



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: June 8, 2021 **DIVISION:** 2

FILE: Harmony Plan Area **APPLICATION:** PL20200121

SUBJECT: Harmony Conceptual Scheme Amendments

APPLICATION: Amendment to the Harmony Conceptual Scheme to update Sections 3.3 Land Ownership, 5.1.1 C Trail Network, 5.1.1 D Golf Course, 5.2.1 Settlement Pattern, 5.4.1 Community Village Centre, 5.5.3 Residential Considerations, 6.0 Transportation, 8.2.2 Staging/Phasing, and 12.0 Definitions.

GENERAL LOCATION: The Harmony Plan Area is located northwest of the Springbank airport, approximately one mile north 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-8153-2021 on April 13, 2021. The application is consistent with the relevant policies of the County Plan. The application proposes amendments to various sections of the Conceptual Scheme to align with the changing landscape of the Harmony Development.

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

OPTIONS

- Option #1: Motion #1 THAT Bylaw C-8153-2021 be amended in accordance with Attachment 'C'.
- Motion #2 THAT Bylaw C-8153-2021 be given second reading, as amended.
- Motion #3 THAT Bylaw C-8153-2021 be given third and final reading, as amended.
- Option #2: THAT application PL20200121 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Logan Cox, Planning & 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"> • <i>Municipal Government Act;</i> • Municipal Development Plan; • Harmony Conceptual Scheme; • Direct Control District (DC 129); • Land Use Bylaw; and • County Servicing Standards. 	<ul style="list-style-type: none"> • Harmony Stage 4 & 5 Traffic 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 textual changes to the conceptual scheme to align with the changing landscape of the development proposal as it gradually builds out. The applicant is aware that updates to the conceptual scheme will see further studies and requirements at the future subdivision and development permit stages should Council support the amendments.

The following is a summary of the proposed changes to the Conceptual Scheme:

Section 3.3 Land Ownership

Updates to reflect the current ownership status of Harmony.

Section 5.1.1C Trail Network

Adding in “where possible” to the equestrian trails provision allowing for more flexibility to the built form of the trail network to be accommodated with a more urbanized form.

Section 5.1.1D Golf Course

Updated course layout to be located wholly within the northeast area of Harmony, wrapping around Stage 6.

Section 5.2.1 Settlement Pattern

Proposed increase in density from 3,500 units to 4,480 units which increases the average density from 2.0 units per gross developable area (upa) to 2.6 upa.

Section 5.4.1 Community Village Centre

Proposed updated to the current strategy and development pattern to include provision for a regional Wellness Resort facility within the village core.

Section 5.5.3 Residential Considerations

Removing requirement for Stage 6 to be the final stage of development.

Section 6.0 Transportation

Proposed updates to the road networks requiring upgrading based from updated Transportation Impact Assessment. Between First Reading and submission of this report, the Conceptual Scheme was further amended to include an updated Figure 13 and 14 reflecting the main eastern access from Range Road 33 through the Regional Heartland Service Road and Rocky Range Rod (Township Road 251A) is to serve as an emergency access road only in the Harmony Plan Area.

Section 6.1.3 Future Network with Development

Added text to speak to roadway connections and language around future upgrades based on the latest Traffic Impact Assessment findings.

Section 6.2 Internal Road Network

Added text around Airport Road Connection (Regional Heartland Service Road) through the Springbank Airport as a connection to Range Road 33. This connection was previously part of the approved Harmony Conceptual Scheme and is shown in Figures 5, 6, 7, 8, 9, 10, and 12. Updated Figures 13 and 14 have been provided to better illustrate the desire for this roadway to become a primary connection to the eastern portions of the Harmony Plan Area.

Section 8.2.2 Staging/Phasing

Proposed removal of Stage 6 being the final stage (only to occur following Stage 5) to address onsite concerns with regards to dust mitigation and run-off damage in a timely manner.

Section 12.0 Definitions

Update section to reflect changes in the *Municipal Government Act*.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

LC/llt

ATTACHMENTS

ATTACHMENT ‘A’: Application Information
ATTACHMENT ‘B’: Application Referrals
ATTACHMENT ‘C’: Bylaw C-8153-2021 and Schedule A
ATTACHMENT ‘D’: Map Set
ATTACHMENT ‘E’: Public Submissions
ATTACHMENT ‘F’: Applicant’s ‘What We Heard’ Report