



NOTICE OF PUBLIC HEARING

The Council of Foothills County will hold the required public hearing regarding the following application for an amendment to the Heritage Pointe Area Structure Plan (referred to as “Serenity”) and concurrent application for redesignation on **WEDNESDAY, THE 24th DAY OF FEBRUARY 2021** at the time indicated below. The application may be inspected at the Foothills County office, 309 Macleod Trail, High River, AB, during regular business hours, Monday to Friday 8:30 A.M. to 4:30 P.M. or on the County’s website at ***www.FoothillsCountyAB.ca***. To access the application submission on the website, please go to the “Quicklinks” section on the front page of the website, click on “Current Planning Applications” and you will be directed to the formal application submission.

In response to the current COVID-19 public health restrictions, the County has implemented some procedural changes and all public hearings will now be conducted by way of electronic communications.

At the hearing, the Council will hear from the agent and applicant, from any person who claims to be affected by the proposal, and from any other person who wishes to make representation AND that the Council agrees to hear. A five-minute time limit has been imposed on submissions and presentations to Council. Permission for additional time may be requested and may be granted at the discretion of the Chair.

Participation may be conducted using one of the following three methods:

Foothills County will utilize Zoom as the video conferencing platform for public participation during the below scheduled public hearing. To participate, you must first register by email to ***publichearings@foothillscountyab.ca*** and include the following information:

- **Date and Time of the Public Hearing you are attending**
- **Name** (you must use the same spelling when registering and when signing in)
- **Email Address**
- **Mailing Address**
- **Phone number** (for contact purposes in case there are technical difficulties during the hearing)
- **Your purpose for attending** (e.g., applicant, agent, neighbouring landowner in support of, or in opposition to, the application, etc.)

Foothills County understands that video conferencing may not be a feasible alternative for all residents. Participation by way of conference call is also acceptable. Registration will still be required by way of an email to ***publichearings@foothillscountyab.ca***, including the same information as above and indicating that you will participate by way of conference call. **Conference calls will only be accepted from those persons who have completed the registration process.**

The deadline for registration is 4:30 P.M. on Thursday, February 18, 2021. Late registrations will not be accepted. Once registered, instructions outlining how to connect by way of video conferencing or conference call will be sent to you. You will receive an email with detailed instructions within 48 hours of your scheduled hearing date and time.

Lastly, all public hearings will be live streamed and can be viewed via YouTube. A link to the YouTube stream will be available on our website, **www.FoothillsCountyAB.ca**. Prior to or during the public hearing, you may submit comments for Council's consideration by email to **publichearings@foothillscountyab.ca**. Please make sure to include your full mailing address and legal description to identify where you are in relation to the subject parcel, as well as the name of the application or matter you are commenting on. Email submissions must be received prior to the public hearing being closed. Emails received after the hearing is closed will not be considered by Council.

Alternatively, you may provide your comments on the applications by written letter. Should you choose to submit a letter, please do so a minimum of 2 days prior to the scheduled public hearing date. Letters can be submitted by email to **publichearings@foothillscountyab.ca**, mail, fax or dropped off in the mailbox at the front door of the Foothills County Administration Building. Please include your full mailing address and legal description to identify where you are in relation to the subject parcel, as well as the name of the application or matter you are commenting on.

It is to be noted that all submissions will be considered to be part of a file that can be viewed by the public at any time.

After hearing all information at the public hearing, Council may do one of the following: (1) they may give a Bylaw(s) one reading and then ask the applicant for further requirements; OR (2) they may postpone the matter if more information is required; OR (3) they may refuse an application.

A Resolution was passed by Council stating that all requests to adjourn or reschedule a public hearing be accompanied by a \$500.00 fee.

Please note this is NOT an application for subdivision. The below mentioned application is for an amendment to the Heritage Pointe Area Structure Plan and for redesignation of the parcel.

For further information, please contact the Planning and Development Department at Tel: (403) 652-2341, Fax: (403) 652-7880 or Email: Planning@FoothillsCountyAB.ca

Donna Osmond
Planning Assistant

Dates of Publication: February 10, 2021 and February 17, 2021
Dated this 3rd day of February 2021

HEARD AT 10:00 A.M. ON FEBRUARY 24, 2021

PLAN 9912130, BLOCK 5; PTN. SW 05-22-29 W4M
Proposed Amendment to the Heritage Pointe Area Structure Plan (referred to as “Serenity”)
and concurrent application for Land Use Redesignation with a Site Specific Amendment

Foothills County has received an application from agent Kristi Beunder of Township Planning + Design Inc. on behalf of the landowners Carolina Oxtoby and Douglas Howland for an amendment to the Heritage Pointe Area Structure Plan (ASP) and a concurrent land use redesignation application.

