



## PLANNING AND DEVELOPMENT SERVICES

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**TO:** Council  
**DATE:** June 8, 2021 **DIVISION:** 2  
**FILE:** Harmony Plan Area **APPLICATION:** PL20200125  
**SUBJECT:** Harmony Conceptual Scheme Amendments

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**APPLICATION:** Amendment to Direct Control District (DC 129) to update various sections of the Bylaw, add an additional three land use districts, re-number various sections of the document and the addition of a Vacation Rental use.

**GENERAL LOCATION:** The Harmony Plan Area is located northwest of the Springbank airport, approximately one mile north of TWP RD 250 and adjacently east of RGE RD 40.

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

**EXECUTIVE SUMMARY:** Council gave first reading to Bylaw C-8157-2021 on April 13, 2021. The application is consistent with the relevant policies of the County Plan.

The proposal is to amend the Direct Control District to align with the proposed changes in planning applications PL20200121, PL20200122, PL20200123, and PL20200124; whereby the applicants have proposed changes to the Harmony Conceptual Scheme. The Direct Control amendments include the addition of new land use districts (VR-3, VR-4, and N-C), a change in the maximum dwelling units from 3,500 to 4,480 units, the inclusion of the Vacation Rental use under various districts, the removal of certain numbers of units under various districts, and adding in an exemption clause for the minimum rear yard setback in Village Residential Districts back to the intended 6.00 meters for a rear garage when it is attached to the principal dwelling (removed by the applicant in a previous application in error). *For clarity, the rear yard setback varies between 7.5 meters to 12 meters depending on whether the parcel is front or rear access and the type of housing type (Single Detached, Semi-Detached, or Row).*

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

### OPTIONS

- Option #1:      Motion #1      THAT Bylaw C-8157-2021 be amended in accordance with Attachment 'C'.
- Motion #2      THAT Bylaw C-8157-2021 be given second reading, as amended.
- Motion #3      THAT Bylaw C-8157-2021 be given third and final reading, as amended.
- Option #2:      THAT application PL20200125 be refused.

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### Administration Resources

Logan Cox, 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;
- Harmony Conceptual Scheme;
- Direct Control District (DC 129);
- Land Use Bylaw; and
- County Servicing Standards.

**TECHNICAL REPORTS SUBMITTED:**

- Harmony Stage 4 and 5 Transportation Impact Assessment, prepared by Stantec Consulting Ltd., on March 9, 2021
- Harmony Planning – Utility Impact Study – Potable Water and Sanitary, prepared by Stantec Consulting Ltd., dated May 14, 2021
- Harmony (West) Sub-Catchment Master Drainage Plan, prepared by Stantec Consulting Ltd., on December 18, 2020

**POLICY ANALYSIS:**County Plan

The County Plan supports the development of the Hamlet of Harmony as a full-service community in accordance with the Conceptual Scheme. The proposed amendments to the conceptual scheme retain the mixed-use development concept.

Conceptual Scheme

The application proposes an amendment to the Direct Control District to which the Harmony Conceptual Scheme guides development. The changes to the Direct Control District generally align with the Conceptual Scheme and would align with the changes to the scheme proposed in Planning Applications PL20200121, PL20200122, PL20200123, and PL20200124.



Respectfully submitted,

“Brock Beach”

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Acting Executive Director  
Community Development Services

LC/llt

Concurrence,

“Kent Robinson”

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Acting Chief Administrative Officer

**ATTACHMENTS**

ATTACHMENT ‘A’: Application Information  
ATTACHMENT ‘B’: Application Referrals  
ATTACHMENT ‘C’: Bylaw C-8157-2021 and Schedule A  
ATTACHMENT ‘D’: Map Set  
ATTACHMENT ‘E’: Public Submissions  
ATTACHMENT ‘F’: Applicant’s ‘What We Heard’ Report