

PLANNING AND DEVELOPMENT SERVICES

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|-----------------|-------------------------------|--------------------------------|
| TO: | Municipal Planning Commission | |
| DATE: | January 13, 2021 | DIVISION: 3 |
| FILE: | 04619003 | APPLICATION: PL20200063 |
| SUBJECT: | Subdivision Item: Residential | |

APPLICATION: To create a \pm 2.00 acre parcel (Lot 1) with a \pm 3.27 acre remainder (Lot 2).

GENERAL LOCATION: Located approximately 1.6 kilometres east of Range Road 31, and 0.20 kilometres south of Springbank Road.

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

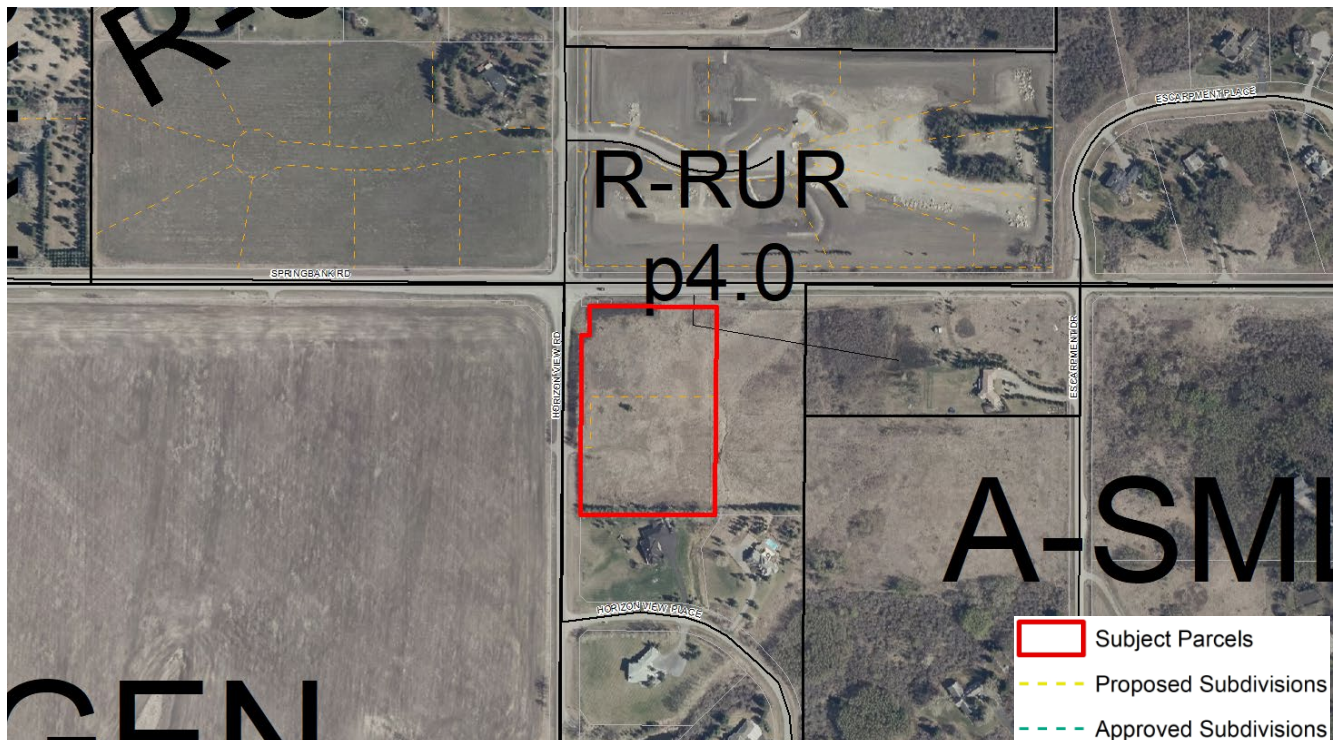
ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

Option #1: THAT Subdivision Application PL20200063 be approved with the conditions noted in Attachment 'B'.

