May, 2025

Okotoks Chamber of Commerce welcomes new board
By Matthew Pitt
The Okotoks Chamber of Commerce has welcomed a new board of directors to the organization. The new board members were sworn in at a meeting held at the Okotoks Community Centre on Wednesday, May 14, 2025. The new board members are: President, Maryanne Thompson; Vice President, Maryanne Thompson; Secretary, Maryanne Thompson; Treasurer, Maryanne Thompson; and five other members. The new board members will be responsible for the day-to-day operations of the Chamber of Commerce.

Local chemical company launches Innovation Hub
By Robert Kozlowski
A group of local scientists and engineers have launched a new innovation hub in Okotoks. The hub is a place where scientists and engineers can come together to share their ideas and work on projects. The hub is located at the Okotoks Community Centre. The hub is open to the public and is free of charge. The hub is a great place for scientists and engineers to come together and work on projects. The hub is a great place for scientists and engineers to come together and work on projects.

HIGHFIELD & ROWLAND ACRES COMMUNITY OPEN HOUSE #7
Join us to learn about the land use application & share your thoughts.
Event Details:
Thursday, May 29th, 2025
5:00 pm - 8:00 pm
Highwood Centre
Address: 1000 Hwy 101, Okotoks, AB T1H 1A7

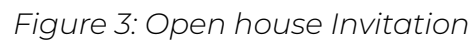
21 May, 2025

Okotoks council holds theatre budget at \$6.5M
By Robert Kozlowski
The Okotoks Council has approved a budget for the Okotoks Theatre of \$6.5 million. The budget is for the 2025-2026 season. The budget is a significant increase from the previous year's budget of \$5.5 million. The budget is for the Okotoks Theatre, which is a non-profit organization. The budget is for the Okotoks Theatre, which is a non-profit organization.

Seniors' Celebration Pancake Breakfast
June 2, 7 a.m. to 1 p.m.
Viking Banquet Centre (Scenic Hall)
Let's celebrate and recognize the important contributions seniors make to enhance the quality of life in Okotoks.
Join us for live entertainment, live drawing, craft activities, door prizes and a professional photo booth to capture memories of Senior Week 2025.
Scan to learn more.

HIGHFIELD & ROWLAND ACRES COMMUNITY OPEN HOUSE #7
Join us to learn about the land use application & share your thoughts.
Event Details:
Thursday, May 29th, 2025
5:00 pm - 8:00 pm
Highwood Centre
Address: 1000 Hwy 101, Okotoks, AB T1H 1A7

Figure 2: Foothills weekly advertisement



The Project Team invited community members and neighbours to come by to meet the team, learn more about the proposed project, and share feedback prior to the upcoming June 18, 2025 Public Hearing. A total of 27 project information boards were displayed at the Open House, with specific details pertaining to the land use applications, the proposed districts, the planning and development process, and community look and feel. A 3D model highlighting how the community interface areas could be landscaped to buffer between the existing community and Rowland Acres was also shown. Approximately 89 people attended the Open House. Verbatim feedback from the event is included in Appendix B: Verbatim Open House Feedback.

A dedicated TWP team member's contact information was shared on all engagement materials. Additionally, All engagement materials from the Open House are made available for direct download, June 3rd, 2025 following the open house on the project website www.aldersydeeast.ca. The TWP team has been the point of contact for community feedback for the entire duration of the project to ensure consistency and efficiency in communications. Feedback forms with specific questions were provided upon entry to the event, and attendees were asked to return the filled-out forms prior to leaving, or to return the form digitally to the Project Team. The following questions were included on the form:

- 1) Did you have any questions that were not answered?
- 2) Do you have comments or information you would like to share?

Completed feedback forms are included in Appendix B: Verbatim Open House Feedback.



Figure 5: Home page of dedicated project website

A dedicated project website was created and launched on March 6th, 2024 (See Figure 5: Home page of dedicated project website) and has been used to share information about the project. The website address, www.aldersydeeast.ca, contains an overview of the project, resources to reference and download, information regarding the planning and engagement processes, and direct links to a dedicated TWP team members contact information to provide feedback or ask questions. The Open House was advertised on the website and the boards that were displayed at the event were posted to the website on June 3rd, 2025.

To date, there have been zero (0) phone calls and four (4) email correspondences. Furthermore, the landowner conducted an individual meeting with a neighbour on May 22, 2025. At the time of writing, two (2) additional meetings with neighbours are scheduled. Between May 14, 2025 and June 4, 2025, 354 people visited the website. Verbatim emails conversations are included in Appendix C: Verbatim Email Correspondence.

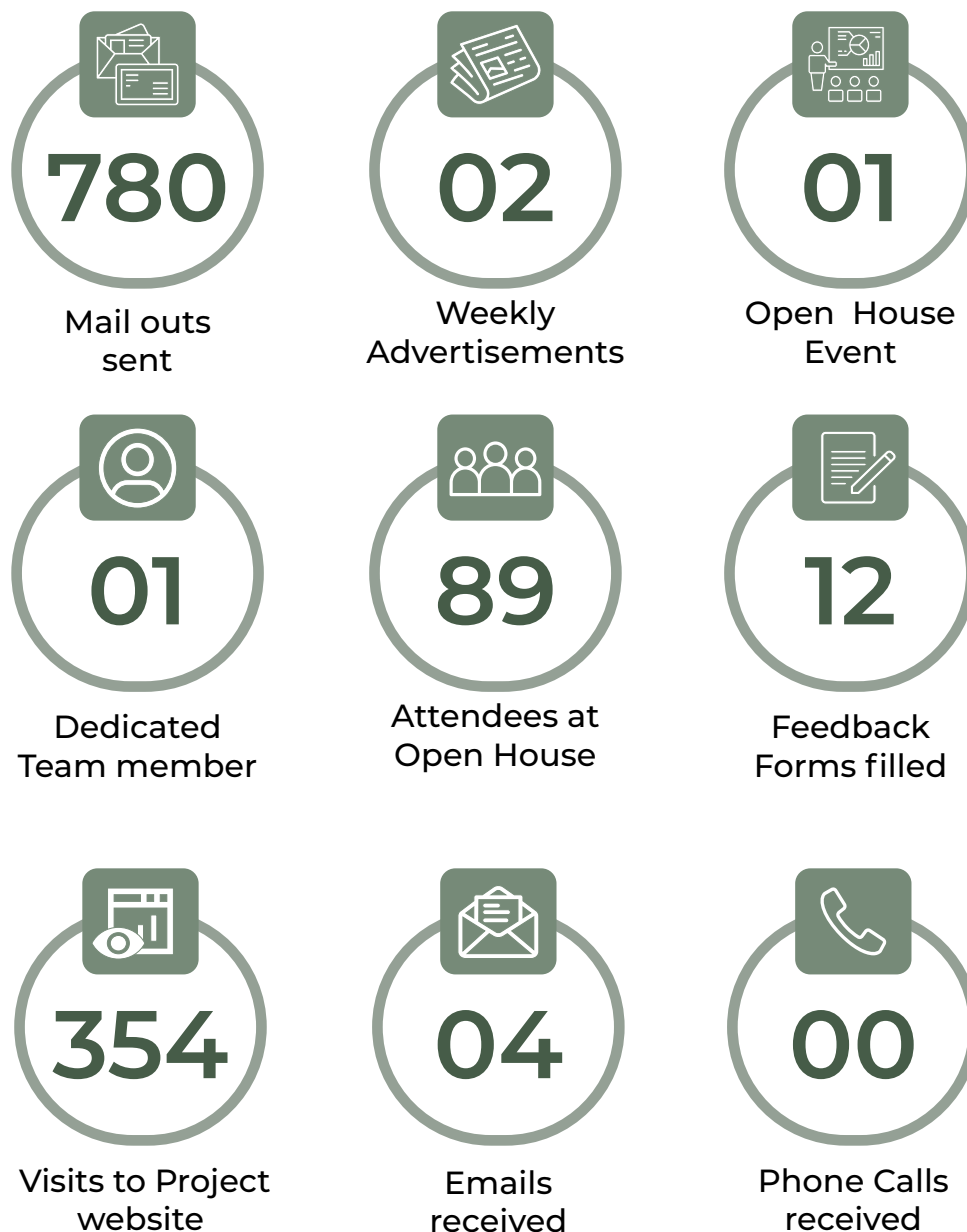


Figure 6: Engagement Statistics

5.0 WHAT WE HEARD: OPEN HOUSE № 7

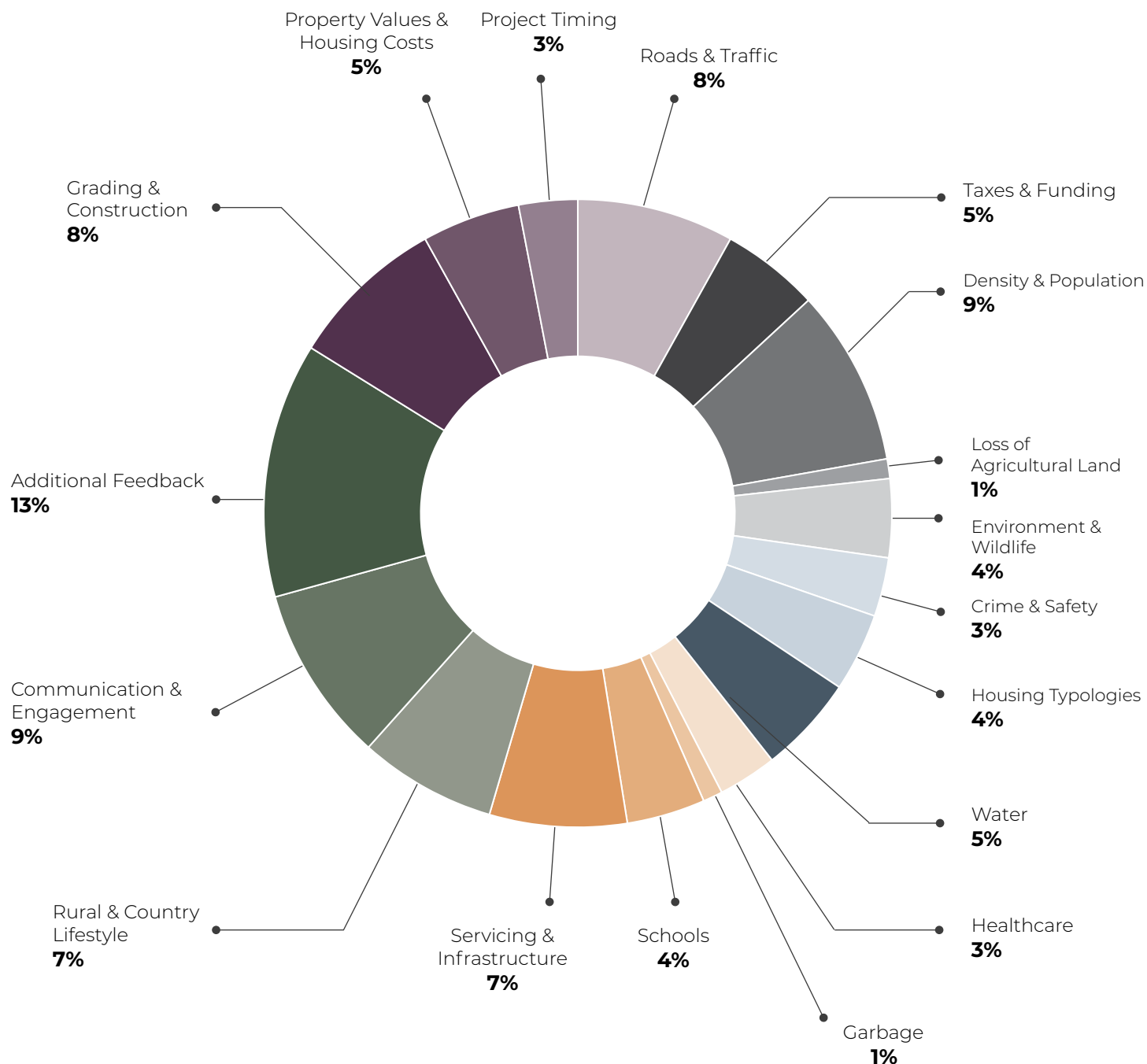


Figure 7: Key Feedback Themes

Project Timing

What We Heard

Community members asked questions related to timing on construction commencement and duration.

Project Team Response

The timing of construction commencement and duration has not been determined at this time and will be influenced by a variety of factors. Construction commencement is primarily determined by Council's approval of the land use redesignation and the County's review times of future applications including Outline Plan, Subdivision, and Development Permits. The timing of the regional Wastewater Treatment Plant will also impact when construction can commence as the development will be phased to align with the availability of servicing.

Water

What We Heard

Community members questioned the viability of further development given recent water restrictions in Okotoks and High River, despite access to the Bow and Highwood rivers through the Aldersyde water treatment plant. They expressed concern about how additional growth can be justified when existing communities already face water supply challenges. Residents also questioned the timing of the wastewater treatment plant and expressed concern that water and wastewater studies have not yet been completed, making planning feel premature.

Project Team Response

The development of the Water and Wastewater Treatment Plants in Aldersyde has made it possible for all development in the proposed community to be connected to regional servicing. A servicing study has been submitted with the land use application that highlights how many units can be serviced within the Stage 1 capacity of the Water Treatment Plant and the planned capacity of the Wastewater Treatment Plant. All development in Highfield and Rowland Acres will be phased based on servicing capacity and availability and will not impact the water supply or other service capacity for existing landowners in the area.

With regards to the commentary pertaining to water supply challenges in the surrounding areas, the development of the regional servicing has resolved the issues in Okotoks and the challenges in High River were unrelated to supply availability but rather damage to the system as a result of the 2013 flood. The Bow River sub-regional water pipeline project to Okotoks addresses the Town's supply issues taking them off the Sheep River as their only source of potable water. We understand the instream objective for the rivers as established by Alberta Environment and Protected Areas and we are building an off-stream reservoir to account for low flow periods. This reservoir supports the County's off-stream reservoirs and backs up an entire municipal system.

Roads & Traffic

What We Heard

Community members expressed concerns regarding increased traffic and requested more clarity on the timing and scope of road infrastructure upgrades. Specific concerns included the capacity of 112th Street, increased vehicles on Highway 547, and road widening east of Rowland.

Project Team Response

A Transportation Impact Assessment (TIA) was completed in support of the land use applications and contains details surrounding the road infrastructure upgrades that will be required to accommodate the phases that are the subject of the land use application. The 2025 TIA was prepared in alignment with ATEC guidelines to determine which road network improvements are required to accommodate Rowland Phases 1-4 and Highfield Phases 1a, 1b, 2a, 2b. These improvements are required only when a road or intersection is expected to exceed capacity as a result of the traffic generated by the proposed development. To facilitate Rowland Phases 1-4 and Highfield Phases 1a, 1b, 2a, and 2b, upgrades are required to some of the intersections and roads serving the community, and the specific upgrades are identified in the TIA and Open House material. The TIA prepared for the land use applications confirmed that the twinning of the Highwood River bridge is not triggered by the current land use application. However, the Landowners intend on completing this work as a condition of approval for the first phase of the Highfield subdivision.

Alberta Transportation and Economic Corridors (ATEC) has been involved throughout the process and has reviewed the TIA for alignment with provincial transportation policies and implementation standards. ATEC has provided feedback and comments on the development and will make the final decision on the type of treatment for upgrades that affect the provincial infrastructure. In addition, ATEC has confirmed that the use of the road right-of-way for emergency access is acceptable, and detailed design will be provided at the first stage subdivision for the Rowland lands, so, it can be tied into a Development Agreement. This emergency access will also benefit the existing community.

With regards to questions about the specific upgrades to roadways and intersections, refer to Appendix - A to review the boards that summarize upgrade requirements.

Density & Population

What We Heard

Community members raised specific questions about the proposed density in Highfield and the total projected population for both the Rowland and Highfield neighbourhoods. Some residents also questioned the range of density (2.5-5.0 across the Plan Area), the corresponding population outcomes, and the potential for increasing density across the entire ASP area.

Concerns were also expressed about applying urban-level densities to this community in this location. Some residents opposed multi-family housing and a higher population density. Lot sizes, particularly near the Rowland Acres border, were also discussed with some members of the community expressing concern that the lot sizes in this area are too small.

Project Team Response

The unit count for Rowland Acres is fixed at 256 units and a density of 0.94 units per acre. The number of units in the Highfield Neighbourhood will be determined based on the density that Council establishes for the entire area. The range of density outcomes shown at the Open House was meant to give the community an idea of how many units could be accommodated in the current land use application area depending on Council's desired density for the area. No population projections were shared at the Open House given that a final unit count has not been established for Highfield at this time.

With regards to the comments surrounding the proposed density being like densities seen in urban areas and not appropriate for the Plan Area, Council established that the density for the community would be between 2.5 and 5.0 units per acre (UPA) in the approved ASP. This density range is lower than a typical urban density. As an example, "suburban" areas in Calgary typically target between 12.0 to 23.0 UPA for new communities and up to 150/ ha or 370 UPA for major activity centers and transit hubs.

The multi-family housing proposed as part of the land use application is only located within the Highfield community, in the central part of the neighbourhood (i.e. not near existing properties). The multi-family housing contemplated for this area will be ground-oriented and is intended to enhance housing options for the community.

Finally, with regards to the commentary surrounding the lot sizes in the areas of Rowland Acres that border existing communities, these lots are proposed to be designated as Cluster Residential District (CLR) and are intended to facilitate the largest lots in the Rowland Acres neighbourhood, with the average lot size being 1.04 acres. The CLR District is proposed in the locations adjacent to the Ravencrest community to sensitively integrate with existing development. The homes in the CLR district are also setback from existing properties via an interface buffer area.

Environment & Wildlife

What We Heard

Residents expressed that the proposed development is too large and would put extra pressure on the environment and wildlife and asked whether the Biophysical Impact Assessment (BIA) had been updated since the previous open house. Some members expressed concerns about the impact of proposed pathways on riverways, slopes, and floodplains, and others expressed interest in the landscaped buffer areas around the border of the community.

Project Team Response

A BIA was completed in support of the land use applications and is dated May 1, 2025. The BIA describes the existing environmental conditions and identifies the potential impacts of the development on existing environmental conditions, recommends mitigation measures to reduce, eliminate, or compensate for the potential impacts. With regards to the commentary around impacts to wildlife, the Highfield and Rowland Acres Plan Area is already considered to be poor habitat for wildlife due to a lack of native vegetation and security cover and once developed, the area is only expected to provide limited foraging opportunities. The Highwood River provides landscape connectivity and wildlife movement opportunities, and the riparian areas provide wildlife with habitat and access to resources. The Highwood River and riparian area will remain in their existing condition and will be protected throughout the development of the project.

