



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Subdivision Authority

DIVISION: 3

DATE: July 28, 2021

APPLICATION: PL20210066

FILE: 04619009

SUBJECT: Residential Subdivision

APPLICATION: To create a \pm 2.00 acre parcel (Lot 1) with a \pm 3.26 acre remainder (Lot 2).

GENERAL LOCATION: Located approximately 0.41 kilometres (1/4 mile) south of Spring Bank Road and 0.41 kilometres (1/4 mile) east of Horizon View Road.

LAND USE DESIGNATION: Residential, Country Residential District (R-CRD)

EXECUTIVE SUMMARY: The application is consistent with the relevant policies of The Springbank Central ASP and the North Escarpment Drive Conceptual Scheme.

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

OPTIONS:

Option #1: THAT Subdivision Application PL20210066 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Subdivision Application PL20210066 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Reynold Caskey, 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: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan; • Springbank Central ASP; • North Escarpment Drive Concept Scheme; • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Level 4 Private Sewage Treatment System Assessment, Sedulous Engineering Inc., April 2021 • Slope Stability Assessment, E2K Engineering Ltd., March 2021)
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Payments and Levies

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
<i>TRANSPORTATION OFFSITE LEVY</i>	\$27,684.00 (plus borrowing costs to payment date) Developable area = 2.00 acres Base Levy = \$4,595/ac x 2ac = \$9,190 Special Area 4 Levy = \$9,247/ac x 2ac = \$18,494 Total = \$27,684.00 (plus borrowing costs to payment date)
<i>MUNICIPAL RESERVE (\$/ACRE)</i>	NA (Previously provided on plan)

Additional Review Considerations*Transportation*

Access to lot 1 is currently provided by a paved approach off Escarpment Drive with the remainder lot 2 gaining access from Escarpment Lane. No changes to access the proposed lot will be required.

The applicant will be required to pay the Transportation Off-Site Levy as per the bylaw C-8007-2020 for the proposed Lot 1.

Site Servicing

The applicant provided a Level 4 Private Sewage Treatment Assessment, prepared by Sedulous Engineering (April 2021). As a condition of subdivision, the owner shall enter into a Site Improvement/Services Agreement for Lot 1 for the construction of a Packaged Sewage Treatment System in accordance with the PSTS report and meets the Bureau de Normalisation du Quebec (BNQ) standards for treatment.

Potable water service will be provided to the proposed new lot (lot 1) by Westridge Utilities as identified in the North Escarpment Drive Conceptual Scheme policy 3.3.1.1. The existing home on Lot 2 is serviced by an existing water well and a private sewage system however, it is recommended that this parcel also be tied into piped water services to remain consistent with Council Policy C-415 (Domestic Potable Water System Servicing). Should additional capacity not be available, the existing servicing (water well) shall remain and a Deferred Services Agreement registered on title to secure future tie-in.

The applicant will also be required to enter into a Deferred Servicing Agreement outlining that future lot owners will be required to connect to County wastewater when such services become available as required by the North Escarpment Drive CS.

Geotechnical

As the proposed parcel on the subject site has slopes greater than 15%, the applicant submitted a Slope Stability Assessment prepared by E2K Engineering Ltd. dated March 8, 2021. The report determined that there are no setback requirements for the slopes as long as recommendations for the report are followed.

Stormwater

The applicant is to provide a Site-Specific Stormwater Plan (SSIP) that is in accordance with the Springbank Master Drainage Plan as a condition of subdivision.

