



PLANNING AND DEVELOPMENT SERVICES

TO: Council **DIVISION:** 2
DATE: September 1, 2020 **APPLICATION:** PL20200078
FILE: 05707130/ 31 / 32 / 33 / 34 / 35 / 36 / 37 / 38 / 39 / 40 / 41
/ 42 / 43 / 44 / 45 / 46 / 47 / 48 / 49 / 50 / 51 / 52 / 53 / 54
/ 55 / 56 / 57 / 58 / 59 / 60 / 61 / 62 / 63 / 64 / 65 / 66 / 67
SUBJECT: First Reading Bylaw – Direct Control Bylaw Site-Specific Amendments

PURPOSE: A Site-Specific Amendment to Direct Control Bylaw (DC-129) to redesignate 38 properties in Harmony Stage 4A from Village Residential 1 Development Cell (VR-1) to Village Residential 2 Development Cell (VR-2) to allow for additional variety of residential development in the area.

GENERAL LOCATION: Located approximately 1.61 km (1 mile) north of Township Road 250 and on the east side of Range Road 40, within the hamlet of Harmony.

APPLICANT: Stantec Consulting

OWNERS: Harmony Developments Inc.; Owners Association of Harmony

POLICY DIRECTION: The Harmony Conceptual Scheme and any other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8079-2020 be given first reading.

Option #2: THAT application PL20200078 be denied.

APPLICATION REQUIREMENTS:

Standard technical requirements apply in accordance with the County Plan and County Servicing Standards.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JKwan/llt

APPENDICES:

APPENDIX ‘A’: Bylaw C-8079-2020 & Schedule A

APPENDIX ‘B’: Map Set

Administration Resources

Johnson Kwan, Planning and Development Services



ROCKY VIEW COUNTY

BYLAW C-8079-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Direct Control Bylaw C-6688-2008 (DC-129).

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as *Bylaw C-8079-2020*.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the Direct Control Bylaw C-6688-2008 (DC-129), Land Use Bylaw C-4841-97, and the *Municipal Government Act* except for the definitions provided below:
- (1) **“Council”** means the duly elected Council of Rocky View County;
 - (2) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (3) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

- 3 THAT Direct Control District (DC-129, Bylaw C-6688-2008) be amended as detailed in Schedule A forming part of this Bylaw.

Transitional

- 4 Bylaw C-8079-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME IN COUNCIL this _____ day of _____, 20XX

