

103 Shawbrooke Crescent SW
Calgary, Alberta T2Y 3B3

Phone: 403.880.8921
TWPplanning.com



2 January 2021

Dear Neighbour,

RE: Oxtoby Howland – Heritage Pointe ASP Amendment to Allow for the Development of new Hamlet Lots

We are contacting you to provide additional information on our current application. You may not have received our initial letter mailed 7 October 2020.

Our entire application has been posted on the County website, www.mdfoothills.com. You will see a navigation bar on the left hand side of the screen, please click on "Services" then click on "Planning and Development" then click on "Current Planning Applications" and you will be directed to our formal submission.

We have revised our application based on community feedback received between October and December of 2020. We thank those HOA's that have reached out to discuss the proposal with us and those individuals who provided constructive feedback. These amendments are included in an updated document, can be found on the County website under Current Planning applications. We have posted an "FAQ" document, and can be found on the County website, that we hope answers many of the questions we have received. If your question is not answered here, please refer to the FAQ document. Enclosed in this letter is a location map and a revised site plan with statistics.

In order to provide the community with a summary of the changes made we offer the following:

Rowhouses:

The rowhouses have been eliminated. We will be retaining the villa cell, but there was much concern received about rowhouses and their perceived inability to fit the design standard established for Heritage Pointe. Our objective was to have singles, semis and rows of not more than three homes on a block on only one street. However, given the significant concern over this housing form we have eliminated the rowhouse and replaced them all with single family. Our original intent was to be consistent with the current Heritage Pointe ASP which allows for cluster homes comprising individual buildings of no more than three dwelling units.

Setbacks:

We have increased the setback from the pond on the property to 30m from the shoreline. All of the lots adjacent to this pond have been reduced in size and drawn back 30m from the water. We have identified this setback as part ER (Environmental Reserve) and part MR (Municipal Reserve). The MR portion will contain the existing pathway through this area and the pathway is to be retained. In addition, we have added green space and linear green spaces to the project area in order to protect and retain trees. We have reduced the number of lots on the northerly point of the property from originally supporting seven (7) lots, to five (5) lots to retain more green space around the pond and protect a wildlife corridor. Updated Building Envelopes have been included on the County's website.

Density:

Our density has been reduced from 87 lots to 71 lots. Our originally proposed density was 4.05 units per acre, we are now 3.32 units per acre. The original 2004 Heritage Pointe ASP outlines that maximum density should be 3.7 units per gross acre (inclusive of roadways and landscaped parks, but exclusive of lake golf course and lake amenity). We deducted ER and ERE from our gross to calculate the net units per acre in the same manner as outlined in the ASP. Our density would be 2.9 upa if we calculated it on gross acreage.

It is important to note that the lands subject of this application were included within the Hamlet of Heritage Pointe boundary as far back as 28 September 1995 and were in the Hamlet long before the Lake at Heritage Pointe, the Rancho and Artesia were developed. This site has always had a hamlet residential future. This application was held off for over twenty years, but now with the retirement of the landowners, an application is being made.

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Lot Width and Design:

We have revised the size of the lots to meet the requirements of the 2004 Heritage Pointe ASP. These requirements are stated on page 13 of the 2004 Heritage Pointe ASP which state that minimum effective frontage shall be 14m and that the average lot size shall be 525 m² and no individual lot should be smaller than 490 m². There is a discrepancy with this ASP policy and the land use bylaw for Hamlet Residential District as the land use bylaw, adopted after the ASP, suggests a minimum lot of 464 m². Some of the lots in the revised plan are 464 m² in order to increase open spaces, however, the majority meet the targets established in 2004. This was undertaken to ensure residents that this new project is consistent with the design and lot layout of the balance of the Hamlet of Heritage Pointe.

We have widened the main north/south road from 15m to 20m in order to accommodate a planted boulevard and on street parking. We have also widened our main collector street 21.7m to ensure there is one side of on street parking available. All other roads are 16m wide, 1 m wider than those at the Lake. We have retained a rear lane for lots 53 to 60 in order to ensure that an unbroken sidewalk can be placed on the north side of the street. This will allow for the future connection of this site to the commercial center by sidewalk should the area develop over time.

NO HOA:

There is no HOA being proposed as there is no common property to maintain. All open space identified as MR and all ER is to be owned and maintained by the County. The County is finding that many HOA obligations are transferred to them over time. They have no concerns with our not having an HOA. The architectural controls will be enforced by an architectural review agency and no building permits shall be issued until such time as the permit drawings have been stamped for release by the architectural administrator. We have heard concerns that the residents of this project will try and access the lake. The lake is a private amenity and our AC's will identify to lot owners that they have no access to the lake. The Lake HOA makes all decisions about how this lake operates and who has access to it. This is very true of all private amenities within the hamlet. It is difficult to patrol who may be walking or using the pathway systems as these are very open and appear to be utilized by residents and the public alike.

Roundabouts:

The roundabouts illustrated on our site plan were the result of a Functional Study that was undertaken by Foothills County in September of 2019. WATT Engineering provided 4 options to the County to assist in alleviating congestion on this stretch of road and providing direct access to Dunbow Road for the fire hall. The roundabout option was the preferred option of Council and are the County's design and not the developer's. We are required by the County to protect for this long term alternative and accommodate it in our design.

