



PLANNING

TO: Council
DATE: December 6, 2022 **DIVISION:** 3
TIME: Morning Appointment
FILE: 06708015/08/09/14/13/03/10/06 **APPLICATION:** PL20220003 / PL20220004
SUBJECT: Conceptual Scheme and Redesignation: Residential and Special Uses

APPLICATION:

PL20220003 (Bylaw C-8345-2022):

- To adopt the Glendale Road Conceptual Scheme, which provides a policy framework to guide future country residential development within the SE-08-26-03-W05M.

PL20220004 (Bylaw C-8346-2022):

- To redesignate ± 24.40 hectares (± 60.30 acres) of land from Agricultural, Small Parcel District (A-SML) and Residential, Rural District (R-RUR p4.0) to Residential, Country Residential District (R-CRD) and Special, Public Service District (S-PUB), to facilitate the development of Phases 1 and 2 to create 24 residential lots and 1 public utility lot.

GENERAL LOCATION: Located approximately 1.2 kilometres (0.75 miles) north of Highway 1A, and on the west side of Glendale Road.

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8345-2022 and Bylaw C-8346-2022 on October 25, 2022. Bylaw C-8345-2022 has been amended since first reading to reflect required changes.

The subject quarter section has previously been subdivided into eight irregular small agricultural and residential lots. The proposed Glendale Road Conceptual Scheme intends to provide policies to guide infill residential development with a total of 58 residential lots within the Bearspaw Area Structure Plan (ASP). The proposed residential lots would be serviced by an internal subdivision road, piped water and individual private sewage treatment systems.

Although the proposed Conceptual Scheme would provide for 58 lots, the submitted redesignation application proposes to redesignate only a portion of the lands to facilitate future subdivision of 24 residential lots, 1 public utility lot, and a temporary emergency access. Rocky View Water Co-op has confirmed the capacity to service the initial phases (Phase 1 and 2).

Future residential development is supported in this location, and a conceptual scheme has been provided as required by the ASP. A conceptual scheme is a comprehensive planning document that provides guidelines on subdivision and services to prevent piece meal development. While the subject quarter section is located within a lower Development Priority Area (Area 3) of the ASP, there are sufficient grounds for allowing subdivision to proceed out of sequence as allowed by Policy 7.2.2 of the ASP. Specifically, the quarter section and adjoining lands to the north and south have already been fragmented, the development would be supported by piped water servicing and appropriate transportation infrastructure, and development of this fragmented quarter section can be implemented in an orderly and logical manner.

Administration concludes that the applications comply with the Municipal Development Plan (County Plan), Bearspaw Area Structure Plan and the Land Use Bylaw.

Administration Resources

Xin Deng, Planning and Development Services



ADMINISTRATION RECOMMENDATION: Administration recommends approval as per Option #1.

OPTIONS:

PL20220003 - Glendale Road Conceptual Scheme Application

- Option # 1: Motion #1 THAT Bylaw C-8345-2022 be amended in accordance with Attachment 'C'.
 Motion #2 THAT Bylaw C-8345-2022 be given second reading, as amended.
 Motion #3 THAT Bylaw C-8345-2022 be given third and final reading, as amended.
- Option # 2: THAT application PL20220003 be refused.

PL20220004 - Redesignation Application for Phase 1 & 2

- Option # 1: Motion #1 THAT Bylaw C-8346-2022 be given second reading.
 Motion #2 THAT Bylaw C-8346-2022 be given third and final reading.
- Option # 2: THAT application PL20220004 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:

PL20220003 – Glendale Road Conceptual Scheme Application





PL20220004 – Redesignation Application for Phase 1 & 2



APPLICATION EVALUATION:

The application was evaluated based on the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS:

- *Municipal Government Act*;
- Municipal Development Plan (County Plan);
- Bearspaw Area Structure Plan;
- Land Use Bylaw; and
- County Servicing Standards.

TECHNICAL REPORTS SUBMITTED:

- Shallow Subsoil and Groundwater Investigation (Almor Testing Services Ltd., July 2021).
- Groundwater Readings (Almor Testing Services Ltd., September 11, 2021).
- Water Supply Analysis Memo (Sedulous Engineering Inc. January 19, 2022).
- Confirmation Letter from Rocky View Water Co-op (August 11, 2022).
- Transportation Access Review (Sedulous Engineering Inc., August 30, 2021).
- Conceptual Level Stormwater Management Report (Sedulous Engineering Inc., January 2022).
- Preliminary Environmental Sensitivities Report (Associated Environmental Consultants Inc. October 13, 2021).
- Public Engagement Brochure (B&A Planning Group, October 2022).