Option #2: THAT Subdivision Application PL20200063 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Oksana Newmen, Planning and Development Services

**APPLICATION EVALUATION:**

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

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|--|---|
| APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act</i> • Subdivision and Development Regulations • Municipal Development Plan • Central Springbank Area Structure Plan • North Escarpment Conceptual Scheme • Land Use Bylaw • County Servicing Standards | TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Level IV Private Sewage Treatment System Assessment prepared by Solstice Environmental Management (April 8, 2020) • Phase I Environmental Site Assessment, prepared by JASA Engineering Inc. (November 2017) |
|--|---|

Payments and Levies

| APPLICABLE FEE/LEVY | AMOUNT OWING (ESTIMATE) |
|-----------------------------|--|
| TRANSPORTATION OFFSITE LEVY | (Rural Base Levy + Special Area 4) x Area of Lot 1 = (\$4,595/acre + \$9,247/acre) x 2 acres = \$ 27,684 |
| MUNICIPAL RESERVE (\$/ACRE) | Reserves not required; provided previously by land dedication |

Additional Review Considerations

Conditions were set based on the following items:

Accessibility to a Road

There is an existing access from Horizon View Road. The applicant prefers a separate access, however is amenable to a shared access if necessary. A condition has been added for either eventuality.

Servicing

The applicant is located in the Westridge Utilities service area for potable water, however, has been unable to confirm servicing. A condition providing for the possibility of connection is included, as well as an option to install wells on the proposed parcels should connection not be achieved. A Groundwater Evaluation Report would need to be provided, to include aquifer testing and the location of the well, on each lot. If the results of the testing do not meet the requirements of the *Water Act*, the subdivision shall not be endorsed or registered.

In terms of wastewater servicing each lot may be serviced by a packaged sewage treatment system, and a condition of approval requiring a Site Improvements/Services Agreement (SISA) for their construction is provided.

Stormwater Management

As a condition of subdivision, a Site-Specific Stormwater Implementation Plan (SSIP) will be required, and should any required improvements be identified, a SISA will also be required.

*Municipal Reserves*

Municipal reserves were already provided previously by land dedication of lands adjacent to and east of the subject property. The previously dedicated MR parcel shows a configuration that would accommodate a future shared-use pathway, as outlined in the *Active Transportation Plan, South County*, adopted October 2018.

Central Springbank Area Structure Plan

The proposed subdivision is located in the Infill Residential Area in the ASP. It is compliant with ASP policies.

North Escarpment Conceptual Scheme

The parcel is located in the “established country residential area”, and meets the three required policies of the conceptual scheme.



ROCKY VIEW COUNTY





ROCKY VIEW COUNTY

Tentative Plan

Subdivision Proposal

To create a \pm 0.81 hectare (2.00 acre) parcel (Lot 1) with a \pm 1.30 hectare (3.27 acre) remainder (Lot 2).