North Escarpment Conceptual Scheme

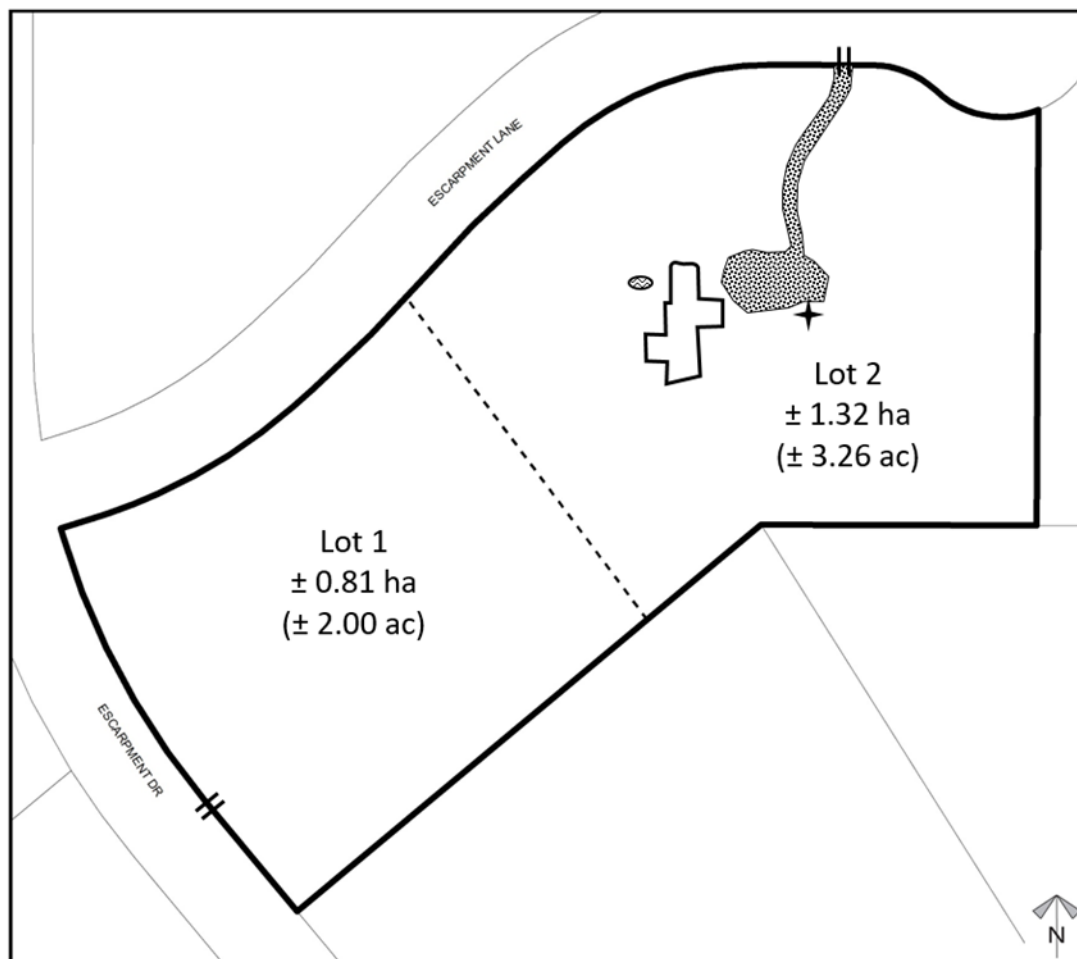
The subject site falls under the North Escarpment Drive Conceptual Scheme (2017) Escarpment Landing area. The Escarpment Landing area is an established country residential area with existing dwellings on lots surrounding the subject site. Policy 3.1.2 states that the site is not anticipated to have significant development within the subject site area and that subdivision can be supported provided the proposal is consistent with County Servicing standards and land use Bylaw.

Springbank Central Area Structure Plan

The subject site is within the Springbank Central ASP as was evaluated with the requirements of the ASP. The subject site is within an established residential area having been previously subdivided with the potential for further subdivision on the subject site.

The ASP policies provide for general residential development within the area with the aid of a conceptual scheme and any subdivision is required to meet the RVC Land Use Bylaw and County Servicing Standards. The proposed lot is at the minimum size of a lot (2 acres) and the land use complies with the Bylaw, generally conforming to the ASP and Conceptual Scheme.

Tentative Plan








Tentative Plan

Subdivision Proposal

To create a ± 0.81 hectare (± 2.00 acre) parcel (Lot 1) with a ± 1.32 hectare (± 3.26 acre) remainder (Lot 2).

