



## PLANNING

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<b>TO:</b>	Subdivision Authority	
<b>DATE:</b>	November 15, 2022	<b>DIVISION:</b> 6
<b>FILE:</b>	04329003	<b>APPLICATION:</b> PL20220067
<b>SUBJECT:</b>	Residential Subdivision: Creation of 153 Residential Lots, 1 Mixed Commercial/Residential Lot, 7 Municipal Reserve Lots, and 1 Public Utility Lot	

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**APPLICATION:** To create 153 residential lots of between  $\pm 0.045$  hectares ( $\pm 0.111$  acres) and  $\pm 0.147$  hectares ( $\pm 0.363$  acres), one  $\pm 5.232$  hectare ( $\pm 12.927$  acre) Public Utility Lot, and seven Municipal Reserve lots between  $\pm 0.010$  hectares ( $\pm 0.025$  acres) and  $\pm 2.375$  hectares ( $\pm 5.868$  acres).

**GENERAL LOCATION:** Located approximately 0.81 kilometres (0.50 miles) north of Highway 1, on the east side of Range Road 285, approximately 1.62 kilometres (1.00 miles) east of the city of Calgary, and 0.81 kilometres (0.50 miles) northwest of the city of Chestermere.

**LAND USE DESIGNATION:** Direct Control District 175 (DC-175), Commercial, Mixed Urban District (C-MIX) and Special, Public Service District (S-PUB).

### EXECUTIVE SUMMARY:

The application proposes to create residential development within Cell D, the final development cell, of the South Conrich Conceptual Scheme, which was adopted in July 2007.

The subject parcel is currently undeveloped; however, Development Permit PRDP20220660 has been approved to allow for Retail (Small), Retail (Grocery), Retail (General) & Office Uses on the proposed Commercial, Mixed Urban District (C-MIX) parcel. The approval was subject to conditions and the Applicant is still working towards meeting these requirements prior to being able to implement the Development Permit.

The application was evaluated against the *Subdivision and Development Regulation*, the Municipal Development Plan (County Plan), the Conrich Area Structure Plan (ASP), the South Conrich Conceptual Scheme (CS), Direct Control District 175 (DC-175), and the Land Use Bylaw. The application is consistent with the regulations of the *Subdivision and Development Regulation*, as well as the policies of the aforementioned Plans and Bylaws.

In keeping with the Subdivision and Development Authority Bylaw (C-8275-2022) Section 5(2), Council is the decision-making authority owing to opposition received for the application, as set out within Attachment 'D' of the report.