CONCEPTUAL SCHEME OVERVIEW:

Development Concept

The proposed Glendale Road Conceptual Scheme contemplates a traditional country residential development with piped water supplied by Rocky View Water Co-op and private sewage treatment systems on each lot. Internal subdivision roads would be built to provide access to each lot. While the proposed conceptual scheme demonstrates how the entire plan area can be developed and serviced with an anticipated total of 58 residential lots (50 new lots), the accompanying redesignation application is only proposing development of Phases 1 and 2 at this time, resulting in the creation of 24 residential lots and 1 public utility lot.

Transportation

The proposed Phases 1 and 2 area would be accessed through a new internal road with an intersection at Glendale Road. Glendale Road is a paved county road with connection to Highway 1A. The Applicant provided a Transportation Access Review, concluding that the existing municipal road network has capacity to support the proposed phases without requiring any off-site infrastructure improvements. To accommodate future phases on the northern portion of the quarter section, the proposed internal road would be extended to north and east, providing an additional access to the subdivision off Glendale Road.

The proposed internal road within Phases 1 and 2 would provide access to 24 residential lots. Section 411 of the County Servicing Standards states that rural development that results in 10 lots or greater shall have two separate access points. To address this requirement, the Conceptual Scheme proposes that a ± 12.5 m access easement would be registered at the subdivision stage along the northern portion of the lands within Phase 1 to accommodate a temporary emergency access. As a condition of subdivision approval, the Owner would be required to enter into a Development Agreement for the construction of this gated emergency access leading back to Glendale Road. The temporary emergency access would be removed upon construction of the internal road and permanent second access point onto Glendale Road facilitating the latter phases of subdivision.

To promote connectivity in the Bearspaw community and facilitate future country residential development in the area, Administration requested that the Conceptual Scheme include provision for the potential extension of the internal road to the adjacent quarter section to the west, which would be secured through a road acquisition agreement at the future subdivision stage. Upon future development on the western quarter section, this would allow the County to act upon the road acquisition agreement and to require construction of a road connecting the two subdivisions.

The execution of the road acquisition agreement would likely result in two undersized lots next to the future road extension; however, the Subdivision and Development Authority has the ability to vary the Land Use Bylaw requirements, subject to the proposal having no undue impacts on the neighbor's use, value, or enjoyment. The Applicant also can remove one lot from their proposal at the future subdivision stage to ensure future conformity with the Land Use Bylaw.

Water Supply

Portable water would be provided by Rocky View Water Co-op, via extension of the existing water distribution line that is located approximately 800 metres to the south of the subject lands. Rocky View Water Co-op confirmed capacity for the proposed 24 residential lots.

The County's Fire Hydrant Water Suppression Bylaw indicates that Country Residential lots that are two acres or greater, with building separation greater than 30.5 m (100 ft), do not require a Fire Hydrant System unless one is proposed by the developer or required by Council. Since the Applicant does not propose a hydrant system in the proposed Conceptual Scheme, Architectural Guidelines would be required at the future subdivision stage and would be registered by Caveat on each new lot to ensure a minimum building separation of 30.5 m (100 ft). This is also to inform the future owners that the proposed development would not be serviced by Fire Hydrant system. As the proposed single



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family lots are two acres in size and would be held to the required building separation distance, the proposal meets the Fire Hydrant Water Suppression Bylaw.

Wastewater

Wastewater would be treated through an individual private sewage treatment system on each lot. The submitted Shallow Subsoil & Groundwater Site Investigation confirmed that the septic and field system would be the suitable for the proposed development based on the soil gradation analyses and allowable loading rates. At the future subdivision stage, a Level 4 Private Sewage Treatment System model process assessment would be required to examine the soil texture, and a Package Sewage Treatment System would be required to stall on each lot in accordance with Policy 449 of the County Servicing Standards.

