



BYLAW C-8117-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend Bylaw C-7298-2013, being the *Springbank Creek Conceptual Scheme*

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as *Bylaw C-8117-2020*.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act* except for the definitions provided below:
 - (1) “**Council**” means the duly elected Council of Rocky View County;
 - (2) “**Municipal Government Act**” means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (3) “**Rocky View County**” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

- 3 THAT the Springbank Creek Conceptual Scheme Sections be amended as detailed in Schedule “A & B” forming part of this Bylaw.

Severability

- 4 If any provision of this bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this bylaw will remain valid and enforceable.

Effective Date

- 5 Bylaw C-8117-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME IN COUNCIL this 22nd day of December , 2020

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2021

READ A SECOND TIME IN COUNCIL this day of , 2021

READ A THIRD TIME IN COUNCIL this day of , 2021

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed



SCHEDULE 'A'
FORMING PART OF BYLAW C-8117-2020

Springbank Creek Conceptual Scheme

Amendment # 1

Replace policy 2.0.2 which reads:

- 2.0.2 This Conceptual Scheme outlines a land use development Concept for development Cell A which includes the Springbank Creek Valley.

With:

- 2.0.2 This Conceptual Scheme outlines a land use development Concept for development Cell A & E which includes the Springbank Creek Valley.

Amendment # 2

Replace text in section 3.3 which reads:

The development cells are illustrated on **Figure 5** as follows:

- Cell A: 563 acres
- Cell B: 79 acres
- Cell C: 140 acres
- Cell D: 158 acres

With:

The development cells are illustrated on Figure 5 as follows:

- Cell A: 478 acres
- Cell B: 79 acres
- Cell C: 140 acres
- Cell D: 158 acres
- Cell E: 85 acres

Amendment # 3

Replace text in section 3.4 which reads:

The current ownership is illustrated on Figure 2 as follows:

Cell A

- Paleozo Properties Inc. 530 acres
 - West half of SE 22 24-3-5. 84.63 acres.
 - NE 15 24-3-5. Plan 9411634 Lots 1 and 2. 160.52 acres.
 - Portion of NW 15 24-3-5. 150.27 acres.
 - Portion of SE 15 24-3-5 and closed road allowance. 134.61 acres.
- Wilbur Willick, Descriptive Plan 0310130 Block 1 Lot 1; containing the original homestead.
- Susan Willick, Portion of SE 15 24-3-5.

With:

Cell A

- Paleozo Properties Inc. 445 acres



- Ne 15 24-3-5. Plan 9411634 Lots 1 and 2. 160.52 acres.
- Portion of NW 15 24-3-5. 150.27 acres.
- Portion of SE 15 24-3-5 and closed road allowance. 134.61 acres.
- Wilbur Willick, Descriptive Plan 0310130 Block 1 Lot 1; containing the original homestead.
- Susan Willick, Portion of SE 15 24-3-5.

Amendment # 4

Insert new text in section 3.4 to read:

Cell E

- Paleozo Properties Inc. 84.63 acres
- *West half of SE 22 24-3-5. 84.63 acres.*

Amendment # 5

Replace section 3.5 which reads:

3.5 Land Use Context and Adjacent Land Uses

The majority of the Conceptual Scheme Area is designated RF Ranch and Farm District. A portion of Cell A (west half SE 22 24-3-5) is designated for single detached home lots of 1.0 to 1.5 acres (Direct Control District DC 116). The east half SE 22 24-3-5 known as Cell B is designated for a private school (Direct Control District DC 116).

The surrounding lands are mostly designated R-2 District. The most recent subdivisions in the surrounding areas are designated R-1 District. The subdivisions of 2 to 20 acres are for single detached homes.

With:

3.5 Land Use Context and Adjacent Land Uses

The majority of the Conceptual Scheme Area is designated RF Ranch and Farm District. Cell E is designated for private school and athletic park and associated uses (DC116 as is currently zoned). Cell A is currently zoned as DC 154 and A-Gen, which remains unchanged. The east half SE-22-24-3-5 known as Cell B is designated for a private school (Direct Control District DC 116).

The surrounding lands are mostly designated Rural & Country Residential District.

Amendment # 6

Replace the text in section 4.2 which reads:

For Cell A, HAB-TEC H Environmental completed the “Biophysical Impact Assessment and Species at Risk Surveys Springbank Creek Lands”, August 2009.