Legend

Dwelling	
Water Well	
Wastewater	
Existing Approach	
Driveway	

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-8000-2020.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 03
Roll: 04619009
File: PL20210066
Printed: April 9, 2021
Legal: Lot:12 Block:6
Plan:0614763 within NW-19-24-02-W05M

CONCLUSION:

Subject to the proposed conditions of approval, the application is recommended for approval.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

RC/llt

ATTACHMENTS:

ATTACHMENT ‘A’: Approval Conditions

ATTACHMENT ‘B’: Maps and Other Information

ATTACHMENT 'A': APPROVAL CONDITIONS

- A. The application to create a ± 0.81 hectare (± 2.00 acre) parcel out with a ± 1.32 hectare (± 3.26 acre) remainder from Lot 12, Block 6, Plan 0614763 within NW-19-24-02-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.

Site Servicing

- 2) The Owner is to provide confirmation of the tie-in for connection to Westridge Utilities, an Alberta Environment licensed piped water supplier, for Lots 1 and 2, as shown on the Approved Tentative Plan. This includes providing the following information:
 - a) Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed new Lots 1 and 2;
 - b) Documentation proving that water supply has been purchased for proposed Lots 1 and 2.OR if capacity cannot be provided:

Water is to be supplied by an individual well on Lot 1. The subdivision shall not be endorsed until:

 - a) Conduct a Phase II Groundwater Assessment in accordance with the County Servicing Standards
 - b) The Owner has provided a Well Driller's Report to demonstrate that an adequate supply of water is available for Lot 1.



- c) Verification is provided that each well is located within each respective proposed lot's boundaries.
 - d) It has been demonstrated that the new well is capable of supplying a minimum of one (1) IGPM of water for household purposes.
- 3) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title the proposed Lot 1 and Lot 2, indicating:
 - a) Each future Lot Owner is required to connect to County wastewater systems at their cost when such services become available;
 - b) Requirements for the decommissioning and reclamation of the onsite water, wastewater and stormwater systems once County servicing becomes available;
- 4) The Owner shall enter into a Site Improvements / Services Agreement with the County to implement the recommendations of the updated Level 4 PSTS Assessment prepared by Sedulous Engineering (April 2021) that will include:
 - a) For the construction of a Packaged Sewage Treatment Plant meeting Bureau de Normalisation du Quebec (BNQ) standards.
 - b) The system is to be in accordance with the Level 4 PSTS Assessment conducted by Sedulous dated April of 2021.
- 5) The Owner is to provide a Level 1 Variation Assessment that identifies the location of the groundwater water well and PSTS and field that is existing on the subject lands and demonstrates that the proposed development meets adequate setbacks in accordance with the Alberta SOP.
- 6) The Owner is to provide and implement a Site Specific Stormwater Pan (SSIP) Stormwater Management Plan, which meets the requirements outlined in the Springbank Master Drainage Pan. Implementation of the Stormwater Management Plan shall include:
 - a) If the recommendations of the Stormwater Management Plan require improvements, then a Site Improvements / Services Agreement or Development Agreement shall be entered into;
 - b) Registration of any required easements and/or utility rights of way;
 - c) Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation;
 - d) Necessary Alberta Environment licensing documentation for the stormwater infrastructure system;

Utility Easements

- 7) Utility Easements, Agreements, and Plans are to be provided and registered to the satisfaction of the relevant utility regarding:
 - a) The landowner shall adhere to the requirements of ENMAX Power Corporation included in the April 21, 2021 letter.
 - b) The landowner shall adhere to the requirements of ATCO Gas requirements to contact the agent for ATCO Gas to execute a Utility Right of Way to the satisfaction of the agency included in the April 16, 2021 letter.

Payments and Levies

- 8) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of 1 (one) new lot.



- 9) The Owner shall pay the Transportation Off-Site Levy in accordance with the Transportation Off-Site Bylaw C-8007-2020. The County shall calculate the total owing for:
 - a) the proposed lot created in the subdivision, as shown in the Plan of Survey.

Taxes

11. All taxes owing up to and including the year in which subdivision is to be registered are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the *Municipal Government Act*.