Please continue to contact me with your questions or for any additional information you may require. I am more than happy to meet in person or on Zoom as we have been. 403.880.8921 (cell) or email Kristi@twpplanning.com. I have requested that the County delay our public hearing for a few weeks to ensure that you have enough time to review these changes. We anticipate the public hearing will be held in the latter part of February 2021.

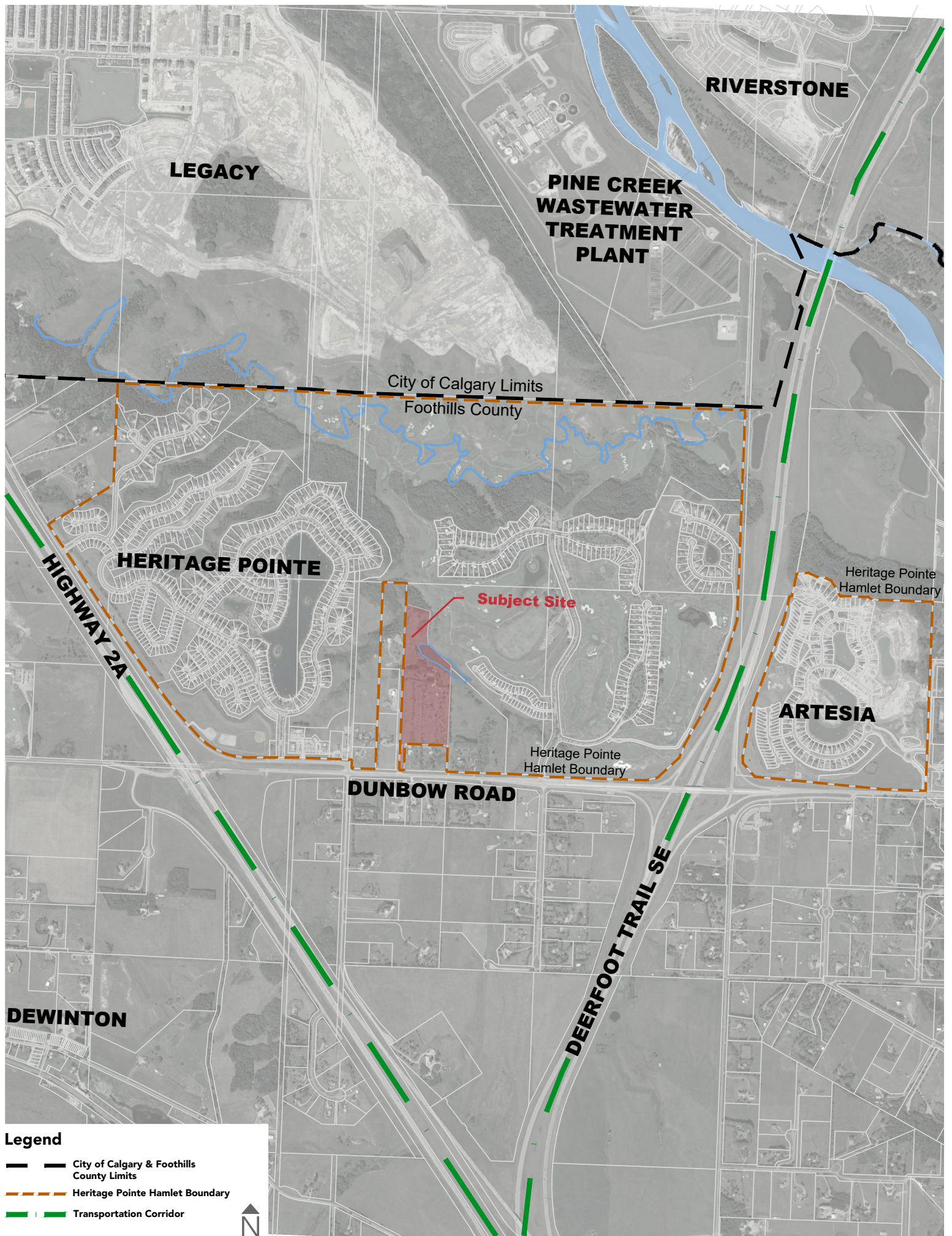
Sincerely,

TOWNSHIP Planning + Design Inc.

A handwritten signature in black ink, appearing to read "Kristi Beunder", with a long, sweeping horizontal line extending to the right.

Kristi Beunder, RPP MCIP
Senior Planner + Principal

CC: *Reeve Suzanne Oel - Foothills County*
Samantha Payne, Planning Coordinator - Foothills County





STATISTICS

Total Site Area	24.398 ac	9.874ha
Environmental Reserve ER	2.255 ac	0.913 ha
Environmental Reserve Easement ERE	0.820 ac	0.331 ha
Site Area	21.323 ac	8.630ha
Single Family HR / HR-A	8.384 ac	3.393 ha
Villas RMF	2.461 ac	0.996 ha
Municipal Reserve MR	3.933 ac	1.591 ha
Public Utility Lot (PUL)	0.018 ac	0.007 ha
Roads/Lanes	6.527 ac	2.641 ha

Villas	=	22
Single	=	49
Total Lots	=	71

Average Lot Sizes
35.0m x 15.0m
36.50m x 15.0m
45.0m x 15.0m
Total Frontage = 1046.07Lm

