

## PLANNING AND DEVELOPMENT SERVICES

**TO:** Municipal Planning Commission  
Subdivision Authority

**DIVISION:** 2

**DATE:** April 14, 2021

**APPLICATION:** PL20200148

**FILE:** 05708082 / 05707001 / 05707004

**SUBJECT:** Subdivision Item – Harmony Stage 1, Phase 18

**APPLICATION:** To create 18 Commercial and Multi-Family Residential lots ranging from  $\pm 1,858.54$  sq. m (0.45 ac) to  $\pm 40,491.91$  sq. m (10.00 ac) in size, and 2 Open Space lots  $\pm 1,445.15$  sq. m (0.35 ac) and  $\pm 7,209.84$  sq. m (1.78 ac) in size.

**GENERAL LOCATION:** Located in the Hamlet of Harmony.

**LAND USE DESIGNATION:** Direct Control Bylaw (DC-129)

**EXECUTIVE SUMMARY:** The application is consistent with the relevant policies of the Harmony Conceptual Scheme.

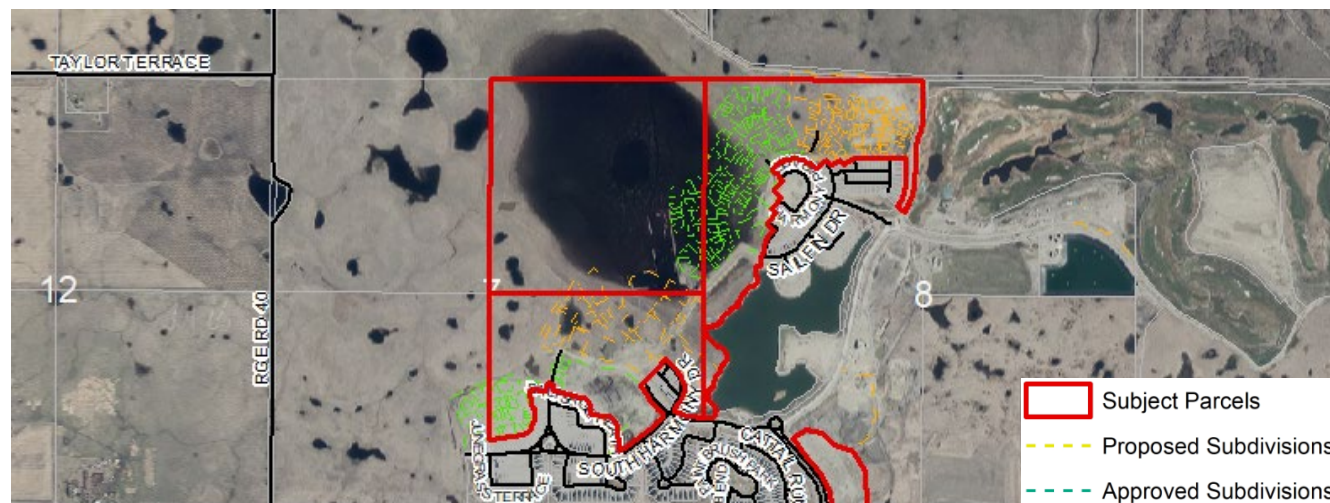
**ADMINISTRATION RECOMMENDATION:** Administration recommends approval in accordance with Option #1.

### OPTIONS:

Option #1: THAT Subdivision Application PL20200148 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Subdivision Application PL20200148 be refused.

### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Christina Lombardo, Planning and Development Services



### 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:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> <li>• <i>Municipal Government Act</i>;</li> <li>• Subdivision and Development Regulations;</li> <li>• Municipal Development Plan;</li> <li>• Harmony Conceptual Scheme</li> <li>• Direct Control Bylaw (DC-129); and</li> <li>• County Servicing Standards.</li> </ul>	<ul style="list-style-type: none"> <li>• Stage 1 Stormwater Master Drainage Plan Report (Urban Systems / September 2008)</li> <li>• Geotechnical Report (McIntosh Lalani Engineering / June 2000)</li> <li>• Biophysical Impact Assessment (EnviroConsult Inc / March 2006)</li> <li>• Environmental Site Assessment (Pinchin Environmental / May 2014)</li> <li>• Water Treatment &amp; Wastewater Treatment Facilities Capacity Letter (Corix Utilities / August 2017)</li> </ul>

### *Payments and Levies*

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
<p><i>TRANSPORTATION OFFSITE LEVY</i></p> <p><i>18.89 ha = 46.68 acres</i></p> <p><i>(Base Levy + Special Area 4)</i></p> <p><i>\$4,595/ac + \$9,247/ac</i></p>	<p>(\$214,494.60 + \$431,649.96)</p> <p>= \$646,144.56</p>
<i>MUNICIPAL RESERVE (\$/ACRE)</i>	Deferred to the balance

### Additional Review Considerations

Conditions were set based on the following items:

#### Accessibility

This development will be accessed via Harmony Circle and facilitated through an internal public road system. A Development Agreement is required to review and approve the design and construction of this infrastructure. The owner is to provide payment of the Transportation Offsite Levy for the gross lands in accordance with the C-8007-2020 Bylaw.

#### Stormwater

A Stormwater Management Plan is required that meets the requirements outlined in the Springbank Master Drainage Plan, the Harmony Staged Master Drainage Plans, and the Integrated Water Plan. Additionally, an Erosion and Sediment Control Plan and Report is required in accordance with the County Servicing Standards for the subject lands. A Development Agreement is required for the site to ensure the construction and implementation is upheld.