With:

For Cell A and E, HAB -TECH Environmental completed the “Biophysical Impact Assessment and Species at Risk Surveys Springbank Creek Lands”, August 2009.

**Amendment # 7**

Replace the text in section 4.7 which reads:

HAB-TEC H reports 1.26 hectares of wetlands located in Cell A outside of the creek valley.

With:

HAB-TECH reports 1.26 hectares of wetlands located in Cell E outside of the creek valley.

Amendment # 8

Replace policy 4.7.2 which reads:

4.7.2 The wetland generally as show on Figure 7 located in the southwest portion of Cell A in SE 15 24-3-5 shall be dedicated as Environmental Reserve or Environmental Reserve Easement at the subdivision stage to the satisfaction of the County.

With:

4.7.2 The wetland generally as shown on Figure 7 located in the southwest portion of Cell E in SE-15-24-3- 5 shall be dedicated as Environmental Reserve or Environmental Reserve Easement at the subdivision stage to the satisfaction of the County.

Amendment # 9

Replace the header which reads:

Development Cells A and B

With:

Development Cells A, B and E

Amendment # 10

Replace the header which reads:

Development Cells A

With:

Development Cells A & E

Amendment # 11

Replace text which reads:

In 2004, Curtis Engineering Associates Ltd. carried out a geotechnical investigation of Development Cell A and B.

With:

In 2004, Curtis Engineering Associates Ltd. carried out a geotechnical investigation of Development Cell A, B and E.

Amendment # 12

Delete text which reads:

Residential subdivisions to the northeast and east currently have partially screened long horizon views due to their lower elevations relative to the higher uplands in the center of the Conceptual Scheme Area. Their views will be marginally impacted by future development.

**Amendment # 13**

Revise the table on page 24 to read:

Development Cell	Dwelling Units Maximum
A. 478 acres	183
B. 79 acres	none
C. 140 acres	56
D. 158 acres	63
E. 85 acres	none

Amendment # 14

Revise text in third header as follows:

DEVELOPMENT Cell A & E

Amendment # 15

Replace text which reads:

- “Direct Control District Bylaw” is proposed for Cell A developments.

With:

- “Direct Control District Bylaw” is proposed for Cell E developments.

Amendment # 16

Replace policy 5.2.2 which reads:

5.2.2 For Cell A, the maximum density is 64 units on a quarter section or equivalent.

The maximum number of units is 225.

With:

5.2.2 For Cell A, the maximum density is 64 units on a quarter section or equivalent.

The maximum number of units is 183.

Amendment #17

Insert text to Section 5.5 which read:

The surrounding subdivisions are zoned Residential One District and Residential Two District.

Amendment # 18

Replace text on page 28 which reads:

Total site area: 563 acres

Environmental Reserve dedication: 73 acres

Developable area: 490 acres

Municipal Reserve land dedication: 61 acres

Includes Municipal Reserve deferred from the private school site in Cell B: 5.97 acres

Open space with pathways accessible to the public on private lands: 27 acres.

Public Utility lots for storm water management: 16 acres.

With:



Total site area: 483 acres
Environmental Reserve dedication: 73 acres
Developable area: 490 acres
Municipal Reserve land dedication: 61 acres
Includes Municipal Reserve deferred from the private school site in Cell B: 5.97 acres
Open space with pathways accessible to the public on private lands: 27 acres.
Public Utility lots for storm water management: 16 acres.

Amendment # 19

Insert the following text at the beginning of the second paragraph in section 5.7:

In 2012, MMM Group completed the 2012 TIA update Report for the proposed 43 lots in Cell A located south of Lower Springbank Road.

Amendment # 20

Insert the following text at the end of the second paragraph in section 5.7:

Cell E as amended by Bunt & Associates TIA.

Amendment # 21

Replace policy 5.10.10 which reads:

5.10.10 The wastewater treatment facility shall be designed to accommodate surrounding developments through expansions. However, the spray irrigation area is sufficient to serve Cell A development only. Spray irrigation of treated effluent accruable to other developments, including Cell B, Cell C, Cell D or other local developments must be handled by other means including but not limited to spray irrigation on other sites or discharge of treated water to the Elbow River Valley.

