


**MISCELLANEOUS PLANNING ITEM
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL
 REQUEST TO COUNCIL RE: SHOW HOMES
 November 13, 2024**

REQUEST TO COUNCIL RE: SHOW HOMES	
	LEGAL DESCRIPTIONS: Ptn. SW 05-22-29 W4M; Plan 9912130, Block 5
	LANDOWNER: Serenity Land Corp.
	AGENT: Township Planning + Design Inc. / Kristi Beunder
	CURRENT LAND USES: Residential Multi-Family District Residential Community District Residential Community Sub-district "A"
REQUEST: Council direction is requested with respect to allowing the construction of 2 semi-detached dwellings to be used as Show Homes on proposed lots 1 and 2 of the Serenity Subdivision, in advance of servicing and the registration of the subdivision.	
DIVISION NO: 6	DEPUTY REEVE: Don Waldorf
FILE MANAGER: Brittany Smith	

PURPOSE OF REQUEST:

Request of Council to consider allowing the construction of 2 semi-detached dwellings to be used as Show Homes on proposed Lots 1 and 2 of the Serenity Subdivision, in advance of servicing and registration of the subdivision.

Should Council approve this request, the landowner would be responsible for obtaining all required Development Permits and Building and Safety Codes permits, as well as executing the necessary agreements to address the provision of security and matters such as but not limited to liability insurance, access and other provisions associated with safety to the satisfaction of administration.

The agent has provided a letter of request for these Show Homes, this letter is attached as Appendix B of this report.

BACKGROUND:

March 10, 2021: Council granted 1st reading to Bylaw 19/2021 to authorize an amendment to the Heritage Pointe Area Structure Plan (the ASP). The ASP was amended in the form of an addendum, which is considered to form part of the ASP. This amendment allowed for the addition of a new development cell, referred to as Serenity and Cell E (subject lands) inside the current boundaries of the Plan Area of the ASP.

AND

Council granted 1st reading to Bylaw 20/2021 to authorize the redesignation of the 24.39-acre subject parcel, legally described as Plan 9912130, Block 5, Ptn. SW 05-22-29 W4M, from Country Residential District to Hamlet Residential District, Hamlet Residential Sub-District "A" and Residential Multi-Family District, with additional lands to be dedicated as Municipal Reserve, Environmental Reserve, and Public Utility Lot.