D. SUBDIVISION AUTHORITY DIRECTION:

12. Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw

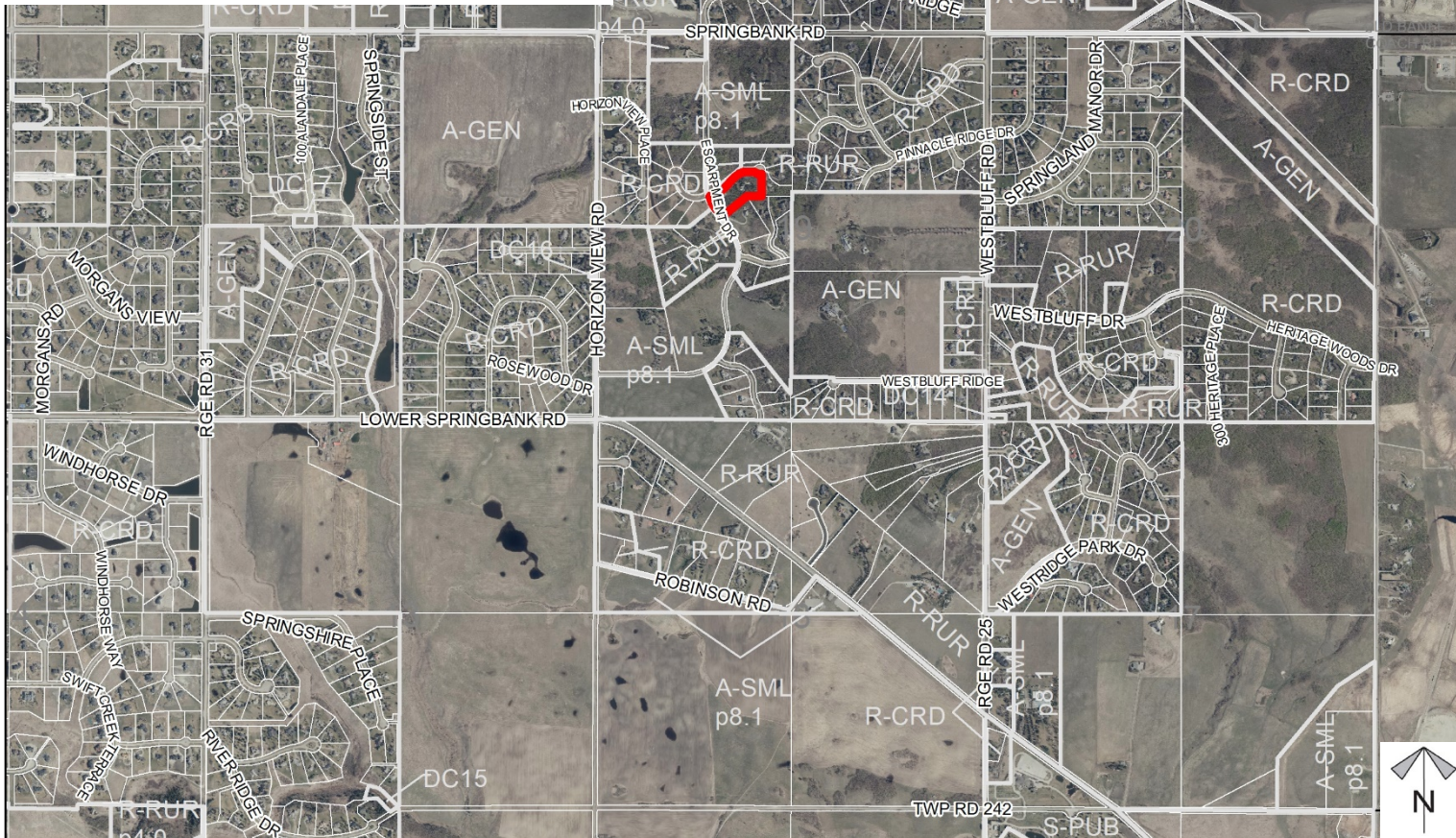
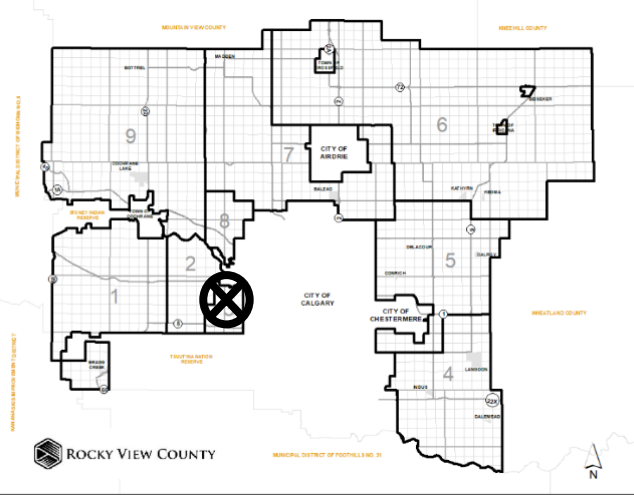
ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Ken Venner, BA Planning Group	OWNER: Hirameki Management Corporation.
DATE APPLICATION RECEIVED: April 8, 2021	DATE DEEMED COMPLETE: April 13, 2021
GROSS AREA: ± 2.12 hectares (± 5.26 acres)	LEGAL DESCRIPTION: Lot 12, Block 6, Plan 0614763 in NW-19-24-02-W05M
APPEAL BOARD: Subdivision Appeals Board	
HISTORY: <i>December 21, 2006:</i> Subdivision of 5 lots within NW-19-24-02-W05M, plan number 0614763.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 166 adjacent landowners. No responses were received. The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments. The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

