

# Background and Planning Evaluation

## Background and Site Context

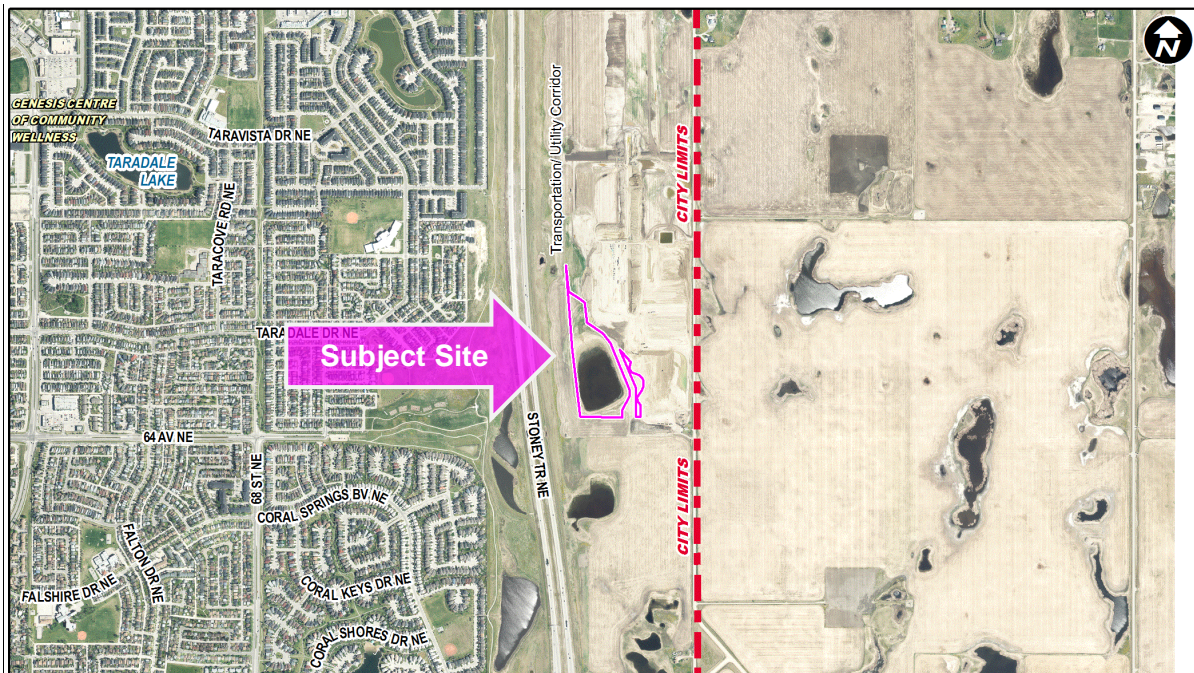
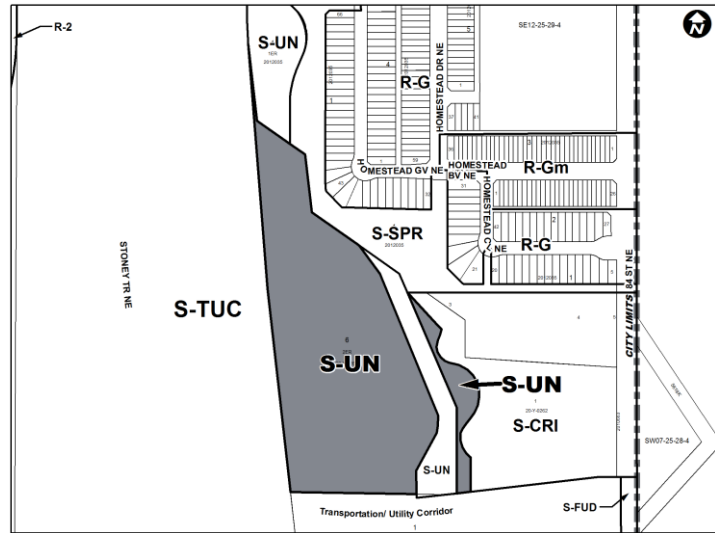
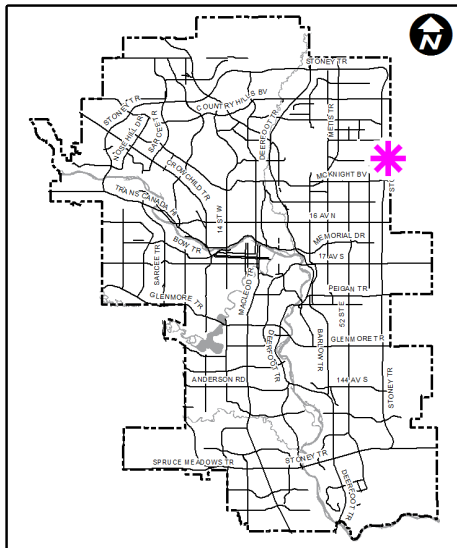
The subject site is located in the northeast community of Homestead. The site is approximately 6.54 hectares in size. Adjacent to Stoney Trail, a portion of the subject lands were previously owned by the province and were subsequently transferred to the current owner as they were no longer needed following the construction of Stoney Trail. The remainder of the subject lands are adjacent to an existing S-UN site and form part of a constructed stormwater wetland.

