



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	DIVISION:	2
DATE:	September 1, 2020	APPLICATION:	PL20200079
SUBJECT:	First Reading Bylaw – Direct Control Bylaw Site-Specific Amendments	FILE:	05707001/7002

PURPOSE: A Site -Specific Amendment to Direct Control Bylaw (DC-129) to redesignate a portion of Harmony Stage 4B 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.

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

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8080-2020 be given first reading.

Option #2: THAT application PL20200079 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-8080-2020 & Schedule A
APPENDIX ‘B’: Map Set

Administration Resources

Johnson Kwan, Planning and Development Services



ROCKY VIEW COUNTY

BYLAW C-8080-2020

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-8080-2020*.

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-8080-2020 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

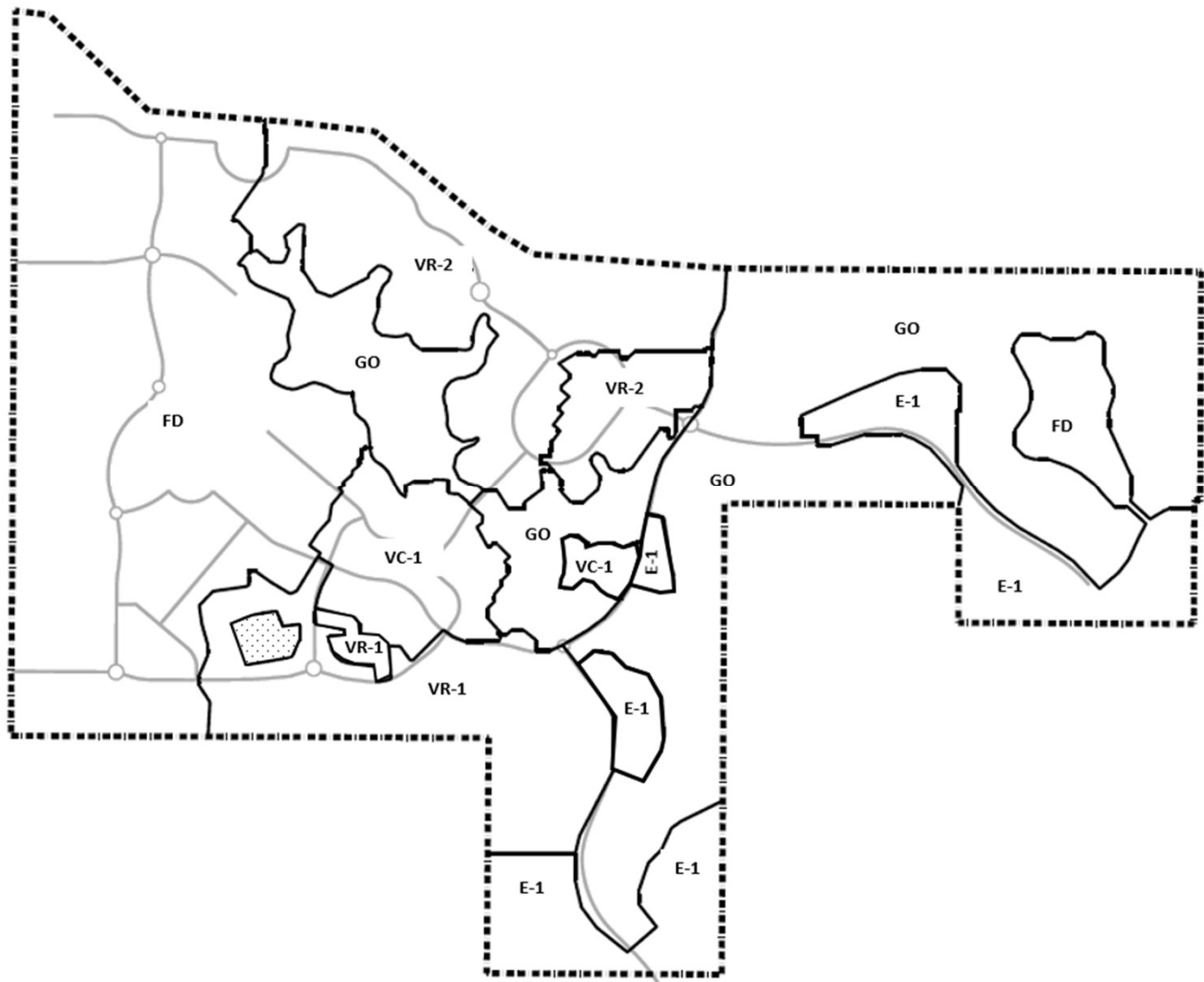
READ A THIRD TIME IN COUNCIL this _____ day of _____, 20XX