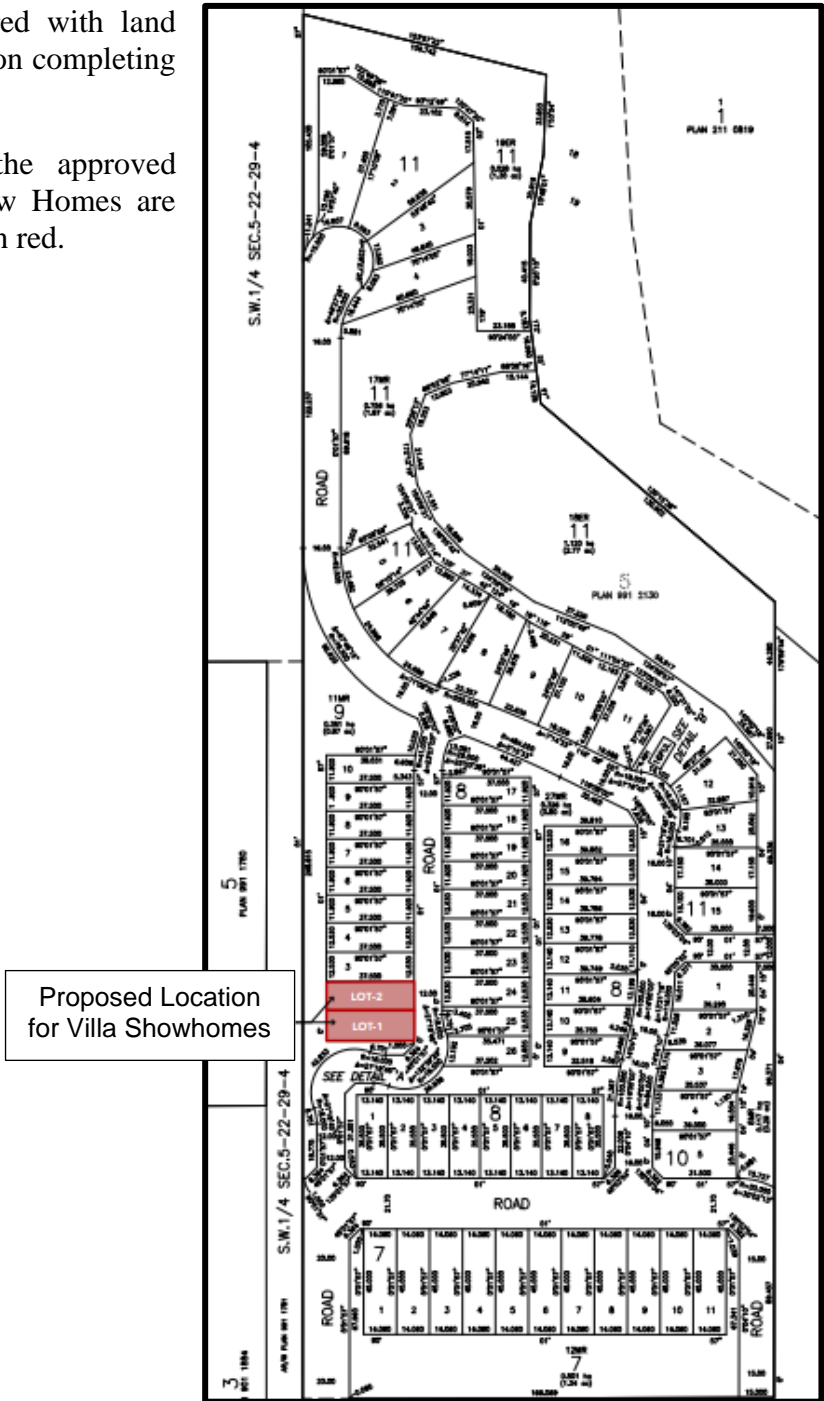
August 5, 2021: The Calgary Metropolitan Region Board approved the Interim Regional Evaluation Framework application for the ASP Amendment.

September 21, 2021: Council granted 2nd and 3rd reading to both Bylaw 19/2021 and Bylaw 20/2021 authorizing the ASP Amendment and the Redesignation of the subject lands.

June 12, 2024: Council granted conditional approval for Phase 1 of the Serenity development, to allow for the future subdivision of 4 Residential Community Sub-district “A” lots, 45 Residential Community District lots, 20 Residential Multi-Family District lots, with additional lands to be dedicated as Environmental Reserve, Municipal Reserve and Public Utility Lot all within Plan 9912130, Block 5; Ptn. SW 05-22-29 W4M.

The subdivision has not been registered with land titles, as the landowner is still working on completing the conditions of approval.

A Site Plan is provided showing the approved subdivision with the lots that the Show Homes are proposed to be constructed on outlined in red.



REQUEST TO COUNCIL:

OPTION #1: APPROVAL

Should Council have no concerns allowing the construction of 2 semi-detached dwelling to be used as Show Homes on proposed Lots 1 and 2 of the Serenity Subdivision, in advance of servicing and registration of the subdivision, Council may wish to consider the following motion:

Council approves the request from Township Planning + Design Inc. on behalf of Serenity Land Corp. to allow for show homes on SW 05-22-29 W4M; Plan 9912130, Block 5, subject to the landowner obtaining all required Development Permits and Building and Safety Codes Permits and the execution of the necessary agreements to address the provision of security and matters such as but not limited to, liability insurance, access and other provisions associated with safety to the satisfaction of administration.

OPTION #2: REFUSAL

Should Council not be supportive of the request for show homes, Council may wish to consider the following motion:

Council refuses the request from Township Planning + Design Inc. on behalf of Serenity Land Corp to allow for show homes on SW 05-22-29 W4M; Plan 9912130, Block 5.