With regards to the comments surrounding the location of pathways and community interface areas, the specific setting of pathways and details pertaining to landscaping will be determined at a future stage of development. There will be no impacts to the Highwood River, riparian area, or slopes as per the BIA discussed above. The Homeowners Association for Ravencrest denied the Project Team's meeting request prior to Open House #7, therefore our project notes indicate that pathways between Ravencrest and Rowland should be internal to the Rowland community and located closer to the new lots and behind berms and landscaping in the transitional interface buffer area.

Taxes & Funding

What We Heard

Community members expressed concern about taxpayers potentially bearing the cost of infrastructure and servicing required for the development. They emphasized that funds should prioritize addressing existing issues and that there are concerns that taxes will increase.

Project Team Response

The cost of infrastructure upgrades directly associated with servicing the proposed development, including the bridge twinning, will be proportionally borne by the landowner and will not impact existing taxpayers in the County. Furthermore, the tax mill rate is established each year by Council, and developments such as Highfield and Rowland Acres typically are assessed at a high mill rate and generate significant tax revenue for the County, therefore taxes to pay for this development are not anticipated to burden Foothills County residents.

Schools, Medical Care & Other Services

What We Heard

Residents felt the development is too large and would put added pressure on schools and healthcare services. They asked whether new schools or hospitals would be added, where they would be located, and when they would be built. Concerns focused on how and when these essential services and other services such as waste management would be planned to support growth.

Project Team Response

There is a Municipal Reserve (MR) parcel in the northwest corner of Highfield that is intended to be a school site. This site will be pre-serviced by the landowner with potable water and sanitary pipe. The public and separate school boards will determine the type of school (i.e. public or Catholic), grade level, and size of student population it can accommodate according to their needs and the Province funds the construction. The Project Team has no input in the design and planning of these facilities.

With regards to the questions about healthcare, the neighbourhood commercial site in Rowland Acres is intended to provide goods and services for local residents. A family doctor's office and other local medical-related uses such as a dentist or physiotherapist can be accommodated in the commercial area. Furthermore, new residents will provide additional resources to enable investment in existing medical facilities and staff.

Waste management programs will be established through Architectural Controls that will be registered on title at Subdivision stage. 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.

Loss of Agricultural Land

What We Heard

There were comments to stop using farmland for development.

Project Team Response

Given that the project has an approved Area Structure Plan (ASP), the policy direction established by Council for the project area supports development of this land. The County has also invested in a regional water and wastewater system in this area, and in order to capitalize on this investment, development is necessary and supported. Furthermore, development in this area of the county is also supported by the County's Growth Plan, which specifies that lands in the Central District (including the Highfield and Rowland ASP lands) are most appropriate for new development and suitable to accommodate the greatest amount of growth. The Rowland and Highfield lands are the exact same soil category and same agricultural land capability rating as was developed upon for Silvertip and Ravencrest.

Servicing & Infrastructure

What We Heard

Community members expressed concern that the piped servicing infrastructure has not been properly reviewed, the capacity of the wastewater treatment plant is not understood, and some attendees questioned the overall feasibility of the development. Some attendees expressed concern that the project is too large and will place excessive pressure on existing infrastructure, including the wastewater treatment plant, which they feel is not equipped to handle the increased demand. The Project Team received a comment that the wastewater servicing pipeline traversing the river is not a suitable solution.

Project Team Response

Foothills County is currently in the preliminary phases of developing a Wastewater Treatment Plant at Aldersyde which will service the Plan Area. All development in Highfield and Rowland Acres will be phased based on servicing capacity and availability and as such, no development will proceed without an ability to service without impact to the system. Upgrades to the system required as a direct result of the development will be funded by the landowner.

Specific details surrounding the exact location of the utilities will be determined at the detailed design stage of development. If infrastructure is required to traverse the river, all necessary mitigations and approvals from various regulatory authorities, including Alberta Environment and Parks (AEP), will be obtained prior to its completion.

Crime & Safety

What We Heard

Community members expressed that the issue of criminal activity has not been sufficiently addressed. Some noted that measures like doorbell cameras are inadequate to deter crime and voiced concerns that the development could lead to increased crime in the area. Some attendees were also concerned about the possibility of crime increasing with the inclusion of the multi-family area in Highfield.

Project Team Response

Community safety is a priority for the landowner and the Project Team. The multi-family area proposed in Highfield is not anticipated to generate a higher proportion of crime than any other area of the community. More homes result in more “eyes on the street” (and doorbell cameras) that preclude and limit crime. The design of the site included specific “Crime Prevention Through Environmental Design” (CPTED) principles, like clear sightlines and active public spaces.

Furthermore, 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. The community has also been designed with the principles of Crime Prevention Through Environmental Design to create safe and inviting environments for all users of the community. The specific details of the policing will be determined at future stages in collaboration with Foothills County.

Rural and Country Lifestyle

What We Heard

Community members from Ravencrest emphasized their appreciation for the existing rural environment and expressed concerns that it will be lost as a result of these additions. The plans might be more appropriate if it was a Town. They also highlighted the differing needs of rural residents compared to urban or town residents.

Project Team Response

The Highfield and Rowland Acres ASP highlights a comprehensive community that reflects the character of Foothills County, celebrates equestrian heritage, retains equestrian facilities, respects the natural systems that shape the community, and supports sensitive growth and development. Highfield and Rowland Acres are designed to sensitively integrate into the existing context and provide opportunities for various housing forms that respect the character of the existing adjacent communities. The Plan has been developed to include larger lots on the perimeter which acts as a transition between Highfield and Rowland Acres and the existing agriculture and Country Residential parcels. In addition, a key principle of development, as outlined in the approved Highfield and Rowland Acres ASP is sustainable servicing and infrastructure. Council determined that the new community is located in an area that can take advantage of the regional servicing system, which allows for a variety of lot sizes to capitalize on the servicing infrastructure.

Housing Typologies

What We Heard

Residents expressed that they would prefer that the development have a unique character like High River and that they would like to avoid “cookie cutter” home designs. Additional questions on secondary suites and the sizes of lots within various land use districts were asked at the open house.

Project Team Response

Details surrounding the specific architectural design for the homes in Highfield and Rowland Acres will be determined at future stages of development and will be guided by a set of Architectural Controls. The Architectural Controls will ensure that development in the Plan Area is cohesive with unifying elements to instill the look and feel desired by the landowner. However, the desire is to offer diverse housing options and variability between typologies within the community. No secondary suites are proposed within the Highfield and Rowland Acres community.

With regards to questions about sizes of lots within the various land use districts, refer to Appendix A to review the boards that summarize average lot sizes in the proposed land use districts.

Communication and Engagement

What We Heard

Community members asked about the next steps and opportunities to share thoughts with the Project Team and with Council. Some attendees felt that there was a lack of adequate public consultation, and some only learned about the meeting through social media, with no radio announcements or signage. Some community members emphasized that nearby communities remain largely unaware of a development that could significantly affect them. Overall, they felt the process lacked transparency and fairness, with limited opportunities to provide input outside of the Public Hearing.

Project Team Response

Community engagement for this stage of the project, land use redesignation, was initiated when the Project Team sent invitations to the Open House to 780 residents within a half mile radius of the subject site. The Open House was also publicly advertised in the May 14th and 21st editions of the Western Wheel. The advertisement contained details of the time, location, and topic of the Open House. In addition, the Highfield and Rowland Acres project has been in progress for many years and there were a total of six (6) Open Houses hosted prior to this one regarding the development of the community. There has been a dedicated team member available throughout the project for community members to reach out to and discuss their comments and concerns.

A project website has been available since 2024 with information about the ASP council process, and land use redesignation applications. The website is updated as information is available and contains a “Contact Us” portal for direct emails to our team.

A Public Hearing was held May 28, 2024 across a two-day hearing for the Area Structure Plan at which time the public had the opportunity to share their thoughts about the development directly with Council and the development team. That feedback has been heard and taken into consideration as the subsequent phases of the project have progressed. Community engagement is an ongoing process and the dedicated team member can be reached at any time throughout the project to answer questions and provide additional information.

Property Values and Housing Costs

What We Heard

Residents expressed concern about how the proposed development could affect their property values. Questions were raised about the cost of new homes and whether prices would be comparable to nearby communities like Heritage Pointe.

Project Team Response

Since property values are dictated by a variety of factors and determined by the municipality on an annual basis, they are not directly linked to any single development. The cost of homes in the community will be determined by the market at the time the homes are available to sell.

Grading and Construction

What We Heard

Residents had questions about grading plans, specifically whether all the Rowland Acres area would be stripped and graded at once. There were also concerns about the timing of the bridge upgrade and the overall phasing of development. Community members wanted clarity on the order of phasing and whether a builder has been selected, as well as who the builders will be. Concerns related to view preservation, fencing, and other screening methods were also raised.

Project Team Response

The specific timing and phasing of the grading has not been determined yet but will be considered in the Construction Management Plan that will be prepared and submitted to Foothills County as a condition of subdivision. The Construction Management Plan will provide direction for safe and responsible construction as well as mitigation measures to deal with specific disruptions such as noise, traffic, erosion, and dust that may occur. In addition, the County requires a stripping and grading permit before any grading can occur on the site, and the permit will align with the approved construction management plan. The bridge upgrade is proposed to be completed as a condition of subdivision for the Highfield community. The phasing of the development has not been finalized and will be determined based on direction from Council on the land use redesignation application, the market conditions, and availability of servicing. A builder has not been selected yet, and this detail will be determined at a future stage in the process once the project is closer to being constructed.

Additional Feedback

At the Open House the project team received other feedback related to the project that ranged from excitement about what is being proposed and appreciation of the level of detail presented at the event, to interest in developing a business in the commercial area. There were also general comments about whether the project belongs in Foothills County and questions about where the project is in the municipal approval process.

6.0 NEXT STEPS

A Public Hearing for the Land Use Applications is scheduled for June 18 and 19, 2025. During the Public Hearing, community members will have an opportunity to share their thoughts with Council and Council will vote on whether to approve the proposed land uses for the area. If the applications are approved, they must be given three readings by Foothills County Council to be adopted by Bylaw. Should the land use applications be approved, additional municipal approvals will be required including Outline Plan, Subdivision, and Development Permit.

APPENDIX A

OPEN HOUSE BOARDS +ENGAGEMENT MATERIALS

WELCOME!

TO

Highfield & Rowland Acres

Community Open House №7

LAND USE APPLICATIONS

Highwood Centre, Medicine Tree Hall
128 5 Ave SW, High River, AB, T1V 1M3

Thank you for joining us.
We look forward to hearing your thoughts!





HIGHFIELD & ROWLAND ACRES

OPEN HOUSE №7

LAND USE APPLICATIONS

Thank you for joining us. We look forward to hearing your thoughts!

WHY WE ARE HERE

Township Planning + Design Inc. (TWP) on behalf of the Rowland family and Highfield Investment Group, has submitted land use applications for the first phases of development within the Highfield & Rowland Acres Area Structure Plan (ASP) area.

The purpose of this event is to share information and gather feedback on the proposed land use applications for Highfield Phases 1a, 1b, 2a, 2b, and Rowland Acres Phases 1-4.

RULES OF ENGAGEMENT

To facilitate productive and respectful conversations between the landowners and community, we've prepared a breakdown of our responsibilities:

RESPONSIBILITIES OF THE ENGAGEMENT TEAM:

- to notify
- to provide opportunities to engage
- to be clear on the scope of the conversation
- to provide transparent and honest information
- to hold a respectful conversation
- to authentically listen
- to report findings

RESPONSIBILITIES OF THE COMMUNITY:

- to be informed
- to participate
- to share your views
- to listen
- to be respectful
- to share opportunities to provide feedback





HIGHFIELD & ROWLAND ACRES NEIGHBOURHOOD VISION



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.



KEY PLAN. PRINCIPLES & OBJECTIVES

<div><div>SUSTAINABLE SERVICING & INFRASTRUCTURE</div><ul style="list-style-type: none">Water and Wastewater Servicing: provide a piped water and wastewater system respectful of the Highwood River basin.</div>	<div><div>NATURAL ENVIRONMENT</div><ul style="list-style-type: none">Provide naturalized trails and pathways that integrate with the topography and river valley.Utilize xeriscaping and drought tolerant species in landscaping and amenity areas.</div>
<div><div>MOBILITY</div><ul style="list-style-type: none">Understand the transportation requirements of the area and incorporate improvements as required with phased community growth.Offer multimodal, regional, and local pathways to encourage an active and healthy lifestyle.</div>	<div><div>NEIGHBOURHOOD FRAMEWORK</div><ul style="list-style-type: none">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.</div>
<div><div>FISCAL RESPONSIBILITY</div><ul style="list-style-type: none">Each neighbourhood Landowners will contribute to the infrastructure and neighbourhood improvements required proportional to, and in accordance with cost recovery agreements with Foothills County.</div>	<div><div>LANDOWNER COMMITMENT</div><ul style="list-style-type: none">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.</div>
<div><div>NEIGHBOURHOOD AMENITIES</div><ul style="list-style-type: none">Provide a quaint, small scale local commercial node.Dedicate a school site.Provide a community fire hall.Offer public parks and pathways.</div>	<div><div>SUSTAINABILITY</div><ul style="list-style-type: none">Incorporate water capture and reuse strategies both within and outside of building envelopes.</div>

FUTURE DEVELOPMENT REQUIREMENTS

The Highfield and Rowland Acres Area Structure Plan (ASP) was approved in April 2025 and provides a framework for development in the Plan Area. The ASP established policy direction for the development of two neighbourhoods: Highfield and Rowland Acres.

The ASP provides direction for details to be determined at future stages of development including the following:



Abandoned Well Mitigation	Rowland Emergency Egress
Biophysical Impact Assessment	ATEC approval achieved and will be implemented at subdivision stage.
Geotechnical and Slope Stability Report	Open Space Network and Reserve Dedication Lands Breakdown, Design and Maintenance Responsibility Agreements
Application to Close, Purchase and Consolidate the 402 Avenue East Road Allowance.	Included in Land-use and detailed in ASP.
Historical Resource Impact Assessment	Architectural Controls
Phase 1 ESA	Developing and submitted at subdivision stage.
Detailed Phasing	Emergency Response Plan / Risk Assessment Response
Comprehensive Design of Neighbourhood Commercial Areas	To be provided at the subdivision stage.
Servicing Report Including Stormwater	Construction Management Plan
Traffic Review Letter	Provided as a condition of subdivision approval.
Detailed Design of the Stormwater System and Stormwater Analysis	Pedestrian Connection Across the Highway 547 Bridge.
	Proposed bridge completion before any building permits are issued at Highfield and tied to a development agreement at lot subdivision stage.
	Flood Hazard Protection Overlay
	Not required for this phase of development. No Flood Hazard Protection Overlay areas are included in these phases.

LAND USE APPLICATION SUMMARY (RESIDENTIAL USES)

This Land Use Application proposes to redesignate a portion of the Highfield & Rowland Acres Plan Area from Agriculture (A) to a series of land use districts to accommodate development in alignment with the approved ASP.

Cluster Residential District (CLR)

Provides for smaller residential parcels, designed and comprehensively planned to reduce the development footprint by placing lots close to each other in association with a large remnant parcel. CLR lots cannot be further subdivided.*

Within Highfield and Rowland Acres, the CLR district provides a large lot and thoughtful interface between the new and existing community.

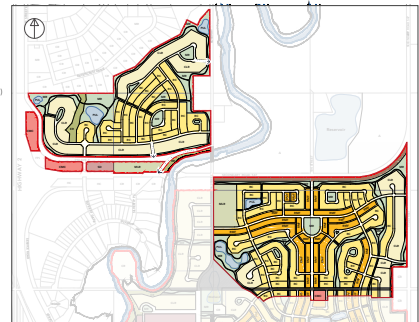
Residential Community District (RC)

Accommodates municipally or communally serviced residential development located within Hamlet boundaries and/or in comprehensively planned developments outside of Hamlet boundaries, where supported by an adopted area structure plan and/or outline plan.*

Within Highfield and Rowland Acres, this district is primarily located within the interior areas of both the Highfield and Rowland neighbourhoods.

LEGEND

- Land Use Application Area
- ASP Boundary
- Existing Country Residential (CR)
- Cluster Residential District (CLR)
- Residential Community District (RC)
- Residential Multi-Family District (RMF)
- Municipal Land/ Reserve (MLR)-School
- Open Space District (MR)
- Open Space District (ER)
- Commercial Community District (CMC)
- Service District (SD)- Fire Hall
- Public Utility Lot (PUL)
- Highwood River
- Road Closure Application Area
- Future Highway Widening
- Emergency Egress



Residential Multi-Family District (RMF)

Provides for multi-family residential development located in Hamlets and comprehensively planned developments where there are approved area structure plans and/or outline plans.*

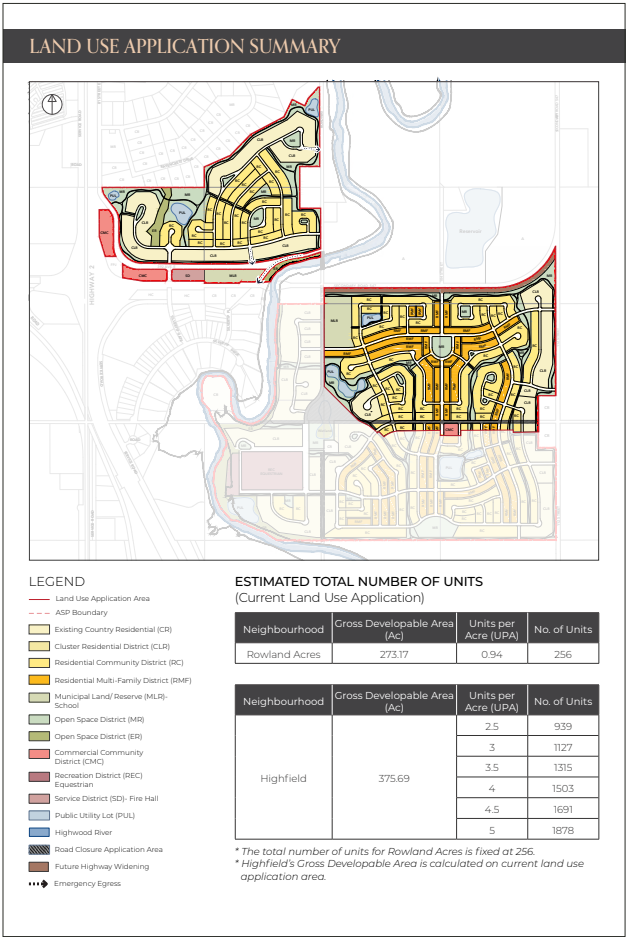
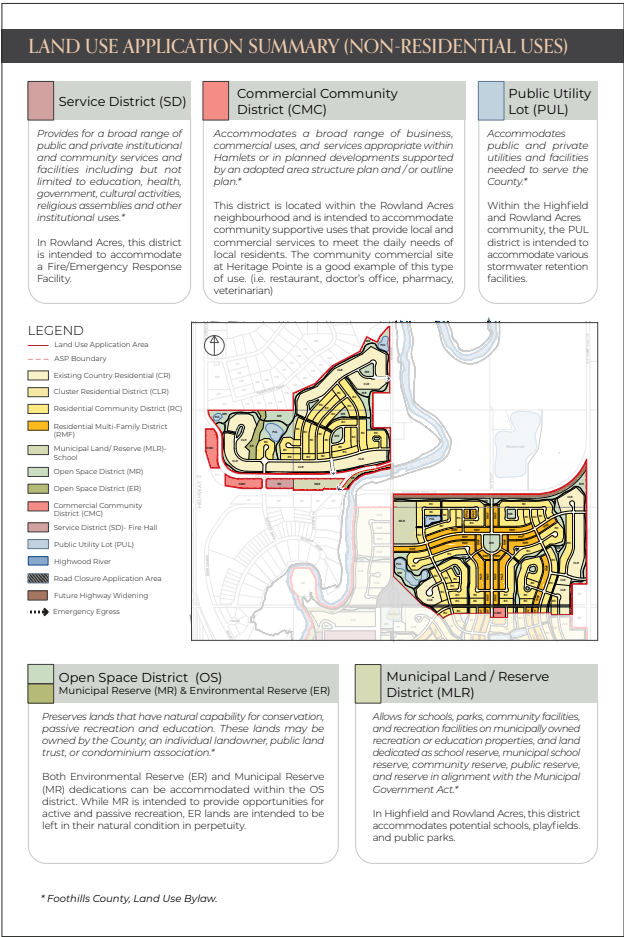
This land use district is only proposed within the Highfield Neighbourhood. It accommodates multi-family residential building typologies such as duplexes and triplex. RMF district parcels along the modified Main Street in Highfield are intended to accommodate Mixed-Use Buildings that provide small scale services to area residents at grade with residential dwellings above.

