

PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: September 21, 2021

DIVISION: 2

TIME: Afternoon Appointment

FILE: 04721006 / 04721022

APPLICATION: PL20210058

SUBJECT: Willow Ranch Conceptual Scheme

NOTE: This application should be considered in conjunction with the redesignation application PL20210057 (agenda item E-4)

APPLICATION: The Willow Ranch Conceptual Scheme provides a policy framework to guide redesignation and subdivision applications, in order to facilitate the development of a thirteen lot residential community with environmental reserve and municipal reserve dedications.

GENERAL LOCATION: Located approximately 3.8 kilometres north of Highway 8, 0.9 kilometres south of Springbank Road, and adjacently west of Range Road 33.

LAND USE DESIGNATION: Residential, Rural District (R-RUR)

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8203-2021 on July 27, 2021. The application is consistent with the relevant policies of the Central Springbank Area Structure Plan, the County Plan, and the Land Use Bylaw. However, the application does not meet the requirements of the County Servicing Standards with regards to stormwater management, biological impacts, and access.

ADMINISTRATION RECOMMENDATION: Administration recommends Council refer the application back in order to work with the applicant on meeting the County Servicing Standards for stormwater management, biological impacts, and access in accordance with Option #2.

OPTIONS

Option #1: Motion #1 THAT Bylaw C-8203-2021 be given second reading.

Motion #2 THAT Bylaw C-8203-2021 be given third and final reading.

Option #2: THAT Bylaw C-8203-2021 be referred back to Administration to work with the applicant on meeting the County Servicing Standards with regards to stormwater management, biological impacts, and access as well as determinations on the Overland Drainage Right-of-Way along the west boundary of the site.

Option #3: THAT application PL20210058 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Logan Cox, Planning & Development Services



APPLICATION EVALUATION:

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Interim Growth Plan; • County Plan (Municipal Development Plan); • Central Springbank Area Structure Plan; • Land Use Bylaw; • Recreation and Parks Master Plan; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Willow Ranch Biophysical Impact Assessment (desktop study), prepared by Westhoff Engineering Resources, Inc., March 2021 • Level IV Private Sewage Treatment System Assessment for Subdivision, prepared by Groundwater Resources Information Technologies Ltd., March 2021 • Stormwater Management Concept and Strategies for Willow Ranch in SE 21-24-3-W5M in Rocky View County, prepared by Westhoff Engineering Resources, Inc., March 2021 • Stormwater Management Concept and Strategies for Willow Ranch in SE 21-24-3-W5M in Rocky View County Revised Issued for Approval, prepared by Westhoff Engineering Resources, Inc., July 2021 • Preliminary Geotechnical Review Residential Subdivision, prepared by Lone Pine Geotechnical Ltd., March 2021 • Confirmation of Water Supply, prepared by Calalta Waterworks Ltd., <i>no date</i> • Traffic Impact Assessment Memo, prepared by Bunt & Associates Engineering Ltd., March 2021
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POLICY ANALYSIS:

Interim Growth Plan

The application complies with the Country Residential Development Policy (3.4.4) of the Interim Growth Plan. The plan promotes intensification of development areas within statutory plans (Central Springbank Area Structure Plan).

County Plan (Municipal Development Plan)

The application generally complies with the policies of the County Plan as it proposes additional infill residential development in alignment with the Central Springbank Area Structure Plan (ASP) as shown on Map 1 of the County Plan. The County Plan directs new Conceptual Scheme applications to have the opportunity for community input, to be consistent with the pattern of settlement/development within the area, and meets the other requirements of the Plan and ASP. The application has been assessed primarily against the Area Structure Plan document as it speaks to more specific requirements for an application of this nature.



Central Springbank Area Structure Plan

The subject lands are located in the infill residential area of the ASP. Administration believes the application generally aligns with the ASP as it proposes further infill residential development in an existing residential area in alignment in Map 11, Infill Residential Concept Plan Boundaries. The application does not meet every requirement under the Area Structure Plan as it doesn't speak to all the requirements of a Conceptual Scheme within the ASP, such as a Landscaping Plan, hydrant location and fire flow capacities, a solid waste plan, developability of the Municipal Reserve site, and future sewer easement locations to accommodate a potential gravity wastewater collection system.

Land Use Bylaw

The proposed parcels will exceed the minimum parcel size under the Residential, Country Residential (R-CRD) Land Use District. Environmental Reserve and Municipal Reserve lands would hold appropriate land use districts for their purposes.

Recreation and Parks Master Plan

The application does not align with the Master Recreation Plan as the proposed \pm 0.43 acre municipal reserve (MR) Parcel does not meet the requirements of the Facility Development Criteria. The applicant has indicated the MR will primarily act as a landscape buffer between the proposed road and the neighbour to the south of the subject parcels (northeast corner of Westview Estates) in order to limit disturbance from vehicle headlights as cars enter the proposed development. No connections to other existing public lands or the proposed Environmental Reserve lands are proposed through this MR. Additionally, there is limited opportunity for an isolated parcel of this size to serve County residents, while adding maintenance requirements that would be borne by the County.

County Servicing Standards

The application does not align with the County Servicing Standards (CSS) with regards to Stormwater Management design, multiple points of access, and separation between access locations and roadways. These are further discussed in the conceptual scheme sections below.

