



Local Plan & Redesignation Item: Residential

Electoral Division: 5

File: PL20210134 / PL20210135

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Date:	July 9, 2024		
Presenter:	Xin Deng, Senior Planner		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

The purpose of this report is to consider conceptual scheme and redesignation applications to facilitate country residential development within the Balzac East Area Structure Plan (ASP).

- PL20210134 - To consider the Butte Hills East Conceptual Scheme (CS) that will provide the policy framework to guide future redesignation and subdivision applications for the development of a country residential community.
- PL20210135 - To redesignate the NE & SE-22-26-29-W04M from Agriculture, General District (A-GEN) to Residential, Country Residential District (R-CRD), Special, Public Service District (S-PUB), Special, Parks and Recreation District (S-PRK), and Special, Natural Open Space District (S-NOS), in order to facilitate the creation of 109 two-acre residential lots.

The proposed country residential lots would be serviced by stormwater ponds within the plan area, and piped potable water supply from Rocky View Water Co-op. The internal road network would be designed predominantly around cul-de-sacs, and access would be gained from Township Road 264 and Range Road 292.

The CS proposes to service each residential lot with a private sewage treatment system which does not align with the intent of the Balzac East ASP, or with Council Policy C-449 (Requirements for Wastewater Treatment Systems). Council Policy C-449 states that when a proposed development exceeds 60 lots within 600m, and each lot is less than four acres, the County will not permit private sewage treatment systems, and instead will require connection to a Regional Wastewater Treatment System or Decentralized Wastewater Treatment System. Policy C-449 allows for consideration of private treatment systems only when connection to a regional or decentralised system is not feasible.

The Applicant submitted supporting studies indicating that it would be cost prohibitive to require connection to the County’s piped wastewater system located approximately 4.6 kilometres (2.9 miles) away, as the development is of a lower density. Given the scale of the development and number of lots proposed, Administration considers that connection to the County’s regional wastewater system is feasible and is consistent with other larger subdivisions and developments that have been required to connect in East Balzac since adoption of the Policy C-449 in 2011.

Additionally, connection to the County’s system would minimize potential cumulative environmental impacts that may otherwise be caused by private sewage treatment systems; and, would provide a comprehensive long-term servicing solution for the area in alignment with the subject lands’ location within a Preferred Growth Area of the Calgary Metropolitan Region Plan.

With the exception of the proposed wastewater solution, the submitted applications align with the City of Airdrie / Rocky View County Intermunicipal Development Plan (IDP), the Municipal Development Plan (County Plan), the Balzac East ASP, and the *Land Use Bylaw*.



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If Council is inclined to require the proposed development to connect to the County's regional wastewater servicing system, amendments are set out within Attachment F, and Administration's approval recommendation below, to accommodate this.

ADMINISTRATION'S RECOMMENDATION

PL20210134 (Conceptual Scheme)

THAT Bylaw C-8544-2024 be amended in accordance with Attachment F.

THAT Bylaw C-8544-2024 be given first reading, as amended.

THAT Bylaw C-8544-2024 be given second reading, as amended.

THAT Bylaw C-8544-2024 be considered for third reading, as amended.

THAT Bylaw C-8544-2024 be given third and final reading, as amended.

PL20210135 (Redesignation)

THAT Bylaw C-8545-2024 be given first reading.

THAT Bylaw C-8545-2024 be given second reading.

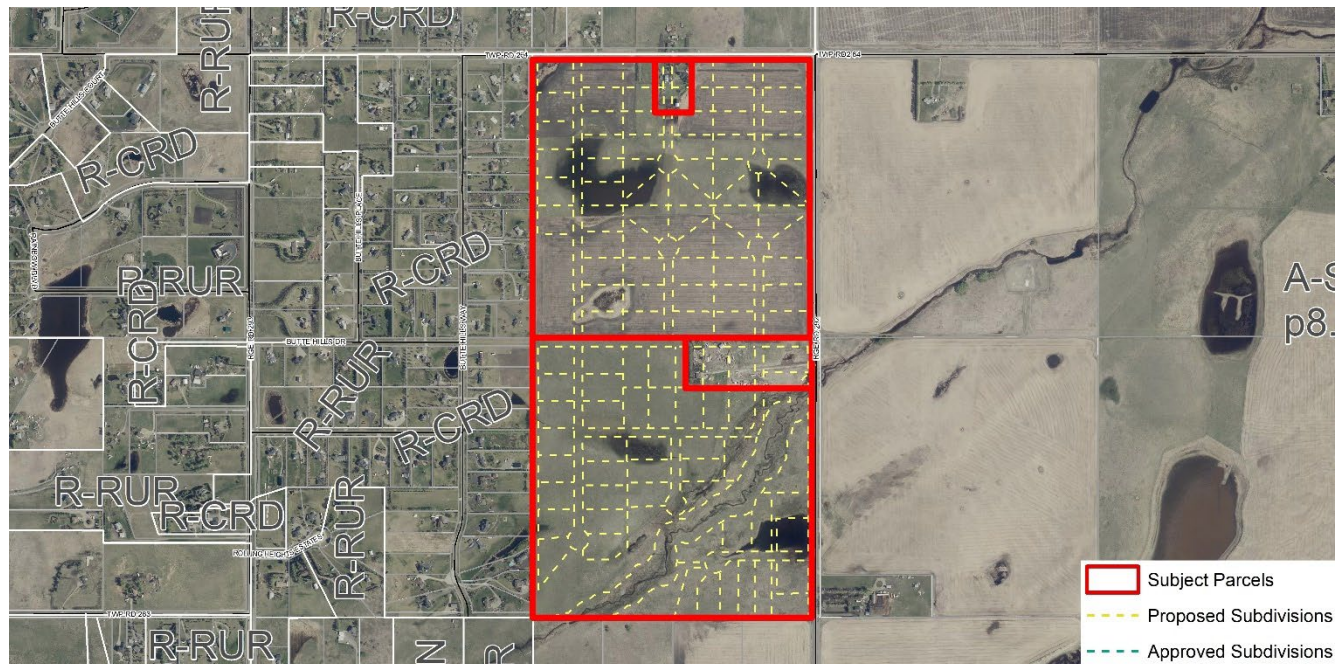
THAT Bylaw C-8545-2024 be considered for third reading.