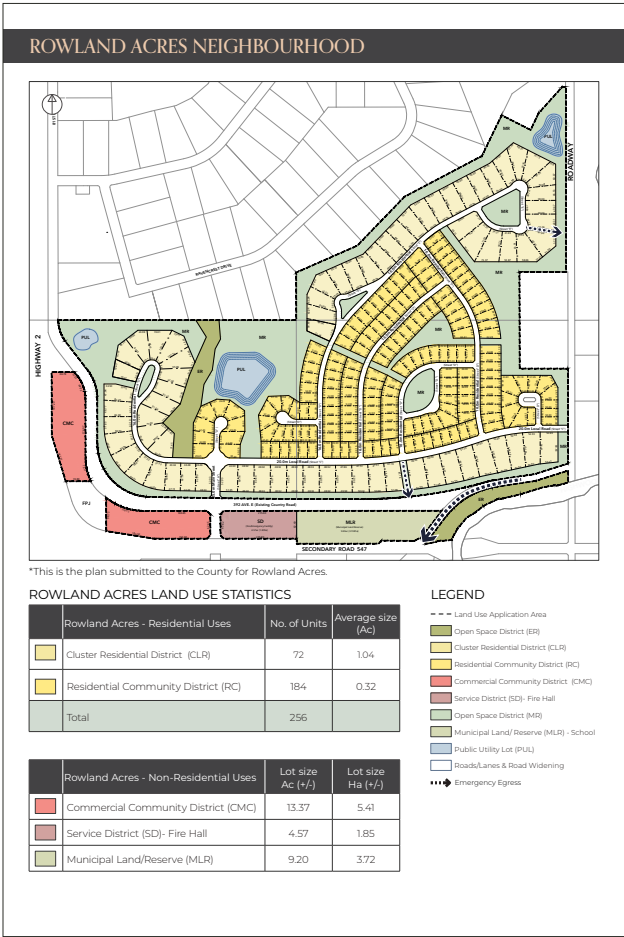
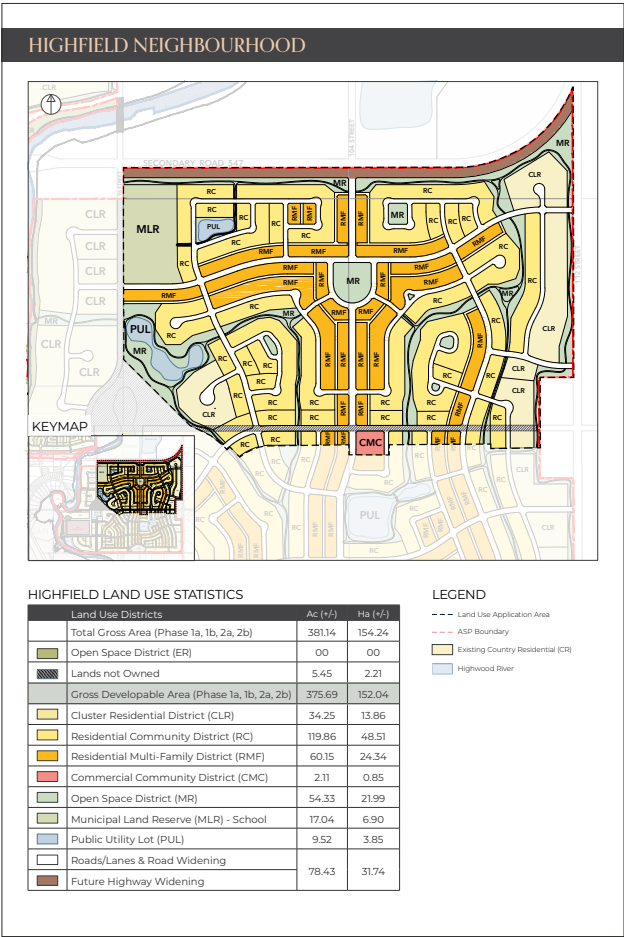
* Foothills County, Land Use Bylaw.

Two Site-Specific Amendments are proposed to the RMF district:

- Single-detached dwellings be accommodated as a discretionary use within the RMF District. This is intended to ensure that single-detached dwellings are allowed in each district within the community to facilitate a comprehensively planned community that integrates different housing typologies throughout and supports a variety of household types.

- Mixed-Use Buildings and Mixed-Use Developments be accommodated within the RMF District as discretionary uses only along the modified main street to accommodate the desired uses along the street front (i.e. local commercial uses at grade, and residential above).





CLR

CLUSTER RESIDENTIAL DISTRICT

Lot Size Range: 0.80ac - 1.99ac

- Single-detached dwellings;
- Accessory buildings;
- Home-based businesses;

45.0m

98.0m

50.0m

98.0m

RC

RESIDENTIAL COMMUNITY DISTRICT

Lot Size Range: 0.11ac - 0.80ac

- Single-detached dwellings (on narrow lots);
- Two-family housing (duplexes (villas), semi-attached dwelling units);
- Seniors orientated housing; and
- Live-work housing.

72.0m

4.0m

38.0m

45.4m

RMF

RESIDENTIAL MULTI-FAMILY DISTRICT

Lot Size Range: 0.13ac - 0.25ac

- Duplexes (villas)
- Triplexes

72.0m

4.0m

38.0m

45.4m

Note: The lot size range referenced above for Highfield is as per the Land Use Bylaw

CLR

CLUSTER RESIDENTIAL DISTRICT

Lot Size Range: 0.82ac - 1.28ac

- Single-detached dwellings;
- Accessory buildings;
- Home-based businesses;

45.0m

98.0m

50.0m

98.0m

RC

RESIDENTIAL COMMUNITY DISTRICT

Lot Size Range: 0.31ac - 0.65ac

- Single-detached dwellings (on narrow lots);
- Two-family housing (duplexes (villas), semi-attached dwelling units);
- Seniors orientated housing; and
- Live-work housing.

23.0m

50.0m

23.0m

50.0m

Note: The lot size range referenced above for Rowland Acres is as per the Lotting Plan.

MODIFIED MAIN STREET & HOME BASED BUSINESSES

Land Use Application Boundary

Residential Multi-Family District (RMF)

Neighbourhood Commercial District (NCD)

As part of the land use redesignation application, TWP has applied for a Site-Specific Amendment to add the definitions of Mixed-Use Buildings and Mixed-Use Developments in the RMF district along the modified Main Street as discretionary uses. This allows for main street commercial while accommodating residential dwelling units in the same structure.

The Foothills County Land Use Bylaw defines a Mixed-Use Building as a "building used partly for residential use and partly for commercial use."

Mixed-Use Development is defined in the Land Use Bylaw as a parcel of land or building or structures developed for two or more different uses that may include uses such as residential, office, manufacturing, retail, public, or entertainment.

Pedestrian friendly design.

Store front architecture that is inviting and welcoming, with large windows showcasing products and services.

Opportunities for front porch interactions, front porches should be setback no greater than 1.0m from the sidewalk.

Street furniture, "free little library" boxes, and outdoor seating opportunities for social interaction.

A diversity of Home-Based Business Types I & II that encourage small boutique shops to home-based enterprises.

NEIGHBOURHOOD COMMERCIAL LAND USES

• Provide necessary goods and services for local residents;

• Primary emphasis will be smaller commercial units that support local convenience and personal services as opposed to regional commercial users.

Key Map

ROWLAND ACRES COMMERCIAL NODE

Key Map

HIGHFIELD COMMERCIAL NODE

OPEN SPACE NETWORK

Storm Pond Deck

Walking Trails

Picnic Area

OPEN SPACE TYPE	HIGHFIELD	ROWLAND ACRES
Environmental Reserve	0 ha / 0 ac	4.19 ha / 10.35 ac
Municipal Reserve	21.99 ha / 54.33 ac	25.84 ha / 63.84 ac
Public Utility Lots	3.85 ha / 9.52 ac	3.14 ha / 7.77 ac
Municipal Land/ Reserve (MLR)	6.89 ha / 17.04 ac (School)	3.72 ha / 9.20 ac
Total	32.74 ha / 80.89 ac	36.89 ha / 91.16 ac

OPEN SPACE DEDICATION

21%

HIGHFIELD

32%

ROWLAND ACRES

26%

PLAN AREA TOTAL

Pergola

Themed Play

Elm Allée

28

HIGHFIELD AMENITY SPACE

While Highfield neighbourhoods offer extensive open space to provide a variety of recreation activities, Cape Canaveral Court is the prominent amenity space at the centre of the community contained within the current Land Use Application.

Cape Canaveral Court

This amenity space is the heart of the community offering places to gather, play, relax, socialize and enjoy nature. Cape Canaveral Court is a gateway into the neighbourhood, a community landmark that serves to pay homage to the equestrian heritage of the lands.

The northern edge of the park is designed as a plaza featuring shade trees, ornamental planting, seating, and a prominent statue of the highly decorated thorough bred horse Cape Canaveral. The southern edge of the plaza is anchored by a large horseshoe-shaped fountain and seasonal in-ground splash jets around the periphery to provide an opportunity for children to interact with water. Additional amenities include a retail kiosk and horseshoe pit to the west and an equestrian-themed playground to the east.

plaza with ornamental planting

retail kiosk

horseshoe pits

large lawn

shade trees

formal gardens

formal promenade

Cape Canaveral statue

fountain and splash jets

equestrian-themed playground

sunken lawn bowling

large shade structure & plaza

A formal promenade surrounds the park, allowing for shaded walks and scenic views.

The southern portion of the park features a grand shade structure with fixed seating and overlooks a sunken lawn bowling court. Spectators and participants are free to explore the formal gardens either side of the court and rest on benches nestled into the greenery.

Image source: ground cubed

*These diagrams are conceptual only. Details surrounding specific design will be done at DP stage.

ROWLAND ACRES AMENITY SPACES

The Rowland Acres Neighbourhood offers a network of open space for community recreation and gathering. While there are other amenity spaces located within Rowland Acres, this board features two: the Storm Pond on the north side of the neighbourhood and the Triangle Park on the northeast side.

Central Storm Pond

The Storm Pond area provides an opportunity for an amenity space that is focused on the interaction of community members with the natural world.

It features a planted riparian vegetative community to buffer the pond and provide important habitat for birds, small mammals and other wildlife.

A cantilevered observation deck is the landmark feature within the park that provides excellent panoramic views and serves as a walking destination, a visual anchor and a key amenity for passive recreation.

Constructed berms define the edges of the park and introduce topographical interest.

A system of paths extends throughout the park to connect to the extensive trail network. Numerous trees are provided to offer shade along the pathways. The allée of trees that frame either side of the southern walking trail, connects to amenity spaces in the center of the community.

Image source: ground cubed

*These diagrams are conceptual only. Details surrounding specific design will be done at DP stage.

Triangle Park

The Triangle Park provides an opportunity for community members to engage in passive recreation and relaxing enjoyment of the outdoors.

An allée of trees frames the central walkway and guides site users to the shaded plaza.

Seating is provided under an open-air pergola, where families and friends can socialize and share meals together while overlooking the large sunken lawn. Adequate space is provided for optional BBQs and/or fire pits to complement the seating.

The sunken lawn surrounded by shade trees which provide a sense of enclosure and act as a buffer between the park and the adjacent road. It is left as an unprogrammed flex space that allows for a wide array of ad hoc activities, and the retaining edge of the lawn acts as built-in seating.

The periphery of the site features planted and naturalized berms, including a swath of meadow planting in the east, which introduces texture and visual interest to contrast with the highly manicured central spaces.

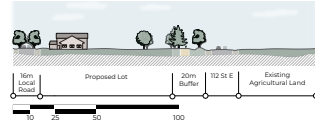
Central Storm Pond features: vegetation for screening, cantilevered observation deck, constructed berms, riparian planting, walking trail, tree allée.

Triangle Park features: tree allée, pergola & large plaza, meadow planting & berms, sunken lawn, shade trees.

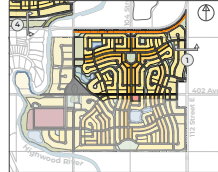
TRANSITIONAL BUFFER AREAS - HIGHFIELD

The ASP establishes a strategy not only to mitigate impacts to neighbouring properties, but to also complement the Open Space Network with pathways and low impact design. The buffer areas within the ASP are at minimum 20 meters but vary throughout.

Section 1: Interface with Agricultural Lands



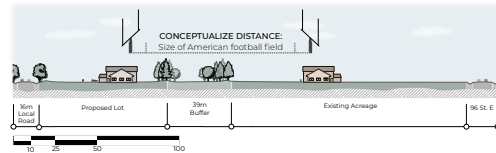
TRANSITIONAL BUFFER AREAS KEY MAP



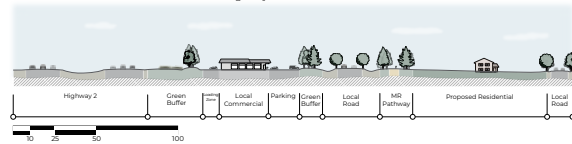
TRANSITIONAL BUFFER AREAS - ROWLAND ACRES

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.

Section 2: Interface Between Rowland Acres & Existing Acreage

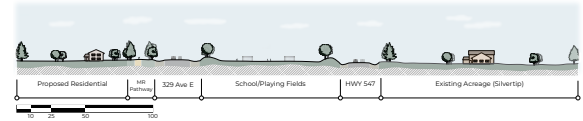


Section 3: Local Commercial Interface with Highway 2

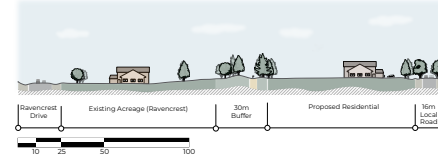


TRANSITIONAL BUFFER AREAS - ROWLAND ACRES

Section 4: Interface with Northern Edge of Silvertip



Section 5: Interface Along Southwestern Edge of Ravencrest



View A: Interface area between Rowland Acres and Ravencrest facing east

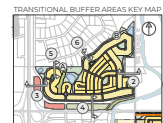
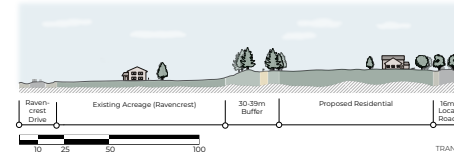


View B: Interface area between Ravencrest and Rowland Acres facing west



*Renderings are conceptual only.

Section 6: Interface Along Southeastern Edge of Ravencrest



COMMITMENT TO SUSTAINABILITY

The ASP contains policies and practices to promote environmentally responsible development in new communities that can contribute to the preservation of natural resources, reduce environmental impacts, and create healthier and more sustainable communities for residents.

ENERGY EFFICIENCY

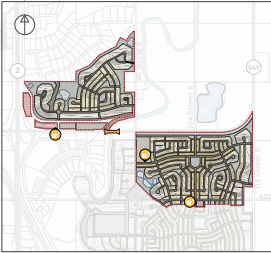
- Compliance with energy performance standards.
- Incorporation of renewable energy sources.



TRANSPORTATION & MOBILITY

- Provision of pedestrian-friendly infrastructure, bike lanes, and public transportation access.

EV CHARGING NETWORK



LEGEND
Land Use Application Area
Potential Public EV Charging Station
Bridge Upgrade

WATER CONSERVATION

- Use of water-efficient fixtures, appliances, and landscaping techniques (xeriscaping).
- ASP policies may encourage rainwater harvesting, greywater recycling systems, and the reduction of water-intensive landscaping practices.



LAND USE PLANNING

- Preserving natural habitats, protecting sensitive ecosystems, and integrating green spaces into the community design.



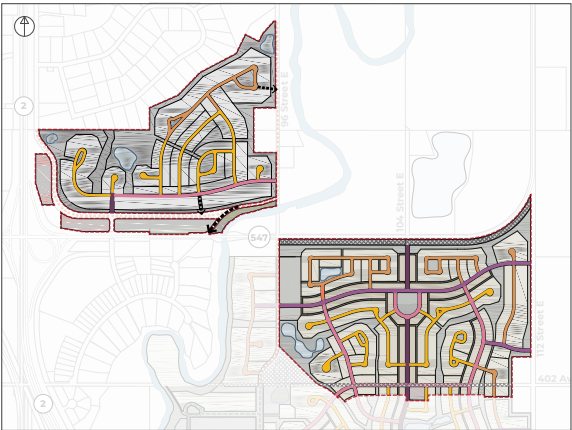
STORMWATER MANAGEMENT

- Mitigate impact of runoff on local water bodies and reduce pollution.

