



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	October 27, 2020	DIVISION: 2
TIME:	Afternoon Appointment	
FILE:	05707001 / 05707002	APPLICATION: PL20200079
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 a portion of Harmony Phase 4B 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-8080-2020 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:	July 16, 2020
DATE DEEMED COMPLETE:	July 16, 2020

PROPOSAL:	A Site Specific Amendment to Direct Control Bylaw (DC-129) to redesignate a portion of Harmony Stage 4B 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:	A portion of SE-07-25-03-W05M and a portion of SW-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.
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: ± 5.18 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 261 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:

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 4B and is consistent with the County Plan.

Harmony Conceptual Scheme

The proposed redesignation will provide the 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 4B.

OPTIONS:

Option # 1: Motion #1 THAT Bylaw C-8080-2020 be given second reading.
 Motion #2 THAT Bylaw C-8080-2020 be given third and final reading.

Option # 2: That application PL20200079 be refused.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
 Community Development Services

Chief Administrative Officer

JKwan/llt



ATTACHMENTS

ATTACHMENT 'A': Application Referrals

ATTACHMENT 'B': Bylaw C-8080-2020 and Schedule A

ATTACHMENT 'C': Map Set