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

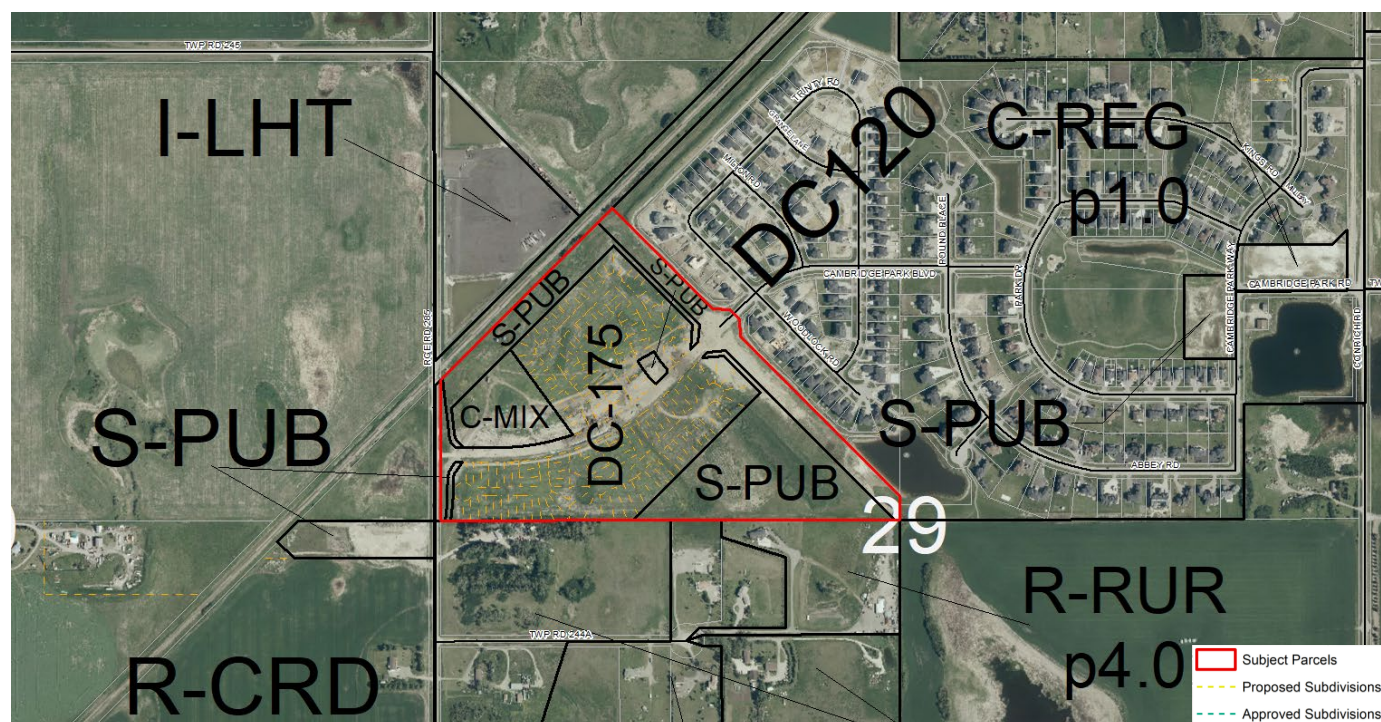
### OPTIONS:

- Option #1: THAT Subdivision Application PL20220067 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Subdivision Application PL20220067 be refused.

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### Administration Resources

Logan Cox, Planning & Development Services

**AIR PHOTO & DEVELOPMENT CONTEXT:**

**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> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• <i>Subdivision and Development Regulation;</i></li> <li>• Municipal Development Plan (County Plan);</li> <li>• Conrich Area Structure Plan;</li> <li>• South Conrich Conceptual Scheme;</li> <li>• Direct Control District 175 (DC-175);</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• Transportation Impact Assessment prepared by Bunt &amp; Associates dated June 12, 2019</li> <li>• Transportation Impact Assessment Update prepared by Bunt &amp; Associates dated January 28, 2022</li> <li>• Conceptual Stormwater Management Plan prepared by Jubilee Engineering dated May 2019.</li> <li>• Wetland Assessment and Impact Report prepared by Ecotone Environmental dated September 2019</li> </ul>
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### *Payments and Levies*

<b>APPLICABLE FEE/LEVY</b>	<b>AMOUNT OWING (ESTIMATE)</b>
Transportation Offsite Levy (C-8007-2020) Base Offsite Levy: \$4,595.00 + Special Area 2 Levy: \$5,208.00 68.1 acres x (\$4,595.00 + \$5,208.00) = \$667,584.30	\$667,584.30
Water / Wastewater Offsite Levy (C-8009-2020) Water Estimated Demand 159m <sup>3</sup> /day 159m <sup>3</sup> /day x \$17,283.27 = \$2,763,780.93 + applicable interest Wastewater Estimated Demand 143m <sup>3</sup> /day 143m <sup>3</sup> /day x \$16,037.37 = \$2,293,343.91 + applicable interest	\$2,763,780.93 + applicable interest and \$2,293,343.91 + applicable interest
Stormwater Offsite Levy (C-8008-2020) 68.1 acres x \$5,992.00 = \$408,055.20	\$408,055.20
<b>MUNICIPAL RESERVE</b>	Reserves dedicated as land through Block 9, Lots 1, 40, 83, 84, and 85 as well as Block 10, Lots 1, and 60

### **Policy Review**

#### *Subdivision and Development Regulation (SDR)*

The application is consistent with Section 7 of the SDR with respect to relevant considerations when deciding on whether to approve an application for subdivision. Pursuant to Section 16, Alberta Transportation provided authorization for the Subdivision Authority to vary the requirements of Section 14 and 15 with respect to approval of applications within the prescribed distance from a highway right of way and the provision of service roads.

