



**PLANNING REPORT**  
**2<sup>nd</sup> and 3<sup>rd</sup> Reading – COUNCIL**  
**January 14, 2020**

<b>BYLAW #:</b> 2019-27	<b>File No:</b> LU2019-10
<b>LEGAL DESCRIPTION:</b> NW-8-25-26-W4M	<b>TITLED AREA:</b> 170.51 acres
<b>EXISTING LAND USE DISTRICT:</b> Direct Control (DC-7)	<b>PROPOSED LAND USE DISTRICT:</b> N/A
The purpose of this application is to amend Cell 4 of the Direct Control District (DC-7) to add Dwelling, Employee, as a discretionary use to allow for an employee dwelling in the clubhouse.	

**LOCATION:**

The Muirfield Golf Course and clubhouse is located at 612 Muirfield Crescent within the Lakes of Muirfield Golf Course. The closest intersection is Township Road 252 and Range Road 264.

**BACKGROUND INFORMATION:**

The purpose of this application is to amend Cell 4 of the Direct Control (DC-7) district at the Lakes of Muirfield Golf Course to add Dwelling, Employee as a discretionary use. This amendment would allow the applicant to apply for a development permit for the construction of an employee dwelling within the existing clubhouse.

**POLICY ANALYSIS:**

**Muirfield Area Structure Plan (ASP):**

The Muirfield ASP was approved in 2005. It outlines future residential and recreational features of the Lakes of Muirfield Golf course and residential community. Section 5.2 of the plan describes the ASP's land use policies, and states that minor amendments and relaxations of the plan can be achieved without amendments to the plan if the amendments satisfy the Subdivision or Developments Approvals Authority. Since this is a minor amendment to the Direct Control district, an amendment to the ASP will not be required.

**Other Statutory Documents**

The proposal generally aligns with the South Saskatchewan Regional Plan (SSRP), Regional Growth Management Strategy (RGMS) and Municipal Development Plan (MDP) as this is a minor amendment to a Direct Control District within an Area Structure Plan (ASP) that is in compliance with the SSRP, RGMS, and MDP.

**Land Use Bylaw (LUB):**

Cell 4 of the Direct Control district is a Golf Course district. The intent of this development cell is to provide for a golf course and any accessory uses related to the golf course. The proposed application

is intended to provide housing for a golf course employee; therefore, this proposal aligns with Cell 4 of the Direct Control 7 district of the Land Use Bylaw.

#### **CIRCULATION COMMENTS:**

<b>EXTERNAL AGENCIES</b>	<b>COMMENTS</b>
AB Community Development	No comments received.
AB Culture	No comments received.
AB Energy Regulator	No comments received.
AB Environment & Parks	No comments received.
AB Health Services	I would like to confirm that Alberta Health Services, Environmental Public Health (AHS-EPH) has received and reviewed the above-noted application. AHS-EPH would like to note that the intended use for the existing club house on the site to be used as an “employee residence” means that the residence will need to meet the Alberta Public Health Act, <i>Housing Regulation 173/99</i> and the <i>Minimum Housing and Health Standards</i> . These regulations set out requirements that owners must follow regarding the upkeep and condition of properties used for accommodation purposes. Please note that these regulations and standards are distinct and separate from building and construction codes.
AB Transportation	No comments received.
ATCO Electric	No comments received.
ATCO Gas	No comments received.
AB Utilities Commission	No comments received.
Canada Post	No comments received.
Encana Corporation	No comments received.
Fortis Alberta	No comments received.
Golden Hills School Division	No comments received.
Redeemer Catholic School Division	No comments received.
Telus	No comments received.
Western Irrigation District	No comments received.
<b>INTERNAL DEPARTMENTS</b>	
Agricultural Services	No concerns.
Emergency Services	No concerns.
Development Services	No concerns.

Protective Services	No concerns.
Transportation & Infrastructure Services	No concerns.

### OPTIONS:

Option #1 THAT Council Approve Bylaw 2019-27:

Resolution 1: That Council move Second Reading of Bylaw 2019-27, this being a bylaw for the purpose of amending Land Use Bylaw 2016-01, which would have the effect of amending a Direct Control (DC-7) District.

Resolution 2: That Council move Third Reading of Bylaw 2019-27, this being a bylaw for the purpose of amending Land Use Bylaw 2016-01, which would have the effect of amending a Direct Control (DC-7) District..