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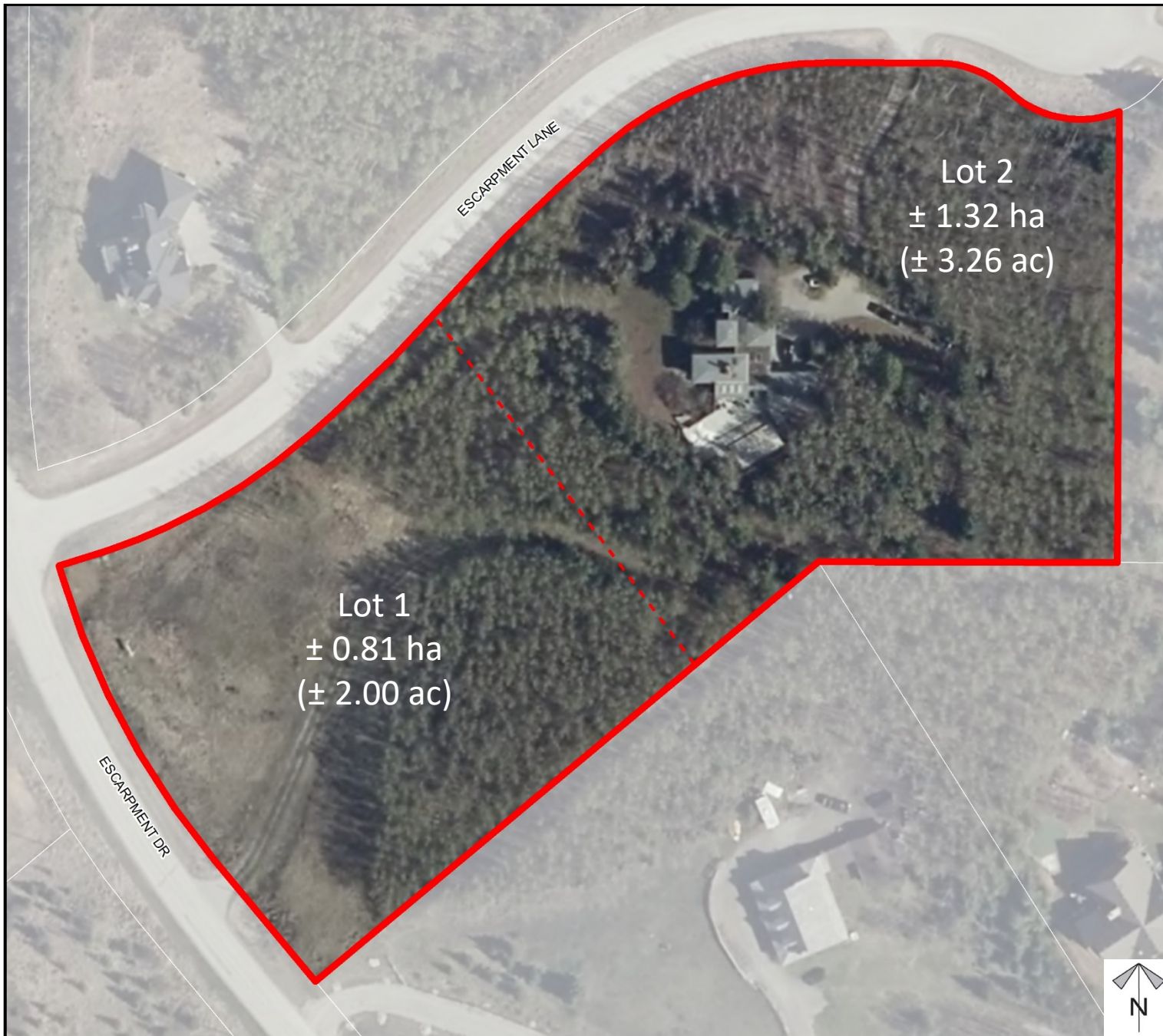
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Development Proposal