Legend

Existing Approach 
Proposed Approach 

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 3

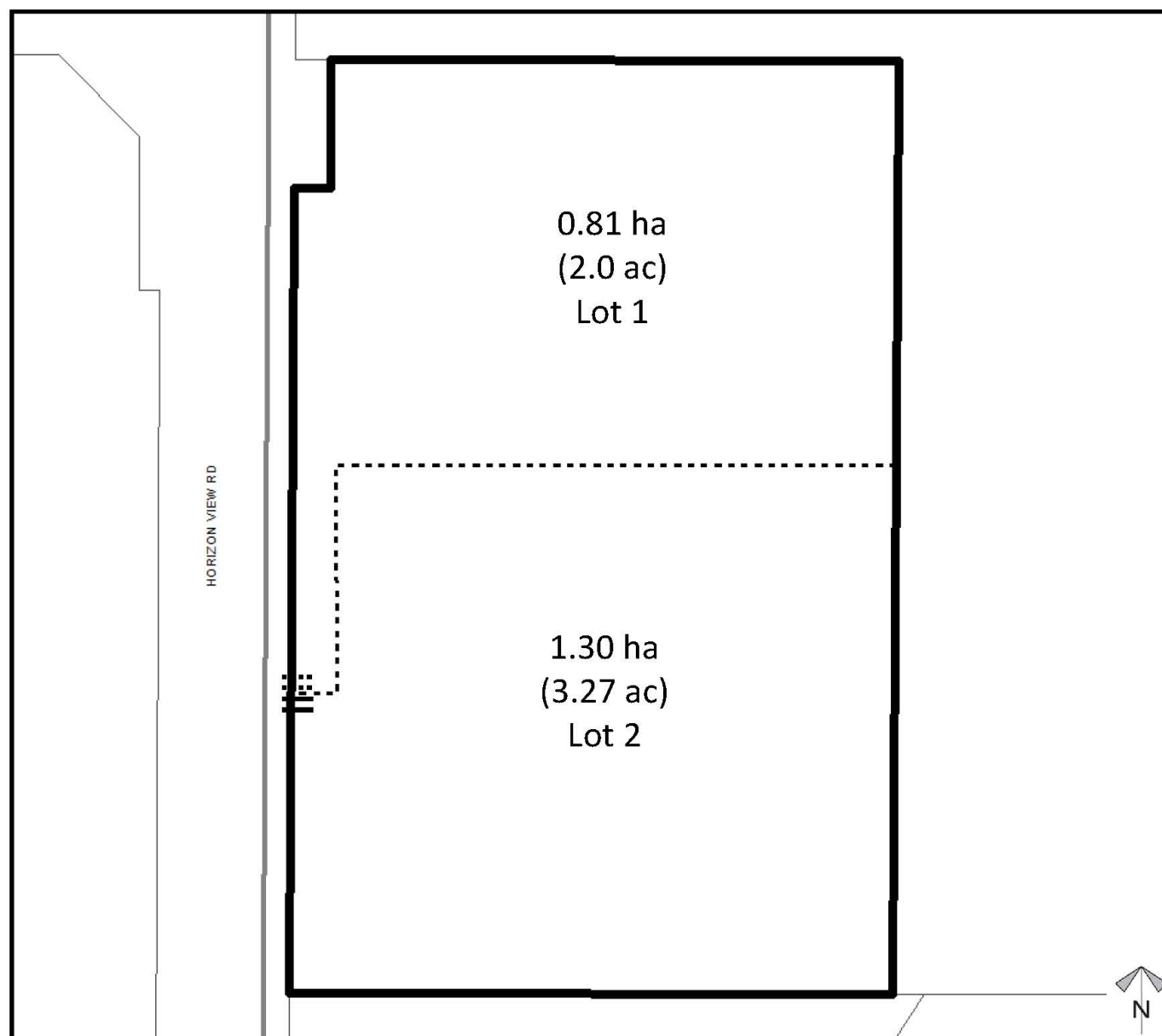
Roll: 04619003

File: PL20200063

Printed: November 30, 2020

Legal: Lot:1 Plan:9010715;

within NW-19-24-02-W05M





ROCKY VIEW COUNTY

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

ON/It

ATTACHMENTS:

ATTACHMENT ‘A’: Maps and Other Information

ATTACHMENT ‘B’: Approval Conditions



ROCKY VIEW COUNTY

ATTACHMENT 'A': MAPS AND OTHER INFORMATION

| | |
|--|--|
| APPLICANT: Amanpreet Grewal | OWNER: Amanpreet Grewal and Balpreet Tatla |
| DATE APPLICATION RECEIVED: May 21, 2020 | DATE DEEMED COMPLETE: May 21, 2020 |
| GROSS AREA: ± 2.13 hectares (± 5.27 acres) | LEGAL DESCRIPTION: Lot 1, Plan 9010715; NW-19-24-2-W5M |
| APPEAL BOARD: Subdivision and Development Appeal Board | |
| HISTORY: <i>April 17, 1990:</i> Plan 9010715 registered at Land Titles, to include the subject parcel | |
| PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to 189 adjacent landowners. No responses were received.</p> <p>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.</p> | |