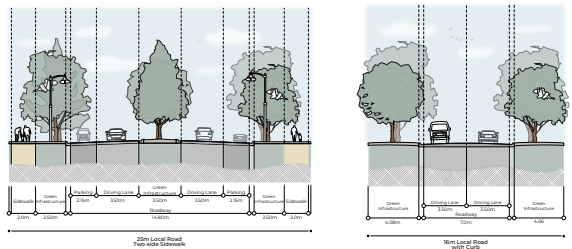
WASTE MANAGEMENT & RECYCLING

- Encourage the use of recycling facilities and the promotion of composting and waste reduction practices.

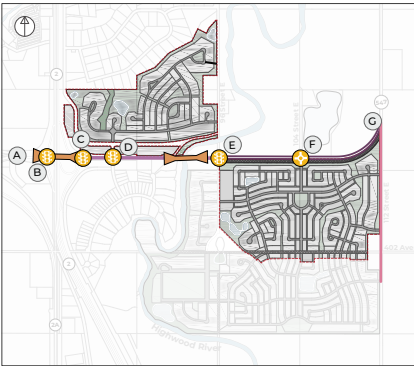
INTERNAL TRANSPORTATION NETWORK



LEGEND
Land Use Application Area
25m Main Street with Median
20m Local Road with Median
20m Local Road with Curb
16m Local Road with Curb
Existing County Road
Alleys
Existing Tree-lined Paved Road (to remain)
Emergency Egress (Approved by ATEC)



ROAD NETWORK IMPROVEMENTS



LEGEND

- Land Use Application Area
- Two Lane Roadway
- Four Lane Roadway
- Right-of-way Protection for Four Lane Twinned Roadway
- Bridge - Prior to BP issuance for Highfield (w/ pedestrian upgrade)
- Traffic Signal
- Roundabout
- 2045 - Consider Westbound Turn Arrow
- 2035 - Add signal, 2045 - Consider Second Southbound Lane
- 2045 - Add Signal
- 2045 - Add Signal or round about
- 2035 - Delineation lighting 2045 - Add signal or round about and illumination
- 2035 - Delineation lighting, 2045 - Add signal or roundabout
- 2045 - Delineation lighting is warranted

In 2023 a Transportation Impact Assessment (TIA) was prepared to support the Highfield and Rowland Acres Area Structure Plan. The TIA was updated in 2025 to determine which road network improvements are required to accommodate Rowland Phases 1-4 and Highfield Phases 1a, 1b, 2a, 2b. These improvements are summarized in the table below.

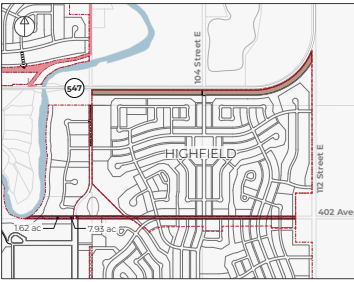
The TIA prepared for the land use applications confirmed that the twinning of the Highwood River bridge is not triggered by the current land use application. However, the Landowners intend on completing this work as a condition of approval for the first phase of the Highfield subdivision.

LAND USE 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	-	-	-
	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 3 + illumination	Add signal*
Roadway	G) 112 St & Hwy 547	Type 1	-	Type 3	Type 2	Type 3 + illumination
	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.	-
	Hwy 547 (96 to 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).

ROAD ALLOWANCE CLOSURE



LEGEND

- ASP Boundary
- Land Use Application Boundary
- Future Highway Widening
- Road Closure Application Area

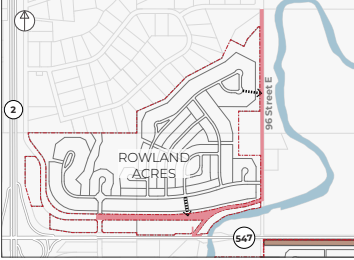
Concurrent with the land use redesignation applications, an application for Road Closure was also submitted to Foothills County.

The Road Closure proposes to close the road allowance that extends west along 402 Avenue E from 112 Street E through the Plan Area to the western boundary of Highfield Phase 1B.

An alternate route will compensate for the proposed Road Closure and the Highfield and Rowland Acres transportation network will ensure the entire area is accessible to the travelling public.

In accordance with the Municipal Government Act, the Road Closure application will be required to have a Public Hearing and should it be approved, the Road Closure must be approved by the Minister of Transportation and Economic Corridors.


EMERGENCY ACCESS



LEGEND

- ASP Boundary
- Emergency Access Route
- Emergency Egress (Approved by ATEC)

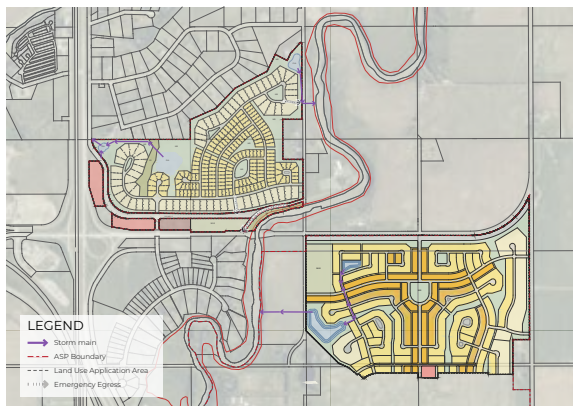
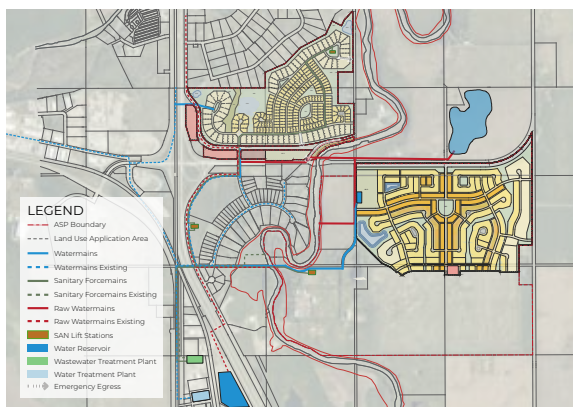
Emergency access within the Rowland Acres neighbourhood will be accommodated via the undeveloped road right-of-way just west of the Highwood River (see figure above). Alberta Transportation and Economic Corridors has confirmed that the use of the road right-of-way for emergency access is acceptable and detailed design will be provided at the first stage subdivision for the Rowland lands, so, it can be tied into a Development Agreement. This emergency access will also benefit the existing community.



The images above are examples of how emergency egress access could be managed.

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SERVICING



ENVIRONMENTAL CONSIDERATIONS

Biophysical Impact Assessment



A Biophysical Impact Assessment (BIA) was completed to support the land use redesignation applications that were submitted to Foothills County.

The BIA describes the existing environmental conditions. It identifies potential impacts of the Project on existing environmental conditions; recommends mitigation measures to reduce, eliminate, or compensate for the potential impacts.



Existing Site Conditions



No Environmentally Significant Areas.



Subject to disturbance from agricultural activity and gravel resource extraction since 1950.



Identified waterbodies

- Fourteen wetlands
- Three ephemeral waterbodies
- One artificial ephemeral



A range of wildlife species may be observed within the project area

The wetlands are classified as Temporary and Seasonal Marsh.

The largest wetland is on the southwest area in a future phase of development and will be retained.

The area is considered poor habitat due to a lack of native vegetation and security cover.

Potential Development Impact and Mitigation

Loss Or Alteration Of Soil And Terrain

Erosion and sediment control planning

Stormwater management strategies

Loss Of Vegetation

Environmental construction and operation planning (i.e. dust control, designated stockpile storage, designated re-fueling areas etc.

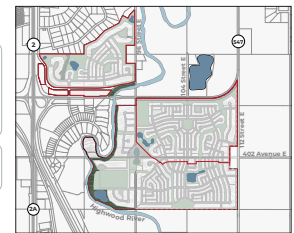
Natural landscape plan and weed control program

Loss Of Wetlands

Removal of wetland areas will be compensated for through payment of an in-lieu replacement fee as per the Alberta Wetland Policy and associated Wetland Mitigation Directive.

Wildlife Disturbance

Timing of construction to avoid wildlife disturbance and an inspection of the Project Area prior to construction to confirm it is safe to proceed.



The Highwood River and riparian area will remain in its existing condition and will be protected throughout the development of the project.

Living with Wildlife

Once developed, the Project Site is expected to provide only limited foraging opportunities. The Highwood River provides landscape connectivity and wildlife movement opportunities and the riparian area provides wildlife with habitat and access to resources.

CONSTRUCTION MANAGEMENT PLAN

What is a Construction Management Plan?



A Construction Management Plan (CMP) is a detailed document created by the development team to guide the construction of a project in a safe and responsible manner and provide contact details and outlines mitigation techniques.

Key Focus Areas of A Construction Management Plan



Construction Site Operations

- Construction practices
- Waste management
- Firefighting procedures
- Evacuation plans
- Hazardous material containment



Environmental Protection

- Sedimentation and dust control
- Erosion and weed control
- Riparian protection measures
- Management of stormwater during construction



Noise and Traffic Management

- Noise mitigation measures
- Traffic accommodation



Health, Safety, and Neighbour Considerations

- Other relevant construction management details to ensure safe and responsible conditions for those working and the neighbours

When Is a CMP Required ?

The Highfield and Rowland Acres ASP identifies that the Construction Management Plan (CMP) will be completed as a condition of Land Use or Outline Plan approval.

A CMP will be developed following land use approval to guide construction of these first phases in accordance with County standards.

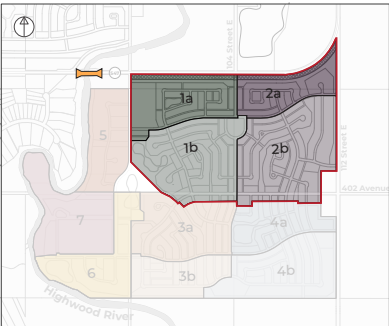
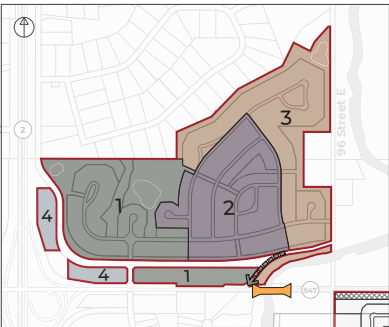
A CMP will be prepared by the landowner and provided to the County for review to ensure it aligns with the best practices for construction and the County's development standards.

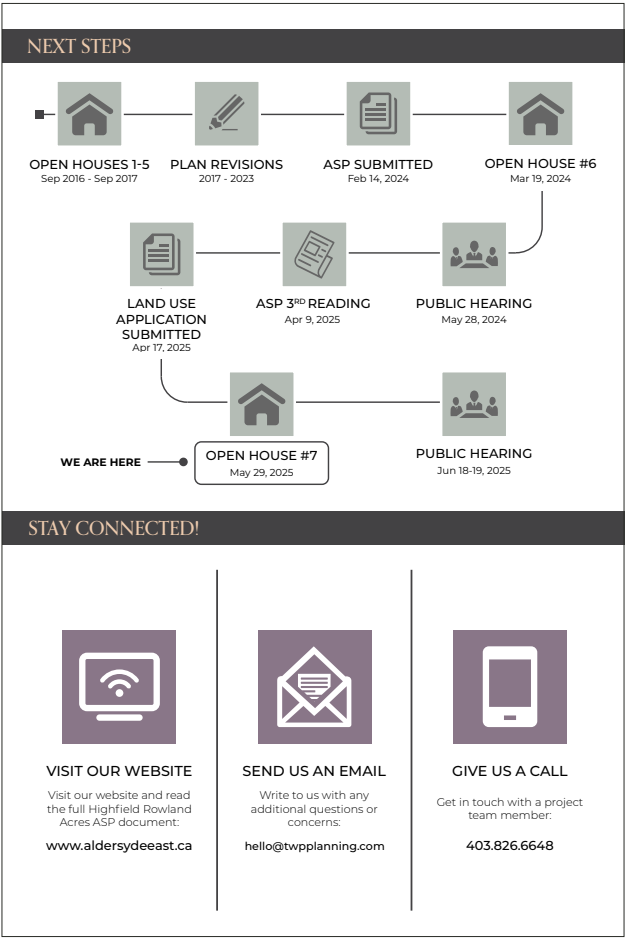
PHASING STRATEGY

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

As outlined in the images below, there is a general phasing of identified Neighbourhood cells. A significant amount of new infrastructure will be required to service the ultimate development of the Plan Area.





APPENDIX B

VERBATIM OPEN HOUSE FEEDBACK

Team member notes:

- 112th - can't accommodate traffic currently
- CMRB- why still aligning- can this still be stopped?
- School- will there be one added? Where?
- ATEC agrees with emergency access along the 112
- Size of lots – Border of Rowland
- Emergency egress
- Already developed ones vs new ones being proposed
 - Existing are well
 - New to be serviced
- Flood Mitigation- Good
- Next steps – Public hearing
- Crime
- CMRB- and why the ASP hasn't been updated
- Doesn't want to see Foothills fundamentally change
- More comfortable with it if it was a Town
- Different needs for rural farmers vs urban and town
- Residents concerned about when development and new council having different priorities
- What will Highfield density be?
- Rowland fixed at 256 units
- Density -16,000 people
- Hospitals who and when?
- When do schools- who and when?
- Vehicles on 547
- Taxes increase without the amenities.
- Amenities can't handle who pays for the bridge.
- River access for recreation purposes in the community and regional use
- How to get to the river and how public space and amenities to the river
- Water/ Wastewater - Study hasn't been completed yet xxx how can we plan something without knowing the capacity?
- Concerns that the study weren't done.
- Why 4,736 overall at public hearing. Why rounding?
 - 5UPA – 24,000
 - 2.5 UPA – 12,000
 - Very concerned with numbers
 - Issue with the range and the possibility for increased UPA over the entire ASP
- Not transparent and not fair.
- No ability to speak to what it looks today only time was public hearing
- Is it not what was of the first reading and hearing.
- Tried to push this through without feedback.
- Development of TIA
- Is ATEC here? They were here last time.
- Excited about living in this neighbourhood.
- Acreages to north of Rowland?

- High River has a lot of character, would be nice to see new developments have that, not cookie cutter houses.
- Would a change in council- change this plan? What has been approved?
- What are the costs of these houses? Will it be similar to Heritage Pointe?
- Who will be the builders?
- Concerns of Landowners in NW Square on the east
 - Will there be a big fence here or just screening?
 - Maintain some sort of views from their house to east
 - Don't strip and grade it all at once. Don't want a dust pile.

Community members also asked questions about:

- Timing, next steps
- Plans for grading + whether all of Rowland will be stripped + graded at once.
- Density- types of lots+ lot space
- Typologies
- Type of Commercial
- Water + Wastewater, where water will come from?
- Was the BIA updated since the 2nd open house?
- Concerns about Crime in Multifamily
- Bridge upgrade + when it will happen
- Concerns about property values
- Construction management
- Medical capacity
- Phasing – Order of Phasing
- Next stage + opportunities to share thoughts
- Cost of homes in the community
- Types of Commercial
- Timing of Wastewater Treatment Plant
- Whether a builder has been selected yet.
- LOT size
- Density
- Road Widening on east of Rowland
- Secondary suits

Community members showed interest in:

- Landscaping Buffer Areas
- Developing commercial square

Feedback Forms



Thank you for attending the Open House. We value your feedback!

1. Did you have any questions that were not answered?

No

2. Do you have comments or information you would like to share?

Yes, my comments are this does NOT belong in Foothills County !!
There isn't the infrastructure to support it &
I'm not paying higher taxes to support it !!

Optional: _____ Name

_____ Contact info



HIGHFIELD & ROWLAND ACRES COMMUNITY OPEN HOUSE No7 FEEDBACK FORM

Thank you for attending the Open House. We value your feedback!

1. Did you have any questions that were not answered?

Not really

2. Do you have comments or information you would like to share?

- very confusing it switches between the 2 developments continuously.
- Rowlands needs a bit more work
- Highfield is just a crazy proposal.

Optional:

Name

Contact info



HIGHFIELD

TOWNSHIP
planning + design inc.

www.aldersydeeast.ca

HIGHFIELD & ROWLAND ACRES COMMUNITY

OPEN HOUSE N°7

FEEDBACK FORM

Thank you for attending the Open House. We value your feedback!

1. Did you have any questions that were not answered?

2. Do you have comments or information you would like to share?

- Concerned about traffic, home value, crime this will bring, waste land, do not want multi family living or dense population, frustrating for quiet acreage living. Not against the plans but do not feel the area is a good fit.

Optional: _____ Name
_____ Contact info



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HIGHFIELD & ROWLAND ACRES COMMUNITY OPEN HOUSE N^o7 FEEDBACK FORM

Thank you for attending the Open House. We value your feedback!

1. Did you have any questions that were not answered?

What positive impact will this community
Have on the surrounding communities? Not one...

2. Do you have comments or information you would like to share?

See Above

Optional: _____ Name
_____ Contact info



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HIGHFIELD & ROWLAND ACRES COMMUNITY

OPEN HOUSE No7

FEEDBACK FORM

Thank you for attending the Open House. We value your feedback!

1. Did you have any questions that were not answered?

2. Do you have comments or information you would like to share?

This development does not seem feasible.
 Too big, too much extra pressure on
 infrastructure, health care, schools,
 Environment, traffic, wildlife, police, fire.
 Does not fit with Fort Hills County MDP.
 Seems like a money grab, not good
 use of tax payers money which should
 be spent on existing problems not
 creating new ones.

Optional: _____ Name

_____ Contact info



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HIGHFIELD & ROWLAND ACRES COMMUNITY OPEN HOUSE No7 FEEDBACK FORM

Thank you for attending the Open House. We value your feedback!

1. Did you have any questions that were not answered?

2. Do you have comments or information you would like to share?

*Looks Fantastic
Appreciate the Detail*

Optional: _____ Name
_____ Contact info



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HIGHFIELD & ROWLAND ACRES COMMUNITY OPEN HOUSE No7 FEEDBACK FORM

Thank you for attending the Open House. We value your feedback!

1. Did you have any questions that were not answered?

2. Do you have comments or information you would like to share?

*Development will come either in Opatoka, High River
or Calgary & all of the above encroach on County lands
so Highfield & Rowland development should be dollars
to county.*

Optional: Name

Contact info



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HIGHFIELD & ROWLAND ACRES COMMUNITY

OPEN HOUSE No7

FEEDBACK FORM

Thank you for attending the Open House. We value your feedback!

