

April 21, 2026

Heather Hemingway
Director of Planning
Foothills County
309 Macleod Trail S., High River, AB T1V 1M7

RE: REQUEST TO WAIVER THE 6 MONTH WAITING PERIOD & REAPPLICATION FEE TO REAPPLY FOR HERITAGE ESTATES LAND USE REDESIGNATION

Dear Ms. Hemingway,

Further to Council's decision to refuse the Heritage Estates Land Use Redesignation (File 26R-004) at the April 15, 2026 meeting, we respectfully request waiver of the reapplication fee and six-month waiting period to permit timely resubmission.

This request is advanced in consideration of the significant investment and planning undertaken by the developer following the unanimous approval of the Heritage Estates Area Structure Plan in August 2025. A prompt resubmission of the same application would not place a substantial demand on County resources. Accordingly, we request a waiver of the reapplication fee.

We acknowledge the concerns raised at the Public Hearing and are confident they can be effectively addressed in the near term, as outlined below.

Alignment of Development Timing with 2nd Street / Dunbow Road Roundabout Construction: Several members of Council expressed support for the proposal, with primary concern related to the timing of development relative to completion of the 2nd Street / Dunbow Road roundabout. The attached project timeline indicates that underground utility construction is not anticipated to commence until late Fall 2026 at the earliest, with building permits for residential construction projected for June 2027. Accordingly, both construction and residential traffic would occur after the roundabout's targeted completion in October 2026. To provide additional assurance, the developer is prepared to accept a condition at the subdivision stage to formally align development timing with completion of the roundabout.

Off-Site Levies for Infrastructure Delivery: Based on recent discussions with Reeve Siewert, Cllr. Callister and Administration, we understand that Council intends to either initiate an off-site levy applicable to development in the Heritage Pointe area or adjust the existing Community Sustainability Fee to support required transportation infrastructure. The developer supports an approach that is fair, transparent and equitable, while maintaining market competitiveness. Consistent with Policy 5.1(a) of the Heritage Estates ASP, the developer will enter into a Foothills County Development Agreement to pay all applicable levies at the subdivision stage to the satisfaction of the County.

Stormwater Servicing: Concerns were also raised regarding the capacity of existing stormwater infrastructure within Heritage Crossing to accommodate flows from Heritage Estates. In response, our engineering team is advancing a revised stormwater servicing strategy that significantly reduces discharge rates to mitigate potential downstream constraints. We anticipate this matter will be resolved in the coming weeks.

In light of the above, we respectfully submit that the outstanding matters are specific, technical in nature, and capable of timely resolution. On this basis, we request Council's support for a waiver of the six-month waiting period to allow for reconsideration. We would further appreciate Council's consideration of scheduling a Public Hearing prior to the summer recess in July 2026.

Thank you for your consideration.

Best regards,



Bela Syal, MCIP, MBA
PLANNINGPLUS

Cc: Reeve Siewert
Cllr. Callister
Abe Hage
Bob Clark

HERITAGE ESTATES – PROJECTED APPROVALS & CONSTRUCTION TIMELINE