PUBLIC HEARING HELD this _____ day of _____, 20XX

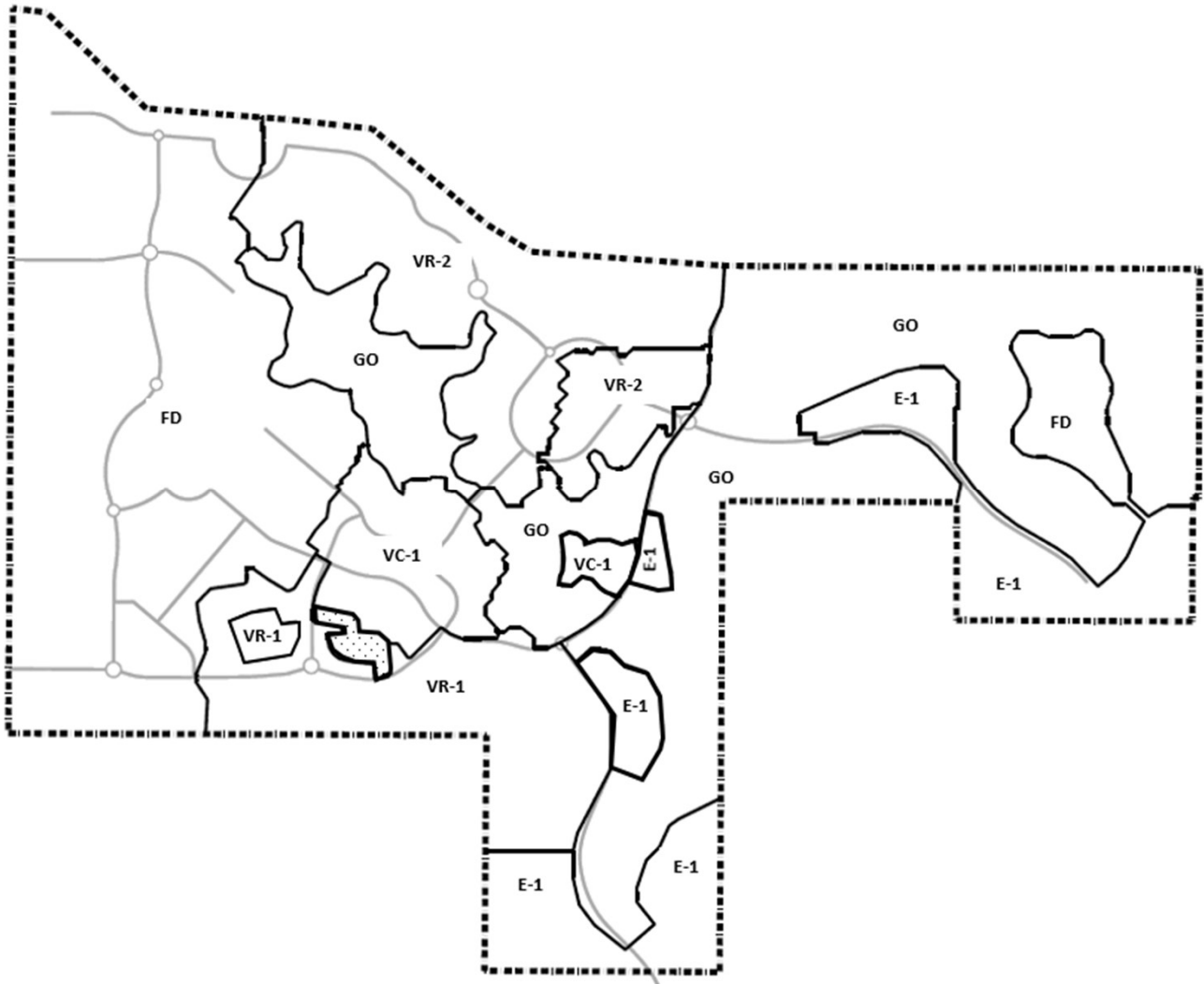
READ A SECOND TIME IN COUNCIL this _____ day of _____, 20XX

READ A THIRD TIME IN COUNCIL this _____ day of _____, 20XX

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed

SCHEDULE "A"**BYLAW:** C-8079-2020**AMENDMENT**

FROM Village Residential 1 Development Cell (VR-1) **TO** Village Residential 2 Development Cell (VR-2)