1. Did you have any questions that were not answered?
 - INFRASTRUCTURE - ROADS. I DID NOT RECEIVE AN ADEQUATE ANSWER AS TO HOW ROAD UPGRADES WOULD BE MADE IN A TIMELY FASHION TO ADVERT EXCESS CONGESTION, INCIDENTS & DAMAGE.
 - POPULATION DENSITY. - ANSWERS HAVE BEEN WISHY WASHY AS TO THE ACTUAL DENSITY. AND WHY A HIGH DENSITY COMMUNITY IS BEING CONSIDERED IN A RURAL AREA WHEN THERE ARE MUCH MORE APPROPRIATE AREAS CLOSE TO THE URBAN AREAS OF CALGARY, OKTOOKS, ETC.
 - CRIME. I DON'T FEEL THAT THE ISSUE OF CRIMINAL ACTIVITY HAS BEEN SUFFICIENTLY ADDRESSED.
2. Do you have comments or information you would like to share?
 - SUFFICIENT CONSULTATION HAS NOT BEEN CONDUCTED. COMMUNITIES SUCH AS BLACKIE & OKTOOKS ARE VERY MUCH UNAWARE OF THIS PROPOSED DEVELOPMENT THAT WILL IMPACT THEM SIGNIFICANTLY. DOORBELL CAMERAS ARE NOT THE ANSWER.
 - PIPELINE INFRASTRUCTURE HAS NOT BEEN PROPERLY REVIEWED. THE PATHWAYS CURRENTLY PROPOSED ARE VERY DETRIMENTAL TO CURRENT RIVERWAYS, SLOPES & FLOOD PLAINS.
 - IN WHAT WAY DO THESE NEW COMMUNITIES PROVIDE ANY POSITIVE IMPACT TO EXISTING COMMUNITIES.

Optional: _____ Name

_____ Contact info

I HAVE ADDITIONAL FEEDBACK & QUESTIONS IF YOU WOULD LIKE TO DISCUSS



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HIGHFIELD & ROWLAND ACRES COMMUNITY OPEN HOUSE No7 FEEDBACK FORM

Thank you for attending the Open House. We value your feedback!

1. Did you have any questions that were not answered?

How many residents are projected to live in total Rowland & Highview?
Okotoks & High River have had water restrictions put on over the past few years, even with the Bow & Highwood feeding the Aldersyde plant, how is more development a good idea?

2. Do you have comments or information you would like to share?

There are more beneficial areas for development to take place.
Sewer going over a river is a horrible idea

Optional: _____ Name
_____ Contact info



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HIGHFIELD & ROWLAND ACRES COMMUNITY

OPEN HOUSE No7

FEEDBACK FORM

Thank you for attending the Open House. We value your feedback!

STOP THE Greed /

1. Did you have any questions that were not answered?

yes - This is Very Very BAD idea
THE World HAS TO MANY Peop^{le}

And No. Did not find out about this meeting
until today on Facebook - Not on Radio or - Signs.
you keep it secret,

What ARE Plans for Garbage
Use more FARM LAND

2. Do you have comments or information you would like to share?

Must stop using FARM LAND.
stop greed - feed world.
All About Money shame
(County Must stop This
County Election
is soon)

Sorry How To Road
Very up set

Optional:

Name

Contact info



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www.aldersydecast.ca

BA

HIGHFIELD & ROWLAND ACRES COMMUNITY
OPEN HOUSE No 7
FEEDBACK FORM

Thank you for attending the Open House. We value your feedback!

1. Did you have any questions that were not answered?

Completely
opposed to this

2. Do you have comments or information you would like to share?

Completely opposed to
these developments As a resident
of Rivercrest we appreciate the
rural environment in which we live
and these additions will take that
away...

Optional: _____ Name
_____ Contact info



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HIGHFIELD & ROWLAND ACRES COMMUNITY OPEN HOUSE No7 **FEEDBACK FORM**

Thank you for attending the Open House. We value your feedback!

1. Did you have any questions that were not answered?

Biophysical
Impact
Assessment
copy to
review

2. Do you have comments or information you would like to share?

Optional:

[Redacted]

Name

[Redacted]

Contact info



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APPENDIX C

VERBATIM EMAIL CORRESPONDENCE

June 3, 2025

“Good afternoon, I filled out an email request on your website yesterday but didn't get a reply. Not sure if there is a technical glitch happening on your website?

I have a question regarding the projected number of units. My understanding is that the ASP requires the UPA to be 2.5 to 5 averaged across the entire plan area; however, your board showed only 2.5 to 5 UPA averaged over only the Highfield portion. Could you comment on why this information was not presented accurately?

Also, in 2024 your Open House illustrated a plan for .9 UPA on Rowland and 1.57 UPA on Highfield. This information was reflected in the ASP presented for the public hearing, and was repeated 3 or 4 times by the developer and the land agent at the public hearing. Could you comment on this change from what was presented to the public?

Thank you for your time,

”

Good afternoon [REDACTED],

Thank you for reaching out to our team and thank you for your patience.

You are correct, the Highfield and Rowland Acres Area Structure Plan (ASP) specifies that the range of density for the entire community will be between 2.5 and 5.0 units per acre (UPA). As shown at the Open House on May 29, 2025, the landowner has fixed the number of units in Rowland Acres at 256, resulting in a 0.94 UPA. The density for the entire community will be between 2.5 and 5.0 UPA as per the approved ASP, however, the determination of how much density within that range is at the discretion of Council. Given that Council has not given direction on the desired UPA for the entire area, the numbers that were shown for Highfield at the open house only pertain to the phase that is currently under review at the County and reflects the area that is the subject of the upcoming Public Hearing. The intent was to give community members a sense of how many units could be anticipated with this phase, depending on Council's decision.

With regards to your comments about what was shown at the 2024 Open House and discussed at the Public Hearing, the 0.9 and 1.57 UPAs that were referenced were identified as the minimum number of units possible in each neighbourhood based on the proposed land use concepts. However, at the Open House, both the 0.9 and 1.57 UPAs were referenced in tables along with several other possible densities and unit numbers for the Rowland and Highfield areas up to 5.0 UPA. The densities discussed for this project have been presented as a range since 2017 as they are dependent on Council direction. There really isn't a meaningful difference between 2024 and now in the way that the densities are being discussed besides the fact that the 2025 land use applications do not contemplate secondary suites beyond what is currently allowed in the Foothills County land use bylaw.

I hope this helps but please feel free to reach out if you have any additional questions.

Jenn (Township Planning + Design Inc.)

May 13, 2025

“Hello,
I have heard chatter about this development for a year or so, and I am excited to hear that it is going to council for approval in late June. I am inquiring for a lot around 1 acres to purchase for my first home build. Such a beautiful area with lots of potential.

Please contact me I would like to hear about all the options available

Thanks so much,

”

Hi [REDACTED], hope you're keeping well. Thank you for reaching out to our firm.

We received your inquiry on our website about a proposed development we are working on. Can you please confirm which proposed development it is you are speaking of? We have several applications on the go in different municipalities.

Thank you,
Brayden Libawski (Township Planning + Design Inc.)

Hi [REDACTED], hope you're keeping well. Kindly following-up on your initial inquiry to our website. Feel free to connect with me on my cell to chat further.

Best,
Brayden Libawski

Hi Brayden,
Thanks for the follow up.

I am interested in a 1 acre lot, or smaller in the Highfield and Rowland Acres Development. I spoke with a member of the MD Foothills and I understand the development approval is still in progress.
I would like to learn more about the development.

Thanks again for your time following up

Hi [REDACTED],

We have an engagement website for the development where you can find more information.

<http://Aldersydeeast.ca>

Additionally, we have an open house this Thursday at the Highwood Centre from 5-8pm.

Best,
Brayden Libawski

May 5, 2025

“ Hi Folks!

Just wondered if you could forward a digital copy of the 2017 Highfield/Aldersyde East ASP and Open House boards for our records. We have hard copies but, of course would prefer to store digital copies long term.

Really appreciate it,

”

Hello [REDACTED],

The 2017 ASP was withdrawn, as it will take time to get that, I was wondering where you live and what your interest in the project is?? You say “we” in your email, is there a group??

Thank you,
Kristi (Township Planning + Design Inc.)

Hi [REDACTED]

Our family lives in the area so we have been watching the project take shape. Appreciate you taking the time to rustle that up!

Regards,

Hi [REDACTED]

The file is 90 megs, this is the draft we submitted April 2017. I the CMRB regulation came into effect very shortly after this and we didn't know what to do, so the application didn't proceed at the time. It was a shame because we had worked with the community on this version, we had 18 meetings with our steering committee to get to this draft.

<https://www.dropbox.com/scl/fi/mofw79kluehwlp62i3wy/03-2017.04.29-AEASP-Final-Submission-no-crops.pdf?rlkey=70icarfl5m93rlk7oeibpxehi&dl=0>

Please let me know if you have any trouble downloading.

Best,
Kristi

Thank you kindly!

Who made up the steering committee at that time?

[REDACTED]

Correspondence Continued

Hi [REDACTED],

The landowners and a couple residents from the Ravencrest and Silvertip communities. I don't think its fair that I call them out, those meetings were in 2017.

Best,
Kristi

Oh sure, didn't need names, just wondering titles more than anything. So, the developers and their neighbors if I'm understanding correctly. Any other professionals such as County representatives or consultants like environment, traffic, utilities, etc.?

Thanks,
[REDACTED]

Hi [REDACTED],

I don't see the relevance of this line of questioning that was more than 7 years ago and isn't what's in front of the County today.

I've tried to be helpful today and I hope that was appreciated.

Best,
Kristi

Sure, I agree - probably not too relevant today. Your comment about it being a shame that this ASP hadn't been brought forward at that time piqued my interest as I thought I recalled the developer saying they had worked with the community here back in 2024. So I was just wondering how that process had differed. Didn't mean to waste your time! This current plan might be a little more acceptable to the community anyway with a little bit fewer residents over all. 5000 now vs 6000 then if my memory serves me?

Regards,
[REDACTED]

It's actually much less. We are having an open house May 29th to show the community the 256 lots we have proposed in the Rowland lands. If you live in the circulation radius you'll get it. If not, it will be in the wheel for two weeks. It is, as we have always said, 0.94 upa is what we are doing here. We look forward to a fair and broad discussion about the low density we are putting here and how we can work with folks to make it work.

Thanks for reaching out.

Best,
Kristi

Okay, I will watch for that notice. Thanks again,
[REDACTED]

Correspondence Continued

Hello there, Ms. Beunder. Unfortunately I am not able to be at the Open House this evening, but had a couple of questions that you could perhaps answer. Your earlier email indicated that the overall population of this development would be much less than 5000 residents, but in reviewing the current ASP I'm seeing population projections between approximately 8000 and 16,000. Could you help me understand that discrepancy?

Thank you,

Also, we will post our open house boards on the project website tomorrow.
www.aldersydeeast.ca
Kristi

Understood. I look forward to your response.

Hello there,

Is this a better time to discuss the population projections?

Thank you,

Hi ,

Yes, have you reviewed the boards from the Open House?? I wish you could have attended, and we could have a conversation instead of email exchanges. Here is the link if not:

https://twpplanning-my.sharepoint.com/personal/soumya_twpplanning_com/_layouts/15/onedrive.aspx?id=%2Fpersonal%2Fsoumya%5Ftwpplanning%5Fcom%2FDocuments%2FOpen%20House%207%5FB%20sets%5F20250530%5Ffor%20website%2Dcompressed%202025%2D05%2D30%2023%5F41%5F26%20%281%29%2Epdf&parent=%2Fpersonal%2Fsoumya%5Ftwpplanning%5Fcom%2FDocuments&ga=1

Rowland is capped at 256 lots – this was our decision based on our work with the community in the past and not giving a darn about CMRB metrics, this results in a population of $256 \times 2.7 = 691$ this is 0.94 UPA as we have always said.

With Highfield, you will see on the OH boards, we have proposed that council tell us what they want it at, if they want it at 2.5 then we achieve 2.5 units per acre we will have 939 lots on that half section, if council wants 3.0 upa we will achieve 1127 lots. Populations equate to $939 \times 2.7 = 2,535.3$ or $1127 \times 2.7 = 3,042$. We have no idea what Council will do.

This is not 10's of thousands, it is very similar to the lake at heritage pointe, aretisia and heritage crossing.

Best,
Kristi

Correspondence Continued

Yes, we were certainly hoping to be at the Open House but had other obligations. I will review the boards. I am noticing that even at the lowest numbers you have referenced in your email the population will be close to 6000. But a couple of weeks ago you did say that the total population would be much less than 5000. Can you comment on those numbers please?

Regards,
[REDACTED]

Hi [REDACTED]

I believed we were speaking about Rowland alone, it was nowhere near 5000 and if you add the two numbers below it is 3,733. Lower than 5,000 comprehensively.

Best,
Kristi

Hi there. No, I did not ever ask about Rowland specifically. I commented in the beginning about the projected total number of residents for the entire project, and that is still my question.

Thank you for your help with this,
[REDACTED]

Hi [REDACTED]

I hope to have answered it, less than 5,000 if council chooses 2.5 or 3.0 upa over the site. Is this still confusing?

Best,
Kristi

Again, I am asking about the entire plan area, not just the plan area for current redesignation.

Thank you,
[REDACTED]

Hi [REDACTED]

I can only speculate on the entire plan area, I don't think we even know the answer to that question. It really depends on what council decides.

Best,
Kristi

I see, so it would be appropriate to go back to the numbers as stated in the ASP to be at the minimum 8,132 and at the maximum 16,264?

Thank you,
[redacted]

Also, I take it that secondary suites are still a part of that 2.5UPA to 5.0 UPA as was originally part of the calculations? I couldn't find any information about that in the ASP or on the Public meeting slides.

Regards,
[redacted]

Hi [redacted],

No, they are not. Council eliminated secondary suites and there is not language in the ASP about them anymore.

Best,
Kristi

Hi [redacted],

I'm trying to answer your questions as best I can. We have capped Rowland at 256 lots. The Highfield site can support a range, as outlined on the open house boards (as below) I sent and explained in this email chain. The numbers in the ASP are what the CMRB wanted to see, it will really be up to council to tell us what they want to see since the CMRB is gone, but our document is frozen in time because they sent us to that CMRB for approval. We are suggesting that Council can make a choice at Highfield to the ranges indicated:

Neighbourhood	Gross Developable Area (Ac)	Units per Acre (UPA)	No. of Units
Highfield	375.69	2.5	939
		3	1127
		3.5	1315
		4	1503
		4.5	1691
		5	1878

* The total number of units for Rowland Acres is fixed at 256.
* Highfield's Gross Developable Area is calculated on current land use application area.

So, maximums if we use the highest possible density at Highfield is 256 (Rowland) + 1878 (highest possible at Highfield) is 2134 units in the initial land use application, which equals 5,761 persons in the project if the highest density is chosen. We have not run the numbers for the balance of Highfield as we have no idea what specific range the council will choose. I don't know how I can better answer this for you?

Best,
Kristi

Correspondence Continued

Seems to be a lot of confusion here. I'm not quite understanding your previous comment saying that the total population would be far less than 5000 when now you're saying that the population is already at 5761 at the minimum for only half of the project. I did see that chart on the slides you provided but then the ASP is saying that 2.5 to 5 is the range for the whole area. This chart appears to only show that range on the land that belongs to Highfield Development. Is that correct?

Thank you,
[REDACTED]

Just seeing your response here regarding secondary suites. If I understand correctly, suites are no longer allowed in the development?

Thank you,
[REDACTED]

These are discretionary uses [REDACTED]. People can ask for them, however, as discretionary uses in the land use bylaw (meaning everyone County wide with zoning can make a request for one) they are subject to 21 day circulation to neighbours and can be appealed. So, consistency county wide.

Best,
Kristi

Hi [REDACTED],

As I said, Rowland is fixed at 256 lots, the chart only shows Highfield with ranges as we are asking Council to tell us what it should be. I am always talking about the applications before council, the land use application before council I have described to you as best I can, provided the range of numbers in black and white. When I said less than 5000 this was referring to the application before council, so perhaps you misunderstood that. Your inference is that I'm being manipulative, which is disrespectful to the respectful conversation I thought we were having. I have no idea what range council will choose and have provided solid numbers as to the units resulting based on their choice. We have tried to get this right and prepare a made in foothills solution as we promised at our ASP public hearing. I can escalate your inquiry to my landowner and development manager, Dennis Inglis, if you're not satisfied with my responses.?

Best,
Kristi

Correspondence Continued

Hello again,

I believe my inquiry about population was clear from the beginning. Yes, I think folks are feeling frustrated that our questions are only partially answered during this process, and some frustration that some major changes have happened since the public hearing. I reviewed my notes from the public hearing and Mr. Munro himself stated that the population was a total of 4746. I have very respectfully asked several questions that you could not answer. I did not accuse you of anything, only asked for information that you did not provide. I feel it is disrespectful to respond the way you have above to a member of the public who is only looking for information. My understanding was that that was the purpose of the Open House, but perhaps I have misunderstood.

Thank you for taking some time for me today,

Are you saying that these other folks have more information than yourself in regards to the entirety of the project?

Thank you,

Hi

Nope, I'm saying that but perhaps I'm not making sense on the email, despite giving the numbers we all have and the numbers we provided on our OH materials, Evan and team can meet you in person and perhaps explain it a little better than I have been able to over email. Email can be difficult and it has caused us an issue here.

Best,
Kristi

June 5, 2025

“Kristi, many thanks for taking the time to meet with me at the Developer’s Open House on May 29, 2025 regarding Highfield and Rowland Acres and the upcoming Land Use Bylaws hearing on June 18, 2025. I really appreciated the face-to-face explanations and clarification of what is being proposed.

After a lot of thought about our discussions, I am sending you my personal feedback from what I heard and saw on the display boards. I tried to think into the future and see what life would look like in Highfield and/or Rowland Acres. I came up with a number of questions as well as some possible recommendations that would help with some of the logistics, especially for Rowland Acres’ residents and its neighbouring communities. The black text outlines my issue or concern; the red text relates to the questions I have and some recommended solutions.

Please see the attached and let me know your comments.

HIGHFIELD AND ROWLAND ACRES FEEDBACK FROM OPEN HOUSE ON MAY 29, 2025

1. Municipal Development Plan 2010

Foothills County’s own *Municipal Development Plan (MDP2010)* provides the guiding principles for development in Foothills County as follows:

“Vision Statement: “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.”¹

“Our Rural Culture:

We are a rural municipality. Being rural is a large part of why we live here. The rural character of the Municipal District No. 31 is depicted in over 350 photos submitted as part of a photo contest held in 2009. The winning entries are show cased in a supplementary document to this MDP and provide an important resource in understanding our rural character. As such, these images represent a benchmark of how we see ourselves at this time in history. Planning for growth must be understood within the context of our rural character. Here are five qualities which begin to define the character of the MD of Foothills No. 3:

- a) Wide Open Spaces
- b) Scenic Vistas
- c) Dark Skies
- d) Historic and Archaeological Resources
- e) Air, water, soil biodiversity²

- Please explain how this Development aligns with the current MDP2010.
- When will the MDP2010 be updated?
- I highly recommend that Foothills County residents be included as part of the team who are updating the current MDP2010.