Stormwater

The Applicant provided a Conceptual Level Stormwater Management Report to prove the developability of the subject lands. The concept proposes a new storm pond to control volumes and peak flows to both mimic pre-development conditions and to adhere to the criteria of Nose Creek Watershed Water Management Plan. The stormwater pond would be built in Phase 1 to collect and manage surface water flows from the proposed 24 residential lots. An additional stormwater pond would be built to support later phases of subdivision on the north portion of the conceptual scheme area. All surface water drainage would be collected and managed on site.

Municipal Reserve

The Applicant proposes to pay Municipal Reserve owing for Phases 1 and 2 by cash-in-lieu. The opportunities may arise through further pathway and open space planning, resulting from the Bearspaw ASP review and Active Transportation Plan for North County.

Services

Shallow utilities would be provided by the relevant utility providers. A Homeowners' Association is not proposed at this time, and so it would be the Owner's responsibility to find a contract to manage the solid waste. The primary fire response would be provided from the Rocky View County Fire Station #103 located at Highway 1A and Lochend Road. Policing would be provided by the RCMP Detachment in the town of Cochrane with support from Rocky View County Community Peace Officers. Emergency Response would be addressed by the 911 system with dispatch of ambulance service from EMS facilities within the city of Calgary.

Public Consultation

In February 2022, The Applicant contacted all landowners within the plan area, and the adjacent landowners with the information brochure. In October 2022, the Applicant conducted a second round of public consultation to update all landowners with the status of the project.

One letter with concern and three letters in opposition were received during the application circulation stage. They have concerns on the increased traffic and potential impact on their water well. They do not support the smaller lots, and they wish the adjacent landowners could be engaged more. The proposed development would be serviced by piped water from Rocky View Water Co-op, which would not impact the existing well users.

POLICY ANALYSIS

Municipal Development Plan (County Plan)

Section 5 (Managing Residential Growth) and Section 10 (Country Residential Development) provide general goals for residential development across the county. Policy 5.8 supports the development of existing country residential communities in accordance with their area structure plan; Policy 10.1 states



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that development within Greater Bragg Creek, Bearspaw, North and Central Springbank, Elbow Valley, Balzac East, Cochrane North, and Glenbow Ranch must conform to their relevant area structure plan; therefore, the proposal was evaluated in accordance with the Bearspaw Area Structure Plan.

Bearspaw Area Structure Plan (ASP)

The subject lands are located in the area that is suitable for future country residential development, is considered Development Priority Area 3, and requires a conceptual scheme, as per Figures 7, 8 and 3 of the ASP. The proposed Glendale Road Conceptual Scheme and country residential development are consistent with Figures 3 and 7. The proposed conceptual scheme has addressed all items required for a conceptual scheme and the proposed conceptual scheme policies would ensure that the development would meet the County Servicing Standards.

While this area is considered an area of lower development priority, Policy 7.2.2 states that notwithstanding the priorities established in Figure 8, proposals may be considered out of sequence at the discretion of the Municipality, provided the consequences are examined, and on-site and off-site infrastructure are provided. The proposed conceptual scheme would guide future development in a comprehensive way, in terms of road network, servicing and regional stormwater system, to avoid piece meal development. The quarter section and adjoining lands to the north and south have already been fragmented, the development would be supported by piped water servicing and appropriate transportation infrastructure, and development of this fragmented quarter section can be implemented in an orderly and logical manner.

Land Use Bylaw

Notwithstanding the potential impact of a road acquisition agreement on two lots, the proposed residential lots in the initial phases in general meet the minimum parcel size requirement of Residential, Country Residential District (R-CRD). The proposed public utility lot would be redesignated to Special, Public Service District (S-PUB) and meets the parcel size requirement of Special, Public Service District (S-PUB).

Respectfully submitted,

Concurrence,

“Brock Beach”

“Dorian Wandzura”

Acting Executive Director
Community Services

Chief Administrative Officer

XD/rp

ATTACHMENTS:

ATTACHMENT ‘A’: Application Information

ATTACHMENT ‘B’: Application Referrals

ATTACHMENT ‘C’: Amended Bylaw C-8345-2022 and Schedule ‘A’ (Proposed Glendale Road
Conceptual Scheme – Redline version)

ATTACHMENT ‘D’: Bylaw C-8346-2022 and Schedule ‘A’

ATTACHMENT ‘E’: Map Set

ATTACHMENT ‘F’: Public Submissions