

## PLANNING AND DEVELOPMENT SERVICES

**TO:** Municipal Planning Commission  
Subdivision Authority

**DIVISION:** 2

**DATE:** April 14, 2021

**APPLICATION:** PL20200153

**FILE:** 05707001

**SUBJECT:** Subdivision Item: Harmony Phase 4B Resubmission

**APPLICATION:** To create 37 Residential parcels ranging from  $\pm 495.79$  sq. m to  $\pm 647.40$  sq. m 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 Harmony Conceptual Scheme.

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

### OPTIONS:

Option #1: THAT Subdivision Application PL20200153 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Subdivision Application PL20200153 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>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<ul style="list-style-type: none"> <li>• Staged Master Drainage Plan – Stage 1 (Urban Systems, September 2008)</li> <li>• Biophysical Impact Assessment &amp; Environmental Protection Plan (Urban Systems, March 2006)</li> <li>• Geotechnical Evaluation (McIntosh Lalani Engineering Ltd., June 2000)</li> <li>• Phase 1 Environmental Site Assessment (Pinchin Environmental, May 2014)</li> <li>• Stage 2 &amp; 3 TIA – Draft Report (Urban Systems, February 2016)</li> <li>• Water Treatment &amp; Wastewater Treatment Facility Capacities (Corix Utilities, August 2017)</li> </ul>

### Additional Review Considerations

Conditions were set based on the following items:

The purpose of this application is to create 37 residential lots. The original Stage 1, Phase 4-9 (PL20170126) was approved in April 2018 and included the subject lands. The subject lands are currently vacant and would gain access from Chokecherry Ridge and Chokecherry Rise as well as a lane between the two. The lands will be serviced by the existing Harmony water and wastewater systems and all technical requirements were addressed as part of the original Phase 4-9 subdivision and secured through a development agreement. To ensure all conditions from the previous application are upheld as a condition of this subdivision the Transmittal of Decision from PL20170126 must be fully completed and endorsed prior to registration of this subdivision.

All infrastructure, levy payments and other technical deliverables for the subject 37 lots in this application are considered under Phase 4B.

### Policy Considerations

#### County Plan

The County Plan (Section 5.1) support the development 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.