## Servicing

### *Water Supply*

The proposed lots will obtain potable water servicing through the Harmony Water Treatment and Distribution System. The owner will need to provide a water servicing analysis to detail potable water, raw water irrigation, and fire suppression, in relation to the Franchise Agreement and Integrated Water Systems Master Plan. The Owner will also need to provide confirmation of tie-ins to the piped water systems as well as detailed construction drawings noting service connections to each lot.

### *Sanitary / Waste Water*

The proposed lots will obtain wastewater servicing through the Harmony Sanitary Collection and Treatment System in accordance with the terms of the Franchise Agreement, as amended. The owner will be required to provide a detailed sanitary servicing study, provide confirmation of tie-ins along with verification of capacity. A detailed construction plan is required for the implementation of the recommendation of the study as required.

## Municipal Reserve and Levies

The Municipal Reserves owing on the subject lands to be confirmed by the Plan of Survey will be deferred by caveat to the remainder parcels and other Harmony lands.

The transportation offsite levy will be collected in accordance with Bylaw C-8007-2020, with the amount to be confirmed by the Plan of Survey.

## Policy Considerations

### *Interim Growth Plan*

The community of Harmony is considered as 'Unincorporated urban community' in accordance with the Calgary Metropolitan Region Interim Growth Plan. The proposal is compliant with Section 3.4.1.2 of the IGP, which lists requirements for the intensification and infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities.

### *County Plan*

The County Plan (Section 5.1) support the development of the Hamlet of Harmony as a full-service rural community providing a range of land uses, housing types, and rural services to their residents and local area; in accordance with their area structure plan or conceptual scheme.

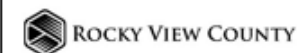
### *Harmony Conceptual Scheme*

Harmony is not located within any Area Structure Plan. The subject lands are contained within the Harmony Conceptual Scheme, and are located in an area identified as Village Core in the Stage 1 Neighbourhood Plan. This indicates that this area is designed to provide a focal point for the overall Harmony community through a mix of land uses, including a variety of housing forms within a higher density setting and to provide small to medium scale commercial, institutional and personal service uses.

The subject lands hold the Direct Control land use designation, which is the appropriate land use for the intended parcel sizes.



## Tentative Plan



## Tentative Plan

## Subdivision Proposal

To create 18 Commercial and Multi-Family Residential lots ranging from  $\pm 1,858.54$  sq. m to  $\pm 40,491.91$  sq. m in size, and 2 Open Space lots ( $\pm 1,445.15$  sq. m and  $\pm 7,209.84$  sq. m in size)