Option #2 THAT Bylaw 2019-27 be refused:

Resolution 1: That Council move to rescind First Reading of Bylaw 2019-27, this being a bylaw for the purpose of amending Land Use Bylaw 2016-01, which would have the effect of amending a Direct Control (DC-7) District.

Option #3 THAT Council approve an alternate recommendation.

### RECOMMENDATION

**Staff is recommending Option #1 – Approval for the following reasons:**

- The proposal generally aligns with the SSRP, RGMS and MDP as this is a minor amendment to a Direct Control District within an Area Structure Plan (ASP) that is in compliance with the SSRP, RGMS, and MDP.
- The proposal aligns with the LUB Country Residential District rules and regulations.

Respectfully submitted,




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Graham Allison, Planner 1

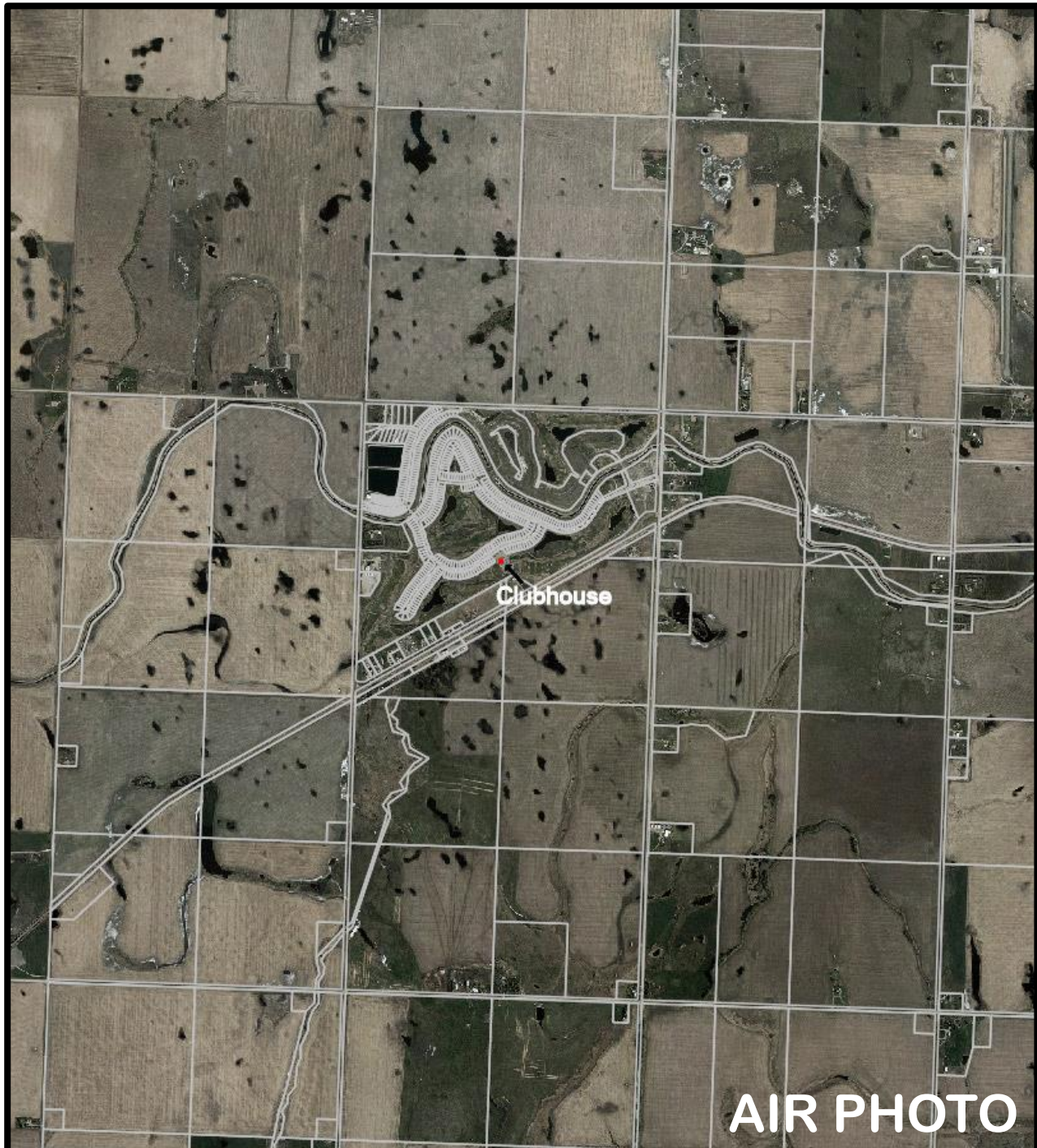


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## APPENDIX A: DC-7



- |                                                |                                     |
|------------------------------------------------|-------------------------------------|
| Cell 1 – Residential Type I                    | Cell 5 – Public Utility             |
| Cell 2 – Residential Type II                   | Cell 6 – Storage                    |
| Cell 3 – Residential Type III                  | Cell 7 – Village Centre             |
| Cell 4 – Golf Course                           | Cell 8 – Seniors Independent Living |
| Cell 9 – Future Residential Type 1 Development |                                     |