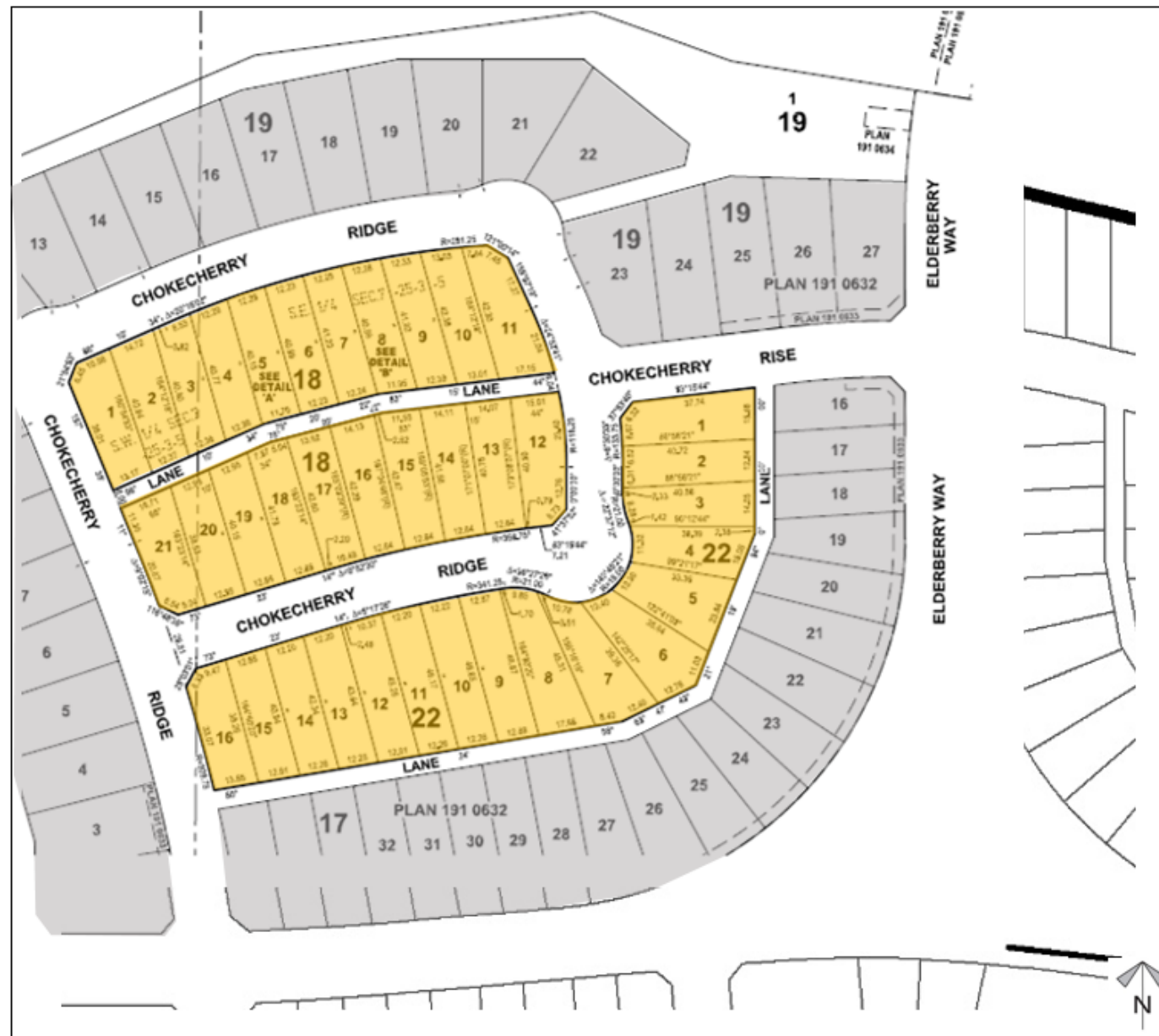
#### Harmony Conceptual Scheme

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 that the plan identifies as appropriate for Residential Use and in the Stage 1 Neighbourhood Plan.



ROCKY VIEW COUNTY

Tentative Plan



ROCKY VIEW COUNTY

## Tentative Plan

### Subdivision Proposal

To create 37 Residential parcels ranging from  $\pm$  495.79 sq. m to  $\pm$  647.40 sq. m in size.

### Legend

Dwelling



Building



Subject Lands



### 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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Legal: SE-07-25-03-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



ROCKY VIEW COUNTY

**ATTACHMENT 'A': APPROVAL CONDITIONS**

- A. The application to create 37 residential parcels ranging from  $\pm 495.79$  sq. m to  $\pm 647.40$  sq.m in size located within a portion of SW-07-25-3-W5M AND SE-7-25-3-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.
- 2) The Owner is required, to register and satisfy all conditions attached to and forming part of the Transmittal of Decision for PL20170126 dated April 20, 2018 prior to the registration of this application to the satisfaction of the County.

**Payments and Levies**

- 3) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of thirty-seven (37) new lots.

**Servicing**

- 4) Utility Easements, Agreements and Plans are to be provided and registered to the satisfaction of ATCO;

**Taxes**

- 5) 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*.



ROCKY VIEW COUNTY

## 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



ROCKY VIEW COUNTY

## 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> ± 98.51 hectares (± 243.42 acres)	<b>LEGAL DESCRIPTION:</b> NE-7-25-3-W5M
<b>APPEAL BOARD:</b> Municipal Government Board	
<b>HISTORY:</b> <i>April 2018</i> Stage 1, Phase 4B subdivision was approved under application PL20170126 <i>October 2008</i> Direct Control Bylaw (DC-129) was approved for the area. <i>February 2007</i> Harmony Conceptual Scheme (Bylaw C-6411-2007) was approved, which sets out a vision and framework for the development of the Harmony community.	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> <p>The application was circulated to 269 adjacent landowners, one letter of support was received for this 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>	





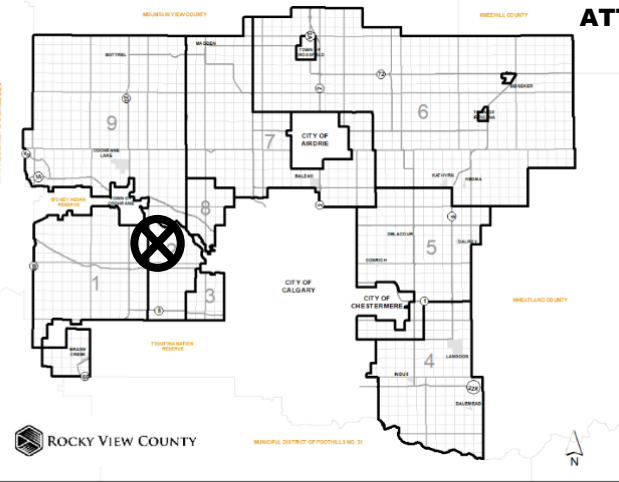
## Location & Context

### Subdivision Proposal

To create 37 Residential parcels ranging from  $\pm$  495.79 sq. m to  $\pm$  647.40 sq. m in size.

