



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	October 27, 2020	DIVISION: 2
TIME:	Afternoon Appointment	
FILE:	05707130 to 05707167	APPLICATION: PL20200078
SUBJECT:	Redesignation Item – Direct Control Bylaw Site-Specific Amendments	

POLICY DIRECTION:

The County Plan and Harmony Conceptual Scheme.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate 38 properties in Harmony Stage 4A from Village Residential 1 Development Cell (VR-1) to Village Residential 2 Development Cell (VR-2) to allow for additional variety of residential development in the area.

Council gave first reading to Bylaw C-8079-2020 on September 1, 2020.

The following is a summary of the application assessment:

- The application is consistent with the Harmony Conceptual Scheme;
- All other technical matters required at this stage of the application process are satisfactory.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED:	June 29, 2020
DATE DEEMED COMPLETE:	June 29, 2020

PROPOSAL:	A Site-Specific Amendment to Direct Control Bylaw (DC-129) to redesignate 38 properties in Harmony Stage 4A from Village Residential 1 Development Cell (VR-1) to Village Residential 2 Development Cell (VR-2) to allow for additional variety of residential development in the area.
LEGAL DESCRIPTION:	Lots 1-27, Block 14, Plan 1910632 within SE-07-25-03-W05M and Lots 21-31, Block 15, Plan 1910632 within SE-07-25-03-W05M
GENERAL LOCATION:	Located approximately 1.61 km (1 mile) north of Township Road 250 and on the east side of Range Road 40, within the hamlet of Harmony.
APPLICANT:	Stantec Consulting
OWNERS:	Harmony Developments Inc.; Owners Association of Harmony
EXISTING LAND USE DESIGNATION:	Direct Control Bylaw (DC-129) – Village Residential 1 Development Cell (VR-1)

Administration Resources

Johnson Kwan, Planning and Development Services



PROPOSED LAND USE DESIGNATION: Direct Control Bylaw (DC-129) – Village Residential 2 Development Cell (VR-2)

GROSS AREA: ± 5.32 acres

SOILS (C.L.I. from A.R.C.): **Class 4S80, 4w20** – Severe limitations due to high sodicity and excessive wetness/poor drainage.

PUBLIC & AGENCY SUBMISSIONS:

No letters were received in response to 257 letters circulated to adjacent and area property owners when the application was received. The application was also circulated to a number of internal and external agencies; responses are available in Appendix 'A'.

HISTORY:

March 25, 2019 Subdivision Plan 1910632 was registered at Land Titles creating the subject lands in Phase 4A of Harmony.

July 24, 2017 Subdivision application PL20170126 was conditionally approved for Phases 4 to 9 of harmony.

October 7, 2008 Council approved Bylaw C-6688-2008 to redesignate the hamlet of Harmony from Ranch and Farm District to Direct Control District.

POLICY ANALYSIS:

County Plan

The County Plan supports the development of the hamlet of Harmony as a full service community providing a range of land uses, housing types, and services to the residents and local area (Policy 5.1). The proposed amendment is to allow for additional variety of residential development in the Phase 4A and is consistent with the County Plan.

Harmony Conceptual Scheme

The proposed redesignation will provide a variety of housing options as per the Conceptual Scheme principles (Section 5.2.2, Principles 1 and 3), and Stage 1 Neighborhood Plan (Section 2.4).

The proposed redesignation would allow single-detached products to be developed instead of semi-detached dwellings. This should not affect the overall density in Phase 4A.

OPTIONS:

Option # 1: Motion #1 THAT Bylaw C-8079-2020 be given second reading.
 Motion #2 THAT Bylaw C-8079-2020 be given third and final reading.

Option # 2: That application PL20200078 be refused.



ROCKY VIEW COUNTY

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

JKwan/llt

Concurrence,

“Al Hoggan”

Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT ‘A’: Application Referrals

ATTACHMENT ‘B’: Bylaw C-8079-2020 and Schedule A

ATTACHMENT ‘C’: Map Set