

PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: June 8, 2021
FILE: Harmony Plan Area
SUBJECT: Harmony Conceptual Scheme Amendments

DIVISION: 2
APPLICATION: PL20200122

APPLICATION: Amendment to the Harmony Stage 3 Neighbourhood Plan (Harmony Conceptual Scheme, Appendix C) by placing an overlay onto each affected figure within the document identifying the overall stage area as either Stage 4 or Stage 5 to coincide with the proposed Stage 4 and Stage 5 Neighbourhood Plans.

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-8154-2021 on April 13, 2021. The application is consistent with the relevant policies of the County Plan.

The proposal is to modify the existing Stage 3 plan area by removing areas of the proposed development and placing them within the newly proposed Stage 4 and Stage 5.

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

OPTIONS

- Option #1: Motion #1 THAT Bylaw C-8154-2021 be given second reading.
 Motion #2 THAT Bylaw C-8154-2021 be given third and final reading.
- Option #2: THAT application PL20200122 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Logan Cox, 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:

- *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

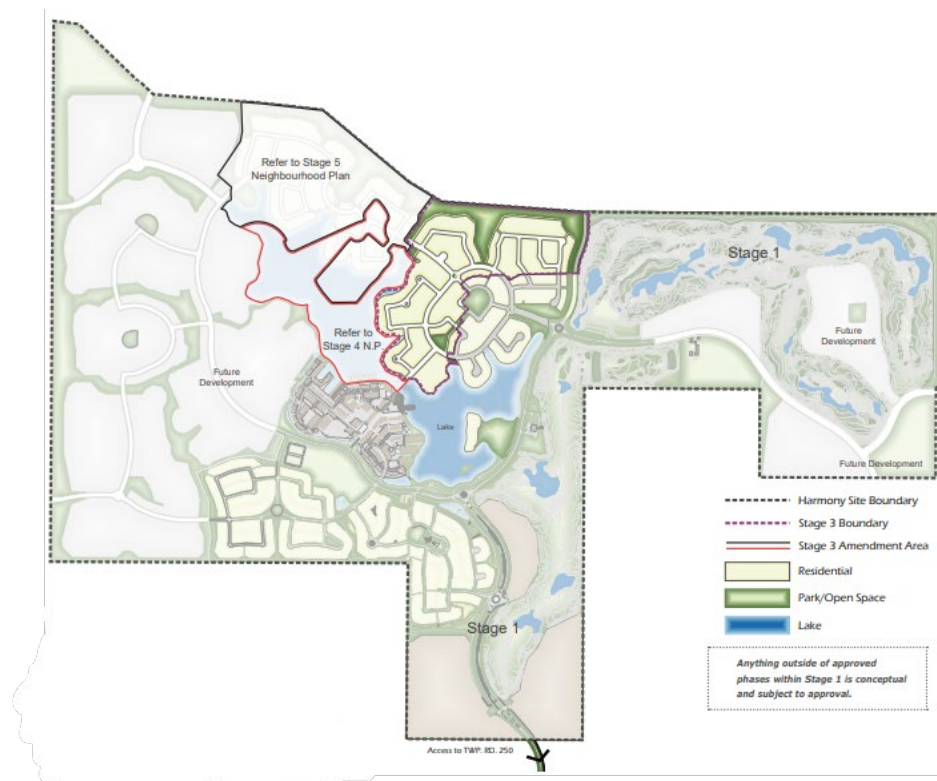
POLICY ANALYSIS:

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 figure changes to the conceptual scheme to align with the proposed Stage 4 and Stage 5 Neighbourhood Plans. The proposed amendments do not change the intent of the document but rather the phasing; whereas, portions of Stage 3 will be shifted into the proposed Stage 4 or Stage 5 Plans as shown in the below figure:



Please note Stage 4 and Stage 5 include additional lands not shown here, please refer to PL20200123 and PL20200124 for further information.

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-8154-2021 and Schedule A
ATTACHMENT 'D': Map Set
ATTACHMENT 'E': Public Submissions
ATTACHMENT 'F': Applicant's 'What We Heard' Report