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## ATTACHMENT 'B': MAPS AND OTHER INFORMATION







## Development Proposal

### Subdivision Proposal

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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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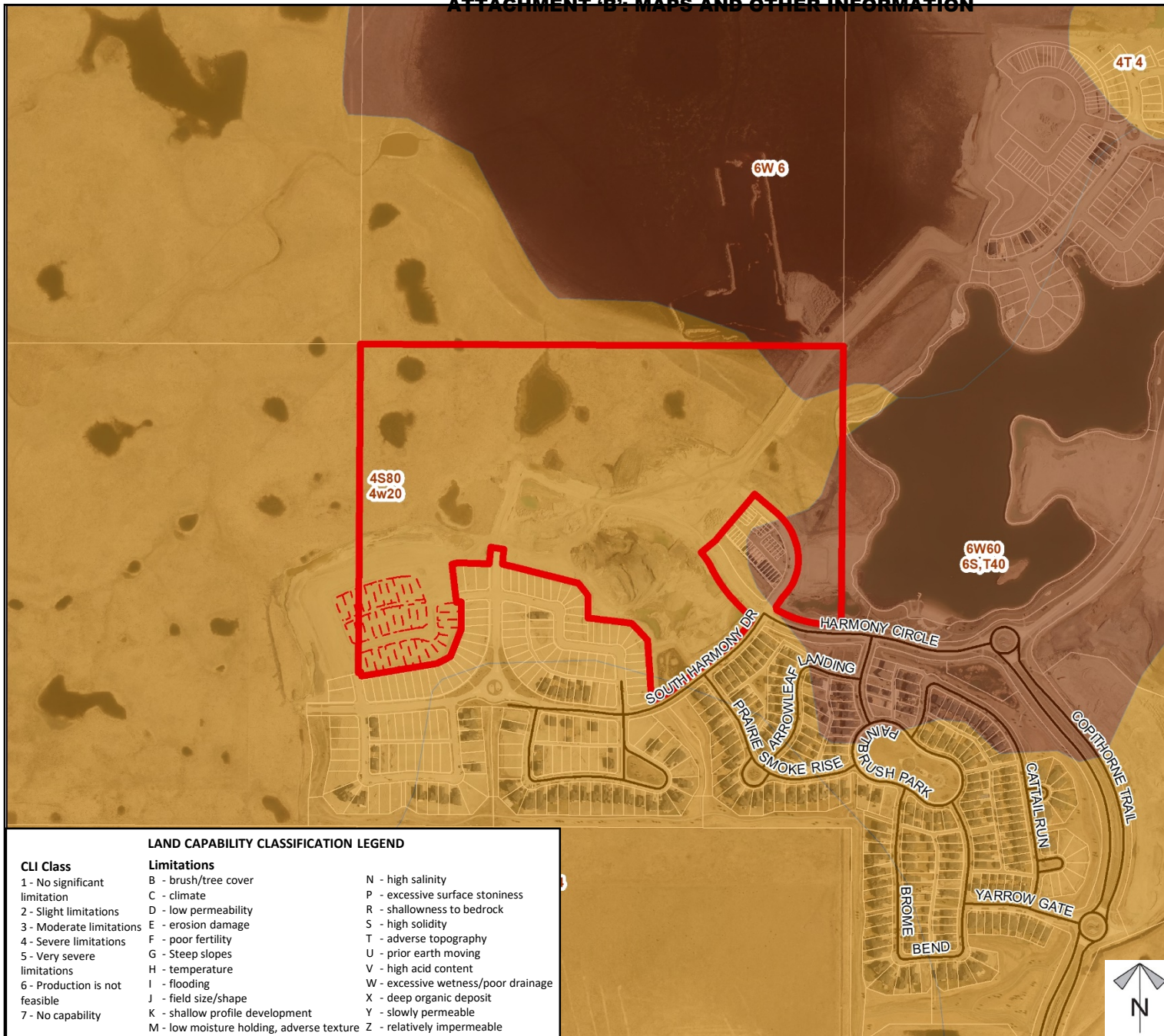