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-8080-2020

AMENDMENT

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



Subject Land _____

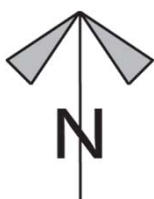
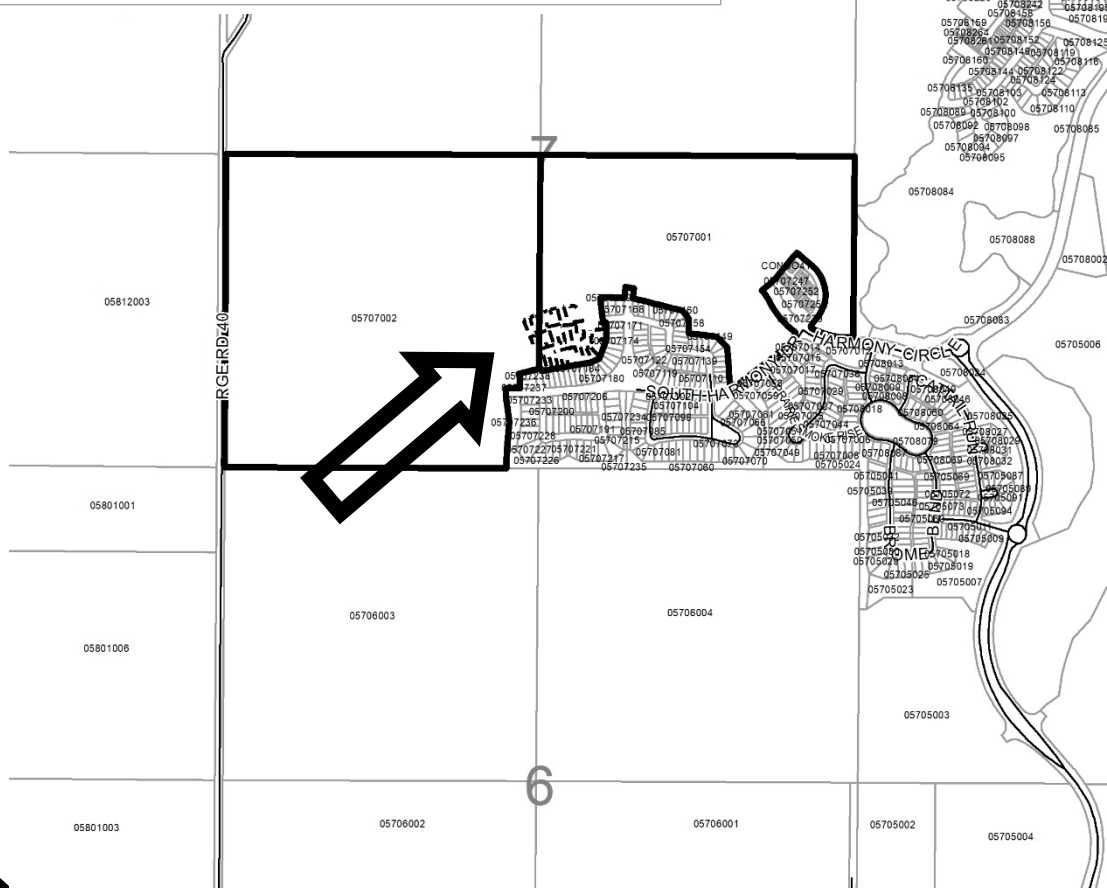
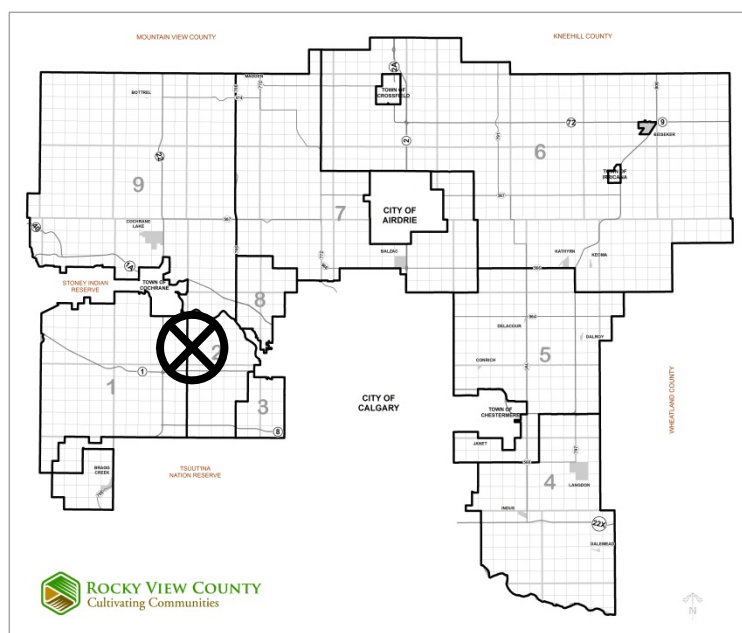
LEGAL DESCRIPTION: A portion of SW-07-25-03-W05M and
a portion of SE-07-25-03-W05M