2. Why does the Calgary Region Board have repeated references in the ASP?

The Highfield & Rowland Acres ASP was initially inspired in 2016 and later updated to specifically to satisfy the requirements of the Calgary Metropolitan Region Growth Plan (CMRB) so that it would be approved. Members of the CMRB, while representing municipalities in the Calgary areas, have always had a propensity to approve high-density urban-type developments. Building a hamlet “town” that exceeds CMRB standards (Highfield) and having little respect for the existing rural homes in the immediate area, goes against all previous policies and practices.

- Why are there several references to CMRB still included in this ASP?
- Dissolving the CMRB started in January 2025 and as of May 1, 2025 this Board is no longer in existence nor relevant to this development.
- Recommend there only be a separate paragraph to explain the role of the CMRB in the design of the ASP.

Correspondence Continued

after that there should be no further reference or relevance to the CMRB role.

3. Concerns with Highway 547 bridge upgrade and impact on Silvertip residents

There are two Silvertip properties that are directly beside Hwy 547 near the bridge to be upgraded:

- How will the widening of the road (to a 4-lane) impact these two existing Silvertip properties?
- What remuneration or assistance can these two properties expect if some of their land is expropriated?
- Recommend that land is only taken from the Rowland side of Highway 547.

¹ MDP 2010, Adopted Bylaw 787/2010 July 8, 2010; Amended Bylaw 52/2016, October 2017, page 4.

² MDP 2010, Adopted Bylaw 787/2010 July 8, 2010; Amended Bylaw 52/2016, October 2017, page 7.

4. Traffic Safety Issues

Current traffic from the Hwy 2 overpass onto Hwy 547 regularly exceeds highway speeds.

Turning east or west from Exit 209 is difficult due to visibility of traffic coming over the overpass.

Large semi-trailers and cattle haulers regularly use air brakes when going over the Highwood River bridge despite posted signage against this practice. Air brakes create a lot of noise on Hwy 547 near Silvertip and soon to be Rowland Acres.

- A traffic visibility study is required on the Hwy 7/Hwy 547 overpass.
- Due to the impending increase in population in the area, recommend the speed limit on Hwy 547 is reduced to 50 - 60 km per hour from the Hwy 2 overpass going east to Range Road 284.
- Traffic monitoring needs to be enforced for the safety of current and future residents in this area.

5. Neighbourhood Structure

There are references to “a comprehensively planned community with a series of unifying urban design elements for each neighbourhood”.

- Why are both developments following the same urban design principles rather than each neighbourhood blending in with its own current surrounding?
- For example, Highfield could follow the equestrian architecture, but Rowland Acres’ architecture should fit in similar to Ravenscrest architecture.

6. Homeowners Association

I assume that both Rowland Acres and Highfield will each have their own Homeowner’s Association.

- How will conflicts between differing bylaws and practices in each neighbourhood be resolved?

7. Dark Sky Compliance

- With an expected population in Rowland Acres ranging from 1,980 (2.5 UPA) to 3,961 (5.0UPA) and with the number of dwellings and use of streetlights, commercial areas and highway lighting, how do you expect to meet a true Dark Sky policy?
- With an expected population in Highfield ranging from 6,152 (2.5 UPA) to 12,304 (5.0UPA) and with the number of dwellings and use of streetlights, commercial areas and highway lighting, how do you expect to meet a true Dark Sky policy?

8. Architectural Styles

Architecture styles for Ravenscrest and Silvertip are mostly bungalow style and height (with a couple of original homes that are not).

- What are the height restrictions for homes built on Rowland Acres and Highfield and how are these specifically measured?
- Request that all houses including townhouses, row houses, commercial or any type of buildings) in both Rowland Acres and Highfield be built at bungalow height, or two-storey maximum. No three or four story or higher buildings of any kind should be allowed in Highfield & Rowland Acres.

*Correspondence Continued***9. Buffer Zones**

- Recommend that the Developer plant many mid-side trees (not saplings) along the Ravenscrest/Rowland Acres interfaces to provide an immediate initial buffer between the two communities.
- Regarding a walking path(s) between Rowland Acres and Ravenscrest, highly recommend that this be discussed in person with the Ravenscrest HOA prior to June 18, 2025.

2

10. Subdivisions

- Future subdivisions of any kind should not be allowed in Ravenscrest, Silvertip, Rowland Acres or Highfield. This should be a Bylaw for all the listed communities.
- The property lines should remain as designed within the Highfield and Rowland Acres ASP.

11. Secondary Suites

Every property should have the capacity for at least two vehicles parked on the property. While secondary suites may add additional income or housing arrangements for those in need, if the occupant also has a vehicle, the residential property must have an additional on-site parking space for the suite. As more and more people own cars, parking spaces will be limited on the street.

- Recommend that all new homes have driveways that are designed to run from the road to the back of the property with a 2-car garage and long driveway to allow for additional parking spaces per home.
- Recommend secondary suites only be permitted on properties that can provide an additional on-property parking space for the suite to reduce on-street parking.

12. Commercial

- With the addition of commercial activities in Rowland Acres, I would suggest that these only include small vendors or services for Rowland Acres, Ravenscrest and Silvertip residents only. Suggested amenities to include small shops and vendors such as:
 - Small grocery/convenience store
 - Medical service office
 - A small restaurant or take-out food
 - Health massage clinic, beauty salon, personal care services, dog grooming, etc.
- Absolutely NO GAS STATIONS should be allowed in a residential neighbourhood such as Rowland Acres or Silvertip Ranch! There is already easy public access to the Petrocan Gas station and services on the west side of Hwy 2. Gas stations are known to increase crime.

13. Security

The entry road to Rowland Acres and Ravenscrest is located immediately off a major highway (Hwy 2) and Hwy 547. Having some commercial services located just inside the entry road into Rowland Acres will increase the number of potential visitors and also potential crime in the Rowland Acres, Silvertip and Ravenscrest communities. This is also a “dark skies” community which may also enhance the opportunity for theft or crime with lower lighting levels.

- Recommend that the entrance to Rowland Acres, Ravenscrest and Silvertip communities have designated “residents only” signage.
- Public access to the Sheep River should not be permitted – for residents only.

14. Emergency

The “black arrow lines” indicate two small emergency exit roads within the residential area, and one main emergency exit from Rowland Acres onto Hwy 547. Given the higher volume of residents and vehicles in the area these narrow exit roads are likely insufficient to ensure safe and orderly emergency vehicle exiting from the community in the event of an emergency.

- In addition to the main access to exit in/out of Rowland Acres onto Hwy 547, recommend the two internal “black arrow” roads become permanent internal roads.

Correspondence Continued

- Recommend that the one-way emergency exit onto Hwy 547 be [left open at all times](#). This will alleviate traffic congestion at the only entrance/exit from Rowland Acres and Ravenscrest.

3

15. Alternative Ideas

With the road widening and requirement to use land from the north side of Hwy 547, there may be insufficient space for both a fire hall and a useable Municipal Reserve.

Also, living across the road from a fire hall can be beneficial if your house is on fire, but it can also create other issues – siren noise. Fire sirens can be very loud especially for nearby residential houses such as Rowland Acres, Ravenscrest, and Silvertip.

Placing a fire hall at the one and only main entrance/exit into and out of Rowland Acres/Ravenscrest will likely cause additional traffic issues in the event of an emergency especially with the high population coming from Highfield and other communities to the east.

If there is an opportunity to relocate the Fire Hall designated in Rowland Acres, suggestions include:

- [Community recreation hall](#)
- [Meeting place with parking lot \(on MR lot\)](#)
- [Soccer field, baseball diamond, playground, etc. with applicable fencing to prevent children or game balls from going onto Hwy 547.](#)

Thank you for your overall consideration of these suggestions. Looking forward to hearing your response.

”

Hi [REDACTED],

It does seem like some on these we talked about. MDP is a county run process so we can't advise how, when and who will be involved. CMRB we also chatted about. We can review these and respond to what we can.

Best,
Kristi

Yes we did discuss some of these and I did change some of the comments. But I do want to make sure that my questions and concerns were in writing and I get a written response back for clarity.

Hello [REDACTED],

I wanted to let you know, that in one of your comments you're suggesting we talk to the Ravenscrest HOA prior to June 18th. We have asked them to meet with us, they have declined, I was corresponding with Greg the president of the HOA and they said no thanks, so we cannot accommodate your request as we were refused a meeting.

Best,
Kristi



prepared by:



APPENDIX D: LETTERS OF SUPPORT

DATE: May 20, 2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: **The Highfield and Rowland Acres Land Use Redesignation**

Dear Reeve Miller and Members of Council:

I fully support the Land Use Redesignation application for the initial phases within the Highfield and Rowland Acres Area Structure Plan (ASP). The ASP, which was approved by Foothills County Council in April 2025, established a concept for the development of a new community consisting of +/- 470.15 hectares (1,162.43 acres) of land in the Central District of Foothills County. This development is built on strong planning principles which include supporting sustainable piped water and wastewater systems and incorporating transportation improvements.

As a local business, development within this ASP provides unique and thriving possibilities for local businesses to embrace a direct, positive impact from an increase in customer base, the potential for future employees to live within close proximity to our businesses, and the creation of viable live/work alternatives for employees. In addition, the developer's contributions to necessary servicing and transportation infrastructure will bring increased potential to our site, which can only positively support investment in the County and growth in the corridor.

In conclusion, the development of the Highfield and Rowland Acres area will support growth in a way that is balanced, responsible, and community-focused. I respectfully encourage Council to continue supporting this initiative as it moves through the Land Use process, recognizing the long-term benefits it offers to Foothills County and its local businesses.

Additional comments I would like to include:

Sincerely,

(Signature)

Name: Glen M'cowan

Title & Company: CFO - 710716 Alberta Inc.

LSD / or Municipal Address: SE 1/4 - 13 - 2022 Wym

Quarter: SE 13 Township: 20 Range: 29 W 4 M

May 21, 2025
DATE: _____

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

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The developer's strong commitment to building a sustainable and safe community while contributing to necessary servicing and transportation infrastructure can only positively support investment in the County and growth in the corridor. Additionally, the inclusion of neighbourhood amenities such as a school site, fire hall, and a small-scale commercial node reflects the developer's desire to create a complete and resilient community.

In conclusion, the development of the Highfield and Rowland Acres area will support growth in a way that is balanced, responsible, and community-focused. I respectfully encourage Council to continue supporting this initiative as it moves through the Land Use process, recognizing the long-term benefits it offers to Foothills County and its residents.

Sincerely, 

(Signature)

Name: Chris Jensen 

LSD / or Municipal Address: _____

Quarter: ____ Township: ____ Range: ____ W__M

Additional comments section:

DATE: May 21, 2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: **The Highfield and Rowland Acres Land Use Redesignation**

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Sincerely,



(Signature)

Name: Richard Mulvale 

LSD / or Municipal Address: _____

Quarter: ____ Township: ____ Range: ____ W__M

Additional comments section:

DATE: May 21, 2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council
RE: **The Highfield and Rowland Acres Land Use Redesignation**

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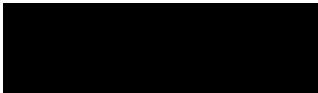
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Sincerely, 

(Signature)

Name: Stacey Mulvale 

LSD / or Municipal Address: 

Quarter: ____ Township: ____ Range: ____ W__M

Additional comments section:

DATE: 5/21/25

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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RE: **The Highfield and Rowland Acres Land Use Redesignation**

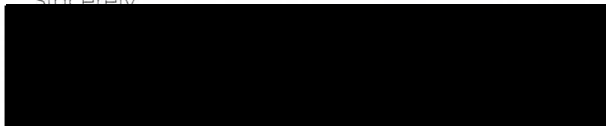
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Sincerely,



(Signature)

Name: Cole Paladeau

LSD / or Municipal Address:  Airdrie, AB

Quarter: ____ Township: ____ Range: ____ W ____ M

Additional comments section:

DATE: 5/21/25

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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Sincerely,

(Signatur)

Name: Justin Duck

LSD / or Municipal Address:

Quarter: _____ Township: _____ Range: _____ W__M__

Additional comments section:

DATE: May 21/2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: **The Highfield and Rowland Acres Land Use Redesignation**

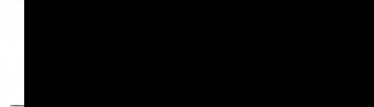
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Sincerely,



(Signature)

Name: Mitch Hebert

LSD / or Municipal Address: _____

Quarter: ____ Township: ____ Range: ____ W ____ M

Additional comments section:

DATE: 5/21/2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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Sincerely,


(Signature)

Name: Ryan Weekes

LSD / or Municipal Address:  , Andrie, Ab

Quarter: ____ Township: ____ Range: ____ W ____ M

Additional comments section:

DATE: May 21, 2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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Sincerely,


(Signature)

Name: Tanner Ruby

LSD / or Municipal Address: 

Foothills No. 31 AB , Canada

Quarter: ____ Township: ____ Range: ____ W ____ M

Additional comments section:

DATE: May 21, 2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: **The Highfield and Rowland Acres Land Use Redesignation**

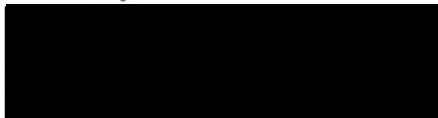
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Sincerely,



(Signature)

Name: Troy Clipper

LSD / or Municipal Address:  Arctic, AB, 

Quarter: ____ Township: ____ Range: ____ W ____ M

Additional comments section:

DATE: MAY 22, 2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

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Sincerely,

(Signature)

Name: RYAN HAASEN, BLUE-CON EXCAVATING LTD.

LSD /or Municipal Address: ROCKY VIEW, AB, T1X 0K3.

Quarter: ____ Township: ____ Range: ____ W__M

Additional comments section:

--

DATE: 05/22/25

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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Sincerely,



(Signature)

Name: **Brad Cisecki**

LSD / or Municipal Address:  **Chestermere AB**

Quarter: ____ Township: ____ Range: ____ W ____ M

Additional comments section:

DATE: May 22, 2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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Sincerely,

[Redacted Signature]

(Signature)

Name: Jerry Schiefelbein

LSD / or Municipal Address

[Redacted Address]

Foothills, AB

[Redacted Address]

Quarter: ____ Township: ____ Range: ____ W ____ M

Additional comments section:

DATE:

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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Sincerely,

(Signature)

Name: MATTHEW HANSEN

LSD / or Municipal Address: _____

Quarter: ____ Township: ____ Range: ____ W__M

Additional comments section:

--

DATE: ✓ 7/20/25

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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Sincerely,

(Signature)

Name:

LSD / or Municipal Address:

Quarter: _____ Township: _____ Range: _____ W__M__

Additional comments section:

DATE: May 23, 2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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Sincerely,

(Signature

Name:

LSD / or Municipal Address:

Quarter: _____ Township: _____ Range: _____ W____M_____

Additional comments section:

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DATE: May 23/25

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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Sincerely,

██████████

(Signature)

Name: Levin Ruby

LSD / or Municipal Address:

- Airdrie

Quarter: ____ Township: ____ Range: ____ W__M

Additional comments section:

--

DATE: May 23, 2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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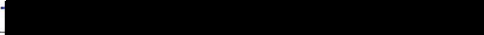
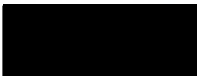
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Sincerely,



(Signature)

Name: Laura Zabel

LSD / or Municipal Address:  Airdrie AB, 

Quarter: ____ Township: ____ Range: ____ W ____ M

Additional comments section:

DATE: 2025-05-26

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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Sincerely,



(Signature)

Name: Evan Thompson, ALS, P. Eng.

LSD / or Municipal Address: _____

Quarter: ____ Township: ____ Range: ____ W__M

Additional comments section:

DATE:

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: The Highfield and Rowland Acres Land Use Redesignation

Dear Reeve Miller and Members of Council:

I fully support the Land Use Redesignation application for the initial phases within the Highfield and Rowland Acres Area Structure Plan (ASP). The ASP, which was approved by Foothills County Council in April 2025, established a concept for the development of a new community consisting of +/- 470.15 hectares (1,162.43 acres) of land in the Central District of Foothills County. I believe this project exemplifies thoughtful and forward-looking planning that aligns with the vision of Foothills County, while supporting growth strategically in areas where there is infrastructure in place to support them. This development is built on strong planning principles which include supporting sustainable piped water and wastewater systems, preserving the natural landscape, and incorporating transportation improvements throughout the phased community growth. This carefully considered neighbourhood framework will also respect the character of the existing adjacent communities.

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Sincerely,

(Signature)

Name:

LSD / or Municipal Address:

Quarter: ____ Township: ____ Range: ____ W__M

Additional comments section.

DATE: 05/26/25

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: **The Highfield and Rowland Acres Land Use Redesignation**

Dear Reeve Miller and Members of Council:

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Sincerely,



(Signature)

Name: Sheena Freedland

LSD / or Municipal Address: Calgary

Quarter: ____ Township: ____ Range: ____ W ____ M

Additional comments section:

--

DATE: May 26, 2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: The Highfield and Rowland Acres Land Use Redesignation

Dear Reeve Miller and Members of Council:

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Sincerely,

(Signature)

Name: Kent Ring

LSD / or Municipal Address [REDACTED] Calgary, AB

Quarter: _____ Township: _____ Range: _____ W _____ M _____

Additional comments section:

--

DATE: June 6,2025_

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: **The Highfield and Rowland Acres Land Use Redesignation**

Dear Reeve Miller and Members of Council:

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Sincerely,

 _____
(Signature)

Name: **_Wes Barrett**

LSD / or Municipal Address:  _____

Quarter:12-17 Township: **_20_** Range: **28_ W_4M**

Additional comments section:

DATE: 05/27/25

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council
RE: The Highfield and Rowland Acres Land Use Redesignation

Dear Reeve Miller and Members of Council:

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Sincerely,

[Redacted Signature]
(Signature)

Name: MIKE HELOT

LSD / or Municipal Address: [Redacted]

OKCTDKS

Quarter: ___ Township: ___ Range: ___ W ___ M

Additional comments section:

DATE: May 27, 2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: **The Highfield and Rowland Acres Land Use Redesignation**

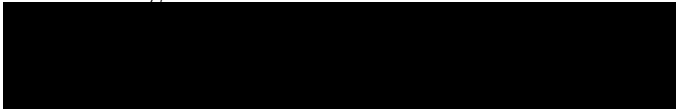
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Sincerely,



(Signature)

Name: Cody Warren

LSD / or Municipal Address: Airdrie, AB

Quarter: ____ Township: ____ Range: ____ W ____ M

Additional comments section:

I fully support this project. Any boost to the local economy that will include strategic and environmentally conscious construction of buildings/commercial/infrastructure etc. should be regarded as framework for all developments in the province of Alberta.

