


**MISCELLANEOUS PLANNING ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
REDESIGNATION
September 27, 2023**

REQUEST FOR COUNCIL CONSIDERATION OF OPTIONS REGARDING POTENTIAL UPGRADES TO 48TH STREET EAST		
	LEGAL DESCRIPTION: Plan 0613506, Block 1, Lot 2, PTN: NW 14-21-29-W4M	
	LANDOWNER: 924637 Alberta Ltd.	
	AGENT: Township Planning and Design Inc. / Kristi Beunder	
	AREA OF SUBJECT LANDS: 69.96 acres	
	CURRENT LAND USE: Agricultural District	
	PROPOSED LAND USE: Country Residential District, Municipal Land/Reserve District, Environmental Reserve and Public Utility	
PROPOSAL: REDESIGNATION WITH DENSITY BONUSING Request for redesignation from the Agricultural District, to allow the future subdivision of eighteen (18), 2.15 +/- acre to 2.35 +/- acre, Country Residential District lots, with an approximate 20% over dedication of Municipal Land/Reserve District, equal to 14.03 +/- acres, along with a 9.75 +/- acre Environmental Reserve and a 0.80 +/- acre Public Utility Lot, from Plan 0613506, Block 1, Lot 2, PTN: NW 14-21-29-W4M.		
LOCATION: The parcel is located 9.5 kilometres northeast of the Town of Okotoks, 2.0 kilometres south of Hwy 552, approximately one kilometre north of 306 th Avenue East and is directly east of 48 th Street East.		
DIVISION NO: 7	COUNCILLOR: R.D. McHugh	FILE MANAGER: Theresa Chipchase

FIRST READING – BYLAW 33/2023

BYLAW 33/2023

Council gave first reading to Bylaw 33/2023 authorizing the redesignation of Plan 0613506, Block 1, Lot 2; Ptn. NW 14-21-29-W4M from Agricultural District to Country Residential District, Environmental Reserve and Municipal Reserve to allow the future subdivision of eighteen (18) 2.15 +/- acre Country Residential District lots, one (1) 9.75 +/- acre Environmental Reserve, one (1) 0.80 +/- acre Public Utility Lot, one (1) 2.15 +/- acre Municipal Land/Reserve lot, one (1) 5.08 +/- acre Municipal Land/Reserve parcel and one (1) 6.83 +/- acre Municipal Land/Reserve parcel (Pathway) with a density bonus.

In their consideration of the criteria noted in Agriculture Policy 4 of the MDP2010, Council is of the opinion that fragmentation of the subject lands would not be detrimental to the agricultural nature of the area.

In their consideration of the criteria noted in Residential Policy 3 of the MDP2010, Council is of the opinion that the lands are suitable for residence use and are compatible with the surrounding area and the existing land uses.

The eighteen proposed 2.15 +/- acre to 2.35 +/- acre parcels shall be designated as country Residential Sub-District “A” to ensure that the recommendations and restrictions as outlined in

the building envelopes, lot grading plans, comprehensive site drainage plan, storm water management plan, septic disposal evaluations and slope stability report (provided as conditions of subdivision) are complied with to the satisfaction of the Public Works department. A completion certificate by a Professional Engineer verifying all aspects of the noted reports have been met and \$5000.00 deposit as a pre-release condition to ensure compliance of all conditions of the development permit will be required.

EXECUTIVE SUMMARY

Summary of Proposal

On May 24th, 2023, Council granted first reading to Bylaw 33/2023, subject to conditions being met by the applicant. Additionally, administration was requested to provide the following:

“2. County administration is to review 48th Street and proposed options for potential upgrades to Council for their consideration prior to 2nd reading.”