FILE: PL20200079 – 05707001/7002



ROCKY VIEW COUNTY

APPENDIX 'B': MAP SET

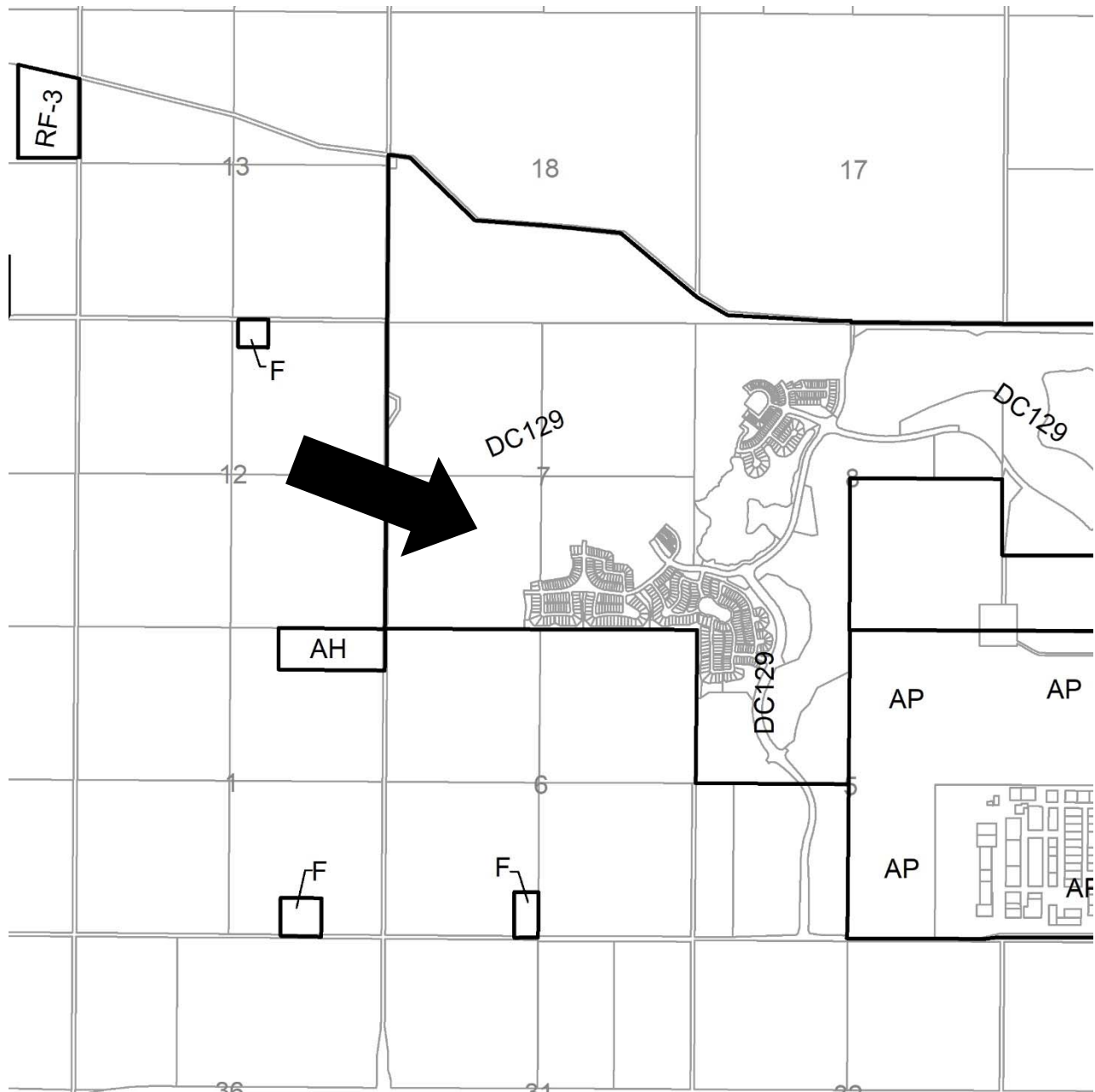


SE-07-25-03-W05M

Date: August 13, 2020

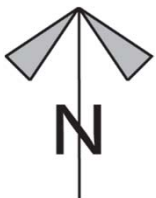
Application PL20200079

File: 05707001



Ranch and Farm	B-1 Highway Business
RF2 Ranch and Farm Two	B-2 General Business
RF3 Ranch and Farm Three	B-3 Limited Business
AH Agricultural Holding	B-4 Recreation Business
F Farmstead	B-5 Agricultural Business
R-1 Residential One	B-6 Local Business
R-2 Residential Two	NRI Natural Resource Industrial
R-3 Residential Three	HR-1 Hamlet Residential Single Family
DC Direct Control	HR-2 Hamlet Residential (2)
PS Public Service	HC Hamlet Commercial
	AP Airport

