

Topic: Bylaw 2018-20 - Land Use Bylaw amendment – Legend Estates

Introduction:

Bylaw 2018-20 will amend the Land Use Bylaw 2017-18 to extend the repeal period of the Direct Control district by an additional 24 months. Otherwise, the Direct Control district overlay will expire and the districting will revert back to Country Residential before the issues are addressed. Progress has been made in identifying the issues, now more time is needed to fully address said issues.

Facts (Background Information):

Legend Estates is a residential subdivision located on the northeast corner of the intersection of Highways 16 and 44.

The subdivision was redistricted to Direct Control in October 2016, the reasons for which are outlined in the previously circulated Administrative Report of October 11, 2016 included in Attachment #4.

The redistricting was intended to allow time for the County to address significant outstanding infrastructure deficiencies in the subdivision, and limit the opportunity for development during that time. The redistricting has an expiration date of October, 2018, when it would automatically revert to Country Residential districting. Progress has been made and the outstanding deficiencies have been identified. However, more time is required to adequately address the deficiencies.

Bylaw 2018-20 will extend this expiration date to October 2020, or until the infrastructure deficiencies have been adequately accounted for.

Analysis:

A number of steps have been completed during the past two years. Basic deficiencies were addressed by the County including hydrants, manholes, etc.

Four key outstanding major deficiencies were identified:

Key Issue	What's been done/discovered	Outcome
1. Sanitary line issues	• CCTV was done on the sanitary line • Unable to assess connection to main forcemain	• County will accept the servicing connections for all lots • Sanitary line requires replacement or relining
2. Unsuitable soils	• Independent engineering assessment by County	• County can address suitable soils through land use bylaw

	• Assessment by 1330397 Alberta • House inspected to assess potential challenges from soils (no issues found)	regulations requiring future owners to ensure engineering fill is used in building pocket.
3. Stormwater pond 4. Stormwater System	• Independent engineering study by County determined two options based on current standards and situation. • Original developer finalizing option to upgrade to meet original design.	• Further discussion still required

A meeting was held in late June with the original developer, the current majority landowner and the County, along with their respective lawyers. The four major deficiencies were discussed and outcomes agreed to, with the exception of the stormwater pond and system. Additional engineering information was required before a further discussion is to be held. That information is anticipated by the end of September. This group will then reconvene to further discuss next steps.

Conclusion/Summary:

1. Administration recommends that Council give first, second and third readings to Bylaw 2018-20.

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