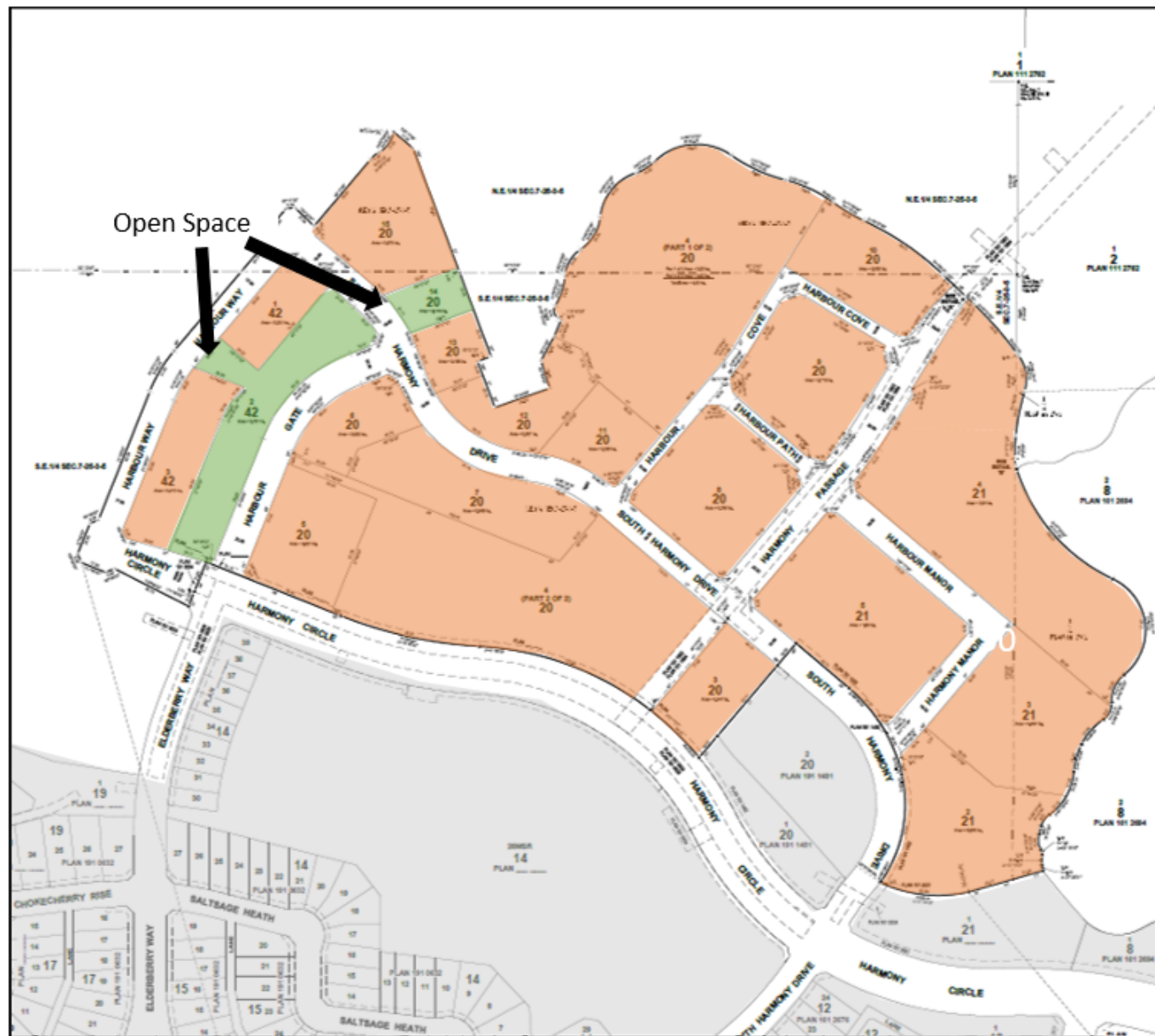
## Legend

Dwelling	
Building	
Subject Lands	
Open Space Lots	

## Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

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 & W-08-25-03-W05M



**CONCLUSION:**

Subject to the proposed conditions of approval, the application is recommended for approval.

Respectfully submitted,

Concurrence,

"Brock Beach"

"Al Hoggan"

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Acting Executive Director  
Community Development Services

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Chief Administrative Officer

CL/llt

**ATTACHMENTS:**

ATTACHMENT 'A': Approval Conditions

ATTACHMENT 'B': Maps and Other Information

**ATTACHMENT 'A': APPROVAL CONDITIONS**

- A. The application to create 18 Commercial and Multi-Family Residential lots ranging from  $\pm 1,858.54$  sq. m to  $\pm 40,491.91$  sq. m in size, and 2 Open Space lots ( $\pm 1,445.15$  sq. m and  $\pm 7,209.84$  sq. m in size) located within a portion of SE-7-25-3-W5M / NE-7-25-3-W5M / W-8-25-3-W5M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and Section 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
  2. The subject lands hold the appropriate land use designation;
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

**Survey Plans**

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.

**Development Agreement**

- 2) The Owner is to enter into and comply with a Development Agreement pursuant to Section 655 of the *Municipal Government Act* in accordance with the approved tentative plan and shall include the following:
  - Design and construction of an internal public road system in accordance with an approved Traffic Impact Assessment and as shown in the Tentative Plan, with associated infrastructure to support the proposed development;
  - Design and construction of Landscaping features for all public pathways, and public roadways and open space, in accordance with the approved Landscaping Plan;
  - Construction of a piped potable water and raw water distribution system (including the registration of necessary easements), connection to the potable water treatment plant, and service connections to each lot;
  - Construction of a piped sanitary collection system (including the registration of necessary easements), connection to the wastewater treatment plant, and service connections to each lot;



## ROCKY VIEW COUNTY

- Construction of a fire suppression and distribution system designed to meet minimum fire flows as per County Standards and Bylaws;
- Construction and implementation of stormwater management facilities and piped stormwater collection system in accordance with the recommendations of the approved Stormwater Management Plan, and the registration of any overland drainage easements and/or restrictive covenants, as determined by the Stormwater Management Plan, all to the satisfaction of the County and Alberta Environment and Parks;
- Design and construction of landscaping features for all Municipal Reserve Lots, public pathways and public roadways, Owners Association of Harmony open space, all in accordance with an approved Landscaping Plan;
- Implementation of the recommendations of the Construction Management Plan and Weed Management Plan;
- Implementation of the revised Water and Wastewater Franchise Agreement with Harmony Advanced Water Systems Corporation (HAWSCO), as amended;
- The Owner shall obtain approval for road naming by way of application to, and consultation with, the County.
- Dedication of necessary easements and right of ways for utility line assignments;
- Mailboxes are to be located in consultation with Canada Post;
- Installation of power, natural gas and telephone lines;
- Implementation of the recommendations of the Construction Management Plan;
- Implementation of the recommendations of the Geotechnical Reports;
- Implementation of the recommendations of the Biophysical Impact Assessment and/or Wetland Impact Assessment;
- Alberta Environment approvals are required for disturbance to any onsite wetlands, prior to signing of the Development Agreement.
- The construction of any oversized or excess capacity infrastructure, roads and/or services benefitting the Owner's lands and development and other lands.

*Developability*

- 3) The Owner is to provide a Geotechnical Investigation in accordance with the Rocky View County Servicing Standards is required to verify the site is suitable for the proposed buildings, site works, and utilities. For any areas with greater than 1.2 m of fill a Deep Fill report is required

*Transportation and Access*

- 4) The Owner shall provide an updated Traffic Impact Assessment (TIA) to reflect current on-site and off-site development and network conditions, detailing the related required improvements, to the County's satisfaction. The TIA update shall confirm local road standards proposed to provide access to this phase of subdivision, and:
  - The Owner shall enter into a Development Agreement with the County, addressing the design and construction of the required improvements, if the recommendations of the Traffic Impact Assessment identify improvements are required.