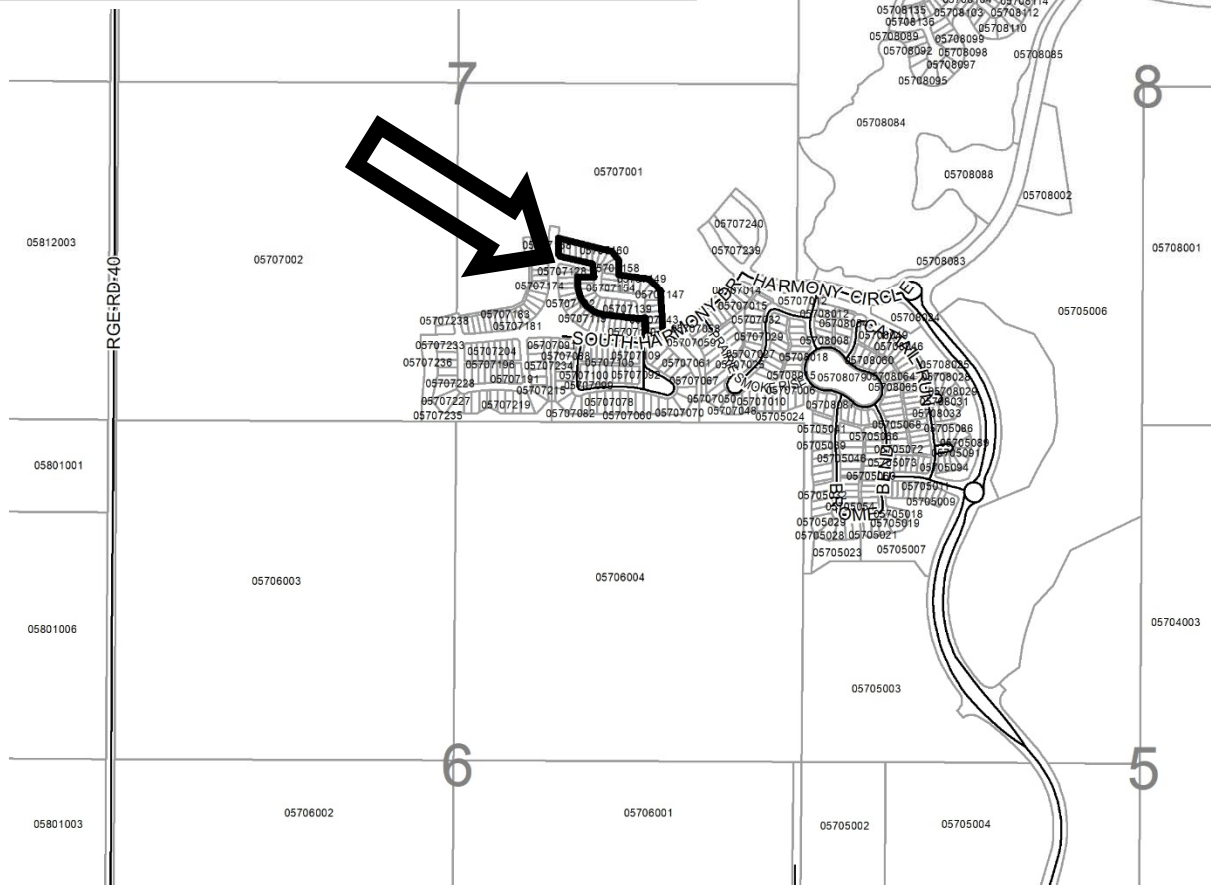
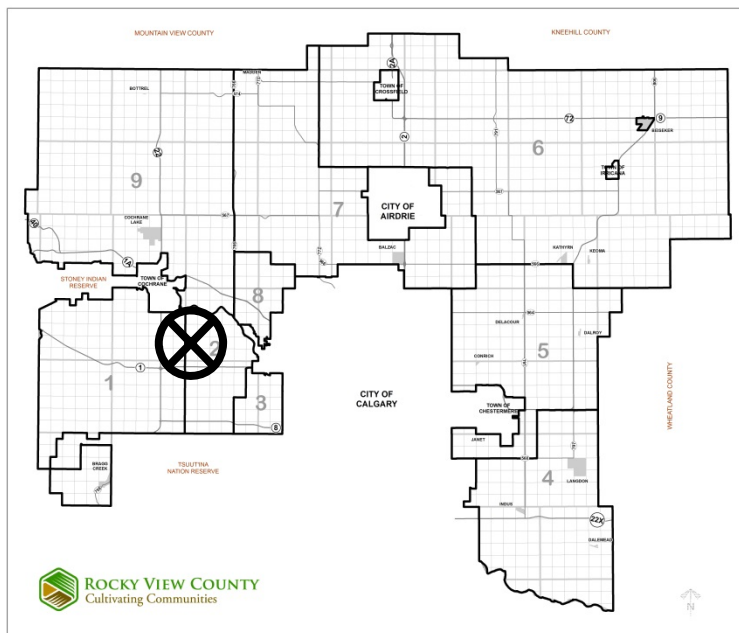


Subject Land _____

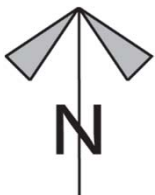
LEGAL DESCRIPTION: Lots 21 to 31, Block 15, Plan 1910632 and
Lots 1 to 27, Block 14, Plan 1910632 all within SE-07-25-03-W05M

