



## PLANNING AND DEVELOPMENT SERVICES

**TO:** Council

**DATE:** September 21, 2021 **DIVISION:** 2

**TIME:** Afternoon Appointment

**FILE:** 04721006 / 04721022 **APPLICATION:** PL20210057

**SUBJECT:** Redesignation for Residential Purposes

NOTE: This application should be considered in conjunction with the conceptual scheme application PL20210058 (agenda item E-3)

**APPLICATION:** Redesignation of the subject lands from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD), Special, Natural Open Space District (S-NOS) and Special, Parks and Recreation District (S-PRK) to facilitate future subdivision in accordance with the proposed Willow Ranch Conceptual Scheme (PL20210058).

**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-8202-2021 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 in accordance with Option #2.

### OPTIONS

- Option #1: Motion #1 THAT Bylaw C-8202-2021 be given second reading.  
Motion #2 THAT Bylaw C-8202-2021 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 PL20210057 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.

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

**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 (in this case, the 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.

### Conceptual Scheme (Willow Ranch Conceptual Scheme – PL20210058)

The redesignation application aligns with the proposed Willow Ranch Conceptual Scheme (PL20210058).

### Recreation and Parks Master Plan

The application does not align with the Recreation and Parks Master 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. However, 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 (CSS)

The application does not align with the County Servicing Standards with regards to stormwater management design, multiple points of access, and separation between access locations and roadways. Further evaluation of these items is provided in the conceptual scheme report, PL 20210058. Briefly:

- 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.
- Section 411 of the CSS requires any rural development that results in ten (10) lots or more to have two separate access points to an existing through road for Emergency Access. This requirement can be waived through the discretion of the Subdivision Approving Authority at the time of Subdivision.
- Section 706.5 of the CSS requires a residential subdivision of ten (10) lots or more to have a municipal pond on a public utility Lot to serve the entire development. The applicant's Stormwater Management Plan does not propose a pond but rather relies on Low Impact Development Strategies (LIDS). Administration has concerns with this approach based on the ongoing concerns with stormwater management in the area and long-term viability of such systems.



**ADDITIONAL CONSIDERATIONS:**

Additional technical matters include:

- Overland Drainage
  - County Capital Projects has requested further consideration of a 10 meter Overland Drainage Right-of-Way be considered over the westernmost 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”

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

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**ATTACHMENTS:**

- ATTACHMENT ‘A’: Application Information
- ATTACHMENT ‘B’: Application Referrals
- ATTACHMENT ‘C’: Bylaw C-8202-2021 and Schedule ‘A’
- ATTACHMENT ‘D’: Map Set