## ROCKY VIEW COUNTY

- 5) The Owner shall obtain approval for road naming by way of application to, and consultation with, the County;

*Site Servicing*

- 6) The Owner is to provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, traffic accommodation, construction waste management, and construction management details. Other specific requirements include:
  - Weed management during the construction phases of the project;
  - Implementation of the Construction Management Plan recommendations, which will be ensured through the Development Agreement.
  - We understand the developer is intending to construct Harmony's west Lake (Lake B) that front's the village core under a future stage. Please note that the parcels fronting the Lake B may see additional shoreline/lake construction in the future that coincide with detailed design of the Lake itself.
  - The Owner is to provide detailed construction drawings, based on the approved sanitary servicing study & potable water servicing study, for a sanitary collection system and water distribution and fire suppression system respectively (including the registration of necessary easements), connection to the wastewater treatment plant & water treatment plant, and service connections to each lot;
- 7) The Owner is to provide a detailed sanitary servicing study in support of this subdivision, building off of the Franchise Agreement and the Integrated Water Systems Master Plan, to determine:
  - Pipe type and sizes;
  - Number of lift stations, if applicable; and
  - Wastewater Treatment Plan capacity, and treated effluent storage requirements.
- 8) The Owner is to provide confirmation of the tie-in for connections to HAWSCO, an Alberta Environment licensed piped waste-water supplier, for all lots, as shown on the approved Tentative Plan. This includes providing for the following information:
  - Confirmation from the wastewater utility supplier that adequate capacity has been allocated and reserved for the proposed new lots;
- 9) The Owner is to provide a detailed water servicing analysis for potable water, raw water irrigation, and fire suppression, building off of the Franchise Agreement and the Integrated Water Systems Master Plan, to determine:
  - Pipe type and sizes;
  - Ability to meet fire flow requirements;
  - Water treatment plant capacity and reservoir storage requirements
- 10) The Owner is to provide confirmation of the tie-in for connections to HAWSCO, an Alberta Environment licensed piped water supplier, for lots, as shown on the approved Tentative Plan. This includes providing the following information:
  - Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed new lots;
  - Documentation proving that water supply has been purchased for all proposed lots;





## ROCKY VIEW COUNTY

- Documentation proving all necessary paperwork has been completed, to the County's satisfaction;
- 11) Utility Easements, Agreements and Plans are to be provided and registered to the satisfaction of ATCO;
  - 12) The Owner is to provide and implement a Stormwater Management Plan that meets the requirements outlined in the Springbank Master Drainage Plan, the Staged Master Drainage Plan, the Integrated Water Systems Master Plan, and the Stage 3 Master Drainage Plan. Implementation of the Stormwater Management Plan shall include:
    - Registration of any required easements and / or utility rights-of-way
    - Provision of necessary approvals and compensation to Alberta Environment and Parks for wetland loss and mitigation; and
    - Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system.
    - Should the Stormwater Management Plan indicate that improvements are required, the Owner shall enter into a Development Agreement with the County;
  - 13) The applicant shall submit an Erosion and Sediment Control Plan and Report in accordance with the County's Servicing Standards.

*Levies and Payments*

- 14) The owner is to provide payment of the Transportation Off-Site Levy (including the Base Levy and the Special Area Levy) in accordance with the Transportation Off-Site Bylaw C-8007-2020, as amended. The County shall calculate the total amount owing;
  - From the total gross acreage of the lands to be subdivided, as shown on the plan of survey.
- 15) The provision of Reserve, in the amount of 10% of all Lots, is to be deferred by caveat proportionately to the existing Deferred Reserve Caveat on NE-7-25-03-W5M, SE-7-25-03-W5M, pursuant to Section 669(2) of the Municipal Government Act;
- 16) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of nineteen (19) new lots.

*Taxes*

- 17) All taxes owing up to and including the year in which subdivision is to be registered are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the *Municipal Government Act*.