FILE: PL20200078 – 05707130 to 7167

ROCKY VIEW COUNTY



LOCATION PLAN

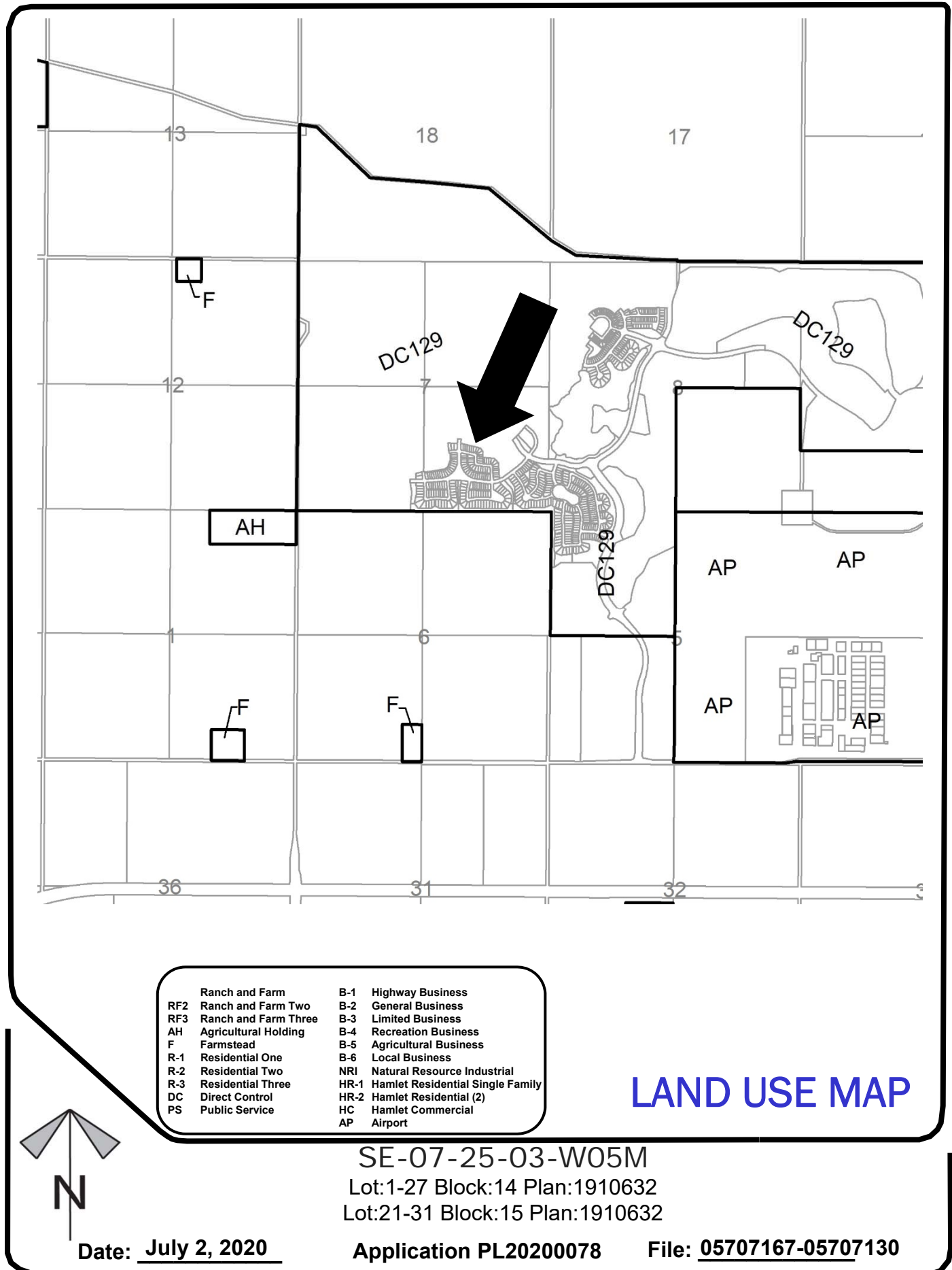


SE-07-25-03-W05M
 Lot:1-27 Block:14 Plan:1910632
 Lot:21-31 Block:15 Plan:1910632

