

PLANNING

TO: Subdivision Authority
DATE: February 21, 2023
FILE: 03222206
SUBJECT: Subdivision: Public Uses and Transfer of Interest

DIVISION: 7
APPLICATION: PL20220189

APPLICATION:

- Subdivision Proposal: To create a ± 5.26 hectare (± 13 acre) new lot with a ± 12.46 hectare (± 30.79 acre) remainder, to facilitate a new junior & senior high school within the hamlet of Langdon.
- Transfer of Ownership Interest: To consider a proposal that Rocky View County disposes of its 50% interest in the proposed Langdon High School lot and that Rocky View Schools disposes of its 50% interest in the remaining lands. The new arrangement would ensure that each party operates and manages its assets independently through sole ownership.

GENERAL LOCATION: Located within the hamlet of Langdon on the south side of Railway Avenue West, and approximately 0.80 kilometres (0.50 miles) west of Centre Street.

LAND USE DESIGNATION: Special, Public Service District (S-PUB)

EXECUTIVE SUMMARY: The application proposes to create one new lot (Lot 1) to accommodate the development of Langdon High School. The subject land is a Joint Use site purchased by Rocky View County and Rocky View Schools in 2006 to accommodate the development of the Iron Horse Fields ball diamonds, the high school, and a community recreation centre.

Subdivision of the school site from the remaining lands would ensure that ownership and management responsibilities are clear between the County and Rocky View Schools. Subdivision itself would not separate ownership responsibilities, and Administration is additionally seeking Council's direction to dispose of the County's interest in the proposed high school lot through a transfer of ownership to be submitted to Alberta Land Titles concurrently upon registration of the proposed subdivision. As part of the submission of a transfer of ownership, Rocky View Schools would also dispose of its ownership interest in the remaining lands (Lot 2) used for the ball diamonds and future recreation centre.

Administration is bringing this subdivision application to Council under Section 7 of the Subdivision Authority Bylaw (C-8275-2022), due to the potential for disposal of County interests in land. Although there is no requirement under the *Municipal Government Act* in this case, Administration has brought this matter forward to Council for consideration through a non-statutory public hearing due to the proposal to dispose of County ownership interests. This promotes a transparent and inclusive process, allowing residents within the Hamlet of Langdon the opportunity to provide input on the transfer of ownership.

The subdivision application was evaluated against the *Matters Related to Subdivision and Development Regulation*, the Municipal Development Plan (County Plan), the Langdon Area Structure Plan (ASP) and the Land Use Bylaw (LUB); the application is consistent with the policies and regulations within each of these documents.

Administration Resources

Xin Deng, Planning and Development

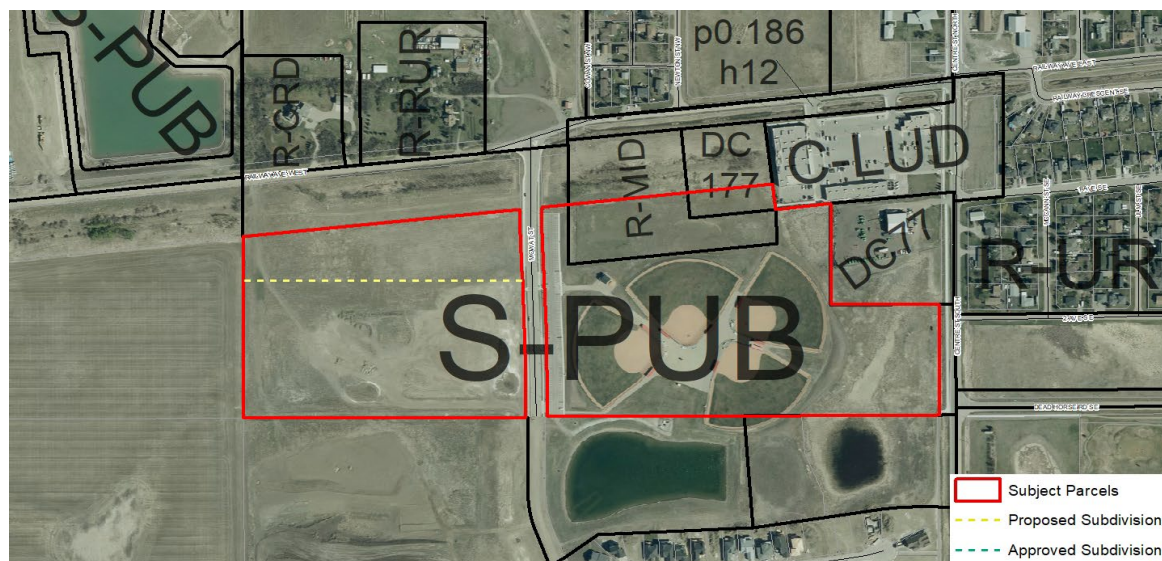
ADMINISTRATION RECOMMENDATION: Administration recommends approval as per Option #1.