## D. SUBDIVISION AUTHORITY DIRECTION:

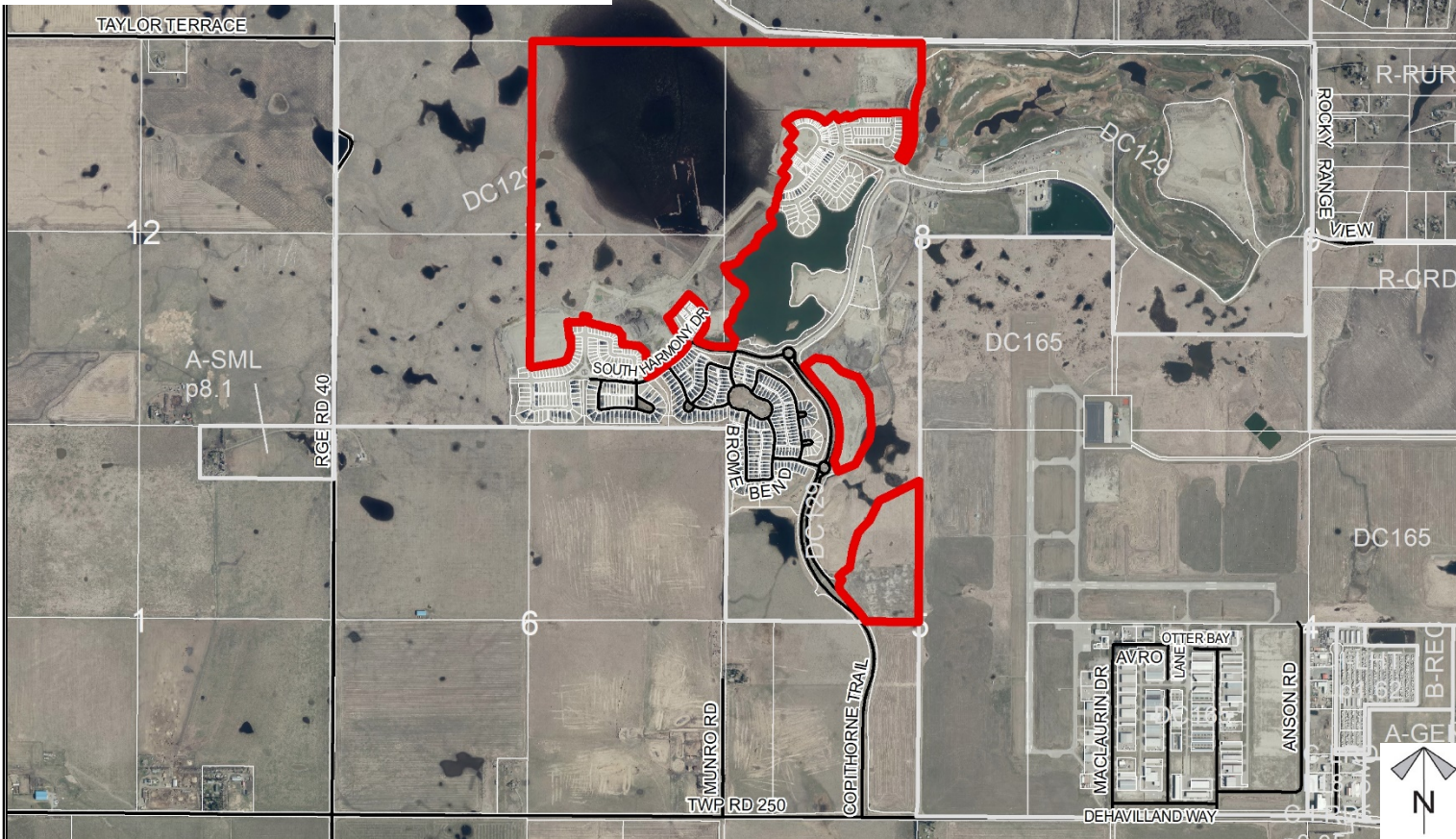
- 1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw



## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Stantec Geomatics Ltd. (Mark Woychuk)	<b>OWNER:</b> Harmony Developments Inc.
<b>DATE APPLICATION RECEIVED:</b> October 30, 2020	<b>DATE DEEMED COMPLETE:</b> November 13, 2020
<b>GROSS AREA:</b> ± 144.54 hectares (± 357.16 acres)	<b>LEGAL DESCRIPTION:</b> SE-7-25-3-W5M / NE-7-25-3-W5M / W-8-25-3-W5M
<b>APPEAL BOARD:</b> Municipal Government Board	
<b>HISTORY:</b> <p><b>October 2008</b> Direct Control Bylaw (DC-129) was approved for the area.</p> <p><b>February 2007</b> Harmony Conceptual Scheme (Bylaw C-6411-2007) was approved, which sets out a vision and framework for the development of the Harmony community.</p>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> <p>The application was circulated to 177 adjacent landowners. One letter was received in concern of the application. The responses have been included in Appendix 'C.'</p> <p>The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

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File: PL20200148  
Printed: November 2, 2020  
Legal: SE/NE-07-25-03-W05M  
& W-08-25-03-W05M







## Development Proposal

### Subdivision Proposal

To create 18 Commercial and Multi-Family Residential lots ranging from  $\pm 1,858.54$  sq. m to  $\pm 40,491.91$  sq. m in size, and 2 Open Space lots ( $\pm 1,445.15$  sq. m and  $\pm 7,209.84$  sq. m in size)

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## Environmental

### Subdivision Proposal

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-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water