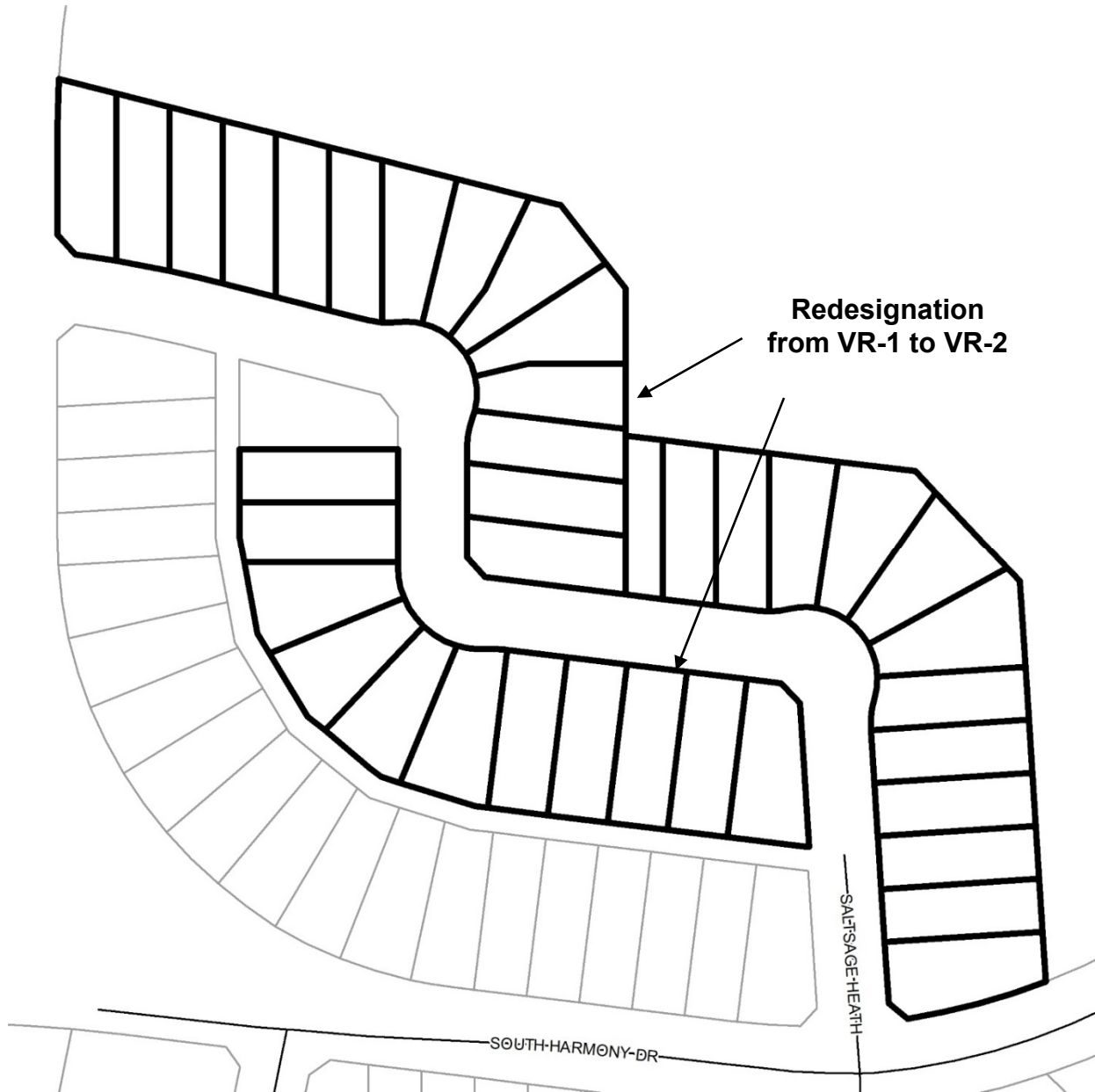
Date: July 2, 2020

Application PL20200078

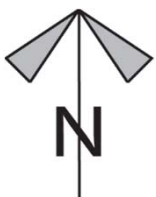
File: 05707167-05707130



Redesignation Proposal: Site Specific Amendments to Direct Control Bylaw (DC-129) to redesignate 38 properties in Harmony Stage 4A from Village Residential 1 Development Cell (VR-1) to Village Residential 2 Development Cell (VR-2) to allow for additional product type in the area.



DEVELOPMENT PROPOSAL



SE-07-25-03-W05M

Lot:1-27 Block:14 Plan:1910632

Lot:21-31 Block:15 Plan:1910632

Date: July 2, 2020

Application PL20200078

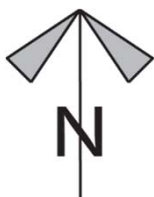
File: 05707167-05707130



Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

AIR PHOTO

Spring 2018



SE-07-25-03-W05M
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Lot:21-31 Block:15 Plan:1910632

Date: July 2, 2020

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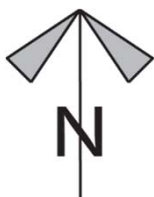
File: 05707167-05707130



Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M



SE-07-25-03-W05M

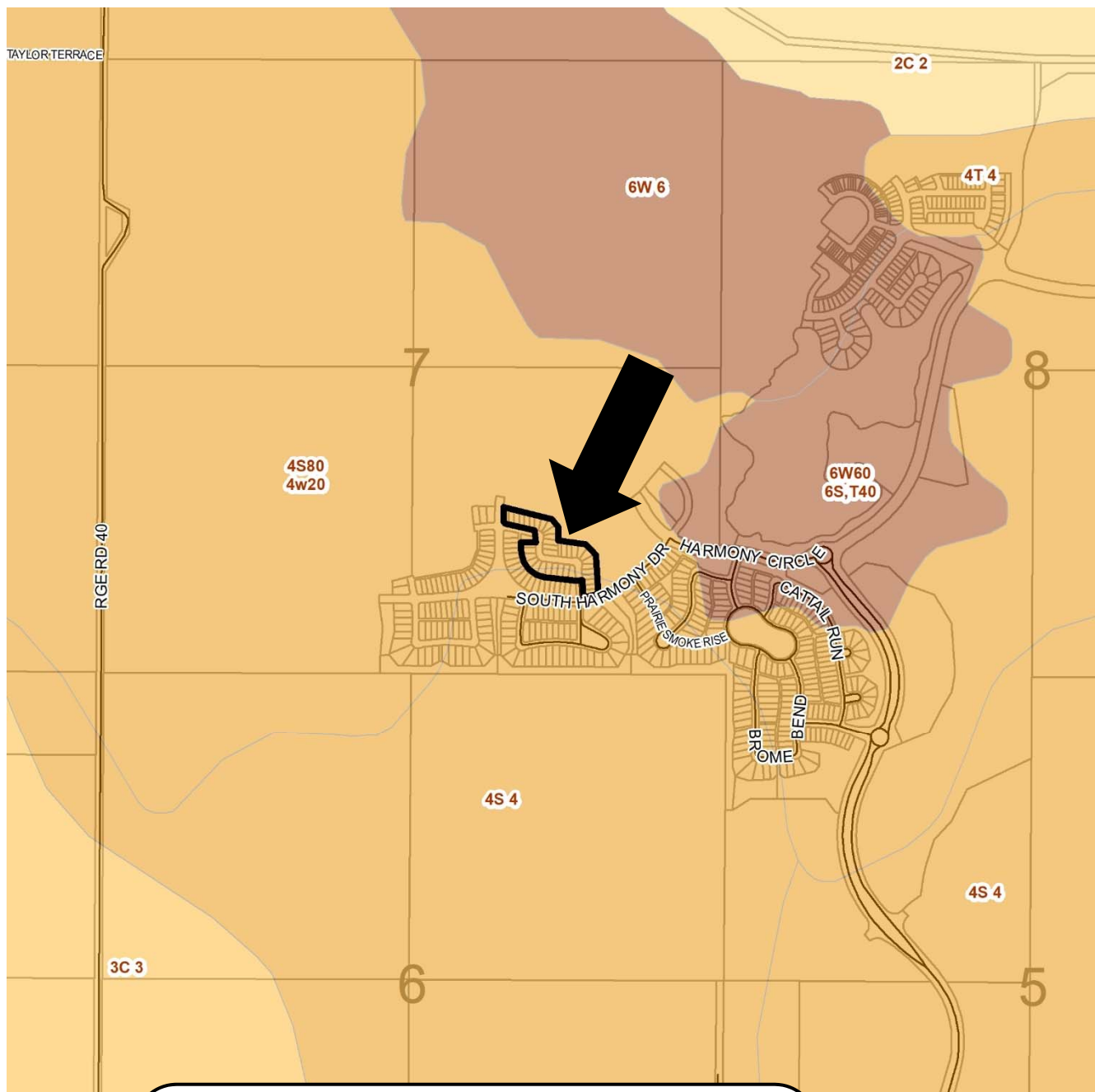
Lot:1-27 Block:14 Plan:1910632

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LAND CAPABILITY CLASSIFICATION LEGEND
Limitations refer to cereal, oilseeds and tame hay crops

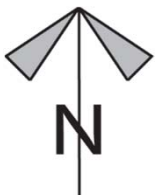
CLI Class

- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

Limitations

- B - brush/tree cover
- C - climate
- D - low permeability
- E - erosion damage
- F - poor fertility
- G - Steep slopes
- H - temperature
- I - flooding
- J - field size/shape
- K - shallow profile development
- M - low moisture holding, adverse texture
- N - high salinity
- P - excessive surface stoniness
- R - shallowness to bedrock
- S - high sodicity
- T - adverse topography
- U - prior earth moving
- V - high acid content
- W - excessive wetness/poor drainage
- X - deep organic deposit
- Y - slowly permeable
- Z - relatively impermeable