LAND USE MAP



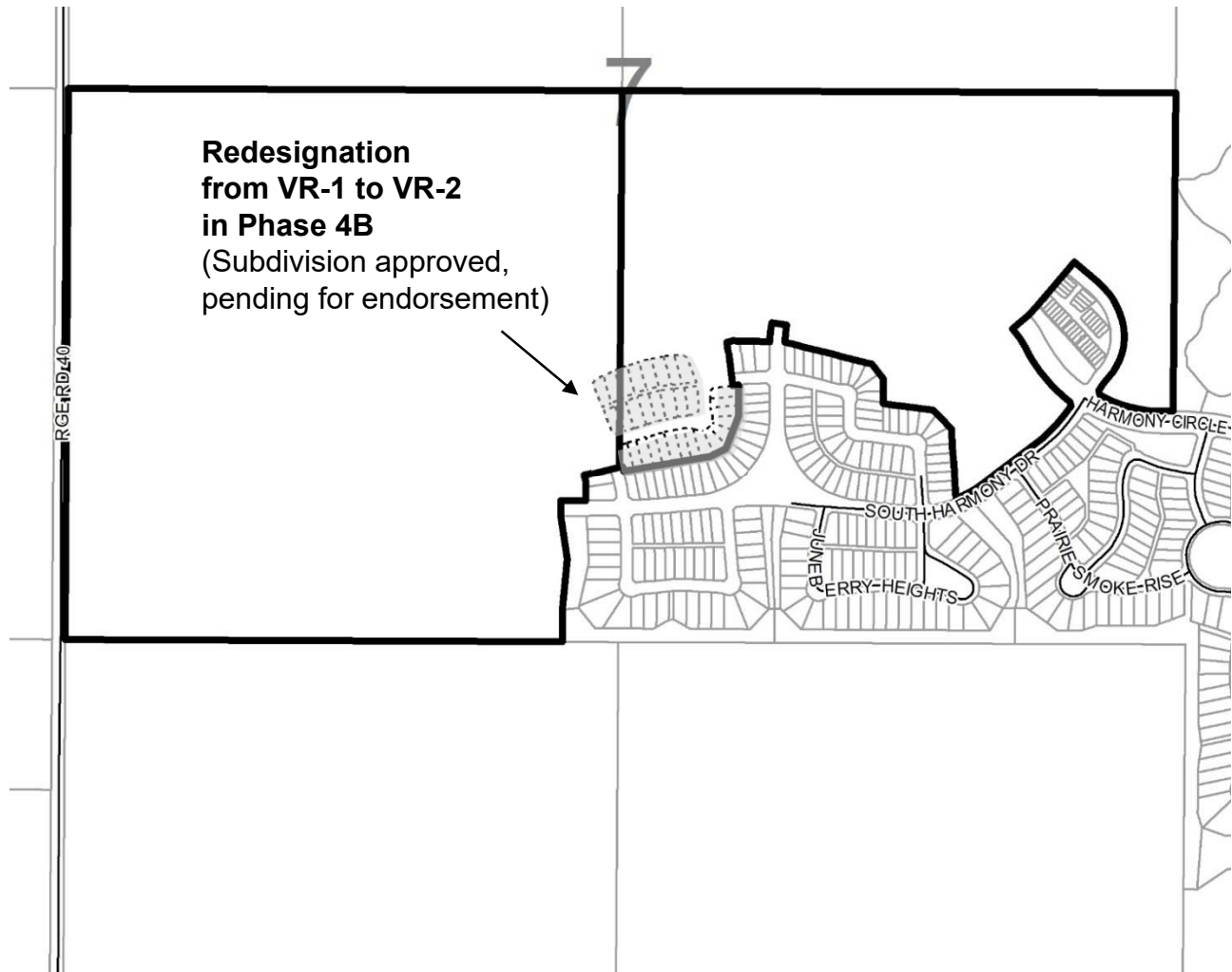
SE-07-25-03-W05M

Date: August 13, 2020

Application PL20200079

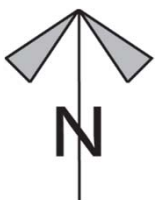
File: 05707001

Redesignation Proposal: Site Specific Amendments to Direct Control Bylaw (DC-129) to redesignate a portion of Harmony Stage 4B 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

