



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: January 26, 2021 **DIVISION:** 2
TIME: Afternoon Appointment
FILE: 05707001/7240 to 7260/7267 to 7270/8082/8088 **APPLICATION:** PL20200090
SUBJECT: Direct Control Bylaw Textual Amendments

POLICY DIRECTION:

The County Plan and the Harmony Conceptual Scheme.

EXECUTIVE SUMMARY:

The purpose of this application is to make textual amendments to the Direct Control Bylaw 129 (DC-129). The main amendments are to allow for 0.00m setbacks within the Village Core (V-C), amend the Live/Work requirements and amend the Village Residential 1 Development Cell (VR-1) & Village Residential 2 Development Cell (VR-2) tables to allow for simplification and clarity of tables.

Council gave first reading to Bylaw C-8085-2020 on October 6, 2020.

The following is a summary of the application assessment:

- The application is consistent with the Harmony Conceptual Scheme; and
- 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 24, 2020
DATE DEEMED COMPLETE: July 24, 2020

PROPOSAL: Textual amendments to Direct Control Bylaw (DC-129) to adjust the Development Regulations for Village Residential 1 Development Cell (VR-1, Sections 8.7.0, Table 1), Village Residential 2 Development Cell (VR-2, Sections 9.7.0, Table 2), Village Core 1 Development Cell (VC-1, Sections 5.2.0., 5.3.1, 5.4.0, 5.6.0, 5.8.0, 5.9.0, 5.12.0, 5.13.0), Definition (Section 10), and Schedules A and C.

LEGAL DESCRIPTION: SE-07-25-03-W05M / SW-07-25-03-W05M / NE-07-25-03-W05M / NW-08-25-03-W05M

GENERAL LOCATION: Located in the Hamlet of Harmony

APPLICANT: Stantec Consulting (Nathan Arthur)

OWNERS: Harmony Developments Inc.; Streetside Developments Corp.

EXISTING LAND USE DESIGNATION: Direct Control Bylaw (DC-129)

PROPOSED LAND USE DESIGNATION: Direct Control Bylaw (DC-129), as amended

Administration Resources

Christina Lombardo, Planning and Development Services



ROCKY VIEW COUNTY

GROSS AREA:

± 124.90 acres

SOILS (C.L.I. from A.R.C.):

2C 2 – Slight limitations due to climate.

4S80, 4w20 – Severe limitations due to high sodicity and high acid content.

6W60, 6S, T40 – Production not feasible due to excessive wetness/poor drainage, high sodicity, and adverse topography.

6W 6 – Production not feasible due to excessive wetness/poor drainage.

PUBLIC & AGENCY SUBMISSIONS:

This application was circulated to 280 adjacent landowners and we have received one letter of concern and no letters in support. The application was also circulated to a number of internal and external agencies; those responses are available in Attachment 'A'.

HISTORY:

- | | |
|------------------------|--|
| July 24, 2017 | Subdivision application PL20170126 was conditionally approved for Phases 4 to 9 of Harmony. |
| July 3, 2012 | Subdivision application 2011-RV-165 was conditionally approved for Phases 1 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. |

BYLAW AMENDMENT OVERVIEW:

Village Core setbacks

- Removal of setbacks specific to High Street-Waterfront Plaza, Core Avenue, Beach Club Area, balance of Village Core and Peninsula to allow for a 0.00m setback to a property line.
- This will allow for greater flexibility of product types offered in the Village Core.

Update to VR-1 & VR-2 tables

- Amend Lot Width/Frontage to ease Builders restrictions for build out and amend conversion errors.
- Simplify Principle Buildings & Accessory Building labels.
- Addition of smaller setbacks for accessory buildings in the rear and side yards.

General Updates

- Addition of Lot Frontage definition to verify calculation throughout the phases.
- Removal of redundant definitions that are referenced in the Land Use Bylaw C-4841-97.
- Formatting and re-wording for clarity.

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).



ROCKY VIEW COUNTY

Harmony Conceptual Scheme

The proposed redesignation will provide a variety of employment options and product types as per the Conceptual Scheme principles (Section 5.3, Principles 1-5), and Stage 1 & 2 Neighborhood Plans.

The proposed redesignation would allow single-detached, semi-detached and townhome products to continue to be developed. This should not affect the overall density in Phases 3 & 4.

OPTIONS

- Option #1: Motion #1 THAT Bylaw C-8085-2020 be amended in accordance with Attachment B.
- Motion #2 THAT Bylaw C-8085-2020 be given second reading, as amended.
- Motion #3 THAT Bylaw C-8085-2020 be given third and final reading, as amended.
- Option #2: THAT application PL20200090 be refused.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

CL/llt

ATTACHMENTS

- ATTACHMENT ‘A’: Application Referrals
- ATTACHMENT ‘B’: Bylaw C-8085-2020 and Schedule A
- ATTACHMENT ‘C’: Proposed Amendments to DC-129 (Redline Version)
- ATTACHMENT ‘D’: Map Set
- ATTACHMENT ‘E’: Public Submissions