## Soil Classifications

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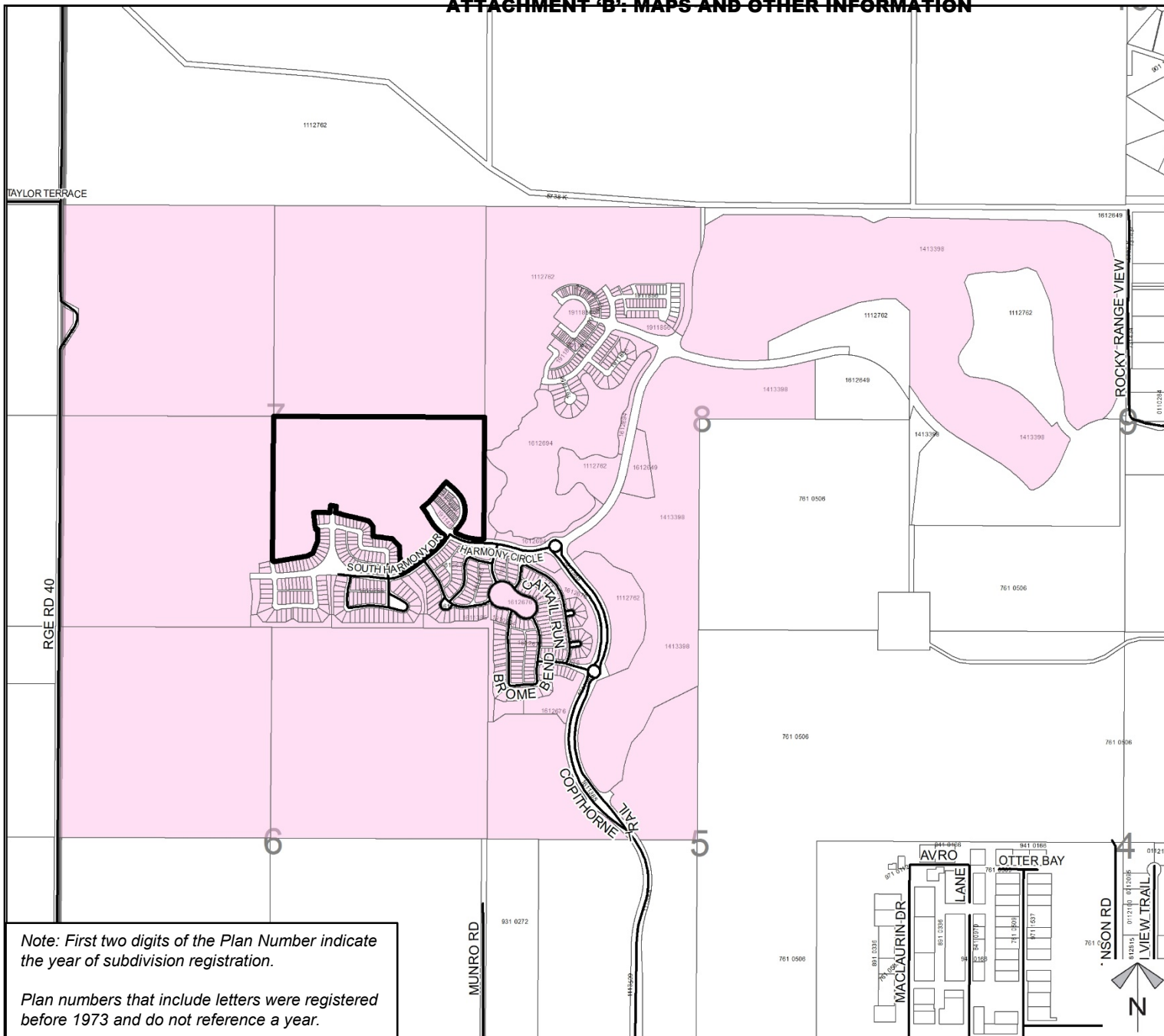
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## Landowner Circulation Area

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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