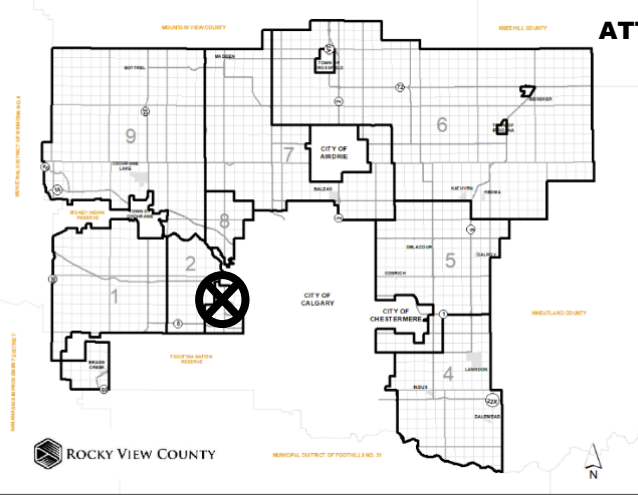
Location & Context

Subdivision Proposal

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ATTACHMENT 'A': MAPS AND OTHER INFORMATION



Development Proposal

Subdivision Proposal

To create a ± 0.81 hectare (2.00 acre) parcel (Lot 1) with a ± 1.30 hectare (3.27 acre) remainder (Lot 2).

HORIZON VIEW RD

0.81 ha
(2.0 ac)
Lot 1

1.30 ha
(3.27 ac)
Lot 2



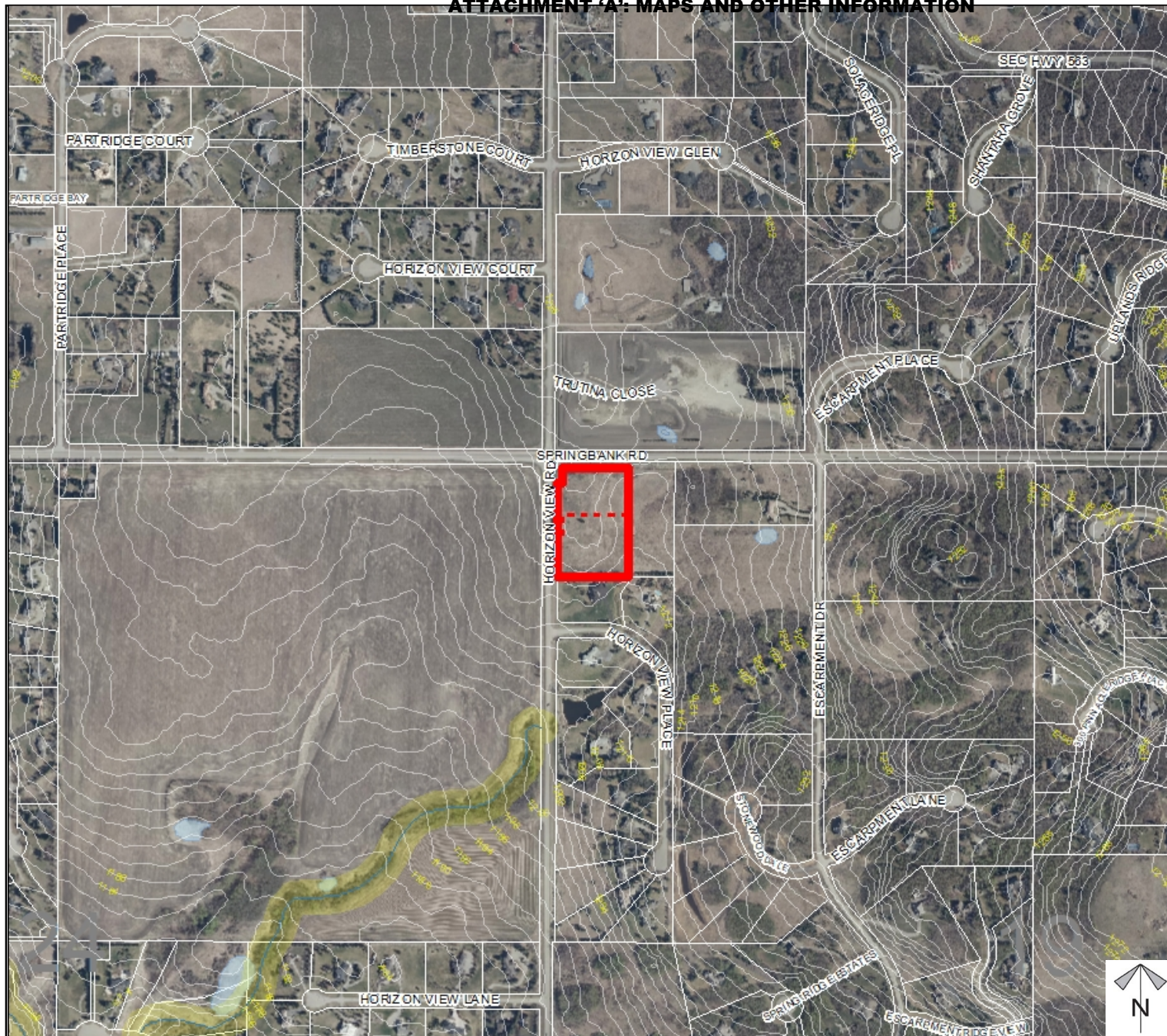
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Environmental

