



AGENDA ITEM

REDESIGNATION OF LAND

ON W $\frac{1}{2}$ 34-39-02-W5M

PALM COVE

BYLAW NO. 1367/22

March 10, 2022

BACKGROUND

In 2011, Qualico Communities received approval to redesignate approximately 38.69 hectares (95.61 acres) on W $\frac{1}{2}$ 34-39-02-W5M into a 59-lot Residential Conservation Cluster 'R-RCC' District development, known as Palm Cove.

The property is situated on the north shore of Sylvan Lake, directly west of the Summer Village of Sunbreaker Cove and directly east of the existing 6-lot Palm Bay residential subdivision. Access to the property is directly from Rainy Creek Road.

Various technical studies were submitted in support of the original rezoning application that addressed traffic impacts, stormwater management, the availability of groundwater, geotechnical considerations, historical resource impacts and the environmental impact.

Qualico Communities designed the clustered style subdivision to offer a relatively small development footprint while maximizing the site's natural characteristics. The design is intended to lessen the impact of development on the environment. The concept also offers interconnected pedestrian trail networks, abundant green space, as well as tree and slope preservation initiatives.

Since the original approval, only minor site work occurred to remove vegetation along the planned location of the access road, and then the developer chose to pause work.

DEVELOPMENT CONCEPT

Qualico Communities is now seeking permission to slightly revise the original approval, in Stage 1 of the development. The proposed revision has been prepared to retain as much as possible from the original approval. Attached as **Appendix A** is the proposed rezoning and subdivision.

The subdivision lot count in Stage 1 remains at 59-lots in the revised concept, but the location of some lots has changed. The lot sizing has been reduced from an average size of 0.40 acres to 0.25 acres. The reduction in lot sizing drastically reduced the footprint of Stage 1 which is now limited to the central and west-central portions of the site. Two new cul-de-sacs have been added to the west-central portion of the site, to take advantage of the proximity to the lake amenity areas and lake views. The main access point is also proposed to be moved approximately 39 metres to the west of the current access point.

Some technical studies were updated in accordance with the revised concept, while some original technical studies did not require revision.

In order to accommodate the proposed revision to the lot layout, approximately 3.65 hectares (9.04 acres) of W½ 34-39-02-W5M land must be rezoned from Agricultural 'A' District to Residential Conservation Cluster 'R-RCC' District.

After successful rezoning, a revision must be made to the existing subdivision approval.

POLICY CONSIDERATIONS

The subject property is within the boundary of the *Sylvan Lake Intermunicipal Development Plan (IDP)* and *Sylvan Lake Area Structure Plan (ASP)*. The property is identified for future residential use.

The development will further be required to be consistent with the County's *Municipal Development Plan* and *Land Use Bylaw*.

ANALYSIS

The subject lands are identified for future residential use, and the developer completed all required technical studies to inform the development concept. The

smaller development footprint maximizes the site's natural characteristics, which conforms with our intent of the Residential Conservation Cluster 'R-RCC' District.

The proposed redesignation does not generally conflict with the *Sylvan Lake IDP*, the *Sylvan Lake ASP*, or the County's *Municipal Development Plan* and *Land Use Bylaw*.

LEGISLATIVE RESPONSIBILITIES

The *Municipal Government Act* gives Council the sole authority and responsibility to consider amendments to the *Land Use Bylaw*. In dealing with any request to change the land use zoning of a parcel of land, Council is required to consider:

- the suitability of the land for the intended use; and
- the compatibility of the intended use with other uses, both existing and proposed, in the surrounding area.

Council is also expected to consider how the proposed zoning change conforms to the *Municipal Development Plan* and any other local plans that Council has adopted, which affect the land.

DEVELOPER PUBLIC MEETING

Two sessions of an online public open house were held by the developer on Wednesday, February 9, 2022, to which there were five members of the public in attendance. The developer also had an online survey to solicit feedback from public meeting attendees and other stakeholders. Feedback from participants reinforced the need to carefully consider the interface between Palm Cove and Palm Bay. Accordingly, the developer will make efforts to design an interface that is pedestrian friendly and discourages use by vehicles. A summary of the Public Consultation is attached as **Appendix B**.

ANALYSIS

The proposed redesignation does not generally conflict with the *Sylvan Lake Intermunicipal Development Plan (IDP)* and *Sylvan Lake Area Structure Plan (ASP)*. The property is identified for future residential use.

RECOMMENDATION

Staff recommend that Council give first reading to Bylaw No. 1367/22 (attached as **Appendix C**) to change the zoning of approximately 3.65 hectares (9.04 acres) of W½ 34-39-02-W5M to Residential Conservation Cluster 'R-RCC' District.

If Council gives first reading to the bylaw, Council may set a date to hold a Public Hearing to allow interested parties to comment on these changes. Staff recommends the April 14, 2022, Council meeting at 9:15 am.

COUNCIL DECISION

PREPARED BY: Cajun Paradis, Senior Planner
REVIEWED BY: Dale Freitag, Director of Planning Services
REVIEWED BY: Tim Timmons, County Manager