#### *Municipal Development Plan (County Plan)*

The application aligns with Section 5.0 Managing Residential Growth and Section 9.0 (Hamlets) of the County Plan. Policy 5.1 and 9.1 of the County Plan support the further development of the Hamlet of Conrich in accordance with the approved Conrich Area Structure Plan (ASP). Further guidance on this application is provided through the South Conrich Conceptual Scheme (CS).

#### *Conrich Area Structure Plan (ASP)*

The application is not located within the Policy Area of the Rocky View County / City of Calgary Intermunicipal Development Plan (IDP); however, Policy 28.7 of the ASP requires circulation of the entire ASP area to the City of Calgary for transportation review. The City of Calgary responded with no comments or concerns to raise on the application.

The County does not currently have an Intermunicipal Development Plan with the City of Chestermere; Policy 28.4 of the ASP requires that development adjacent to Chestermere shall be coordinated between the County and the City. The City of Chestermere responded with no comments or concerns to raise on the application.

The application is located within the "Residential-Form to be determined" area of ASP, as shown on Map 5. Policy 8.13 of the ASP allows for a residential development that aligns with the approved local plan, which could allow for residential densities equivalent to hamlet residential. Therefore, the application was evaluated



against Section 8.0 Hamlet Residential. The application aligns with Policies 8.1 through 8.7 of the ASP, which speak to development of a comprehensive hamlet residential development that may incorporate local commercial uses.

The application incorporates a mixed residential / commercial parcel; as such, the application was evaluated against the Hamlet Commercial policies within Section 10.0 (Commercial) of the ASP. The application aligns with policies 10.10 through 10.12 of the ASP. Further consideration to the design and use of the proposed parcel was given through policy review of Development Permit PRDP20220660. The Development Permit was found to comply with policies 10.13 through 10.18 of the ASP.

The application proposes the dedication of seven Municipal Reserve parcels to facilitate open spaces and pathway connections throughout the proposed subdivision. The proposal was evaluated against Sections 18.0 Open Space and Parks and 20.0 Reserves of the ASP. The application aligns with Policies 18.1 through 18.9, which speak to the development of open space, parks, pathways, trails and sidewalks. The application aligns with Policies 20.1, 20.2, 20.7, 20.9, which speak to the dedication of Municipal Reserve as land that is suitable for public use as determined by the Subdivision Authority at the time of subdivision.

The application is required to connect to piped water and wastewater, as per Policies 23.9 and 23.15 of the ASP.

#### *South Conrich Conceptual Scheme (CS)*

The Conceptual Scheme was adopted in July 2007, with an amendment to the subject lands, Cell D, in May 2022. The amendment included updates to the land use, commercial and residential areas, residential minimum parcel sizes, and transportation policies.

The proposal was evaluated against Section 7.0 Proposed Land Use Policies and Guidelines of the CS. The application aligns with policies 7.2.2, 7.3.2, 7.3.3, with regard to the minimum residential lot sizes, transitioning of uses and development setbacks from the CN rail line, as well as policies 7.4.1 through 7.4.5 with regard to open space and reserve land dedication.

The application is required to connect to piped water and wastewater, as per Policy 8.2.1 of the CS.

The proposal was evaluated further against the CS Appendix D: Cell D, which outlines the development concept for the subject lands, which was approved by Council through Bylaw C-8193-2021. The application aligns with the design concepts approved through this Appendix.

#### *Direct Control District 175 (DC-175)*

The proposed 153 residential parcels are designated as Direct Control District 175 (DC-175), which was adopted through Bylaw C-8195-2021. The proposed parcels meet the purpose, minimum parcel size, maximum parcel size, and the minimum parcel width restrictions of the district. The district is based off the Residential, Small Lot District (R-SML) of Land Use Bylaw C-8000-2020 and has the same permitted and discretionary uses except for Dwelling, Duplex/Semi; Dwelling, Manufactured; and Vacation Rental uses. These three uses are specifically not permitted in this district.

#### *Land Use Bylaw C-8000-2020*

The proposed mixed residential/commercial use parcel is designated as Commercial, Mixed Urban District (C-MIX) and meets the requirements of the district.