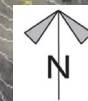
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- Subject Lands
- Contour - 2 meters
- Riparian Setbacks
- Alberta Wetland Inventory
- Surface Water

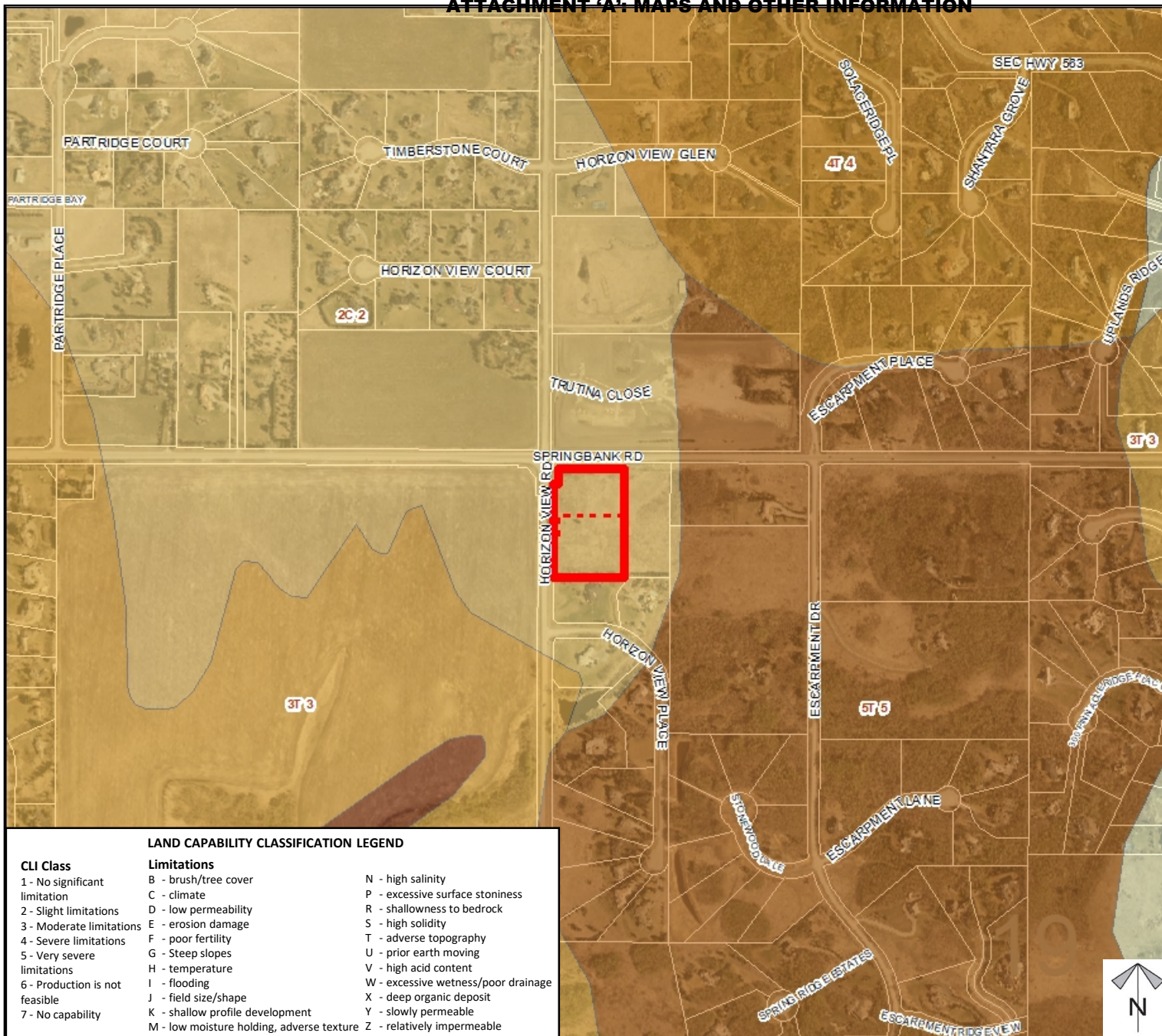
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Soil Classifications