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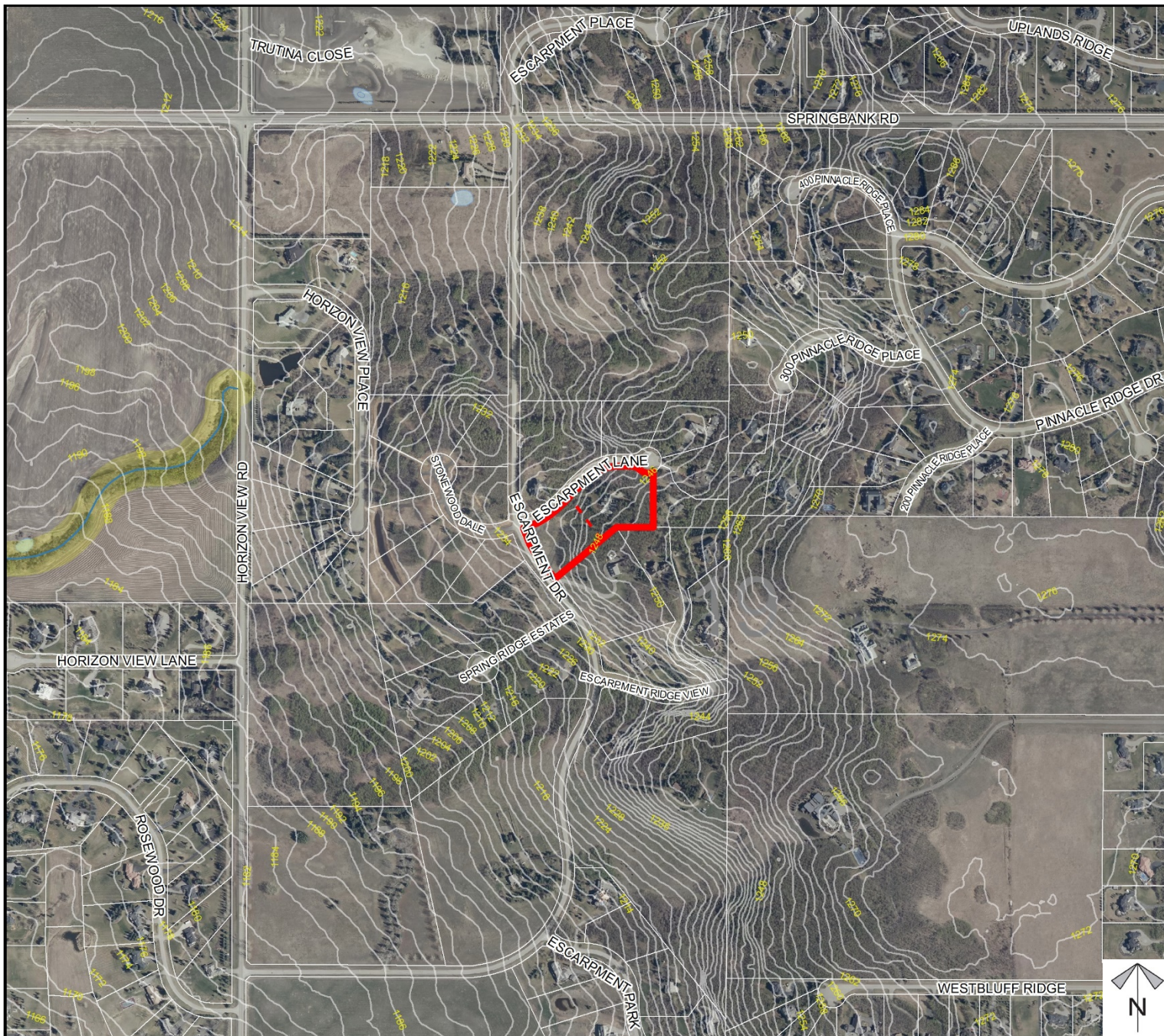


