

PLANNING AND DEVELOPMENT SERVICES

TO:	Council		
DATE:	June 8, 2021	DIVISION:	2
FILE:	Harmony Plan Area	APPLICATION:	PL20200123
SUBJECT:	Harmony Conceptual Scheme Amendments		

APPLICATION: Amendment to the Harmony Conceptual Scheme to add Appendix D – Stage 4 Neighbourhood Plan.

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-8155-2021 on April 13, 2021. The application is consistent with the relevant policies of the County Plan.

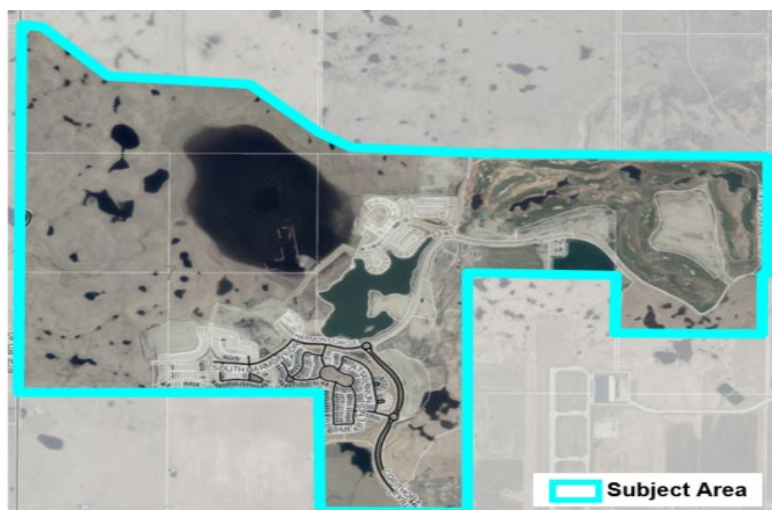
The proposal is to add Appendix D – Stage 4 Neighbourhood Plan to the Harmony Conceptual Scheme.

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

OPTIONS

- Option #1: Motion #1 THAT Bylaw C-8155-2021 be amended in accordance with Attachment 'C'.
- Motion #2 THAT Bylaw C-8155-2021 be given second reading, as amended.
- Motion #3 THAT Bylaw C-8155-2021 be given third and final reading, as amended.
- Option #2: THAT application PL20200123 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:	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 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

Appendix D – Stage 4 Neighbourhood Plan Summary

Villages:

Villages E, F, and G are proposed as distinct villages within this Neighbourhood Plan along with surrounding green space and the redesigned second lake within a 376.86 acre area. The plan anticipates the construction of $\pm 1,025$ low-density residential dwellings, ± 210 medium density residential dwellings, and ± 60 mixed-use dwellings over ± 139.66 acres leaving ± 77.23 acres of parks & open space, ± 97.32 acres for the second lake and ± 62.65 acres of roads and lanes.

Servicing:

Stormwater is managed through lot level systems with pervious surfaces that further convey runoff to grass swales then overflow catch basins and sub-drains integrated to the neighbourhood streets with final extensions to the underground network of storm sewer pipes. Portions of the neighbourhood systems will convey stormwater through landscaped areas and directly to the Harmony Lake inlets. Expansion of Lake B will provide additional storage capacity to support the Stage 4 and Stage 5 Neighbourhood Plans; Lake B will be further supported by a dedicated outlet and high capacity stormwater overflow pipe directly to the Bow River.

Water and sanitary servicing are proposed through the extension of the existing piped network from Stage 3 with connections to the existing Harmony Wastewater Treatment Plant and Water Treatment Plant. It is anticipated that upgrades to the Water Treatment Plant may be required as development progresses in Stages 4 and 5.

Transportation:





Stage 4 is proposed to utilize a more traditional grid-style road network to enhance view corridors towards the lake and open spaces. Roadways through Stage 4 will further connect to the existing development of Stage 3 then continue to Range Road 33 and Copithorne Trail. One additional road connection to Range Road 40 is proposed along the west boundary of Stage 4 in the southwest corner of the development area. The submitted Traffic Impact Assessment (TIA) indicates that further upgrades to various intersections will be required to accommodate the future build-out of Stage 4 and Stage 5.

Reserves:



Municipal Reserve is proposed primarily as a buffer use along Range Road 40 with a few pockets of greenspace proposed throughout Stage 4. Additional green space to be managed by the Owner's Association of Harmony is proposed to connect the various villages and the Lake.

LEGEND

-  Harmony Site Boundary
-  Stage 4 Boundary
-  Owners' Association of Harmony
-  Municipal Reserve

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 conceptual scheme to add in the Stage 4 Neighbourhood Plan as an appendix. The proposed Stage would include lake construction, low & medium density housing, mixed-use development as well as parks and open space which aligns with the main body of the Conceptual Scheme document.

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-8155-2021 and Schedule 'A' & 'B'
- ATTACHMENT 'D': Map Set
- ATTACHMENT 'E': Public Submissions
- ATTACHMENT 'F': Applicant's 'What We Heard' Report