Willow Ranch Conceptual Scheme Summary

Outline Plan Overview

The conceptual scheme proposes infill country residential creating 13 residential parcels ranging from 2.0 to 3.10 acres, as well as two environmental reserve lots and a small municipal reserve parcel. A central roadway will provide frontage and access to all proposed lots.

Site Context

The two parcels that compose the 40 acre conceptual scheme area include an existing dwelling and accessory buildings, as well as numerous wetlands, and two portions of Springbank Creek. The subject lands are located in an area where similar development of two-acre parcels has occurred adjacent to the north and south.

Proposed Land Use Concept

The development concept shows that the existing house will be subdivided with approximately 2.20 acres of land, and a 2.62 acre environmental reserve will separate this parcel from the remaining two-acre parcels. The concept includes a central roadway, and an additional environmental reserve parcel in the northwest corner. A small municipal reserve parcel is provided, with the remaining MR requirement to be met through cash-in-lieu.

Transportation and Access

The subject lands currently have access from Range Road 33, and a new roadway will be required to be constructed to serve the residential parcels.



Section 409 of the CSS requires road approaches to be located greater than 45 meters from the intersection of two local roads unless no other alternative exists. The submitted design and Traffic Impact Assessment note the minimum 45 meter separation is not possible with the limitations from existing approaches and Springbank Creek.

Separately, Section 411 of the County Servicing Standards require a residential subdivision of ten (10) lots or greater to have two separate access points for emergency access. As proposed, the application does not meet this requirement. This requirement may be waived at the discretion of the Municipal Planning Commission at time of subdivision.

Wastewater Servicing

As there is no central wastewater servicing in the area, each lot will be developed with private sewage treatment systems, proposed to be packaged treatment systems. A Level IV PSTS report has indicated that this is feasible. A deferred service agreement will be required for future connection to servicing when available.

Potable Water Servicing

The conceptual scheme area will be serviced by potable water from the Calalta Waterworks. The developer will be required to extend the water distribution network to service the lots.

Stormwater Management

The applicant has proposed a series of overland drainage swales and lot-level best management practices draining to the roadside ditch along Range Road 33. County Servicing Standards require that development resulting in 10 or more lots provide centralized pond(s) serving the development, located on public utility lot(s).

Administration has concerns with this approach based on the ongoing concerns with stormwater management in the area and the long-term viability of such systems. Administration has requested additional consideration of a central pond for the management of stormwater management across the proposed development.

Biophysical Impact Assessment

A desktop Biophysical Impact Assessment (BIA) was prepared in March 2021, with the conceptual scheme noting revisions would be made pending completion of the final BIA and prior to Council considering the application.

The desktop study noted 16 wetlands totaling approximately 8.5 acres, and 13 ephemeral waterbodies totaling approximately 1.58 acres. The conceptual scheme notes that the creek and associated drainage area is likely an Environmentally Sensitive Area. As such, Administration seeks revision to the conceptual scheme to reflect the final report and provide appropriate policies in consideration of the results.

Open Space

The application proposes dedication of Environmental Reserve (ER) over portions of the two separate areas of Springbank Creek, as well as Environmental Reserve Easement (ERE) within some of the residential lots to accommodate the riparian buffer, as the proposed ER does not accommodate the entirety of the riparian buffer.

ER is proposed for two parcels totaling 6.79 acres, and ERE is proposed across six of the twelve residential parcels.

Administration would generally recommend provision of the protected lands be ER rather than ERE, as this would offer less opportunity for inadvertent impacts from landowners subject to the restrictions. However Council may determine the proposed division of ER and ERE as appropriate.



Separately, County Capital Projects has requested further consideration of a 10 meter Overland Drainage Right-of-Way be considered over the western most portion of the subject property instead of an Environmental Reserve Easement. This is discussed under additional considerations, below.

Municipal Reserves

The applicant proposes a 0.43 acre MR parcel to be utilized as a landscaping buffer for the residential lots, and the remainder to be provided via cash-in-lieu. No proposed uses, amenities, or connectivity has been provided.

Given the small size, lack of proposed public benefit, and the non-connected nature of the parcel, Administration would seek either provision of municipal reserves to be located adjacent to the existing municipal reserve lands to the north, or the entirety as cash-in-lieu.

ADDITIONAL CONSIDERATIONS:

- Overland Drainage
 - County Capital Projects has requested further consideration of a 10 meter Overland Drainage Right-of-Way be considered over the western most portion of the subject property instead of an Environmental Reserve Easement. The intent of this right-of-way is to facilitate a future project for Stormwater Management flows from Westview Estates to Springbank Creek as part of a Policy 459 drainage improvement. This project is currently unfunded; however, registration of this right-of-way at the time of subdivision would aid in the advancement of this project.
- Wetlands and Waterways
 - Alberta Environment & Parks (AEP) has noted the presence of naturally occurring water bodies which may be crown claimed, as per section 3 of the *Public Lands Act*, and has requested the applicant contact the Water Boundaries unit of AEP to appropriately identify and delineate the waterbodies. Should the water bodies be crown owned an application for occupation and adherence with the Provincial wetland policy would be required.

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-8203-2021 and Schedule ‘A’
- ATTACHMENT ‘D’: Map Set
- ATTACHMENT ‘E’: Public Submissions