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Environmental

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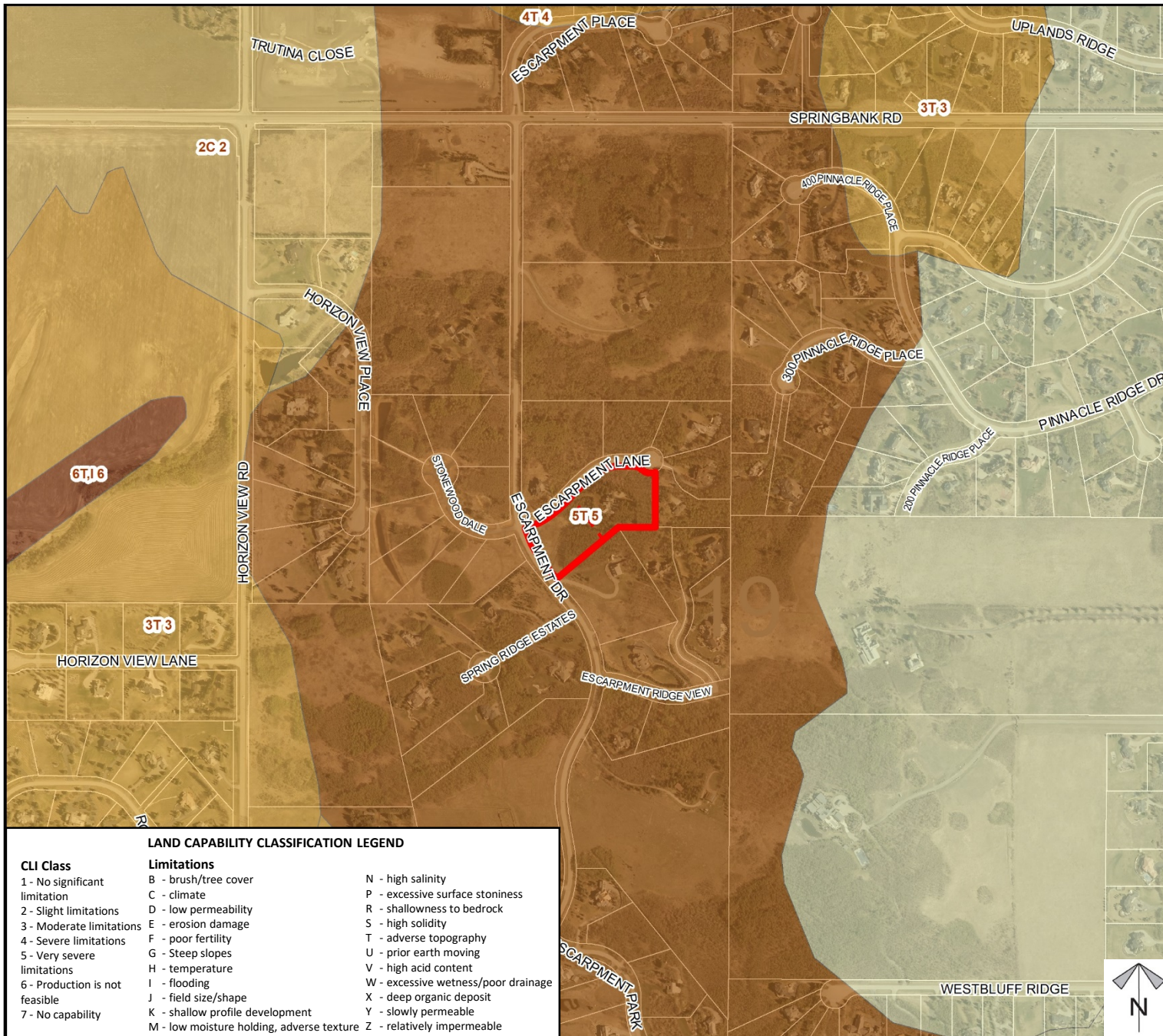
-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water