DATE: May 27/25

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: **The Highfield and Rowland Acres Land Use Redesignation**

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Sincerely,


(Signature)

Name: Crystal Flores-Ramirez

LSD / or Municipal Address:  Calgary AB 

Quarter: ____ Township: ____ Range: ____ W ____ M

Additional comments section:

DATE:

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: **The Highfield and Rowland Acres Land Use Redesignation**

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Sincerely,

(Signature)

Name:

LSD /or Municipal Address:

Quarter: ____ Township: ____ Range: ____ W__M

Additional comments section:

DATE:

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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Sincerely,

(Signature)

Name:

LSD / or Municipal Address:

Quarter: ____ Township: ____ Range: ____ W__M

Additional comments section:

DATE: May 28, 2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: **The Highfield and Rowland Acres Land Use Redesignation**

Dear Reeve Miller and Members of Council:

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Sincerely,

(Signature)

Name:

Name: Brandon Friedt

LSD /or Municipal Address: [REDACTED] Calgary AB

Quarter: ____ Township: ____ Range: ____ W__M

Additional comments section:

DATE:

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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RE: The Highfield and Rowland Acres Land Use Redesignation

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Sincerely,

(Signature)

Name: Connor Sitbon

LSD /or Municipal Address:

Quarter: ____ Township: ____ Range: ____ W__M

Additional comments section:

DATE: May 27 2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

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Sincerely,

(Signature) /

Name:

Dayton Malawysky

LSD / or Municipal Address:

Quarter: ____ Township: ____ Range: ____ W ____ M

Additional comments section:

--

DATE: May 27, 2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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Sincerely,


(Signature)

Name: Edwin Ngo

LSD / or Municipal Address:  Calgary AB 

Quarter: ____ Township: ____ Range: ____ W ____ M

Additional comments section:

DATE: May 27, 2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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Sincerely,



Name: Gritta Sentes

LSD / or Municipal Address:  Calgary, AB 

Quarter: ____ Township: ____ Range: ____ W ____ M

Additional comments section:

I support this development.
UP

Additional comments section:

DATE: 05/27/2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: **The Highfield and Rowland Acres Land Use Redesignation**

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Sincerely,

(Si

Name: Jeremy Rizzo

LSD / or Municipal Address:

Quarter: ____ Township: ____ Range: ____ W__M

Additional comments section:

DATE: May 27th, 2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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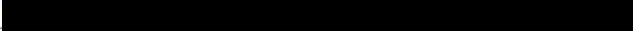
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Sincerely,



(Signature)

Name: Julien McNamee

LSD / or Municipal Address: 

Quarter: ____ Township: ____ Range: ____ W ____ M

Additional comments section:

DATE: May 22/25

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: **The Highfield and Rowland Acres Land Use Redesignation**

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Sincerely,


(Signature)

Name: Leslie O'Neill

LSD / or Municipal Address: Calgary.

Quarter: ____ Township: ____ Range: ____ W ____ M

Additional comments section:

--

--

DATE: May 27, 2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: **The Highfield and Rowland Acres Land Use Redesignation**

Dear Reeve Miller and Members of Council:

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Sincerely,



(Signature)

Name: Paige Gordon

LSD / or Municipal Address:  Calgary 

Quarter: ____ Township: ____ Range: ____ W ____ M

Additional comments section:

DATE: May 27/25

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

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Sincerely,

(Signature)

Name: Philip Forster

LSD /or Municipal Address: _____ *Calgary*

Quarter: ____ Township: ____ Range: ____ W__M

Additional comments section:

--

DATE: 05/27/25

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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Sincerely,



(Signature)

Name: TUSHAR DEEPAK JADHAV

LSD / or Municipal Address: [Redacted] CALGARY, AB [Redacted]

Quarter: ___ Township: ___ Range: ___ W ___ M

Additional comments section:

DATE:

Box 5605

ATTN:

RE:

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Sincerely,

(signature)

Name:

LSD / or Municipal Address:

Quarter: ____ Township: ____ Range: ____ W__M

Additional comments section:

Foothills County
Box 5605
High River, Alberta
T1V 1M7

DATE: 05/27/25

ATTN: Reeve Miller and Members of Council
RE: **The Highfield and Rowland Acres Land Use Redesignation**

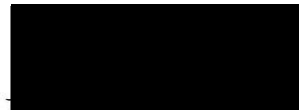
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Sincerely,



(Signature)

Name:

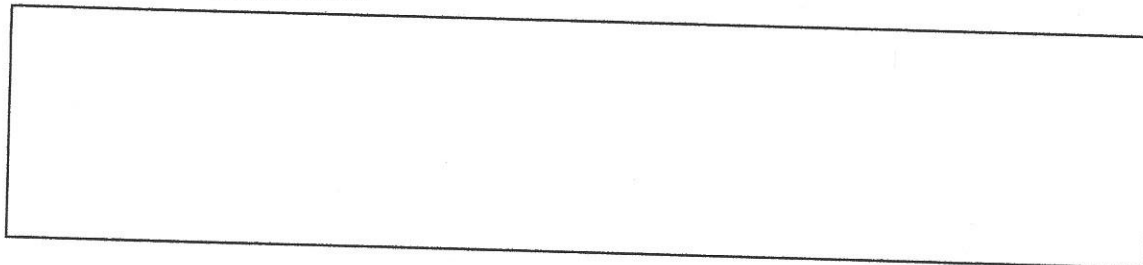
Ken M. Gordon

LSD / or Municipal Address:



Quarter: ____ Township: ____ Range: ____ W ____ M

Additional comments section:



May 27, 2025

Foothills County

Box 5605
High River,
Alberta T1V M7

ATTN: Reeve Miller and Members of Council

RE: The Highfield and Rowland Acres Land Use Redesignation

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Sincerely,



Bruce Yorga

DATE: May 28/25

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council
RE: The Highfield and Rowland Acres Land Use Redesignation

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Additional comments I would like to include:

Sincerely,

(Signature)

Name:

Shanna Groeneveld

Title & Company:

Chief Strategy Officer, Integrity Group of Companies

LSD / or Municipal Address:

Foothills

Quarter:

35

Township:

20

Range:

29

W 4 M

DATE: May 28th, 2025

Foothills County
Box 5605
High River, Alberta T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: The Highfield and Rowland Acres Land Use Redesignation

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Sincerely,

A handwritten signature in black ink, appearing to be 'HK' followed by a stylized flourish.

Hayden Knorr, Director
Warner Business Park LTD
#6, 64089 393 Ave East
Okotoks, AB, T1S0L1

DATE:

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: **The Highfield and Rowland Acres Land Use Redesignation**

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Sincerely,

(Signature)

Name:

LSD / or Municipal Address:

Quarter: _____ Township: _____ Range: _____ W__M__

Additional comments section:

DATE: May 28/2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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Sincerely,

[Redacted Signature]

(Signature)

Name: Evon Perry

LSD / or Municipal Address: [Redacted Address]

Quarter: ___ Township: ___ Range: ___ W ___ M

Additional comments section:

DATE: May 28/25

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: **The Highfield and Rowland Acres Land Use Redesignation**

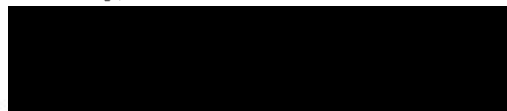
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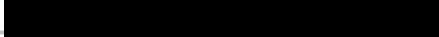
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Sincerely,



(Signature)

Name: Jesse Aujla

LSD / or Municipal Address: 

Quarter: ____ Township: ____ Range: ____ W ____ M

Additional comments section:

DATE: Mar 28, 2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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Sincerely,

(Signature)

Name: LORENZO GIRARDI

LSD / or Municipal Address: CALGARY, AB

Quarter: ____ Township: ____ Range: ____ W__M

Additional comments section:

DATE: May 28, 2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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Sincerely,


(Signature)

Name: P. Bill Perry

LSD / or Municipal Address: 

Quarter: ____ Township: ____ Range: ____ W ____ M

Additional comments section:

--

DATE: May 28, 2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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Sincerely,



(Signature)

Name: Peter Tseng

LSD / or Municipal Address: Calgary, AB

Quarter: ____ Township: ____ Range: ____ W ____ M

Additional comments section:

--

DATE:

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(Signature)

LSD / or Municipal Address: Cel. AB.

Additional comments section:

--

DATE: JUNE 2/25

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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Additional comments I would like to include:

Sincerely,



(Signature)

Name:

TROY YUZIK

Title & Company:

ACCOUNT MANAGER - BARRICADES AND SIGNS

LSD / or Municipal Address: _____

Quarter: ____ Township: ____ Range: ____ W ____ M

DATE:

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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Sincerely,

██████████

(Signature)

Name: TROT YINZUK

LSD / or Municipal Address: _____

Quarter: ____ Township: ____ Range: ____ W__M

Additional comments section:

--

DATE: June 3/25

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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Additional comments I would like to include:

Sincerely,

Name: Ad Rydz

Title & Company: Director 803-969 Alberta H&C

LSD / or Municipal Address: Adersyde AB

Quarter: ___ Township: ___ Range: ___ W ___ M

DATE: JUNE 4, 2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: **The Highfield and Rowland Acres Land Use Redesignation**

Dear Reeve Miller and Members of Council:

I fully support the Land Use Redesignation application for the initial phases within the Highfield and Rowland Acres Area Structure Plan (ASP). The ASP, which was approved by Foothills County Council in April 2025, established a concept for the development of a new community consisting of +/- 470.15 hectares (1,162.43 acres) of land in the Central District of Foothills County. I believe this project exemplifies thoughtful and forward-looking planning that aligns with the vision of Foothills County, while supporting growth strategically in areas where there is infrastructure in place to support them. This development is built on strong planning principles which include supporting sustainable piped water and wastewater systems, preserving the natural landscape, and incorporating transportation improvements throughout the phased community growth. This carefully considered neighbourhood framework will also respect the character of the existing adjacent communities.

The landowner's strong commitment to building a sustainable and safe community while contributing to necessary servicing and transportation infrastructure can only positively support investment in the County and growth in the corridor. Additionally, the inclusion of neighbourhood amenities such as a school site, fire hall, and a small-scale commercial node reflects the developer's desire to create a complete and resilient community.

In conclusion, the development of the Highfield and Rowland Acres area will support growth in a way that is balanced, responsible, and community-focused. I respectfully encourage Council to continue supporting this initiative as it moves through the Land Use process, recognizing the long-term benefits it offers to Foothills County and its residents.

Sincerely,

Name: TYRON L. W. LOSSING

LSD /or Municipal Address:

Quarter: _____ Township: _____ Range: _____ W _____ M _____

Additional comments section:

--

DATE: June 5, 2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: **The Highfield and Rowland Acres Land Use Redesignation**

Dear Reeve Miller and Members of Council:

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Sincerely,

(Signature)

Name: Adam Koudson

LSD / or Municipal Address: Calgary, AB

Quarter: ____ Township: ____ Range: ____ W ____ M

Additional comments section:

Highfield has a proven record of developing with the community and business at the forefront. It has been a pleasure to work with Highfield over the past few years.

DATE: June 05 2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: **The Highfield and Rowland Acres Land Use Redesignation**

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Si

(S)

Name: Devon Tarrant

LSD / or Municipal Address: Calgary, AB

Quarter: ____ Township: ____ Range: ____ W ____ M

Additional comments section:

Highfield's current and past projects have a proven record of developing with community & business at the forefront. Additionally, it has been my experience from working with Highfield they are an exceptional client and treat contractors extremely well.

DATE: JUNE 5/2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: The Highfield and Rowland Acres Land Use Redesignation

Dear Reeve Miller and Members of Council:

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Sincerely,

[Redacted Signature]

Name:

DON REEFENROTH

LSD / or Municipal Address:

[Redacted Address] AIRDRIE, AB

Quarter: ___ Township: ___ Range: ___ W ___ M

Additional comments section:

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

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Sincerely,

(Signature)

Name: Sherrie Poffenroth

LSD / or Municipal Address: _____ Airdrie

Quarter: ____ Township: ____ Range: ____ W__M

Additional comments section:



June 6, 2025

Dear Reeve Miller and Members of Council,

As a builder who has had the opportunity to work closely with Highfield Land Management in the Hudson community in Pine Creek, I would like to offer my strong endorsement of their proposed Land Use Redesignation within the Highfield and Rowland Acres (ASP).

Our experience with Highfield has been nothing short of exceptional. They bring a clear vision, collaborative spirit, and deep respect for both the land and the communities they help shape. In Hudson, they delivered a well-planned, highly desirable neighborhood that continues to attract homeowners and foster a strong sense of community. Their attention to detail, commitment to quality infrastructure, and proactive engagement with partners have made them a trusted development partner.

We are confident that this same level of integrity and foresight will be brought to the Highfield and Rowland Acres project. Their inclusion of key infrastructure, amenities, and thoughtful land use ensures not only a successful community but one that aligns with the long-term goals of Foothills County.

Regards,

Peter-John Woolf
Broadview Homes, Vice President

DATE: JUNE 6 2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: **The Highfield and Rowland Acres Land Use Redesignation**

Dear Reeve Miller and Members of Council:

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As a local business, development within this ASP provides unique and thriving possibilities for local businesses to embrace a direct, positive impact from an increase in customer base, the potential for future employees to live within close proximity to our businesses, and the creation of viable live/work alternatives for employees. In addition, the landowner's contributions to necessary servicing and transportation infrastructure will bring increased potential to our site, which can only positively support investment in the County and growth in the corridor.

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Additional comments I would like to include:

SEE ATTACHMENT :

Sincerely,

(Signature)

Name: PETER-JOHN WOOLF

Title & Company: VICE PRESIDENT / BROADVIEW HOMES

LSD /or Municipal Address: _____

Quarter: ____ Township: ____ Range: ____ W ____ M

--

DATE: June 7, 2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: **The Highfield and Rowland Acres Land Use Redesignation**

Dear Reeve Miller and Members of Council:

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Additional comments I would like to include:

Sincerely,

Name: James Fried, Principal, JVF Solutions Ltd.

Title & Company: _____

LSD / or Municipal Address: _____, Calgary AB, _____

Quarter: ____ Township: ____ Range: ____ W ____ M

DATE: May 23/25

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: **The Highfield and Rowland Acres Land Use Redesignation**

Dear Reeve Miller and Members of Council:

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Additional comments I would like to include:

Sincerely,



(Signature)

Name: Dr. Chris Berezowski

Title & Company: Moore Equine Veterinary Center

LSD / or Municipal Address:  Foothills

Quarter: ____ Township: ____ Range: ____ W ____ M

DATE: May 23, 2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: **The Highfield and Rowland Acres Land Use Redesignation**

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Additional comments I would like to include:

Sincerely,



(Signature)

Name: Alexandra Timashenko

LSD / Municipal Address: _____

Quarter: ____ Township: ____ Range: ____ W ____ M

DATE: _____

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: **The Highfield and Rowland Acres Land Use Redesignation**

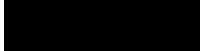
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Additional comments I would like to include:

Sincerely,



(Signature)

Name: Andrew Bard

LSD / Municipal Address:  Calgary AB

Quarter: ____ Township: ____ Range: ____ W ____ M

DATE: 6/9/2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: **The Highfield and Rowland Acres Land Use Redesignation**

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Sincerely,

Name: Ben Molotsky

LSD /or Municipal Address: _____

Quarter: ____ Township: ____ Range: ____ W__M

Additional comments section:

--

DATE: May 29

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: **The Highfield and Rowland Acres Land Use Redesignation**

Dear Reeve Miller and Members of Council:

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Additional comments I would like to include:

Sincerely,



(Signature)

Name: Calli Shogen

LSD / Municipal Address: _____

Quarter: ____ Township: ____ Range: ____ W ____ M

DATE: MAY 30

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: **The Highfield and Rowland Acres Land Use Redesignation**

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Sincerely,



(Signature)

Name: CLAYTON SKAGEN

LSD / or Municipal Address: _____

Quarter: ____ Township: ____ Range: ____ W ____ M

Additional comments section:

DATE: June 9th

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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

RE: **The Highfield and Rowland Acres Land Use Redesignation**

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Additional comments I would like to include:

Sincerely,


(Signature)

Name: David Salamanca

Title & Company: Project Manager Intern, Kidco Construction

LSD / or Municipal Address: 

Quarter: ____ Township: ____ Range: ____ W ____ M

DATE: June 9th

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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

RE: **The Highfield and Rowland Acres Land Use Redesignation**

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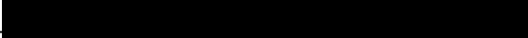
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Sincerely,



(Signature)

Name: David Salamanca

LSD / or Municipal Address: 

Quarter: ____ Township: ____ Range: ____ W ____ M

Additional comments section:

DATE: May 30

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: **The Highfield and Rowland Acres Land Use Redesignation**

Dear Reeve Miller and Members of Council:

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Sincerely,



(Signature)

Name: JAMIE SCAGEN

LSD / or Municipal Address: _____

Quarter: ____ Township: ____ Range: ____ W ____ M

Additional comments section:

--

DATE: June 9, 2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: **The Highfield and Rowland Acres Land Use Redesignation**

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Sincerely,

(Signature)

Name: Jax Leeson

LSD / or Municipal Address: _____ Calgary, AB

Quarter: _____ Township: _____ Range: _____ W _____ M _____

Additional comments section:

DATE: May 22 '25

Foothills County
Box 5605
High River, Alberta
T1V1M7

ATTN: Reeve Miller and Members of Council

RE: **The Highfield and Rowland Acres Land Use Redesignation**

Dear Reeve Miller and Members of Council:

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Additional comments I would like to include:

Sincerely,

(Signature)

Name:

LSD / Municipal Address:

Quarter: ____ Township: ____ Range: ____ W ____ M

--

DATE: May 23, 2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: **The Highfield and Rowland Acres Land Use Redesignation**

Dear Reeve Miller and Members of Council:

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As an employee of an area business, I believe that the development within this ASP provides a unique possibility to live in close proximity to my place of work, on a potentially larger than city lot, and with a shorter and safer commute by virtue of the grade separated overpass at Highway 2 and Highway 547 along with the developer's strong commitment to support required transportation upgrades. Therefore, I support the Highfield and Rowland Acres Land Use application and respectfully encourage Council to continue supporting this initiative as it moves through the Land Use process, recognizing the long-term benefits it offers to Foothills County.