The proposed ASP amendment contemplates the addition of a new development cell (referred to as Serenity and Cell E) inside the current boundaries of the Heritage Pointe ASP plan area and the Hamlet of Heritage Pointe. The subject parcel, legally described as Plan 9912130, Block 5; PTN. SW 05-22-29 W4M is 24.39 acres and is currently zoned as Country Residential District. The new development cell is proposed to facilitate the future development of 49 Hamlet Residential District/Hamlet Residential Sub-district “A” lots and 22 Residential Multi-Family District lots (Villas). All lots are proposed to be serviced with piped water and wastewater from the existing Corix facilities that currently service the balance of the Hamlet of Heritage Pointe.

The concurrent land use redesignation application proposes to redesignate the subject 24.39 acre parcel from Country Residential District to Hamlet Residential District, Hamlet Residential Sub-district “A” and Residential Multi-Family District with a portion of the lands being dedicated as Municipal Reserve, Environmental Reserve, Environmental Reserve Easement and Public Utility. In addition, a Site Specific Amendment to the Residential Multi-Family District is proposed to allow for Single Family Dwellings as a Permitted Use.

TOWNSHIP 22, RANGE 29, DIVISION 6 – LOCATION OF THE 24.39 ACRE SUBJECT PARCEL

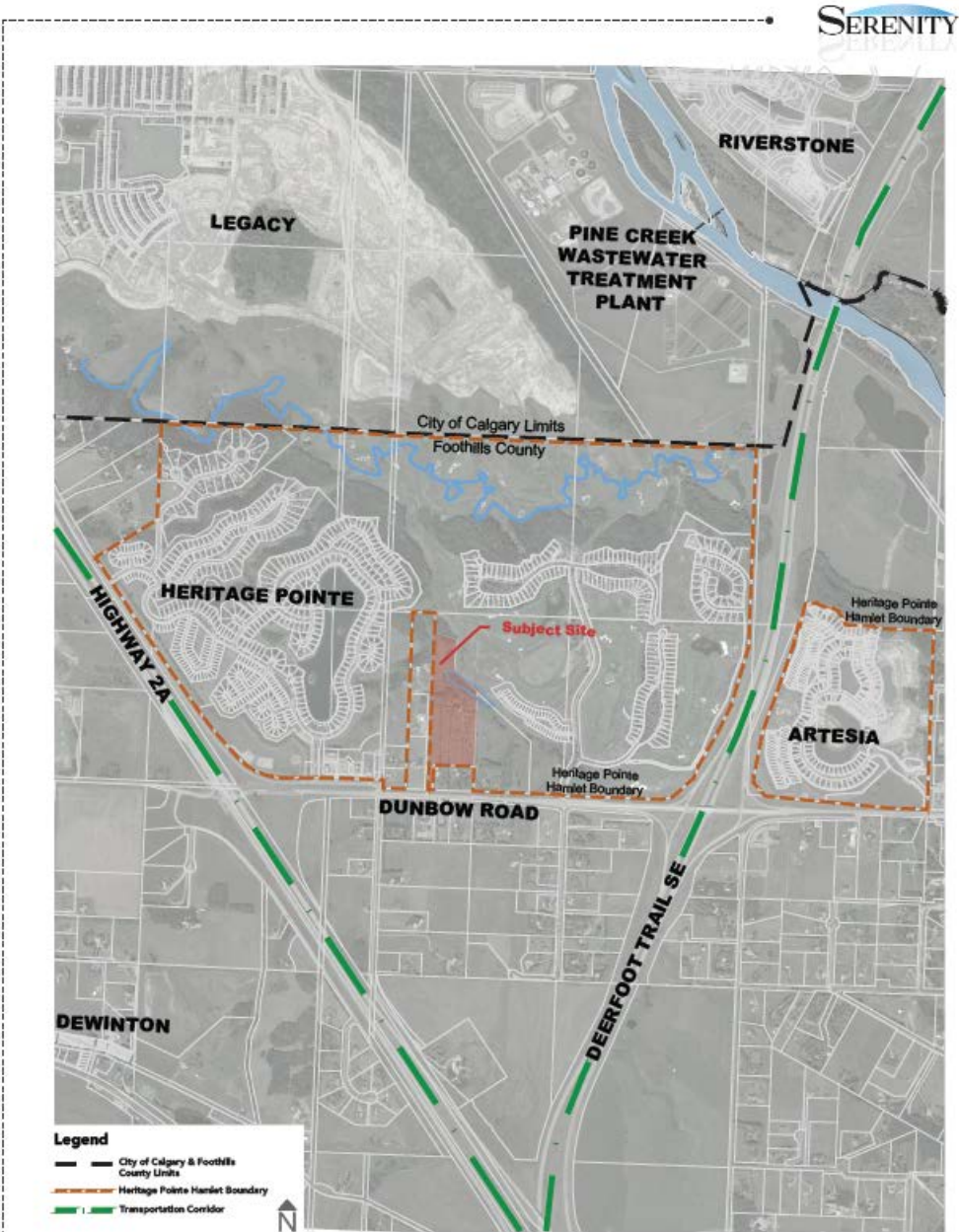


FIGURE 1 - SITE CONTEXT