OPTIONS:

- Option #1: Motion #1 THAT Subdivision Application PL20220189 be approved with the conditions noted in Attachment 'A'.
- Motion #2 THAT in subdividing the proposed ± 5.26 hectare (± 13.00 acre) lot for the Langdon High School (proposed Lot 1), Administration shall work with Rocky View Schools and Alberta Land Titles to remove County ownership interests in that lot;
- AND
- THAT removal of County ownership interest in proposed Lot 1 shall be contingent on concurrent removal of the Rocky View School Division No. 41 from the ± 12.46 hectare (± 30.79 acre) remainder lands (proposed Lot 2), thereby ensuring sole ownership of Lot 2 by Rocky View County.

Option #2: THAT Subdivision Application PL20220189 be refused.

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.

APPLICABLE POLICY AND REGULATIONS	TECHNICAL REPORTS SUBMITTED
<ul style="list-style-type: none"> <i>Municipal Government Act;</i> <i>Matters Related to Subdivision and Development Regulations;</i> Municipal Development Plan (County Plan); Langdon Area Structure Plan; Land Use Bylaw; and County Servicing Standards. 	<ul style="list-style-type: none"> Letter of Confirmation for Fire Flows (Langdon Waterworks, June 23, 2022)

Technical Considerations

Transportation

There are three approaches that provide access to the subject lands from Mowat Street, which were approved under the school's Development Permit. The approaches are aligned with the existing approaches for the ball diamond parking lot on the east side of Mowat Street. The north approach off Mowat Street is intended to provide shared access to the future County recreation center (Lot 2) through the school site (Lot 1). As a condition of subdivision, the Owner would be required to enter into a mutual access easement to provide access to the remainder of Lot 2 through the proposed Lot 1.

The Transportation Review and Traffic Impact Assessment (May 2020) and subsequent Technical Memo (October 2020) provided as part of the previous school Development Permit (PRDP20201822) confirm that current County roadways and intersections would operate at acceptable levels of service with the school development. Additional transportation analysis is not required at this time.

Water and Wastewater

As part of the school's Development Permit (PRDP20201822), Rocky View School was required to tie into the piped sanitary wastewater and potable water systems. Rocky View School has entered into a Development Service Agreement with Langdon Waterworks, which has confirmed the capacity to service the school. Rocky View School has paid the Wastewater Connection Fee. The technical aspects were addressed through the conditions of the Development Permit.

The previously submitted site servicing plan shows the alignment of the sanitary wastewater and potable water service connections for the future County recreation center (Lot 2) coming from within the school site (Lot 1) through the drive aisle of the north road approach to Mowat Street. These utility connection stubs were constructed during the 2022 construction season. Since the service connections for the future recreation center are coming from the proposed Lot 1 and not from county road right-of-way, as a condition of subdivision, the Owner would be required to enter into an easement to provide for piped underground sanitary wastewater and potable water service to the remainder of Lot 2 through the proposed Lot 1.

Stormwater

As part of the school's Development Permit (PRDP20201822), Rocky View School was required to tie into the piped stormwater system. The previously submitted site servicing plan shows the alignment of the stormwater service connection for the future County recreation center (Lot 2) coming from within the school site (Lot 1) through the drive aisle of the north road approach to Mowat Street. The stormwater connection stub was constructed during the 2022 construction season. As a condition of subdivision, the Owner would be required to enter into an easement to provide for piped underground stormwater service to the remainder of Lot 2 through the proposed Lot 1.

Municipal Reserve

A Deferred Reserve Caveat (081 238 802) is registered on the subject land showing ± 1.92 hectares (± 4.74 acres) of Municipal Reserve is owing. The subject land is not Municipal Reserve land, as it was purchased by the County and School as fee simple lands. To support the proposed school, Administration recommends that the Municipal Reserve is not required at this time and would be deferred in proportion to Lot 1 ± 0.53 hectares (± 1.30 acres) and Lot 2 ± 1.39 hectares (± 3.44 acres). The caveat cannot be acted upon unless a subsequent subdivision application is made.

Policy Review

Municipal Government Act (MGA)

Although there is no requirement under the *Municipal Government Act*, Administration has advertised this proposal to dispose of County ownership interests and has brought the matter forward to Council for consideration through a non-statutory public hearing. This promotes a transparent and inclusive



process, allowing residents within the Hamlet of Langdon the opportunity to provide input on the transfer of ownership. The advertisement of the subdivision proposal and ownership transfer was posted on the County's website for two consecutive weeks and the hard copies were mailed out to adjacent landowners prior to the Council meeting.

Matters Related to Subdivision and Development Regulation (MRSDR)

The application is consistent with Section 9, and relevant aspects were considered when deciding on whether to approve an application for subdivision.

Municipal Development Plan (County Plan)

The application aligns with Section 11.0 (Institutional and Community Land Use) of the County Plan. The proposed school meets Policies 11.1 and 11.2, that institutional use is encouraged to be located within the hamlet to benefit the entire community. The proposal is compatible with the adjacent recreational and residential uses.