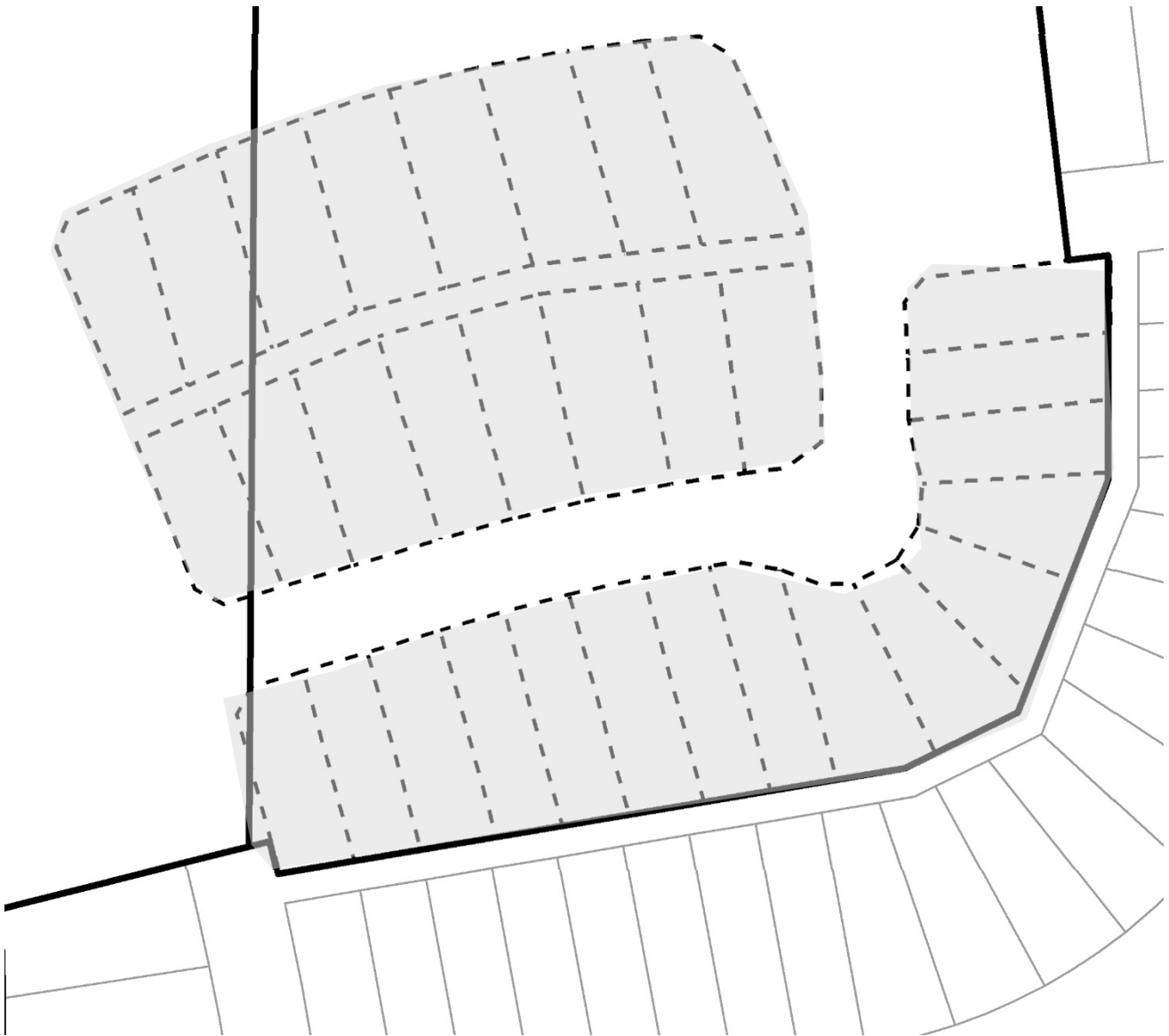


Date: August 13, 2020

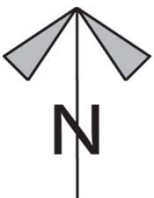
Application PL20200079

File: 05707001

Redesignation Proposal: Site Specific Amendments to Direct Control Bylaw (DC-129) to redesignate a portion of Harmony Stage 4B 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