SOIL MAP



SE-07-25-03-W05M

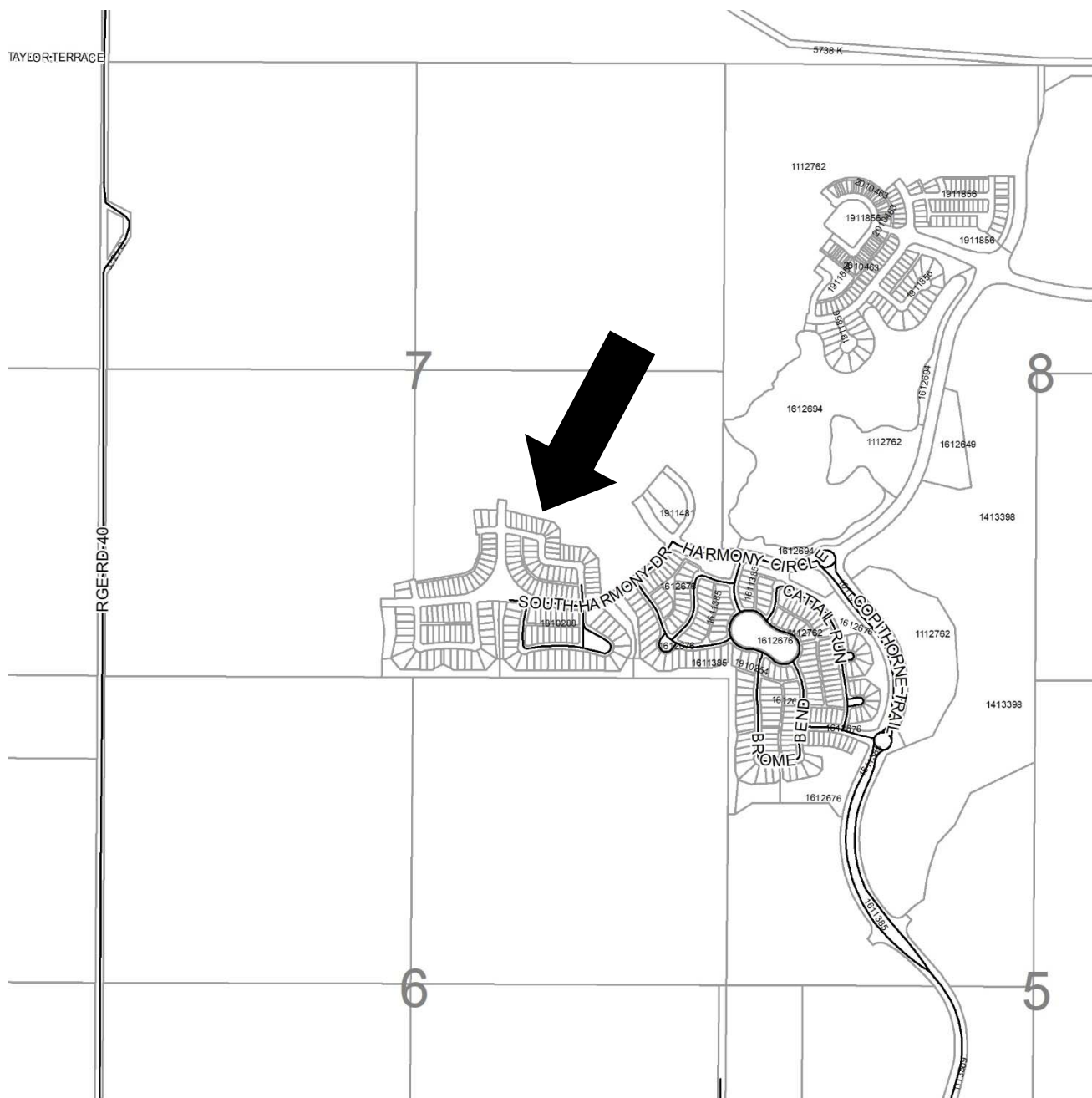
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**Legend – Plan numbers**