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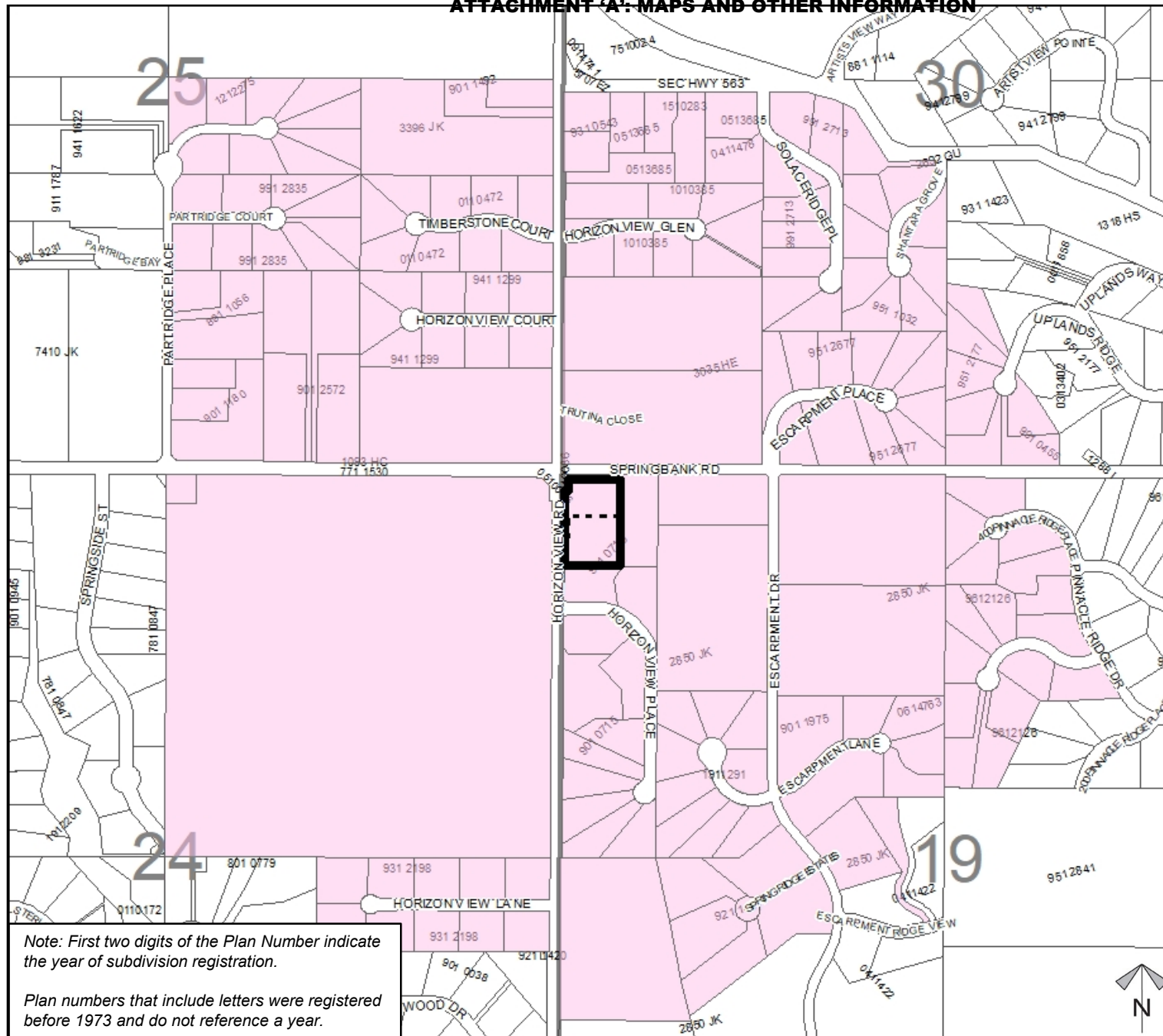


