

Bylaw 24-2022 Panorama Estates Area Structure Plan (Ward 6)

Legal Description: NW 13-52-23-W4
North of Township Road 522 and east of Range Road 231

Report Purpose

To provide information to Council to make decisions on first, second and third readings on a bylaw that proposes to adopt the proposed Panorama Estates Area Structure Plan.

Recommendations

1. THAT Bylaw 24-2022, a bylaw to adopt the Panorama Estates Area Structure Plan, be given first reading.
2. THAT Bylaw 24-2022 be given second reading.
3. THAT Bylaw 24-2022 be considered for third reading.
4. THAT Bylaw 24-2022 be given third reading.

Our Prioritized Strategic Goals

Goal 1 - Build strong communities to support the diverse needs of residents

Goal 2 - Manage, invest and plan for sustainable municipal infrastructure

Goal 7 - Provide opportunities for public engagement and communication

Report

The proposed Panorama Estates Area Structure Plan (ASP) provides a framework for the future development of the NW 13-52-23-W4 within the Country Residential Policy Area of the Municipal Development Plan.

The proposed ASP is located within the High-Density Area of the Country Residential Area Concept Plan (ACP) which currently allows for a consideration of a maximum of 129 residential lots. Feedback from County staff, external agencies and the public helped to form the basis of the proposed Land Use Concept of the ASP.

The ASP area currently consists of 12 separately-owned private properties, and one publicly-owned municipal reserve lot. The proponent of the ASP owns the most southwesterly lot identified as Stage 1 within the plan. Given the proponent's present desire to develop, the land use concept identifies the intended lot configuration of 19 lots, which represents the landowners proportionate share of the overall density. Technical documents, including a transportation impact analysis, biophysical assessment, geotechnical assessment, servicing design brief, and noise impact assessment, have been provided in support of Stage 1.

Although the lot configurations of the remaining properties are not identified within the land use concept, all property owners within the quarter section would have the opportunity to apply for subdivision in the future where the proposal meets all the policy direction and proportionate lot allocations within the proposed ASP. Further technical documents would be required as part of a subdivision application for any of the remaining lots.

The existing religious assembly use located on the lot at the northwest corner of Range Road 231 and Sconadale Road is included within the ASP to enable its continuation and to support local community services in the area.

Access for future lots would be provided through the development of internal roads which connect to the existing Sconadale Road. Ultimate improvements to the Range Road 231/Sconadale Road intersection and timing of those improvements identified within the ASP's transportation impact assessment are consistent with the County's approved functional planning study for Range Road 231. Trails are identified within the ASP with the intent of ultimately providing a future pedestrian connection to the existing municipal reserve site in the northeast of the plan area.

The area is proposed to utilize piped municipal water serving and the low-pressure sanitary sewer (STEP) system. The infrastructure would be required to be constructed to the quarter section as part of Stage 1 and would be able to accommodate infrastructure needs of all properties in the ASP area should other landowners desire to apply for subdivision in the future.

Policy in the ASP requires that lots abutting existing country residential development are to be a minimum of 0.8 hectares (2.0 acres) to provide a transition to existing lots. Lots not abutting existing country residential development can be considered at a minimum of 0.125 hectares (0.3 acres).

The applicant's summary of comments received through the Public Engagement Program has been provided as Enclosure 6.

The proposed ASP is consistent with the policies of the Country Residential ACP.

Council and Committee History

Sept. 5, 2017 Council adopted Municipal Development Plan Bylaw 20-2017.

May 22, 2012 Council adopted Country Residential ACP Bylaw 58-2011.

Other Impacts

Policy: Statutory Plan Procedure

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, adopt an ASP.

Financial/Budget: The applicant/developer will be responsible for all costs associated with any further studies required to achieve subdivision and the design and construction of infrastructure required to implement the proposed ASP.

Interdepartmental: The proposed ASP has been circulated to internal departments and external agencies.

Master Plan/Framework: Municipal Development Plan and Country Residential ACP.

Communication Plan

The applicant has completed public engagement in accordance with the Strathcona County Statutory Plan Terms of Reference as part of this application. The Public Hearing has been advertised in the newspaper, adjacent landowners were mailed notification letters and a notice was posted on the County website.

Enclosures

- 1 Bylaw 24-2022
- 2 Rural location map
- 3 Location map
- 4 Air photo
- 5 Proposed land use concept
- 6 Applicant engagement summary table
- 7 Notification map