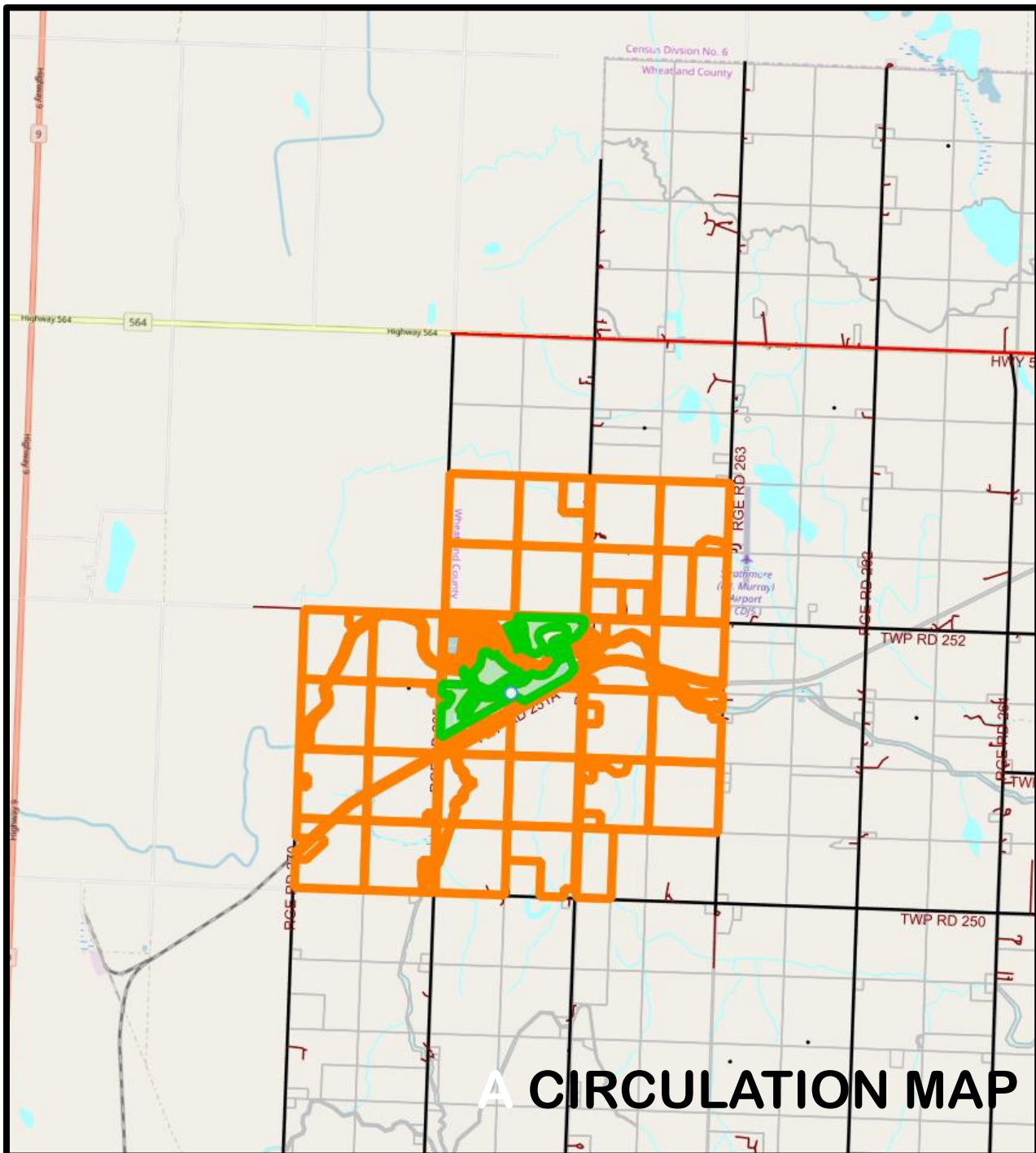


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