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Landowner Circulation Area

Subdivision Proposal

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Note: First two digits of the Plan Number indicate the year of subdivision registration.

Plan numbers that include letters were registered before 1973 and do not reference a year.

Legend

Support



Opposition



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 within NW-19-24-02-W05M

**ATTACHMENT 'B': APPROVAL CONDITIONS**

- A. The application to create a \pm 0.81 hectare (2.00 acre) parcel (Lot 1) with a \pm 1.30 hectare (3.27 acre) remainder (Lot 2) at Lot 1, Plan 9010715; NW-19-24-2-W5M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 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.

Transportation and Access

- 2) The Owner shall construct a new paved approach on Horizon View Road in order to provide access to Lot 1 in accordance with the County Servicing Standards. Should a mutual approach be constructed, the Owner shall:
 - a) Provide an access right of way plan; and
 - b) Prepare and register respective easements on each title, where required.

Site Servicing

- 3) The Owner is to enter into a Site Improvements / Services Agreement with the County and shall include the following:
 - a) In accordance with the Level 4 PSTS Assessment conducted by Solstice Environmental Management dated April 8, 2020;
 - b) For the construction of a Packaged Sewage Treatment Plant meeting Bureau de Normalisation du Quebec (BNQ) standards.
- 4) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title for each proposed Lots 1 and 2, indicating:



ROCKY VIEW COUNTY

- a) Each future Lot Owner is required to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available;
 - b) Requirements for decommissioning and reclamation once County servicing becomes available.
- 5) Should connection to piped services be available, the Owner is to provide confirmation of 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 information regarding:
- 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;
 - c) Documentation proving that all necessary water infrastructure is installed.
- OR
- Should connection to piped services not be available, water is to be supplied by an individual well on Lots 1 and 2. The subdivision shall not be endorsed until:
- a) A Phase 2 Aquifer Testing Report is provided, which is to include a Well Driller's report confirming that the flow exceeds or is equivalent to 1 igpm, on each lot.
- 6) Utility Easements, Agreements and Plans are to be provided and registered (to the satisfaction of ATCO Gas).

Developability

- 7) The Owner is to provide a Site Specific Stormwater Management Plan conducted and stamped by a professional engineer that is in accordance with the Springbank Master Drainage Plan, the Springbank Creek Catchment Plan, and the County Servicing Standards. 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 shall be entered into and registered on title;
 - 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.

Payments and Levies

- 8) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one new lot.
- 9) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020 prior to subdivision endorsement. The County shall calculate the total amount owing;
 - a) from the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey.

Taxes

- 10) 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*.

**ROCKY VIEW COUNTY****D. SUBDIVISION AUTHORITY DIRECTION:**

- 1) 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