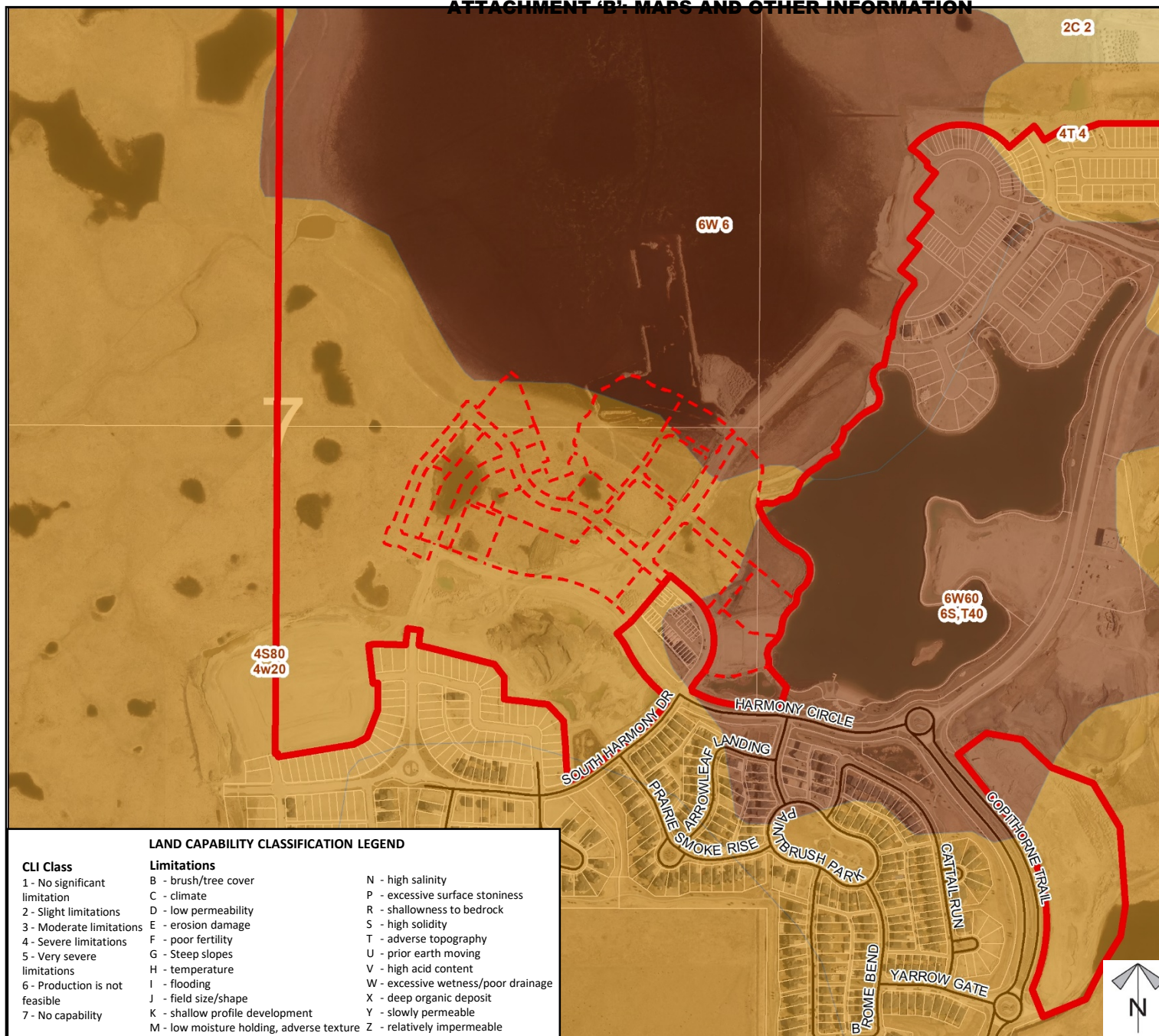
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## Soil Classifications

## Subdivision Proposal

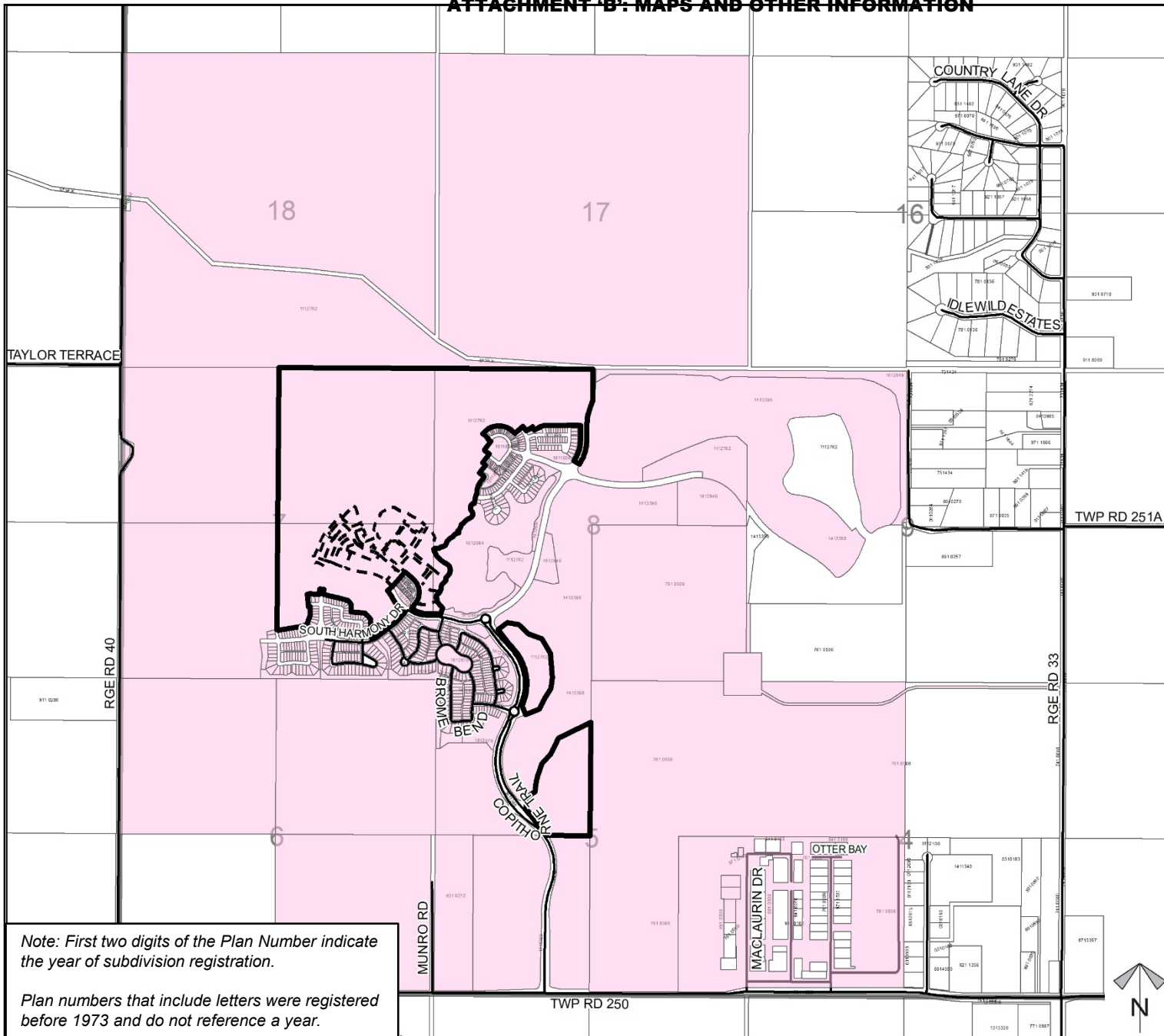
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## Landowner Circulation Area