The proposed Public Utility Lot (PUL) and larger Municipal Reserve (MR) lots are designated as Special, Public Service District (S-PUB) and meets the requirements of the district.



## **Technical Considerations**

### *Development Agreement*

The Owner would be required to enter into Development Agreements with the County pursuant to the Municipal Government Act for the design and construction of the infrastructure required to support the development. Infrastructure required for the development includes public roads, landscaping of pathways and open spaces, piped water distribution system, fire suppression system, wastewater collection system, stormwater management facilities, offsite intersection improvements and other items.

### *Site Servicing*

Water and sanitary servicing for the development would be provided through the extension of these services from the existing Cambridge Park development. Preliminary analysis show that the existing system currently has capacity to service the development as proposed. A detailed water and wastewater servicing strategy would be required as a condition of subdivision to confirm water and wastewater demands, confirm available capacity, and identify any required improvements to the system. The Owner would be required to enter into a Cost Contribution and Capacity Allocation Agreement with the County and pay the water and wastewater levies as required by the applicable bylaws. The Owner would be required to provide a cost recovery payment associated with the construction of the Conrich (West) Lateral Lift Station for the development area, prior to entering into the Development Agreement.

### *Transportation*

Cambridge Park Boulevard would be extended as an urban collector roadway from the existing development to connect with Range Road 285 on the west side of the subject lands. Urban residential roads would be constructed to provide lot access and connection to the collector roadway. This road network is consistent with the South Conrich Conceptual Scheme and achieves the policies concerning road linkage between Range Road 285 and Cambridge Park Boulevard.

An updated Transportation Impact Assessment (TIA) has identified offsite improvements including changing the signal timing plan at the Range Road 285 and Highway 1 intersection, and the construction of a Type IIIA intersection at Range Road 285 and Cambridge Park Boulevard extension.

The North Calgary Regional Transportation Study identifies the need for an interchange at the Range Road 285 and Highway 1 intersection. The TIA concludes that by 2030, the intersection of Range Road 285 and Highway 1 will reach capacity and that the implementation of the proposed interchange is the only improvement that will resolve these conditions. The County is currently collecting levies for the interchange project under Special Area 2 of the Regional Transportation Off-Site Levy Bylaw.

### *Developability*

A stormwater management facility is planned in the southeast corner of the subject lands to service the entire proposed development. This will be a zero discharge facility hydraulically connected to the stormwater management facility in the existing Cambridge Park Phase 3 development to utilize the existing irrigation system for stormwater management. As a condition of subdivision, the Applicant will be required to provide a detailed stormwater management plan that would be implemented through the development agreement.

The Applicant would be required to provide a geotechnical evaluation of the subject lands and submit an erosion and sedimentation control plan.

### *Municipal Reserves*

The submitted plan provides for a total of  $\pm 2.798$  hectares ( $\pm 6.914$  acres), or approximately 10 percent of the reserve land owing. Municipal reserves being proposed align with the approved Conceptual Scheme.