Staff reached out to the County’s public works department to provide a review of 48th Street from where the pavement ends north of the development area, to the proposed intersection of 48th Street East and the new internal road, which is approximately 0.6 kilometers in length. Public Works has provided the following comments for Council’s consideration:

“The current road surface on 48th Street East from the new entrance to where the paved section starts (approximately 550 meters to the north) is Maintainable Road Oil (MRO). The costs to replace the MRO or to upgrade this road surface would be as follows:

- MRO: \$155,000.00
- Chip Seal: \$180,500.00
- Pavement: \$292,000.00

Please note: the road width in this location is currently only 20 meters, with a 5 meter acquisition of land along the frontage of the applicant’s title. Additionally, in speaking with the Deputy Director of Operations, Mr. Mike Gallant, he has provided that 48th Street East is currently in good shape in this location and is holding up well.”

SUMMARY

Request to Council to consider the options provided by the County’s Public Works department with respect to Condition #2 of first reading approval under Bylaw 33/2023.

OPTIONS FOR COUNCIL CONSIDERATION

Council is requested to provide direction to administration as to if upgrades to 48th St E are required and if so, Council is requested to consider amending condition #1 of first reading to Bylaw 33/2023 to add the text shown below in red:

Note: the options provided by public works for road upgrades are shown below within condition #1 highlighted in yellow, Council is also requested to specify which option is required.

1. Applicant to fully execute and comply with all requirements as outlined within a Development Agreement for the purposes of construction of all internal transportation infrastructure (the internal road required to provide access to all proposed lots, MLR lands, ER lands and the PUL) and all external transportation infrastructure (upgrading of

48th Street to chip seal or pavement or to replace the existing MRO, from the intersection of 48th Street East and the proposed internal road, north, approximately 0.6 kilometers, to where the MRO intersects with the paved portion of 48th Street East), stormwater management, grading, drainage and payment of community sustainability fee (for all lots proposed) and any other necessary municipal and on-site improvements as required by Council and/or the Public Works department;

OPTIONS FOR COUNCIL CONSIDERATION

Council is requested to provide direction to administration as to if upgrades to 48th St E are required. Two options have been provided for Council's review and consideration.

OPTION #1: REQUIRE UPGRADES

If Council directs that 48th St E requires upgrades, Council is requested to consider amending condition #1 of first reading to Bylaw 33/2023 to add the text shown below in red:

Note: options 1 to 3 as provided by public works above for road upgrades are shown in below condition #1 highlighted in yellow, Council is also requested to specify which option is required.

1. *Applicant to fully execute and comply with all requirements as outlined within a Development Agreement for the purposes of construction of all internal transportation infrastructure (the internal road required to provide access to all proposed lots, MLR lands, ER lands and the PUL) and all external transportation infrastructure (upgrading of 48th Street to chip seal or pavement or to replace the existing MRO, from the intersection of 48th Street East and the proposed internal road, north, approximately 0.6 kilometers, to where the MRO intersects with the paved portion of 48th Street East), stormwater management, grading, drainage and payment of community sustainability fee (for all lots proposed) and any other necessary municipal and on-site improvements as required by Council and/or the Public Works department;*

OPTION #2: NO UPGRADES

If Council directs that nothing further is required, Council may wish to consider the following motion:

Council acknowledges the information provided from administration regarding potential upgrades to 48th St E and directs that no upgrades to 48th St E will be required at this time.

APPENDICES

APPENDIX A: MAP SET:

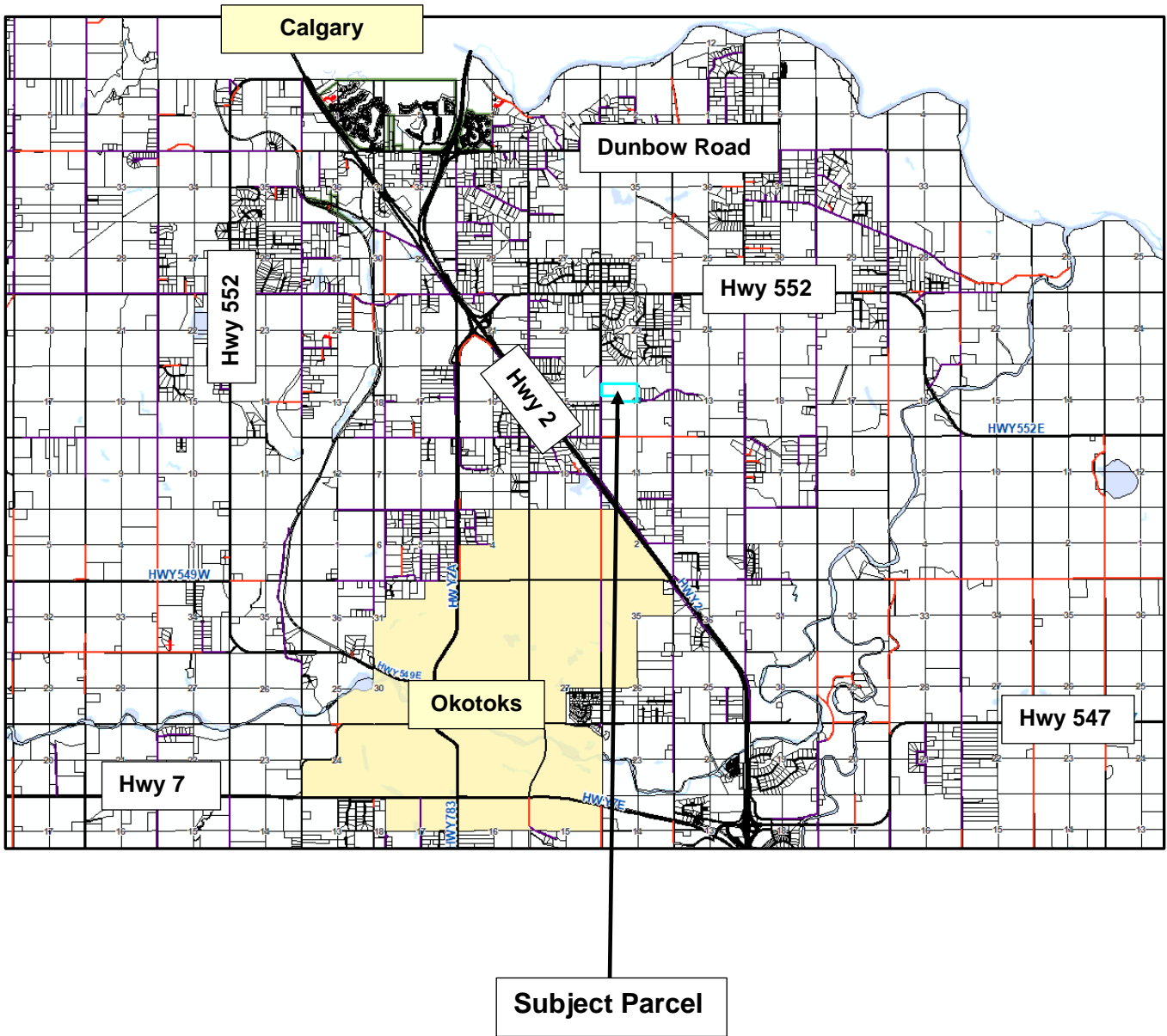
LOCATION MAP

HALF MILE MAP – LAND USE

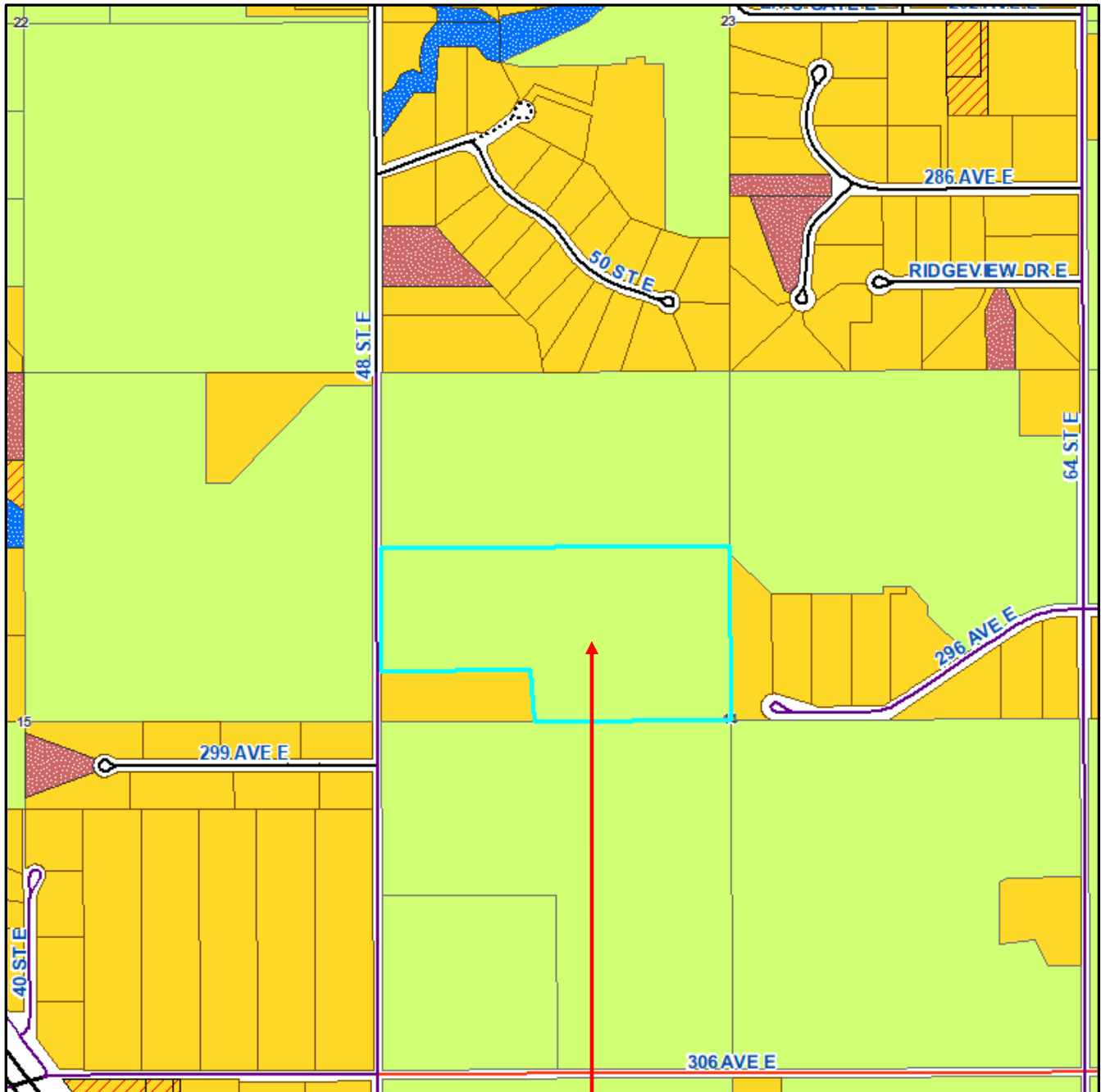
HALF MILE MAP – PARCEL SIZES

SITE PLAN

APPENDIX A: LOCATION MAP



APPENDIX A: HALF MILE MAP – LAND USE

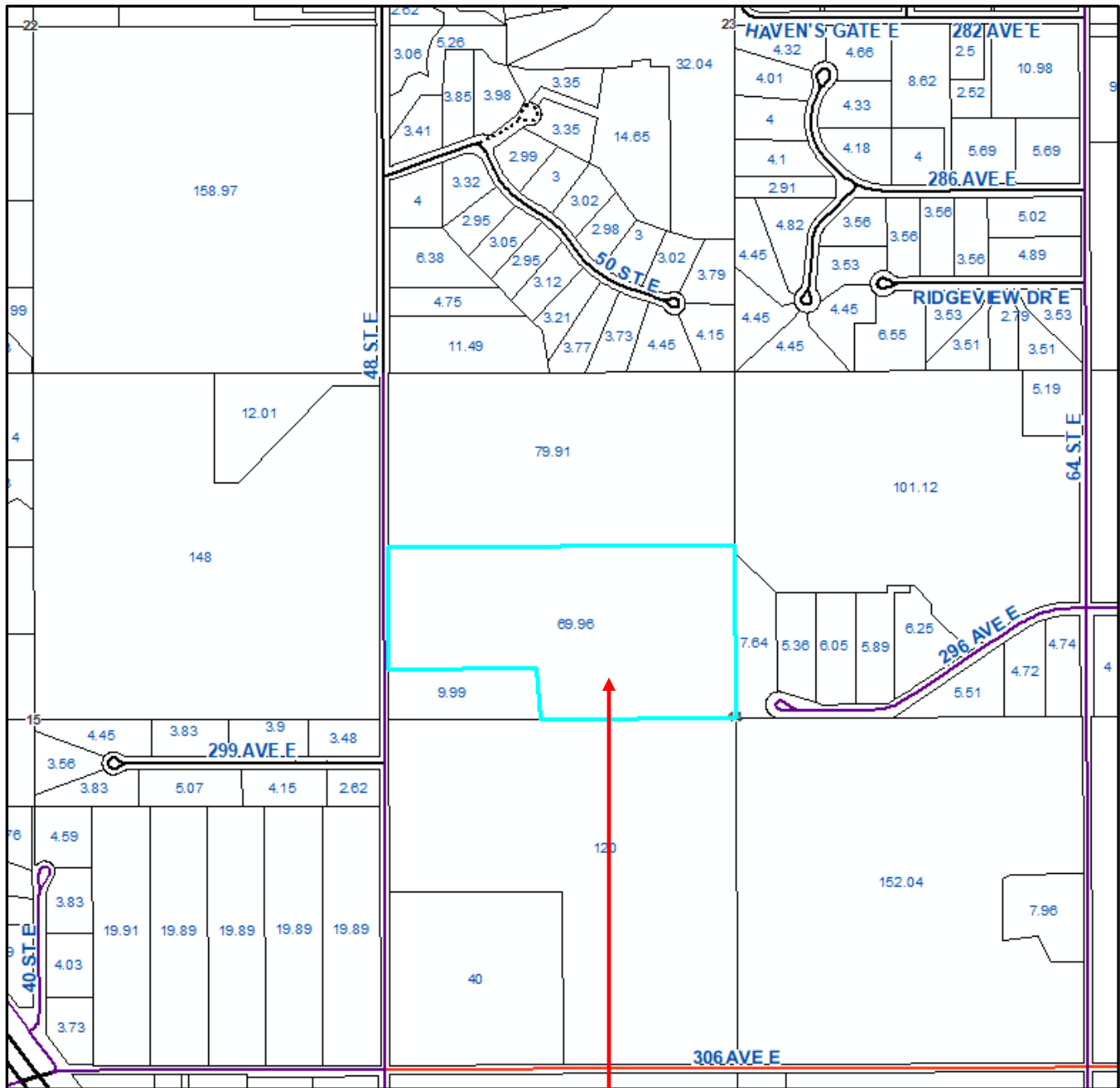


Subject Parcel

Legend

- | | | |
|---------------------------|----------------------------------|---------------------------|
| --- Pre Developer | CR- Country Residential | PUL- Public Utility |
| — Hard Surface (Chip/oil) | CRA- Country Residential Sub A | SD- Service District |
| — Gravel | DC - Direct Control | ER- Environmental Reserve |
| ... Developer Pavement | BP- Bussiness Park | MR- Municipal Reserve |
| — Pavement | CMC- Community Commercial | |
| ... In Transition | HC- Highway Commercial | |
| A- Agricultural | INR- Natural Resource Extraction | |
| AA- Agricultural Sub A | OS- Open Space | |

APPENDIX A: HALF MILE MAP – LOT SIZES



Subject Parcel

APPENDIX A: SITE PLAN



CLIENT
924637 Alberta Ltd.