### Subdivision Proposal

To create 18 Commercial and Multi-Family Residential lots ranging from  $\pm 1,858.54$  sq. m to  $\pm 40,491.91$  sq. m in size, and 2 Open Space lots ( $\pm 1,445.15$  sq. m and  $\pm 7,209.84$  sq. m in size)



Note: First two digits of the Plan Number indicate the year of subdivision registration.

Plan numbers that include letters were registered before 1973 and do not reference a year.

### Legend

Support



Opposition



Division: 2

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## Tentative Plan

### Subdivision Proposal

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### Legend

Dwelling	
Building	
Subject Lands	
Open Space Lots	

### Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

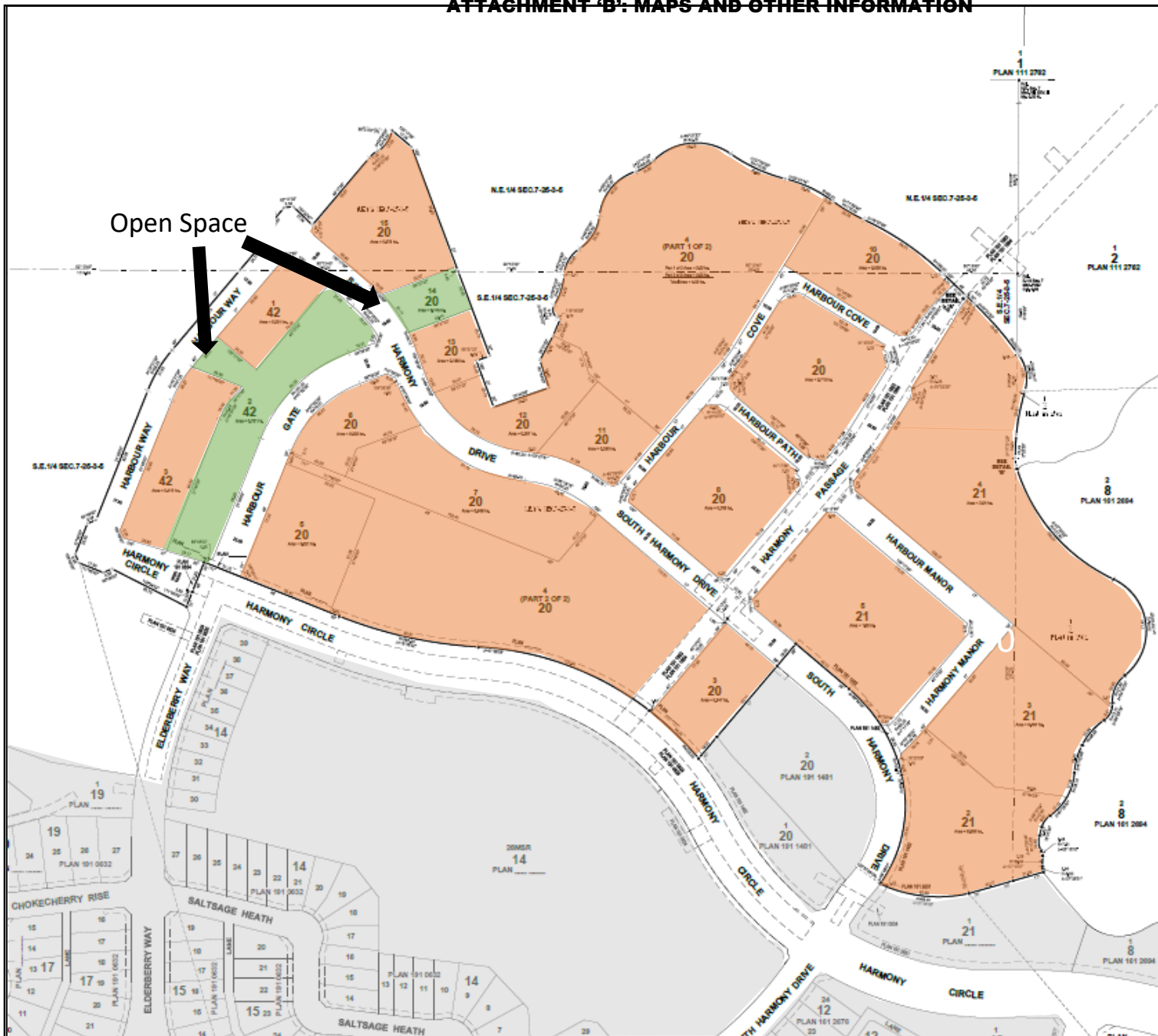
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**TECHNICAL CONSIDERATIONS:**

This application was evaluated in accordance with the matters listed in Section 7 of the Subdivision and Development Regulation, which are as follows:

a) The site's topography:

The subject lands do not contain any significant slopes. The property has been stripped and graded under an approved development permit (PRDP20200211). All details on deep fill reporting and rough grading plans/elevations can be referenced.