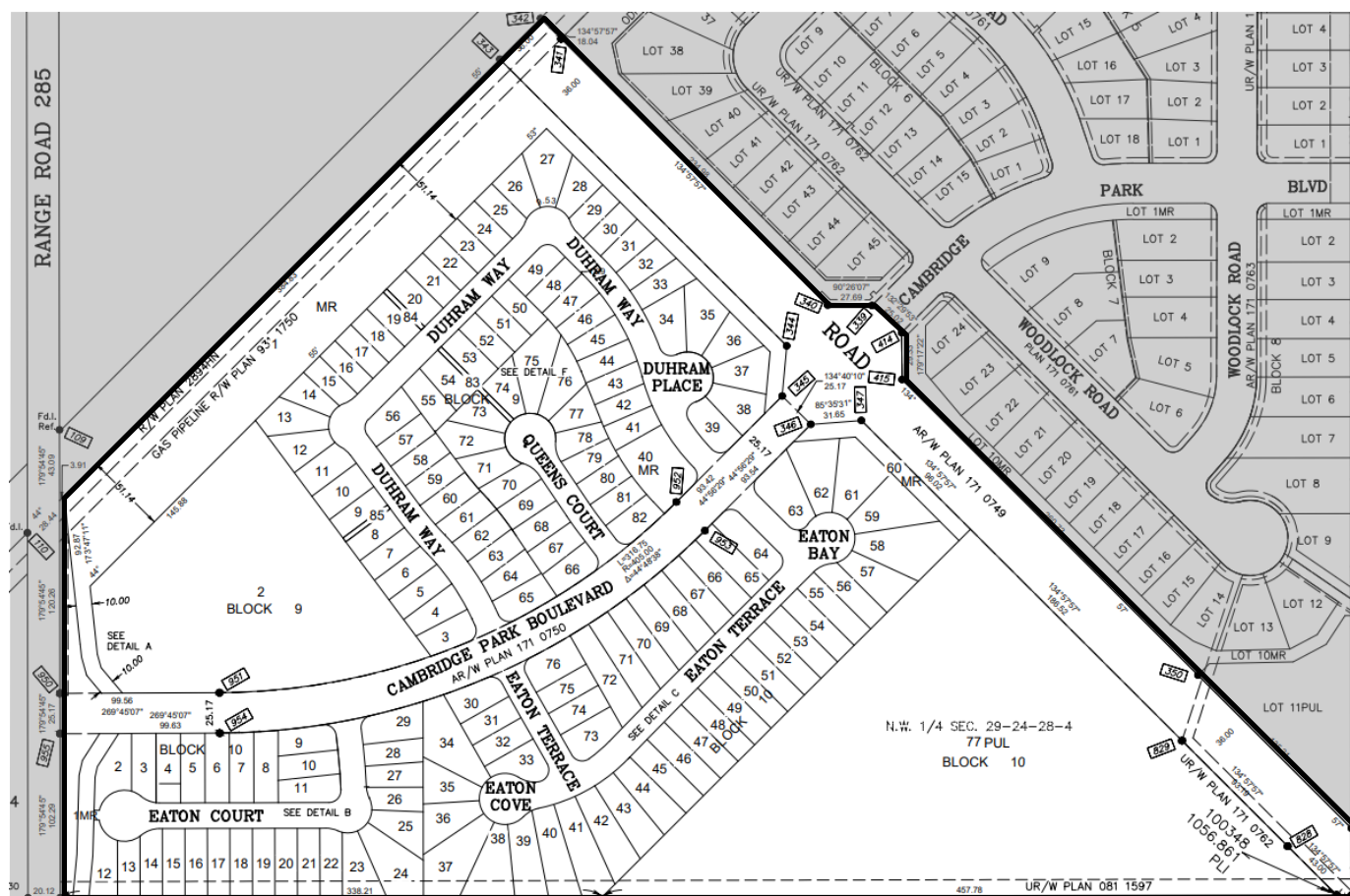
### Home Owners Association

The existing Home Owners Association (HOA) for phase 3 is required to be consolidated with the lands being created through this application. This combined HOA is to maintain common areas, open spaces, and infrastructure throughout Phase 3 and 4 (subject application). Obligations would include ongoing maintenance of all landscaped areas, open spaces, fencing, solid waste management, and oversight of architectural controls. The HOA would be funded through an encumbrance of individual lot titles, to the satisfaction of the County.

### Architectural Controls

Architectural guidelines would be established by the developer and enforced by restrictive covenants registered with the subdivision of residential lots (policy 7.0.10). The proposed subdivision is subject to the architectural controls for the residential lands as well as the pedestrian-oriented spaces in and around the reserve areas. At the time of subdivision, the developer would be required to prepare and implement Architectural Guidelines for residential development regarding design/style and include fencing. The requirements would be enforced by the developer until the Home Owner's Association has been developed.

### Tentative Plan



Respectfully submitted,

Concurrence,

“Brock Beach”

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Acting Executive Director  
Community Services

“Dorian Wandzura”

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Chief Administrative Officer

LC/rp

**ATTACHMENTS:**

ATTACHMENT ‘A’: Approval Conditions

ATTACHMENT ‘B’: Application Information

ATTACHMENT ‘C’: Map Set

ATTACHMENT ‘D’: Public Submissions