- First two numbers 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

HISTORIC SUBDIVISION MAP

SE-07-25-03-W05M

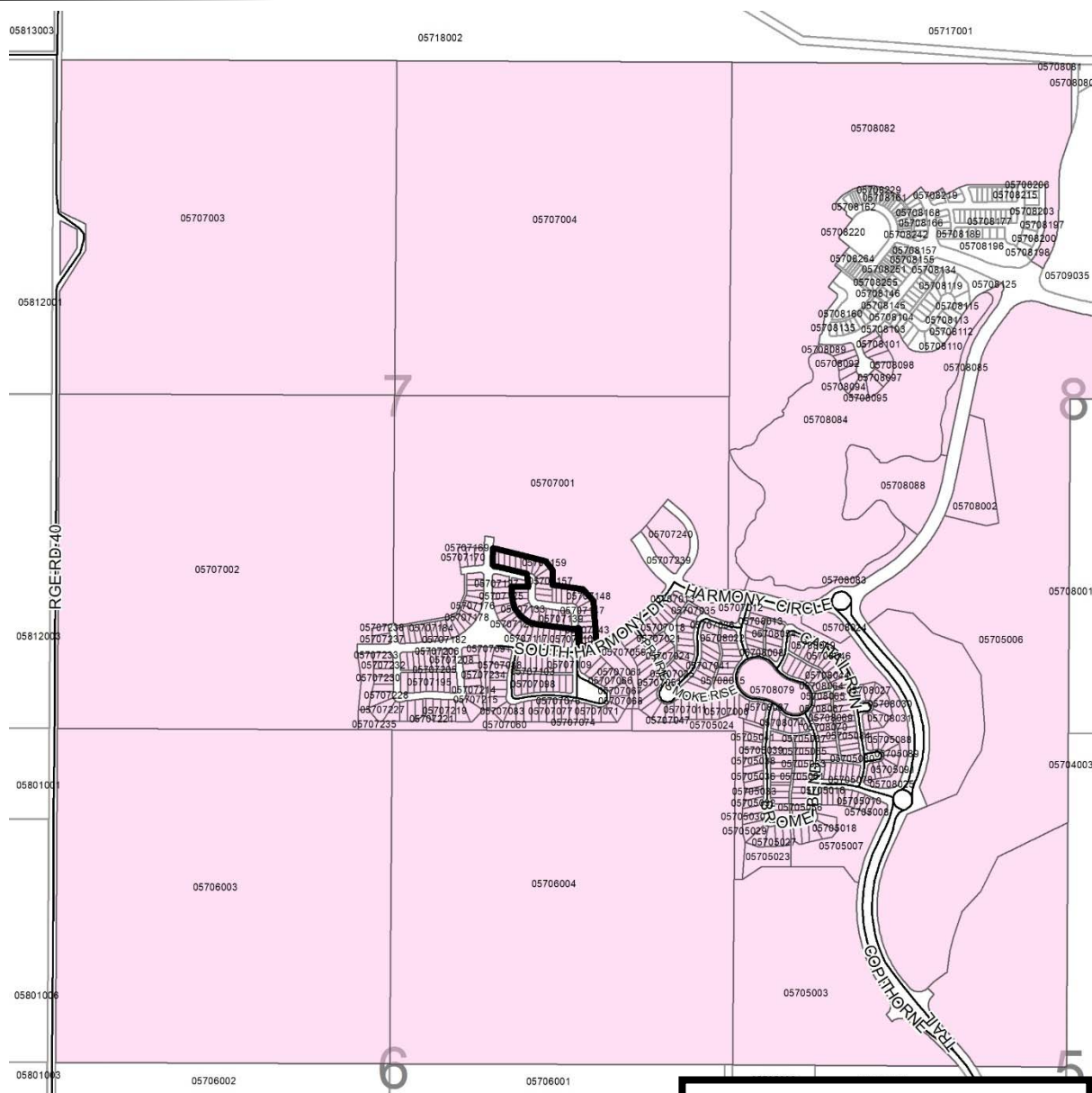
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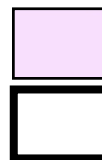


Letters in Opposition



Letters in Support

Legend

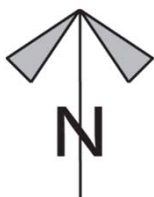


Circulation Area



Subject Lands

LANDOWNER CIRCULATION AREA



SE-07-25-03-W05M

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