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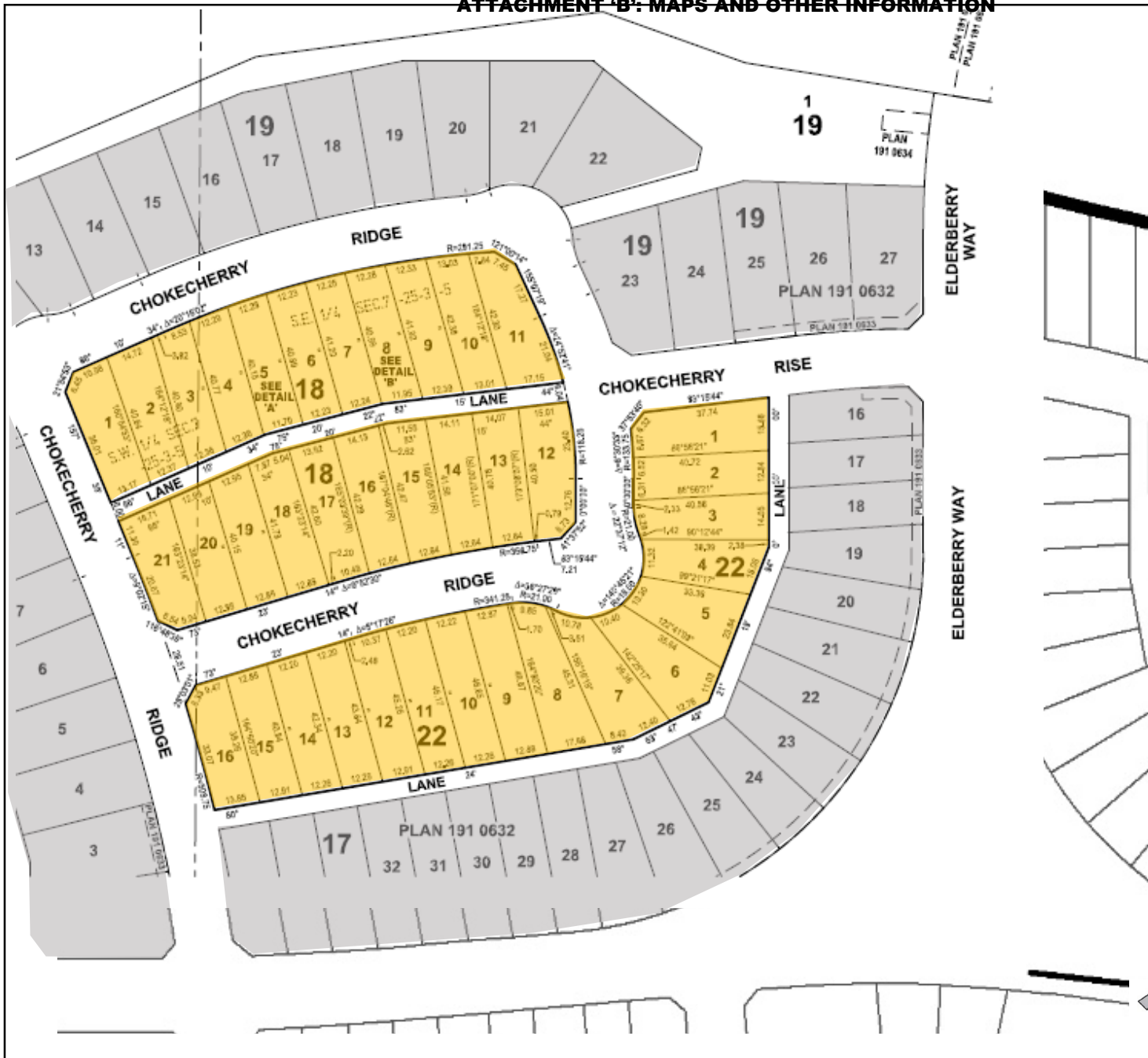
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**TECHNICAL CONSIDERATIONS: Previous subdivision was approved under PL20170126**

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 land is generally flat. The property evaluated and approved under the previous Phase 4B application (PL20170126). The subject lands do not contain any significant slopes and no geotechnical information is required to proceed.

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.

4S 80

Conditions: None

c) Stormwater collection and disposal:

No further stormwater requirements are required as they had been previously reviewed under the 2017 applications and enforced by the Development Agreement required. There is a note on the north side of Chokecherry Ridge that is currently designed with a "lawn basin swale" which would make front drive access challenging. This affects lots fronting the North side of the road and covered by this subdivision. Any crossings of the drainage ditch would need specific review/approval by the County under Phase 4b and are not currently accounted for.

Conditions: None

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

No concerns for flooding subsidence or erosion of the land.

Conditions: None

e) Accessibility to a road:

The proposed residential lots would gain access from Chokecherry ridge and Chokecherry Rise as well as a lane between the two. The Development Agreement required from the previous application will consider any outstanding infrastructure required for the development.

A subdivision condition is required to ensure that all conditions on Transmittal of Decision PL20170126 dated April 20, 2018 are met prior to registration of this subdivision. This is because all infrastructure, levy payments and other technical deliverables for the 37 lots in this subdivision are being covered under Phase 4b.

Conditions: None

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

No further servicing requirements apply. These sites have been serviced under the Phase 4b engineering review and the development agreement noted above.

Conditions: None

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

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*

Municipal Reserves were previously considered under the previous application by partial dedication and the remaining deferred to the remainder.

**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 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 that the plan identifies as appropriate for Residential Use and in Stage 1 Neighbourhood Plan.