

**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: NW 01-22-01 W5M; Plan 9711443, Lots 1 and 2
	LANDOWNER: Kastner Development Corporation
	AGENT: Township Planning + Design Inc. / Kristi Beunder
	CURRENT LAND USES: Residential Multi-Family District Country Residential 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 Pine Creek Villas Subdivision, in advance of servicing and the registration of the subdivision.	
DIVISION NO: 6	DEPUTY REEVE: Don Waldorf
FILE MANAGER: Brittany Domenjoz	

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 Pine Creek Villas 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 1, 2023: Council approved the Outline Plan, and concurrently granted 1st reading to Bylaw 14/2023 to authorize the redesignation of the subject lands.

May 22, 2024: Council granted third and final reading to Bylaw 14/2023 authorizing the redesignation and future subdivision of Plan 9711443, Lots 1 & 2; Ptn. NW 01-22-01 W5M from Country Residential District to twenty-eight (28) Residential Multi-Family District units, Residential Community District, Country Residential Sub-District 'A', Municipal Reserve District, and Public Utility District parcels, along with a Site-Specific Amendment to the maximum parcel size and minimum parcel density within the Residential Community District and Site-Specific Amendments to the front yard setbacks within the Country Residential, Residential Community and Residential Multi-Family Districts.

The 7.68 +/- acre balance parcel was designated as Country Residential Sub-district "A" to ensure that all recommendations and restrictions as outlined in the building envelopes, high water table testing, and storm water management plan (provided as conditions of subdivision) are complied with, to the satisfaction of the Public Works department. A completion certificate by a Professional Engineer verifying that all aspects of the noted reports have been met, may be required. Council may also wish to require a \$5000 deposit as a pre-release condition to ensure compliance with all conditions of the development permit.

May 22, 2024: Council granted conditional subdivision approval to allow for the creation of twenty-eight (28) Residential Multi-Family District units, 1 Residential Community District lot, 1 Country Residential Sub-District 'A' lot, +/- 1.89 acres of Municipal Reserve, and 1 Public Utility District parcel on Plan 9711443, Lots 1 & 2; Ptn. NW 01-22-01 W5M.

The subdivision has not been registered with land titles. The only condition that remains outstanding is the landscaping plan which has been submitted by the developer for review and acceptance.

Site Plan below showing a portion of 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 Pine Creek Villas 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 Kastner Development Corporation to allow for show homes on NW 01-22-01 W5M; Plan 9711443, Lots 1 and 2, 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 Kastner Development Corporation to allow for show homes on NW 01-22-01 W5M; Plan 9711443, Lots 1 and 2.

APPENDICES:

APPENDIX A: MAP SET

MAP 1 - LOCATION MAP

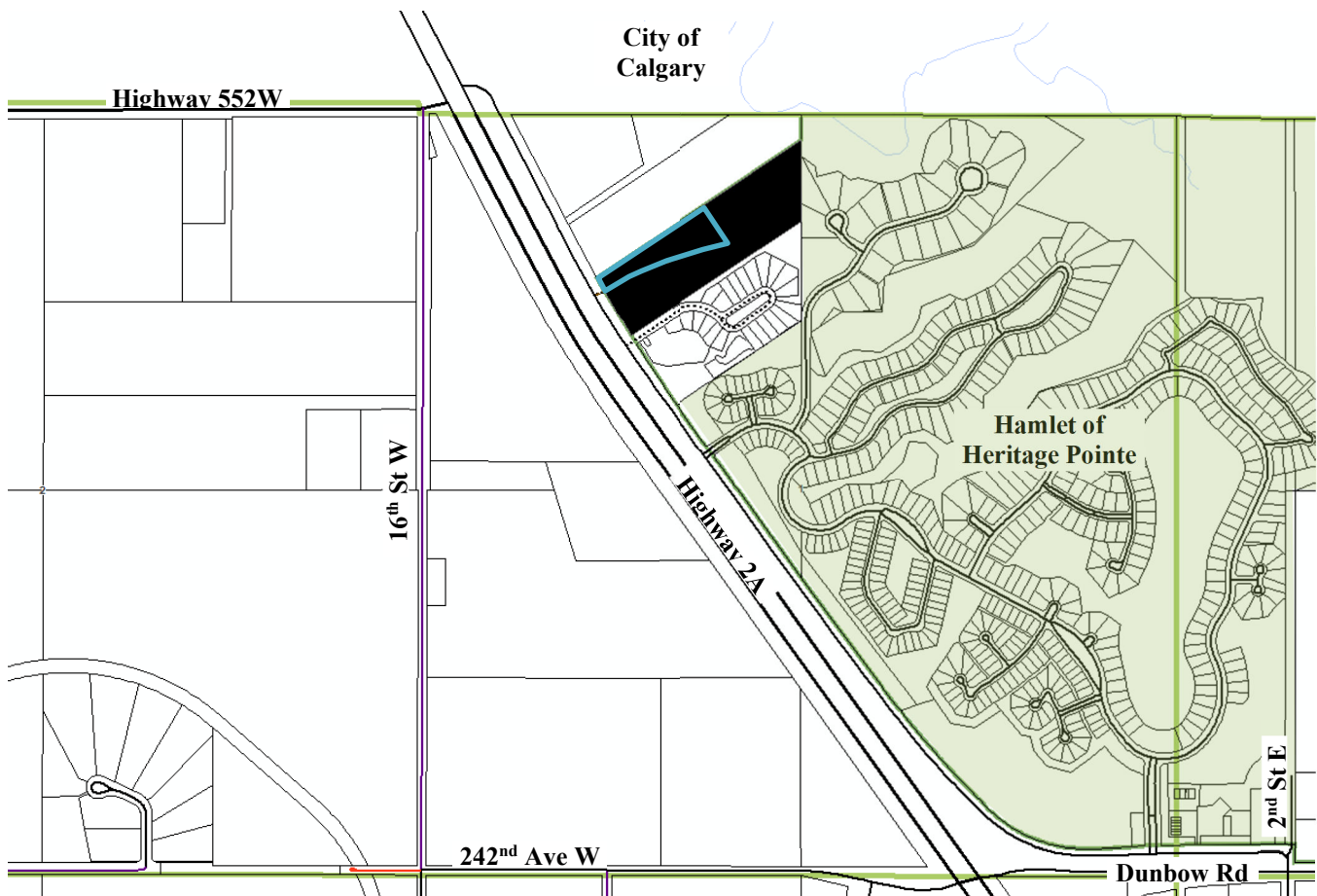
MAP 2 - SITE PLAN

MAP 3 - ORTHO PHOTO

APPENDIX B: REQUEST FOR SHOW HOMES

APPENDIX A:

MAP 1 – LOCATION MAP



MAP 2 – SITE PLAN





WRITTEN REQUEST FOR SHOW HOME

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



Foothills County
Box 5605
High River, Alberta
T1V 1M7

24 September 2024

ATTN: Reeve Miller and Members of Council

**RE: Request for Showhomes – Pine Creek Villas at Heritage Pointe
PLAN 9711443, Lot 1 & 2; NW 1-22-01 W5M
Landowner: Darryl Kastner & Lorraine Kastner**

Dear Reeve Miller and Members of Council,

We are writing to request permission to establish a two-unit showhome in our Pine Creek Villas 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 have already been 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 will also be submitting 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, appearing to read "Kristi Beunder", with a long, sweeping horizontal stroke extending to the right.

Kristi Beunder, B.A., M.E.Des.
RPP MCIP
Senior Planner / Principal
Urban + Regional Planning

Cc: *Darryl and Lorraine Kastner - Landowners*