



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: March 23, 2021 **DIVISION:** 1
TIME: Afternoon Appointment
FILE: 03915024 **APPLICATION:** PL20190102
SUBJECT: Redesignation from Agricultural to Residential
 NOTE: This application should be considered in conjunction with application PL20190103 (agenda item E-5)

APPLICATION: To redesignate the subject land from Agricultural, General District to Residential, Country Residential District in order to facilitate a multi-lot residential subdivision.

GENERAL LOCATION: Located in the west Bragg Creek area, approximately 0.81 km (1/2 mile) north of Township Road 232 and in the west side of Fawn Hills Drive.

LAND USE DESIGNATION: Agricultural, General District (A-GEN)

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-7955-2019 on December 10, 2019. The Bylaw has been amended to reflect the new Land Use Bylaw, C-8000-2020, adopted in September 2020. The application was reviewed against the relevant policies of the Greater Bragg Creek Area Structure Plan and was found to be inconsistent.

ADMINISTRATION RECOMMENDATION: Administration recommends refusal in accordance with Option #3.

OPTIONS

- Option # 1:
- Motion #1 THAT Bylaw C-7955-2019 be amended in accordance with Attachment D.
 - Motion #2 THAT Bylaw C-7955-2019 be given second reading, as amended.
 - Motion #3 THAT Bylaw C-7955-2019 be given third and final reading, as amended.
- Option # 2: THAT consideration of application C-7955-2019 be tabled *sine die* to allow the associated Fawn Hills Conceptual Scheme to be revised to align with the requirements of the Greater Bragg Creek Area Structure Plan policies.
- Option # 3: THAT application PL20190102 be refused.

Administration Resources

Oksana Newmen, Planning and Development Services

**AIR PHOTO & DEVELOPMENT CONTEXT:****APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS:

- *Municipal Government Act*;
- Municipal Development Plan;
- Greater Bragg Creek Area Structure Plan;
- Land Use Bylaw; and
- County Servicing Standards.

TECHNICAL REPORTS SUBMITTED:

- A Brief on Transportation Impact of the Fawn Hills Redesignation to a Residential Development prepared by Addoz Engineering Inc. (May 20, 2019)
- Additional TIA Analysis prepared by Bunt & Associates (May 19, 2020)
- Phase 1 Groundwater Site Assessment prepared by Groundwater Information Technologies Ltd (February 12, 2019)
- Fawn Hills Slope Areas prepared by ISL Engineering and Land Services Ltd. (October 27, 2020)
- Historical Resources Act Approval from Alberta Culture, Multiculturalism and Status of Women (August 20, 2019)
- Slope Stability Letter prepared by Almor Testing Services Ltd. (July 17, 2020)
- Preliminary Shallow Subsurface Conditions letter prepared by Almor Testing Services Ltd. (April 18, 2001)



	<ul style="list-style-type: none"> Preliminary Stormwater Management Report prepared by MPE Engineering Ltd. (May 20, 2020)
--	--------------------------------------------------------------------------------------------------------------------------------------------

POLICY ANALYSIS:

Greater Bragg Creek Area Structure Plan

Residential Density

- The subject land is identified as a 'New Residential Area' in the Greater Bragg Creek Area Structure Plan (GBCASP). The GBCASP envisioned 'clustered' subdivision designs with smaller individual parcel sizes, which limits its resulting footprint on the landscape and maximizes open space (Section 7.4).
- According to Policy 7.4.4, parcel sizes within new residential areas in west Bragg Creek should not be less than 0.25 acres, and not greater than 2 acres, with an overall density of not greater than one lot per 4 acres of Gross Development Area.
- The applicant proposes redesignation to Residential, Country Residential District, with lot sizes ranging from 1.98 acres to 2.55 acres. Although the lot sizes are within the range allowed in the GBCASP, the proposed density is almost double that allowed based on the Gross Development Area calculation; see Attachment C for the calculation.
- The ASP requires that future subdivision be evaluated based on the land's ability to accommodate additional development so as to not negatively impact the natural environment. Support is given for protecting areas that represent constraints to development, either because they are unstable, or because they are environmentally sensitive. These areas include slopes in excess of 15%, water bodies and wetlands, and riparian buffers. Where these areas qualify as an environmental reserve under the *Municipal Government Act*, it is suggested that they be dedicated to the County (Policy 7.4.1).
- The subject land contains a tributary to Bragg Creek (intermittent stream) with pockets of wetland and a 30 m riparian setback parallel to Fawn Hills Drive. The subject land also consists of slopes in excess of 15% that are covered with mature trees. The GBCASP policies support the protection of these environmentally sensitive features.

In summary, the application is inconsistent with the Greater Bragg Creek Area Structure Plan policies for the following reasons:

- The proposed density is almost double that allowed in the ASP based on the Gross Development Area calculation. Administration notes that the adjacent residential parcels to the east are similarly sized; however as that development occurred in 1978, planning and standards have changed in the intervening period;
- The proposed Municipal Reserve should be revised to Environmental Reserve (ER) or Environmental Reserve Easement (ERE) due to the tributary to Bragg Creek and its associated riparian area;
- The proposed servicing method (private sewage treatment systems) is inconsistent with the ASP requirements (Communal water treatment and distribution system and municipally approved waste wastewater treatment systems). As the extension of municipal water and wastewater servicing is not feasible, the applicant should consider alternate methods of water



ROCKY VIEW COUNTY

servicing such as the extension/modernization of the existing system along Fawn Hills Drive or construction of a new communal system;

- The existing surface condition of Fawn Hills Drive and Range Road 52 (chip-sealed roadway) are not conducive to accepting additional traffic loads unless upgraded to a pavement standard which may not be feasible as part of this application; and
- The lack of secondary access onto Range Road 52 as required by both the ASP and the County Servicing Standards.

Land Use Bylaw

The proposed parcels are consistent with the proposed land use designations.

ADDITIONAL CONSIDERATIONS:

All other technical matters required at this stage of the application process are satisfactory, with the exception of:

- The Slope Stability Assessment
 - The provided letter was not a full assessment, as it did not provide setbacks nor supporting data to demonstrate the findings that the lands may be suitable for development.
- The One Acre Developable Area Assessment
 - The submitted technical information has not provided data supporting the suggestion that one acre of developable area can be achieved on each parcel. Review using slopes and data assessment is required.
- A Traffic Impact Assessment.
 - The report indicates that the existing chip sealed surface may be able to withstand heavy construction traffic and future use; however, as it is subpar to servicing standards, upgrades to both Fawn Hills Drive and Range Road 52 would be required.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

ON/lt

ATTACHMENTS

ATTACHMENT ‘A’: Application Information
 ATTACHMENT ‘B’: Application Referrals
 ATTACHMENT ‘C’: Gross Developable Area Calculation
 ATTACHMENT ‘D’: Bylaw C-7955-2019 and Schedule A
 ATTACHMENT ‘E’: Map Set
 ATTACHMENT ‘F’: Public Submissions