THAT Bylaw C-8545-2024 be given third and final reading.

BACKGROUND

Location (Attachment A)

Located within the Balzac East ASP, at the southwest junction of Township Road 264 and Range Road 292.



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Site History (Attachment B)

The Butte Hills Conceptual Scheme and Poffenroth Conceptual Scheme were adopted in 1996 and 2001, guiding residential development on the two quarter sections immediately to the west.

Intermunicipal and Agency Circulation (Attachment C)

The subject lands do not fall within the existing City of Airdrie/Rocky View County IDP area; however, given the proximity to the plan boundary of the IDP, the applications were circulated to the City of Airdrie as a courtesy. No response was received.

Landowner Circulation (Attachment D)

The application was circulated to 375 adjacent landowners in accordance with the *Municipal Government Act* and Council Policy C-327; 10 letters in opposition were received from adjacent landowners. They raised concerns on water capacity, impact of wastewater discharge on ground, and impact of additional traffic on the local road networks.

ANALYSIS

Conceptual Scheme Overview

The proposed Butte Hills East Conceptual Scheme contemplates a country residential development with a total of 109 two-acre residential lots integrated with open space and trails.

The development would gain access through the proposed internal roads with access points along Township Road 264 and Range Road 292. The Traffic Impact Assessment concluded that all intersections would operate acceptably until the long-term horizon (2040). Range Road 292 and Township Road 264 are identified as Network A roadways, requiring land dedication to support future road widening. This could further relieve traffic pressure in the area.

Rocky View Water Co-op has confirmed the capacity to service the development. Wastewater would be treated through packaged private sewage treatment systems installed on each 2-acre lot. Drainage would be managed via two stormwater ponds and a bio-retention facility with controlled release rate to an unnamed tributary of Nose Creek, which complies with the Nose Creek Watershed Water Management Plan. The riparian area along the Nose Creek tributary would be protected by an Environmental Reserve. Municipal Reserve would be provided through the combination of land dedication and cash in-lieu payment. All wetlands would be compensated through provincial regulation and approval. A Homeowner Association would manage the open space, private sewage treatment system maintenance, solid waste disposal, and implement Architectural Controls.

Stakeholders and adjacent landowners were invited to engage in the project through the project website (May 17, 2022), newsletters, newspaper ads (May 17 and May 23, 2022), an online public information session (May 31, 2022), and a post-event survey (May 31 – June 10, 2022).

There is no requirement in the Balzac East ASP to append adopted conceptual schemes to the ASP; therefore, the conceptual scheme would not be a statutory document.

Policy Review (Attachment E)

The subject land is identified as a Phase Two Residential Area of the Balzac East ASP. Policy 4.2.3.b of the ASP states that two-acre parcels may be permitted in the Phase Two Area, if the land is adjacent to an existing two-acre lot development, has direct access, and potable water supply. The proposed conceptual scheme addresses how the proposed land use, subdivision pattern, lot size, and transportation and servicing solutions align with the Phase Two Residential Area policies of the ASP.

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Wastewater Servicing

However, the proposed use of private sewage treatment systems for each residential lot does not meet the intent of the Balzac East ASP, or the requirements of County Policy 449, for developments to connect with the County's regional wastewater servicing system.

Balzac East ASP anticipates that future development will connect to the County's regional wastewater system, when and where appropriate. Section 6.5.2 states:

"When and where appropriate, the M.D. will require developments to tie into this system."