Conditions: None

b) The site's soil characteristics:

The site contains Class 4 soils with severe limitations to crop production due to high sodicity and excessive wetness/poor drainage, and Class 6 soils where crop production is not feasible due to excessive wetness/poor drainage, high sodicity, and adverse topography

6W

6W60 6S, T40

4S80 4W20

Conditions: None

c) Stormwater collection and disposal:

A Stormwater Management Plan is required that meets the requirements outlined in the Springbank Master Drainage Plan, the Staged Master Drainage Plan, the Integrated Water.

Additionally an Erosion and Sediment Control Plan and Report in accordance with the County Servicing Standards is required for the subject lands. Because the site is larger than 2 hectares a full report is required for this application.

A Development Agreement is required for the site to ensure the construction and implementation is upheld.

Conditions: (2, 12)

d) Any potential for flooding, subsidence, or erosion of the land:

The Village Core lands have been stripped and graded under a previously approved permit (PRDP20200211). All details on wetland impacts and other environmental considerations in Stage 3a were previously reviewed and approved. Engineering has not requested any further investigation of the lands.

Conditions: None

e) Accessibility to a road:

This development will be accessed via Harmony Circle and facilitated through an internal road system (containing: Harbour Way, Harbour Gate, South Harmony Drive, Harmony Passage, Harbour Cove, Harbour Path, Harbour Manor – to be approved by GIS) The design and construction of these internal roads will be accommodated through an internal public road system. A Development Agreement is required to review and approve this infrastructure.

The applicant will be required to provide an updated TIA to reflect on-site and off-site development and network conditions. A Development Agreement will be required to address improvements as directed by the TIA.

The owner is to provide payment of TOL (calculated with base and special area) in for the gross lands accordance with the 2020 Bylaw.

Conditions: (2, 4, 5)

f) Water supply, sewage, and solid waste disposal:

Water Supply

The proposed lots will obtain potable water servicing from the HAWSCO Potable Water Treatment and Distribution System. The owner will need to provide a water servicing analysis to detail the following; potable water, raw water irrigation, fire suppression; in relation to the Franchise Agreement and Integrated Water Systems Master Plan.

The Owner will also need to provide confirmation of Tie-ins to the piped water systems as well as detailed construction drawings noting service connections to each lot. .

Sanitary / Waste Water

The proposed lots will obtain wastewater servicing from the HAWSCO Sanitary Collection and Treatment System in accordance with the terms of the Franchise Agreement, as amended. The owner will be required to provide a detailed sanitary servicing study, provide confirmation of the tie ins along with verification of capacity. A detailed construction plan is required for this information as well.

Conditions: (Water – 2, 6, 9, 10) (waste water – 2, 7, 8, 9)

g) The use of the land in the vicinity of the site:

This parcel is located within Stage 1 of the Harmony Conceptual Scheme, identified as Phase 18 it is located north of the school Site (Phase 5) and will sit directly adjacent to the proposed Lakes 1 & 2.

The surrounding area is also designated as Direct Control District (DC-129), intended to facilitate the subdivision and development of the Hamlet of Harmony.

Conditions: None

h) Other matters:

*Municipal Reserves*

The applicant has indicated they would like to defer the Municipal Reserve owing to the balance lands. As per the tentative plan, the development is utilizing approx. 47 acres, which will be deferred by caveat to the remainder parcels and other Harmony lands.

18.89 hectares = 46.68 acres x 10%

**4.668 acres** are transferred to the remainder lands

Conditions: (15) DRC

**POLICY CONSIDERATIONS:**Interim Growth Plan

The community of Harmony is considered as 'Unincorporated urban community' in accordance with the Calgary Metropolitan Region Interim Growth Plan. The proposal is compliant with Section 3.4.1.2 of the IGP, which lists requirements for the intensification and infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities.

County Plan

The County Plan (Section 5.1) support the development of the Hamlet of Harmony as a full service rural community providing a range of land uses, housing types, and rural services to their residents and local area; in accordance with their area structure plan or conceptual scheme.

Harmony Conceptual Scheme

Harmony is not located within any Area Structure Plan. The subject lands are contained within the Harmony Conceptual Scheme, and are located in an area identified as Village Core in the Stage 1 Neighbourhood Plan. This indicates that this area is designed to provide a focal point for the overall Harmony community through a mix of land uses, including a variety of housing forms within a higher density setting and to provide small to medium scale commercial, institutional and personal service uses.

The subject lands hold the Direct Control land use designation, which is the appropriate land use for the intended parcel sizes.

Harmony Conceptual Scheme

## 5.2.1 Village Core 1 (VC-1) Designation (Page 52)

"The purpose and intent of the Village Core 1 (VC-1) designation is to provide a vibrant focal point for the overall Harmony community through the provision of a mix of land uses within this well defined area. The intent is to accommodate for a variety of housing forms within a higher density setting, and to provide small to medium scale commercial, institutional and personal service uses. There is also the inclusion of community amenity space, the school site and the implementation of utility infrastructure within the proposed VC-1 area."