

July 27, 2026

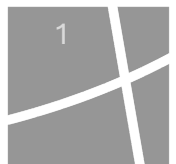
Dear Neighbour,

RE: Update Regarding Cell F Amendment to the Heritage Pointe Area Structure Plan and concurrent Land Use Redesignation Application for Serenity Phase III and IV development.

Overview of Land Use Change

Serenity Land Corp. and John E Morel have retained Township Planning + Design Inc. to submit an application to Foothills County (the County) for the purpose of amending the Heritage Pointe Area Structure Plan (Cell F Amendment) and redesignating the subject site to guide development of Serenity III & IV. The subject site is currently zoned CR - Country Residential, and we are proposing to redesignate the site to RC - Residential Community District and RMF - Residential Multi-Family District, with additional lands to be dedicated as Environmental Reserve (ER), Municipal Reserve (MR), and Public Utility Lot (PUL). Following our meetings with the Homeowners Associations and the community-wide open house, this letter shares information about changes made to the proposed land use strategy since the last time we connected with the community.

- **Proposed Land Use Districts:** The enclosed site plan outlines the revised land use strategy for Phase IIIb – the other phases remain the same. Phase IIIb was previously proposed as RMF - Residential Multi-Family District and is now proposed as RC-Residential Community. In the RC District, single family and semi-detached dwellings are permitted uses. In the RMF District, only duplex and semi-detached dwellings are permitted housing forms. Changing the land use to RC facilitates a more streamlined process for building single family homes in the area.
- **Density:** As a result of this land use change, the proposed density for Serenity Phase III & IV has been reduced from 4.73 units per acre to 4.55 units per acre. A revised Land Use Concept has been included with this letter for reference. This proposed change continues to align with the Heritage Pointe ASP and the vision for Serenity III & IV while offering more certainty in the built forms that are permitted uses in the RC Land Use District.
- **Transportation:** The proposed change in land use does not affect the access or servicing strategy for the Plan Area. Serenity III & IV is proposed to be accessed via Dunbow Road, and with the reduced density in Phase IIIb, the recommendations in the 2025 Transportation Impact Assessment remain the same. The TIA indicates that the development of Serenity Phase III & IV does not require any upgrades to the transportation network and notes that the existing intersections of Dunbow Road with 2 Street E, 4 Street E, and 8 Street E will continue to support the traffic in the area.
- **Water & Sanitary:** Serenity Phase III & IV is proposed to be fully serviced with water and wastewater by Bluestem Utilities (formerly Corix Utilities). Bluestem has confirmed that the water system has capacity to service the proposed development up to full build out of Phase III and that the wastewater system has capacity for both Phase III & IV. The proposed changes would not affect service to existing residents.





Opportunities to Connect

The Project Team is committed to continuing to engage with the community and affected stakeholders throughout the process. Previous engagement has included three virtual meetings and two in-person meetings with adjacent Homeowners Associations between November 2025 and February 2026, as well as a public open house held on February 19, 2026. We have maintained a project website (www.SerenityEngagement.ca) providing ongoing updates and materials. Additionally, we have included detailed information in this mailout. Should you wish to discuss the application further please contact us through the website or call the project team lead, Robyn at 403.300.2220. You may also email your questions to Robyn@twpplanning.com.

Process & Next Steps

The ASP Amendment and Land Use Redesignation applications have been submitted to the Foothills County and are currently under review by Administration. Following this phase of engagement, the What We Heard Report will be updated to include feedback received regarding this proposed land use change. The What We Heard Report will summarize the community engagement conducted and outline any changes made to the application based on community feedback. This Report will be made available to the public through the project website (www.SerenityEngagement.ca) and will be submitted to Foothills County Council prior to the Public Hearing. At the Public Hearing, members of the public will have the opportunity to voice their thoughts by giving a presentation directly to Council.

Should you have any questions or require additional information, please feel free to contact us. Our goal is to create a vibrant, mixed-housing form community that celebrates and protects the environment, champions efficiency in design and servicing, and integrates into the character of the existing community.

Should you have any questions or if you would like to discuss the project further, please do not hesitate to get in touch.

Sincerely,
Township Planning + Design Inc.



Robyn Erhardt, RPP, MCIP
Senior Planner
Urban + Regional Planning

Site Plan - Revised Land Use Strategy

Legend

- - - Subject Site
- RC – Residential Community District
- RMF – Residential Multi-Family District
- PUL – Public Utility Lot
- ER – Environmental Reserve
- MR – Municipal Reserve
- REC – Recreational District