Council Policy C-449 further states that the County shall encourage the use of Regional Wastewater Treatment Systems and connections whenever it is feasible to do so. When the proposed development exceeds 60 lots within 600m and each lot is less than four acres, Policy C-449 states that the County will not permit the private sewage treatment system but will require a Regional Wastewater Treatment System or Decentralized Wastewater Treatment System. Only where hook-up to a Regional or Decentralized Wastewater Treatment System is not feasible, then Private Sewage Treatment Systems will be considered.

Taking into account the intent of the Balzac East ASP and the requirements of Council Policy C-449, Administration advised the Applicant to either connect with the County's regional wastewater system or construct a decentralized wastewater treatment system. The Applicant provided technical studies indicating that connection to the East Rocky View Wastewater Transmission System, located approximately 4.6 kilometres (2.9 miles) to the south, is cost prohibitive. The cost estimated by the Applicant is approximately \$8 million. Construction of a decentralized wastewater treatment plant was also stated to not be feasible due to soil conditions.

The Applicant further requested that the proposed Butte Hills East Conceptual Scheme be treated as an extension of the existing Butte Hills community to allow for private sewage treatment systems. Butte Hills Conceptual Scheme (1996) was approved prior to the adoption of the Balzac East ASP (2000), and both Butte Hills (1996) and Poffenroth (2001) communities were approved before the East Rocky View Regional Transmission Main (Phase 1) was completed in 2007. Policy C-449 also came into effect in 2011, and thus, any new development is required to be assessed and comply with the current County policies.

Notwithstanding the Applicant's submissions on the cost of connecting to the County's regional system, Administration considers that the scale of the proposal, connection to the County's regional wastewater system is feasible and warranted. Regional wastewater servicing lands would also provide an efficient and comprehensive long-term servicing solution for the area in alignment with the direction of the Calgary Metropolitan Region Plan for Preferred Growth Areas. The future growth potential within the existing ASP area, together with the potential for the ASP area to expand eastwards in line with the Preferred Growth Area policies set out within the Growth Plan, would increase the potential to recover infrastructure costs from future developments.

Administration notes that there would be no geotechnical concerns in connecting the development to either the County campus lift station or the Wagon Wheel lift station, and both lift stations have sufficient capacity to accommodate the development.

Within its recommendation for approval, Administration has included amendments to the proposed Butte Hills East CS bylaw to accommodate the requirement to connect to the County's wastewater servicing system. The proposed amendments are set out in Attachment F of this report.

Secondary Access

Some internal cul-de-sac roads within the proposed development would provide a single access point to over 10 residential lots, and no secondary emergency access has been proposed for these internal roads. Although this proposed layout does not therefore meet Section 411 of the County's Servicing Standards relating to secondary emergency access, Administration considers that each cul-de-sac is

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only 1-3 lots over the 10 lot requirement stated within the Servicing Standards, and that there is limited risk resulting from the proposed road layout. It is noted that Section 411 allows Council, as Subdivision Authority, to waive the requirements for emergency access at the future subdivision stage.

The proposed Residential, Country Residential District (R-CRD) meets the parcel size requirement and is compatible with adjacent residential development. The proposed public utility lot would be redesignated to Special, Public Service District (S-PUB) to manage drainage generated from the development. The proposed trails would be redesignated as Special, Parks and Recreation District (S-PRK). The valued riparian area would be dedicated as an Environmental Reserve parcel and redesignated to Special, Natural Open Space District (S-NOS).

COMMUNICATIONS / ENGAGEMENT

Rocky View County has provided public notice of the proposed amendments in accordance with the *Municipal Government Act* and Council Policy C-327 (Circulation and Notification Standards).

IMPLICATIONS

Financial

The expansion of the County's servicing network, providing potential access to more users within the County, has the potential to increase the efficiency and cost-effectiveness of the County's overall regional utility network.

Environmental

The proposed use of large number of septic systems within the area may pose future risks for the environment.

Future Development

The County is currently processing an application for a neighbouring Conceptual Scheme (CS) and Redesignation north of the subject lands that would also benefit from connection to the piped wastewater system. Based on the servicing proposal for this application the neighbouring CS is also proposing to use individual septic systems for the proposed \pm 50 residential parcels.

STRATEGIC ALIGNMENT

This report is a statutory obligation under the *Municipal Government Act*.

ALTERNATE DIRECTION

PL20210134 (Conceptual Scheme)

THAT Bylaw C-8544-2024 be given first reading.

THAT Bylaw C-8544-2024 be given second reading.

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ATTACHMENTS

Attachment A: Map Set

Attachment B: Application Information

Attachment C: Application Referral Responses

Attachment D: Public Submissions

Attachment E: Policy Review

Attachment F: Administration's Recommended Amendments to Draft Bylaw C-8544-2024

Attachment G-1: Draft Bylaw C-8544-2024 (Proposed Butte Hills East Conceptual Scheme)

Attachment G-2: Draft Bylaw C-8545-2024