PROJECT NUMBER
22-005

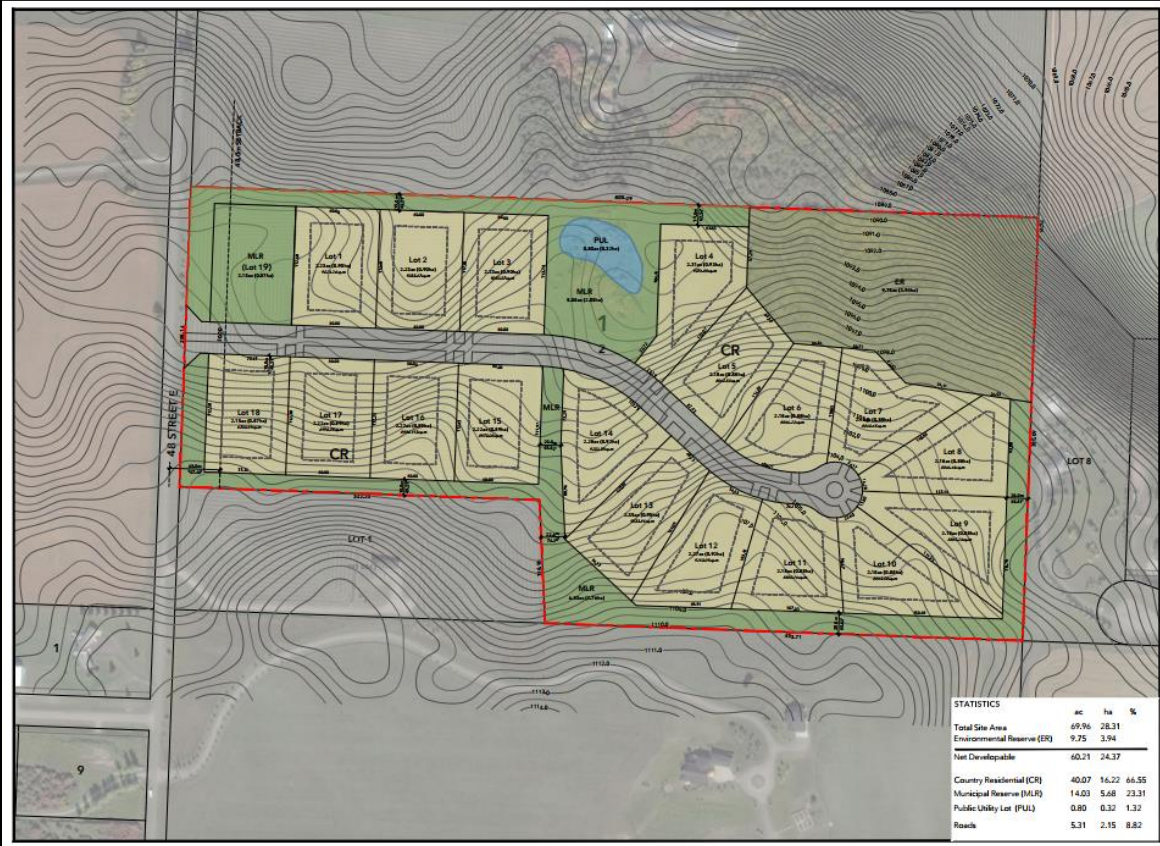
LEGAL ADDRESS
NW 14-21-29 R4M1
FOOTHILLS COUNTY
49.96 ac (28.31 ha)

DATE
December 20, 2022

18 LOT CONCEPTUAL OUTLINE PLAN

SCALE
1:3000

SHEET
52
OUTLINE PLAN



APPENDIX A: ORTHO PHOTO