The surrounding area is in various stages of development. Low density residential houses are currently being built to the northeast, and a stormwater pond is being constructed immediately east of the subject site. The site is approximately 200 metres from the City of Calgary's boundary with Rocky View County, which is located along 84 Street NE.

## Community Peak Population Table

There is no population data available for Homestead as residents have not yet moved into the area.

# Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

An approximately 6.09-hectare portion of the site is currently designated as S-TUC District which is intended for lands located within the provincial transportation and utility corridor where the primary purpose is to provide for such facilities. Certain temporary and removable uses such as park maintenance facilities and vehicle storage are allowed within the district.

The 0.45-hectare remainder of the site is designated as S-CRI District which is intended to provide for infrastructure and utility facilities. Limited permitted and discretionary uses are allowed in this district.

The proposed S-UN District is intended to be applied to lands that have been set aside for the purpose of preserving natural areas, including wetlands, and are dedicated through subdivision as ER. Development in these areas is limited to improvements that facilitate passive recreational use. In this proposal, redesignation of the subject site would allow the lands to be dedicated as ER, protecting the existing Class V wetland.

### Development and Site Design

Future development permits are not expected on the subject site. A future subdivision application is anticipated to dedicate the lands as ER.

## Transportation

The subject parcel is bounded by Stoney Trail (skeletal road) and 64 Avenue NE (arterial street). Changes proposed with this land use redesignation do not impact the approved / established local road network as part of the existing outline plan, and a Transportation Impact Assessment was not required for this application. These lands were declared surplus by the province following construction of Stoney Trail.

## Environmental Site Considerations

The Class V wetland and associated 30 metre setback on the western portion of the subject site will be retained in situ. This wetland is the largest and most significant wetland in the ASP area. It is also identified in the ASP as a locally significant Environmentally Significant Area. The 30 metre setback was protected as a result of the previous outline plan approval but an additional setback will be dedicated as ER and would extend further to the east where it abuts the future constructed stormwater wetland. A regional pathway is present in the area, located within the 84 Street NE right of way, along the east interface of the constructed wetland. No changes are proposed to this area. The regional pathway is intended to be used for recreation and maintenance access to the northeast section of the pond when needed.

## Utilities and Servicing

There will be no impact to utilities and servicing as a result of the proposed land use amendment.

## Legislation and Policy

### South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

### Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The land use amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

### Rocky View/Calgary Intermunicipal Development Plan (IDP) (Statutory – 2012)

The [Rocky View/Calgary Intermunicipal Development Plan](#) (IDP) identified the subject lands as “Residual Long-Term Growth Areas” until the East Stoney Area Structure Plan was approved on 2018 May 8. The proposed land use amendment complies with the general policies included in the plan. Rocky View County was circulated during the application review as per the IDP and provided a response of no concern.

### Municipal Development Plan (Statutory – 2009)

The [Municipal Development Plan](#) (MDP), [Map 1: Urban Structure](#) identifies the subject lands as Residential – Developing – Future Greenfield. The Municipal Development Plan provides guidance for the development of new communities through the policies of the East Stoney Area Structure Plan. The proposed application meets the *Municipal Development Plan* as it allows for protection of natural features.

**East Stoney Area Structure Plan (Statutory – 2013)**

The [East Stoney Area Structure Plan](#) (ASP) provides more detailed direction on development in the area. The proposed application is consistent with the applicable policies of this plan. The 0.45-hectare portion is included in the 'Residential' area as identified on Map 1: Land Use Concept, in proximity to the proposed stormwater pond. The 6.09-hectare portion comprising the Class V wetland is located outside of the ASP boundary, however, the location of the wetland is included in the ASP maps. This land use follows the general intent of the ASP, and no amendment is required.

**Climate Resilience Strategy (2018)**

This application addresses the objectives of the [Climate Resilience Strategy](#), specifically Program 9 Green Spaces and Natural Areas to Support Mitigation. This section emphasizes that protection and conservation of green space and natural areas support climate change mitigation. The redesignation proposed will allow the subject site to be dedicated as ER, protecting this natural asset in the long term