Date: August 13, 2020

Application PL20200079

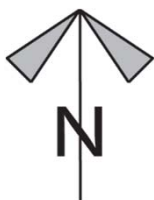
File: 05707001



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

Date: August 13, 2020

Application PL20200079

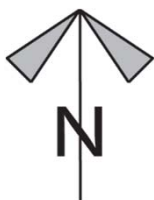
File: 05707001



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

AIR PHOTO

Spring 2020



SE-07-25-03-W05M

Date: August 13, 2020

Application PL20200079

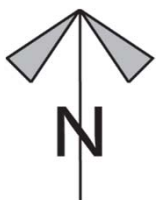
File: 05707001



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

AIR PHOTO

Spring 2020

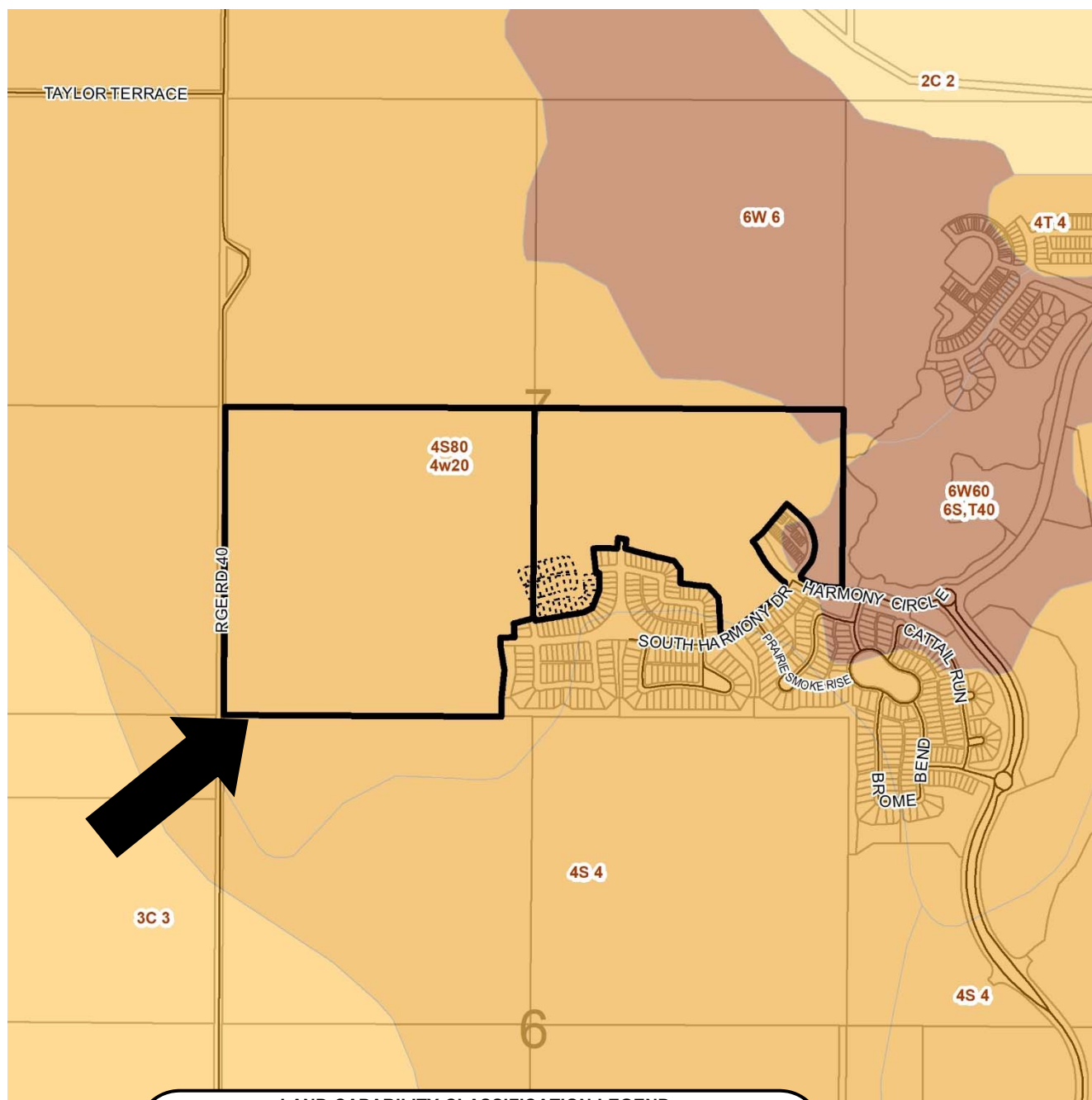


SE-07-25-03-W05M

Date: August 13, 2020

Application PL20200079

File: 05707001



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

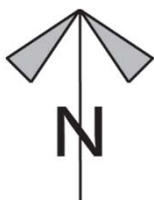
CLI Class

- 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

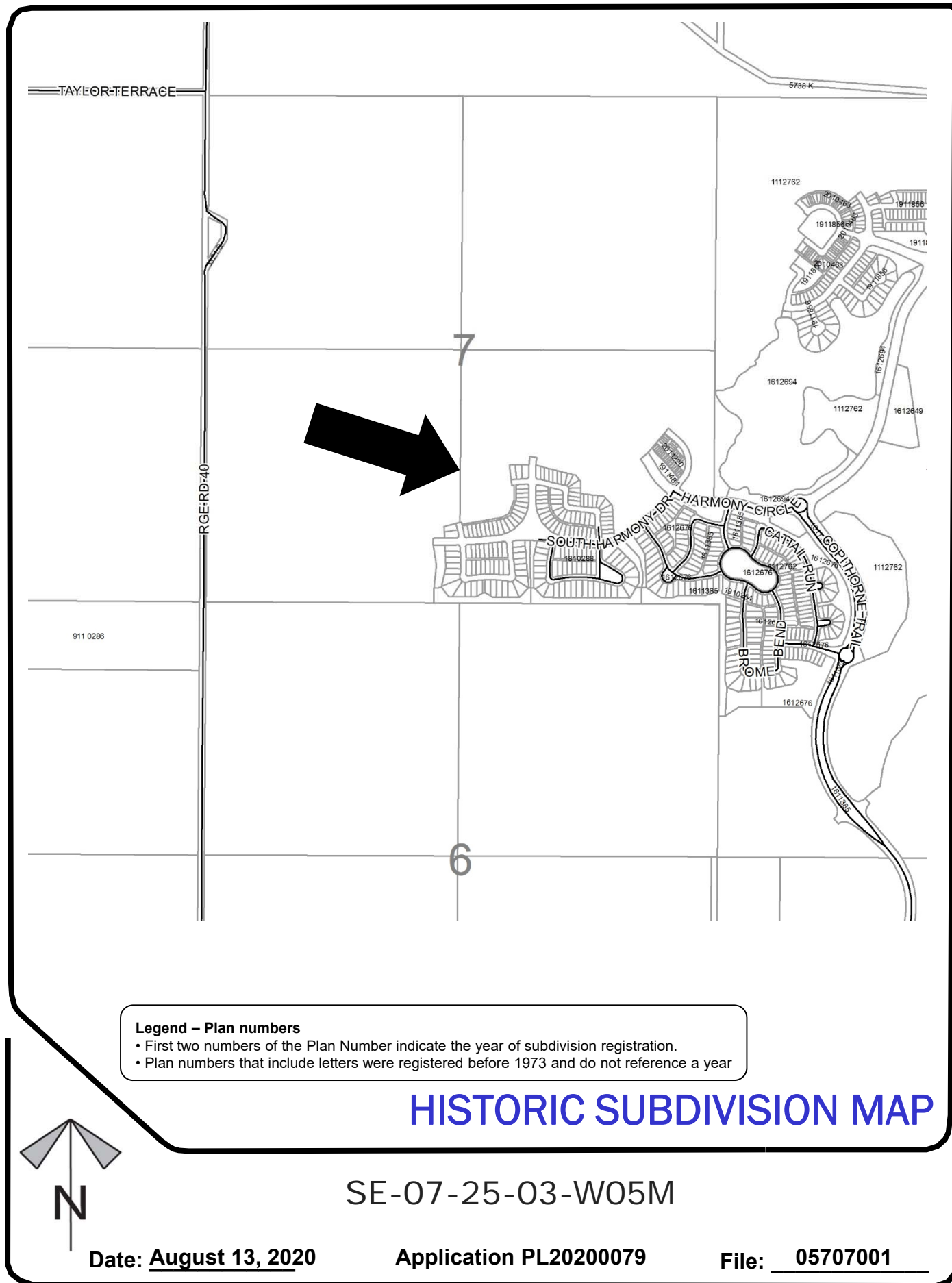


SE-07-25-03-W05M

Date: August 13, 2020

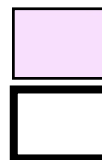
Application PL20200079

File: 05707001





Letters in Support



Subject Lands

File: 05707001