APPENDICES:

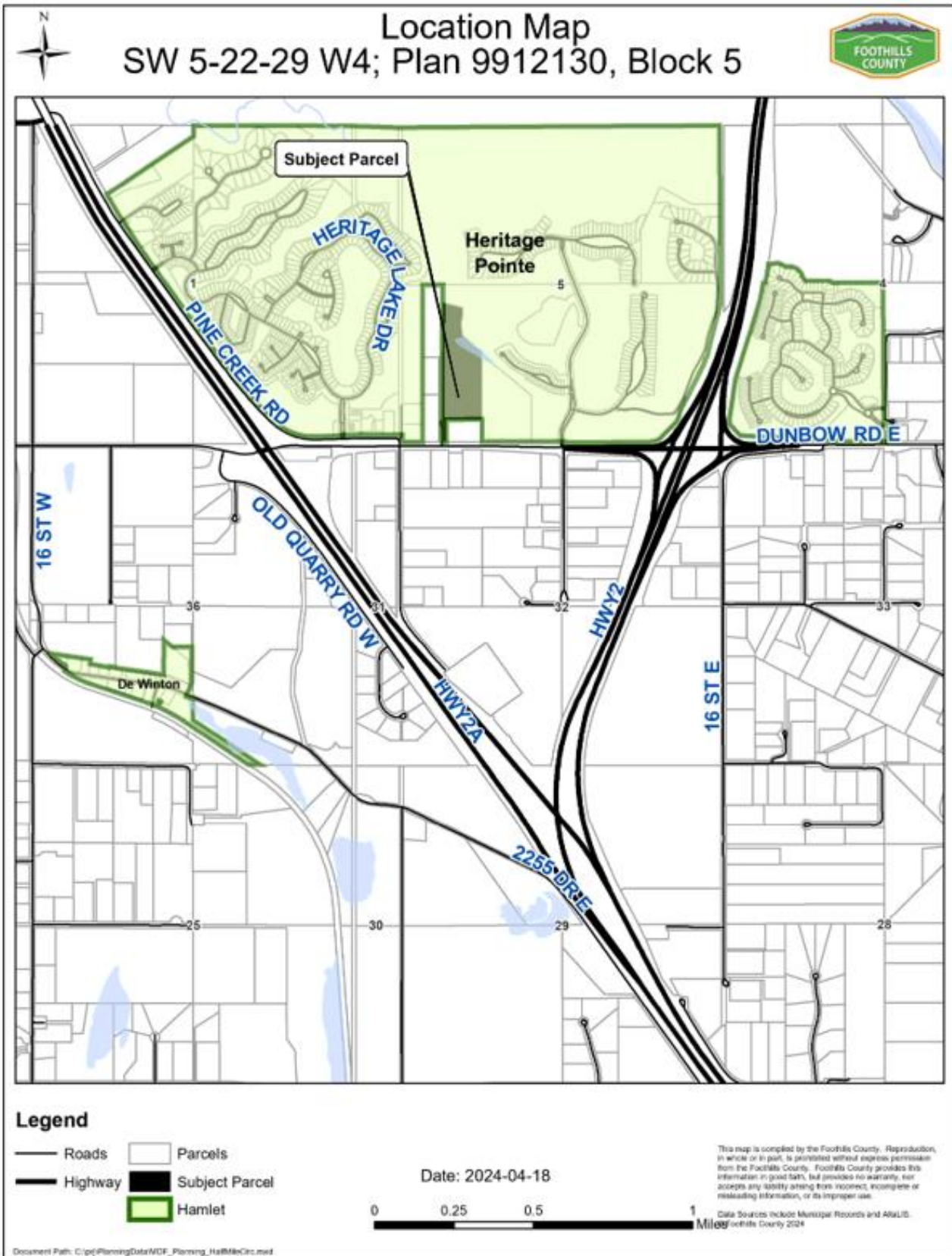
APPENDIX A: MAP SET

MAP 1 - LOCATION MAP

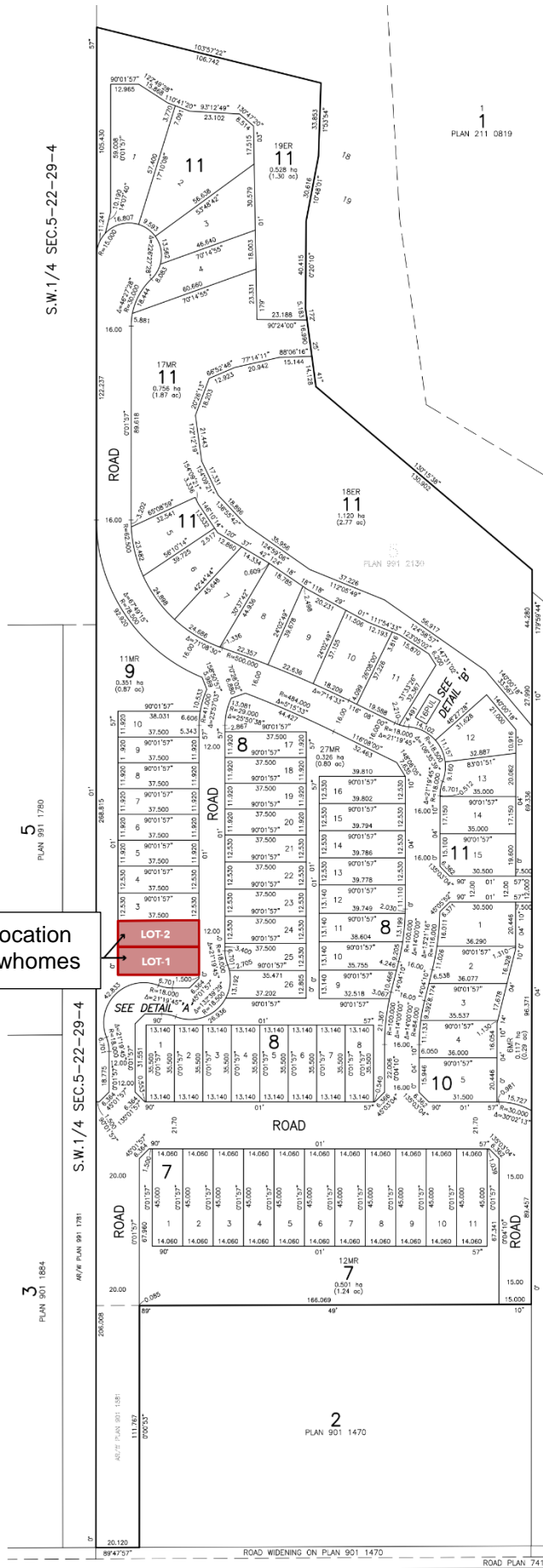
MAP 2 - SITE PLAN

APPENDIX B: REQUEST FOR SHOW HOMES

APPENDIX A: MAP #1 - LOCATION MAP



APPENDIX A: MAP #2 – SITE PLAN



Proposed Location for Villa Showhomes

110-259 Midpark Way SE | Phone: 403.880.8921
Calgary, AB T2X 1M2 | TWPplanning.com



Foothills County
Box 5605
High River, Alberta
T1V 1M7

23 October 2024

ATTN: Reeve Miller and Members of Council

**RE: Request for Showhomes – Serenity Phase 1
PLAN 9912130, Block 5; SW 5-22-29 W4M
Landowner: Serenity Land Corp.**

Dear Reeve Miller and Members of Council,

We are writing to request permission to establish a two-unit villa showhome in our Serenity Phase 1 project. The showhome would be located on Lots 1 and 2 with construction anticipated to start in late fall 2024.

We would construct the showhome in advance of servicing; therefore, we would not be allowing any use or occupancy of these residences until servicing was in place. We will enter into a showhome agreement with the County which will provide the appropriate checks and balances and ensure there is no occupancy of the homes or sale until the title transfers and utilities are satisfactorily in place.

We would require an occupancy permit from the County in order to release those homes to market. We would like to begin our showhome on Lot 1 and 2 and construct them over the course of fall and winter. The lots are in the process of being registered on title and our servicing will be ready and in place by Spring 2025.

We are willing to provide the County with a refundable deposit on the showhome in order to ensure that they are completed in the correct manner. We have submitted a Development Permit Application as required for the site.

Additionally, the County will have a significant LOC / Surety from the client on record for both hard and soft components of this project. That surety will be in place prior to constructing the showhome.

Thank you for your consideration of our request, should you require any additional information we would be pleased to provide it.

Sincerely,

Township Planning + Design Inc.

A handwritten signature in black ink, consisting of a dense scribble of lines followed by a long, sweeping stroke that extends upwards and to the right.

Kristi Beunder, B.A, M.E.Des.

RPP MCIP

Senior Planner / Principal

Urban + Regional Planning

Cc: *Serenity Land Corp. - Landowner*