Additional comments I would like to include:

Sincerely,



(Signature)

Name: Kathryn Marchildon

LSD / Municipal Address: _____

Quarter: ____ Township: ____ Range: ____ W ____ M

DATE: May 23, 2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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Additional comments I would like to include:

Sincerely,

(Signature)

Name: Karla St. Yves

LSD / Municipal Address: _____

Quarter: ____ Township: ____ Range: ____ W ____ M

DATE: May 23, 2025

Foothills County
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High River, Alberta
T1V 1M7

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Additional comments I would like to include:

Sincerely,

(Signature)

Name: Kierra VanderBurg

LSD / Municipal Address: _____

Quarter: ____ Township: ____ Range: ____ W ____ M

Additional comments section:

DATE: June 9, 2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

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Sincerely,

(Signature)

Name: Mike Dan

LSD / or Municipal Address: [REDACTED]

Quarter: ____ Township: ____ Range: ____ W ____ M

Additional comments section:

I support fully.

DATE: June 9th / 25

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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Sincerely,


(Signature)

Name: Alan Willberg

LSD / or Municipal Address:  Didsbury, AB

Quarter: ____ Township: ____ Range: ____ W ____ M

Additional comments section:

--

DATE: May 23/2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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Additional comments I would like to include:

Sincerely,

[Redacted Signature]

(Signature)

Name: Scott Davidson

LSD / Municipal Address: [Redacted] Aldersyde, AB

Quarter: ____ Township: ____ Range: ____ W ____ M

DATE: May 29/2025

Foothills County
Box 5605
High River, Alberta
T1V 1M7

ATTN: Reeve Miller and Members of Council

RE: **The Highfield and Rowland Acres Land Use Redesignation**

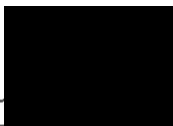
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Additional comments I would like to include:

Sincerely,



(Signature)

Name: Shaun Ratty

LSD / Municipal Address:  Foothills, AB 

Quarter: ____ Township: ____ Range: ____ W ____ M

DATE: _____

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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Sincerely,

(Signature)

Name:

Name: TED HAYNES

LSD /or Municipal Address:

Cabery

Quarter: ____ Township: ____ Range: ____ W__M

Additional comments section:

--

DATE: May 23/85

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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Sincerely,

(Signature)

Name: Walter Kothke

LSD /or Municipal Address:

Quarter: ____ Township: ____ Range: ____ W__M

Additional comments section:

--

DATE: June 9, 2025

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High River, Alberta
T1V 1M7

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Sincerely,

(Signature)

Name:

Wayne Willberg

LSD / or Municipal Address:

Didsbury AB.

Quarter: ____ Township: ____ Range: ____ W ____ M

Additional comments section:

--

DATE: June 10

Foothills County
Box 5605
High River, Alberta
T1V 1M7

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Sincerely,

(Signature)

Name: Michael Panter

LSD / or Municipal Address: _____

Quarter: _____ Township: _____ Range: _____ W _____ M _____

Additional comments section:

--

From: Susheetha Reddy <sreddy@terraoleum.ca>

Date: Tuesday, June 10, 2025 at 2:46 PM

To: jenn@twplanning.com <jenn@twplanning.com>

Subject: Support for the Highfield and Rowland Acres Area Structure Plan and Land Use Application- Aldersyde, Alberta

Date: June 10, 2025

To Whom It May Concern:

I am writing to express my support for the proposed Highfield and Rowland Acres Area Structure Plan and Land Use application in Aldersyde, Alberta. This development represents a thoughtful approach to community growth by incorporating primarily residential spaces with a modest commercial footprint, all designed to maintain a low to moderate density setting.

The plan offers a balanced vision that respects the existing character of Aldersyde while providing necessary housing options and amenities for current and future residents. This measured growth can enhance the quality of life in the area, foster a sense of community, and support local economic activity without overwhelming the infrastructure or natural environment.

I commend the planning teams for their efforts to design a development that considers both the needs of the community and sustainable growth principles. I look forward to seeing this plan contribute positively to Aldersyde's future.

It's important to remember that every neighbourhood including the ones we live in today, was once just a proposal - and likely faced similar concerns and scrutiny. The homes and communities we now enjoy were made possible because those before us supported thoughtful development and recognized the need for growth.

If those past developments had been opposed or blocked entirely, many of us might not be living in the homes and communities we now live in. Just as previous stakeholders made room for future residents, it's now our turn to consider how we can support growth that benefits the next generation.

Community building is a long-term, shared effort. While it's natural to have concerns, there must also be a willingness to give back - just as others did - so our communities

can continue to thrive in a balanced and sustainable way.

Thank you for your attention to this matter.

Sincerely,

Susheetha Reddy
Terra Oleum Inc.

[EXTERNAL EMAIL] This email has originated from outside of the Foothills County organization. Do not click on any links or open any attachments unless you recognize the senders Name and Email address.

APPENDIX D: LETTERS OF CONCERN/OPPOSITION

From: R & S Egroff <[REDACTED]>
Sent: June 9, 2025 6:36 PM
To: Public Hearings <PublicHearings@foothillscountyab.ca>
Subject: Highfield/Rowland Acres - Land Use Bylaw Hearing

I attended the Developers' Open House on May 29, 2025 regarding Highfield and Rowland Acres, held prior to the upcoming Land Use Bylaws Hearing on June 18, 2025.

I would like to submit my feedback following the Open House to the Foothills County Council. I appreciated being able to discuss issues face to face with the Developers and had some good discussions. One of the misperceptions I previously had was that once the May 2024 Public Hearing was over, that the public were not allowed to engage with Council or the Developers regarding the ASP. I was pleased to hear that conversations with the Developer were always welcome, but at the time did not know how to contact them.

I am attaching a document outlining questions that I have since discussed with the Developer/Agent at the May 29, 2025 Open House regarding some of my concerns with the ASP and also some suggested solutions/options for consideration by the appropriate bodies involved with the Highfield and Rowland ASP. Please forward the attached document to other potential decision-makers as appropriate for their consideration to incorporate some of these suggestions, such as:

- Foothills Council Members
- Developers
- Ministry of Transportation and Economic Corridors
- Municipal Development Revision Team
- MLA's
- etc.

I would also appreciate a response back from Foothills County regarding some of my questions and suggestions.

Feel free to contact me if you have any questions.

Sandra Egroff

Ph: [REDACTED]

Email: [REDACTED]

HIGHFIELD AND ROWLAND ACRES
FEEDBACK FROM OPEN HOUSE ON MAY 29, 2025

Submitted by Sandra Egroff

Email: [REDACTED]

Ph: [REDACTED]

1. Municipal Development Plan 2010

Foothills County's own *Municipal Development Plan (MDP2010)* provides the guiding principles for development in Foothills County as follows:

"Vision Statement: "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." ¹

"Our Rural Culture:

We are a rural municipality. Being rural is a large part of why we live here. The rural character of the Municipal District No. 31 is depicted in over 350 photos submitted as part of a photo contest held in 2009. The winning entries are show cased in a supplementary document to this MDP and provide an important resource in understanding our rural character. As such, these images represent a benchmark of how we see ourselves at this time in history. Planning for growth must be understood within the context of our rural character. Here are five qualities which begin to define the character of the MD of Foothills No. 3:

- a) Wide Open Spaces
- b) Scenic Vistas
- c) Dark Skies
- d) Historic and Archaeological Resources
- e) Air, water, soil biodiversity²

- Please explain how this Development aligns with the current MDP2010.
- When will the MDP2010 be updated?
- I highly recommend that Foothills County residents be included as part of the team who are updating the current MDP2010.

2. Why does the Calgary Region Board have repeated references in the ASP?

The Highfield & Rowland Acres ASP was initially inspired in 2016 and later updated to specifically to satisfy the requirements of the Calgary Metropolitan Region Growth Plan (CMRB) so that it would be approved. Members of the CMRB, while representing municipalities in the Calgary areas, have always had a propensity to approve high-density urban-type developments. Building a hamlet "town" that exceeds CMRB standards (Highfield) and having little respect for the existing rural homes in the immediate area, goes against all previous policies and practices according to Foothills County Municipal Development Plan and Growth Strategy.

- Dissolving the CMRB started in January 2025 and as of May 1, 2025 this Board is no longer in existence nor relevant to this development. Why are there several references to CMRB still included in this ASP?
- Recommend there only be a separate paragraph to explain the role of the CMRB in the design of the ASP, after that there should be no further reference or relevance to the CMRB role.

¹ MDP 2010, Adopted Bylaw 787/2010 July 8, 2010; Amended Bylaw 52/2016, October 2017, page 4.

² MDP 2010, Adopted Bylaw 787/2010 July 8, 2010; Amended Bylaw 52/2016, October 2017, page 7.

3. Concerns with Highway 547 bridge upgrade and impact on Silvertip residents

There are two Silvertip properties that are directly beside Hwy 547 near the bridge to be upgraded:

- How will the widening of the road (to a 4-lane) impact these two existing Silvertip properties?
- What remuneration or assistance can these two properties expect if some of their land is expropriated?
- Recommend that land is only taken from the Rowland side of Highway 547.

4. Traffic Safety Issues

Current traffic from the Hwy 2 overpass onto Hwy 547 regularly exceeds highway speeds.

Turning east or west from Hwy 2's Exit 209 is difficult due to visibility of traffic coming over the overpass.

Large semi-trailers and cattle haulers regularly use air brakes when going over the Highwood River bridge despite posted signage against this practice. Air brakes create a lot of noise on Hwy 547 near Silvertip and soon to be Rowland Acres. Noise is a huge concern experienced by residents on both sides of Hwy 547.

- A traffic visibility study is required on the Hwy 7/Hwy 547 overpass.
- Due to the impending increase in population in the area, recommend the speed limit on Hwy 547 be reduced to 50 - 60 km per hour from the Hwy 2 overpass going east to up to 112 Street E.
- Traffic monitoring needs to be enforced for the safety of current and future residents in this area.

5. Neighbourhood Structure

There are references to "a comprehensively planned community with a series of unifying urban design elements for each neighbourhood".

- Why are both developments following the same urban design principles rather than each neighbourhood blending in with its own current surrounding?
- For example, Highfield could follow the equestrian architecture, but Rowland Acres' architecture should fit in similar to Ravencrest architecture.

6. Homeowners Association

I assume that both Rowland Acres and Highfield will each have their own Homeowner's Association.

- How will conflicts between differing bylaws and practices in each neighbourhood be resolved?

7. Dark Sky Compliance

- With an expected population in Rowland Acres ranging from 1,980 (2.5 UPA) to 3,961 (5.0UPA) and with the number of dwellings and use of streetlights, commercial areas and highway lighting, how do you expect to meet a true Dark Sky policy?
- With an expected population in Highfield ranging from 6,152 (2.5 UPA) to 12,304 (5.0UPA) and with the number of dwellings and use of streetlights, commercial areas and highway lighting, how do you expect to meet a true Dark Sky policy?

8. Architectural Styles

Architecture styles for Ravencrest and Silvertip are mostly bungalow style and height (with a couple of original homes that are not).

- What are the height restrictions for homes built on Rowland Acres and Highfield and how are these specifically measured?
- Request that all houses including townhouses, row houses, commercial or any type of buildings) in both Rowland Acres and Highfield be built at bungalow height, or two-storey maximum. No three or four story or higher buildings of any kind should be allowed in Highfield & Rowland Acres.

9. Buffer Zones

- Recommend that the Developer plant many mid-side trees (not saplings) along the Ravenscrest/Rowland Acres interfaces to provide an immediate initial buffer between the two communities.
- Regarding a walking path(s) between Rowland Acres and Ravenscrest, highly recommend that this be discussed in person with the Ravenscrest HOA prior to June 18, 2025 Land Use Bylaw Hearing.

10. Subdivisions

- Future subdivisions of any kind should not be permitted in Ravenscrest, Silvertip, Rowland Acres or Highfield. This should be a Bylaw for all the above listed communities if not already in their Bylaws.
- The property lines as designated in the proposed Land Use Bylaws should remain as identified in the Highfield and Rowland Acres ASP.

11. Secondary Suites

Every property should have the capacity for at least two vehicles parked on the property. While secondary suites may add additional income or housing arrangements for those in need, if the occupant also has a vehicle, the residential property must have an additional on-site parking space for the suite. As more and more people own cars, parking spaces will be limited on the street.

- Recommend that all new homes have driveways that are designed to run from the road to the back of the property with a 2-car garage and long driveway to allow for additional parking spaces per home.
- Recommend secondary suites only be permitted on properties that can provide an additional on-property parking space for the suite to reduce on-street parking.

12. Commercial

- With the addition of commercial activities in Rowland Acres, I would suggest that these only include small vendors or services for Rowland Acres, Ravenscrest and Silvertip residents only. Suggested amenities to include small shops and vendors such as:
 - Small grocery/convenience store
 - Medical service office
 - A small restaurant or take-out food
 - Health massage clinic, beauty salon, personal care services, dog grooming, etc.
- Absolutely NO GAS STATIONS should be allowed in a residential neighbourhood such as Rowland Acres or Silvertip Ranch! There is already easy public access to the Petrocan Gas station and services on the west side of Hwy 2. Gas stations are known to increase crime.

13. Security

The entry road to Rowland Acres and Ravenscrest is located immediately off a major highway (Hwy 2) and Hwy 547. Having some commercial services located just inside the entry road into Rowland Acres will increase the number of potential visitors and also potential crime in the Rowland Acres, Silvertip and Ravenscrest communities. This is also a “dark skies” community which may also enhance the opportunity for theft or crime with lower lighting levels.

- Recommend that the entrance to Rowland Acres, Ravenscrest and Silvertip communities have designated “residents only” signage.
- Public access to the Sheep River should not be permitted – for residents only.

14. Emergency

The “black arrow lines” indicate two small emergency exit roads within the residential area, and one main emergency exit from Rowland Acres onto Hwy 547. Given the higher volume of residents and vehicles in the area these narrow exit roads are likely insufficient to ensure safe and orderly emergency vehicle exiting from the community in the event of an emergency.

- In addition to the main access to exit in/out of Rowland Acres onto Hwy 547, recommend the two internal “black arrow” roads become permanent internal roads.
- Recommend that the one-way emergency exit onto Hwy 547 be left open at all times. This will alleviate traffic congestion at the only entrance/exit from Rowland Acres and Ravencrest.

15. Transportation & Mobility

The Transportation and Mobility Section of the ASP has been removed in the latest draft ASP. The Transportation Hub is one of the key elements that supported the Highfield and Rowland Acres ASP rational for building this development. The examples suggested that new residents would rely on newly provided local transit routes to go to work (i.e. To Cargill, High River, Okotoks or Calgary) indicating that there would be potential transport services available as part of this new community.

- Please explain why the Transportation model is no longer part of the ASP. What was the reasoning?

16. Alternative Ideas

With the road widening and requirement to use land from the north side of Hwy 547, there may be insufficient space for both a fire hall and a useable Municipal Reserve.

Also, living across the road from a fire hall can be beneficial if your house is on fire, but it can also create other issues – siren noise. Fire sirens can be very loud especially for nearby residential houses such as Rowland Acres, Ravencrest, and Silvertip.

Placing a fire hall at the one and only main entrance/exit into and out of Rowland Acres/Ravencrest will likely cause additional traffic issues in the event of an emergency especially with the high population coming from Highfield and other communities to the east.

If there is an opportunity to relocate the Fire Hall designated in Rowland Acres, suggestions include:

- Community recreation hall
- Meeting place with parking lot (on MR lot)
- Soccer field, baseball diamond, playground, etc. with applicable fencing to prevent children or game balls from going onto Hwy 547.

Thank you for your overall consideration of these suggestions. Looking forward to hearing your response.

Sandra Egroff

Date: June 8, 2025

Foothills County Administration
309 Macleod Trail S.
High River, Ab
T1V1M7

To: Drew Granson – Deputy Director of Planning
From: Paul and Jen MAGNUS (SE 8-20-28 W4)

RE: Proposed Re-Designation & Site-Specific Amendment: Highfield and Rowland Acres

Public Hearing to be held June 18, 2025

As neighbouring landowners to the proposed Highfield and Rowland Acres development, please accept this as our written submission **against** the application.

It is critical to remember and acknowledge that the Highwood River riparian area exists within the two above plans, and the proposed development also borders this valuable and irreplaceable natural asset. Further, many other areas are closer to city centers and have established road, water, and sewer infrastructure.

Please see below for additional reasons why we oppose the development.

- Where the development is proposed does not make economic or logical sense. It is far from towns and does not possess the appropriate road infrastructure for that number of homes or population.
- The environmental impact – many wildlife frequents the proposed development area. Wildlife include, but are not limited to, moose, elk, bears, eagles, various species of hawks, foxes, coyotes, badgers, weasels, owls, and many others.
- Impact on nesting area for water and upland birds.
- Impact on the various riparian areas that flow through the projected development area containing various habitats.
- Impact on riparian plant communities.
- Impact on the Highwood River and various aquatic life.
- Impact on valued agricultural land.
- Impact on farmers who rely on agriculture as a livelihood. Loss of these lands could mean local farms will no longer be functional.
- The hazards associated with farmers trying to move their equipment through the construction zones and Highway 547.

- Potential future water issues throughout the stages of development coupled with environmental impacts during construction.
- Construction and road traffic extend over decades as the development proceeds. The current roads are barely maintained and unable to cope with the heavy vehicles.
- Increase in crime, trespassing, transient traffic and overall safety of residents, lack of current policing situation. Increasing the number of residents and construction equipment with no police presence will lead to more crime.
- The current number of police covering the rural areas is minimal, leaving this area impacted.
- Lack of funding for Fire Departments in Rural areas makes this a liability during construction and beyond.
- Noise, dust and light pollution during construction.
- Hwy 547 is not equipped for the high level of traffic, and construction on Hwy 547 will take time to construct, causing major traffic issues and potential loss of life, as we have seen on Hwy.
- The overall quality of living for current residents will be disrupted for years while this is being constructed.

The location of this development does not make sense due to its proximity away from towns and city centres. In today's economy and uncertain times, coupled with the above reasons **NOT** to build, moving forward with this plan does not make sense. As neighbouring landowners, we are vehemently against this development.

Sincerely,

Paul and Jen MAGNUS

[REDACTED]

[REDACTED]

SE 8-20-28 W4

[REDACTED]