Langdon Area Structure Plan (ASP)

The location of the school is consistent with Map 5: Land Use Strategy of the Langdon ASP. The proposal meets Policies 16.5 and 16.6, that technical aspects were addressed, either through the conditions of the Development Permit or Subdivision, in which the size of the school meets the requirement of Rocky View Schools and can be reached through the County road and pathway network.

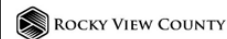
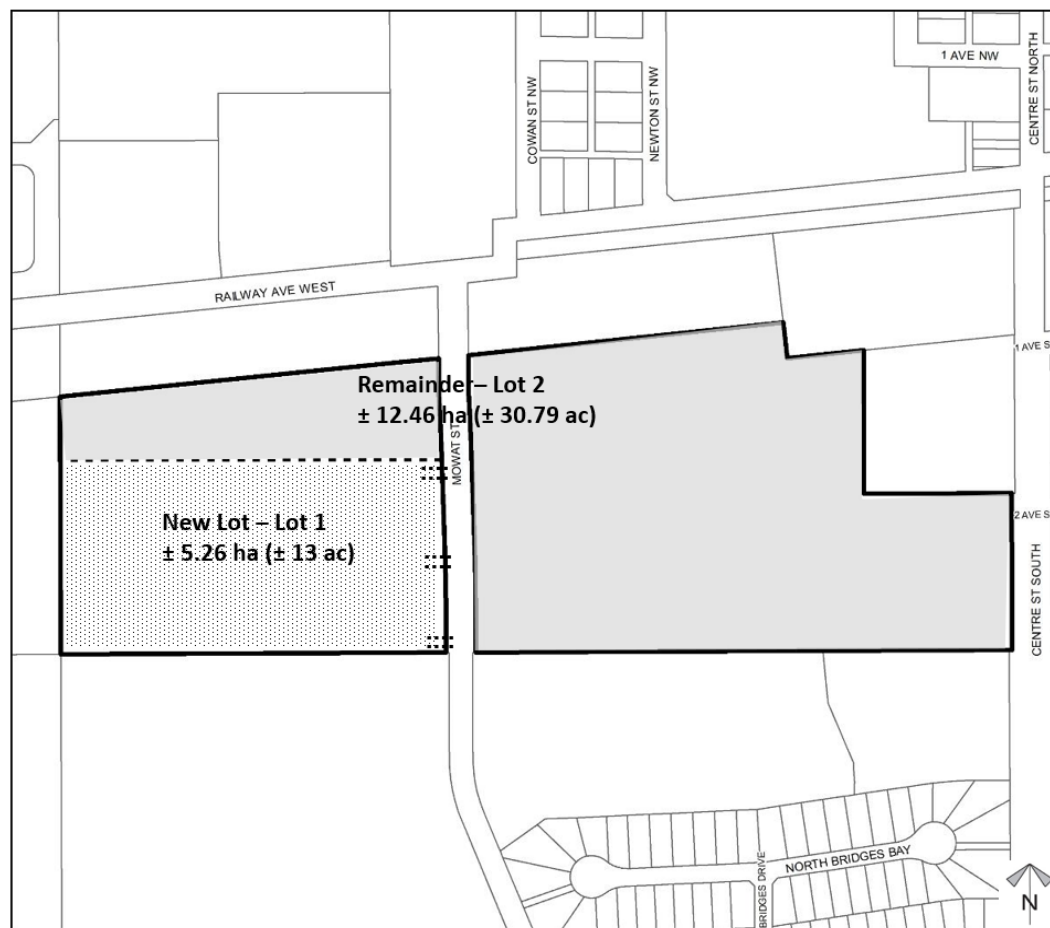
Land Use Bylaw (LUB)

The subject land has the designation of Special, Public Service District (S-PUB). The proposal meets the parcel size requirement. The other requirements of building setback, building height, parking, and landscaping were addressed through the Development Permit.

Additional Considerations

Council will note that previous redesignation and subdivision applications have been approved on the wider Joint Use site to accommodate future residential development by Bri-Mor Developments. A boundary adjustment application was approved in April 2020 to accommodate a land swap between the County and Bri-Mor Developments. On December 13, 2022, Council approved the redesignation application to support the boundary adjustment and future residential development. The County is now working with Bri-Mor to proceed with endorsement and registration of the boundary adjustment approval.

Tentative Plan



Tentative Plan

Subdivision Proposal

To create a ± 5.26 hectare (± 13 acres) new lot (Lot 1) with a ± 12.46 hectare (± 30.79 acres) remainder, in order facilitate a new high school within the Hamlet of Langdon.

Legend

Existing Approach	==
New Approach	---
Driveway	▨
Road Widening	■
Road Acquisition	▩

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-8000-2020.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 7
Roll: 03222206
File: PL20220189
Printed: Nov 22, 2022
Legal: Lot:3 Block:2
Plan:0813156 within SE-22-23-27-W04M

Respectfully submitted,

"Matthew Boscariol"

Executive Director
Community Services

XD/rp,ac

Concurrence,

"Dorian Wandzura"

Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT 'A': Approval Conditions
ATTACHMENT 'B': Application Information
ATTACHMENT 'C': Map Set