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Soil Classifications

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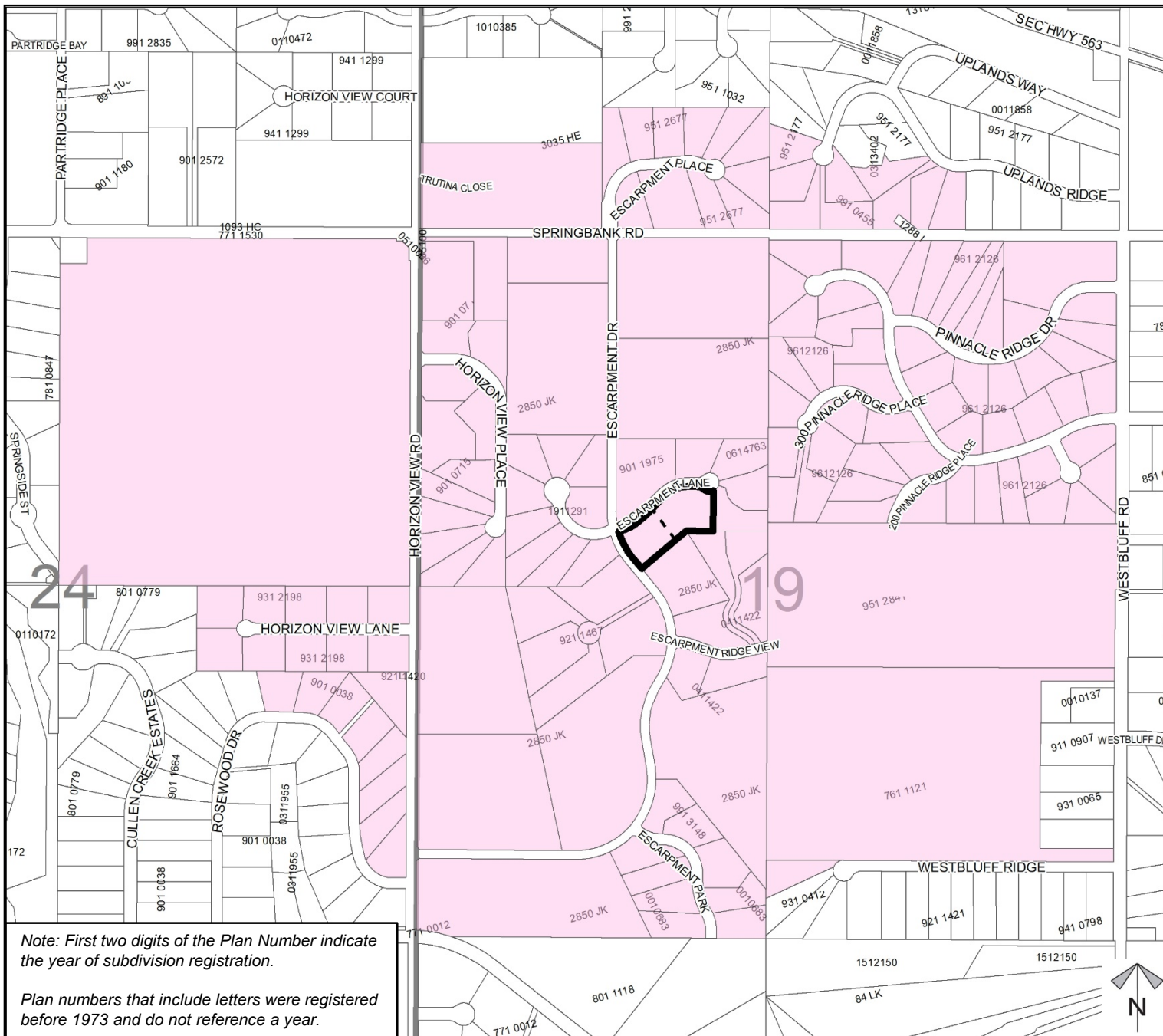
Support



Opposition



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