With:

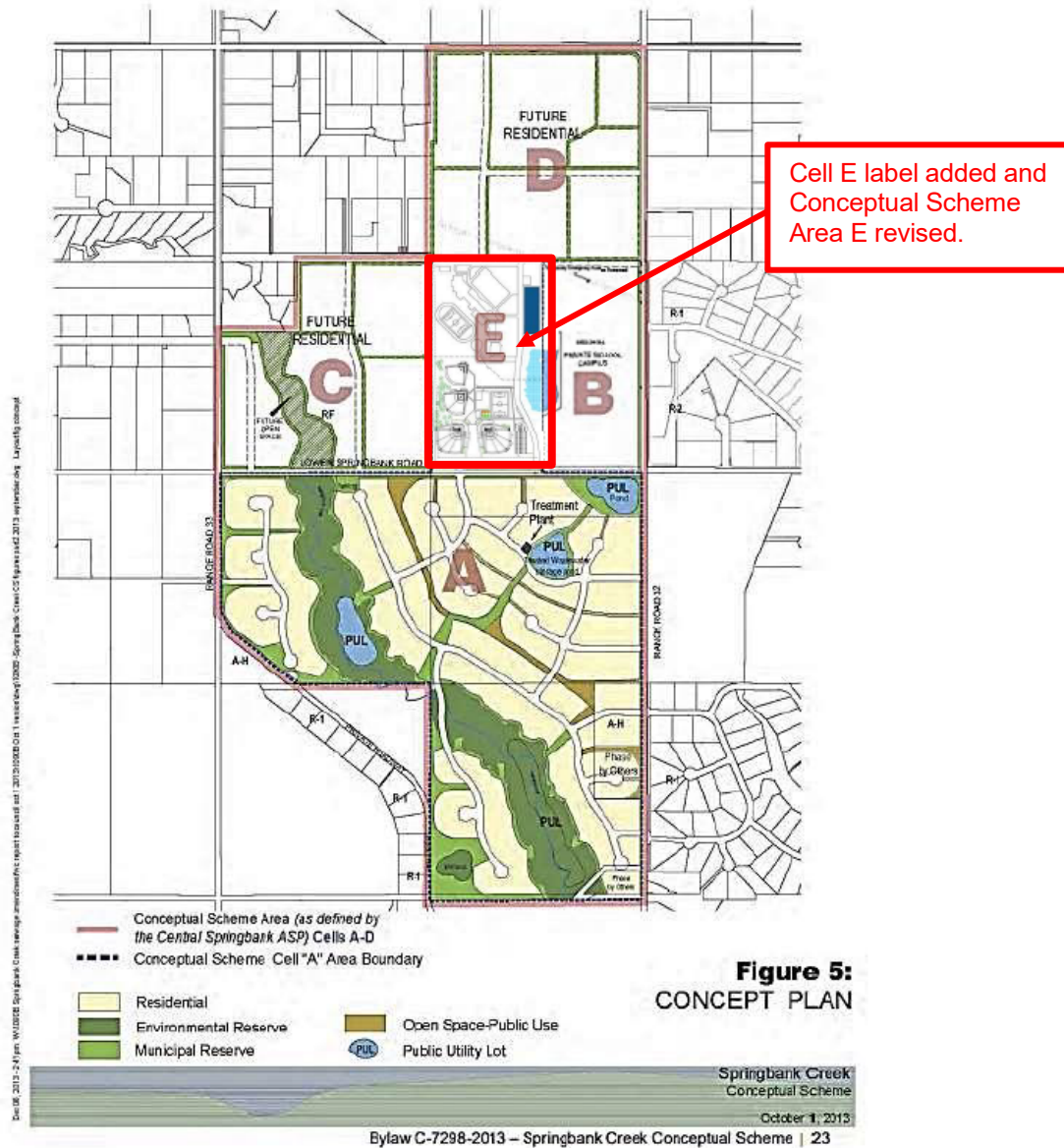
5.10.10 The wastewater treatment facility shall be designed to accommodate surrounding developments through expansions. However, the spray irrigation area is sufficient to serve Cell A development only. Spray irrigation of treated effluent accruable to other developments, including Cell B, Cell C, Cell D, Cell E or other local developments must be handled by other means including but not limited to spray irrigation on other sites or discharge of treated water to the Elbow River Valley.

**Amendment # 22**

Replace Figure 5 which shows:



With:



Amendment # 23

Replace Figure 7 which shows:



With:

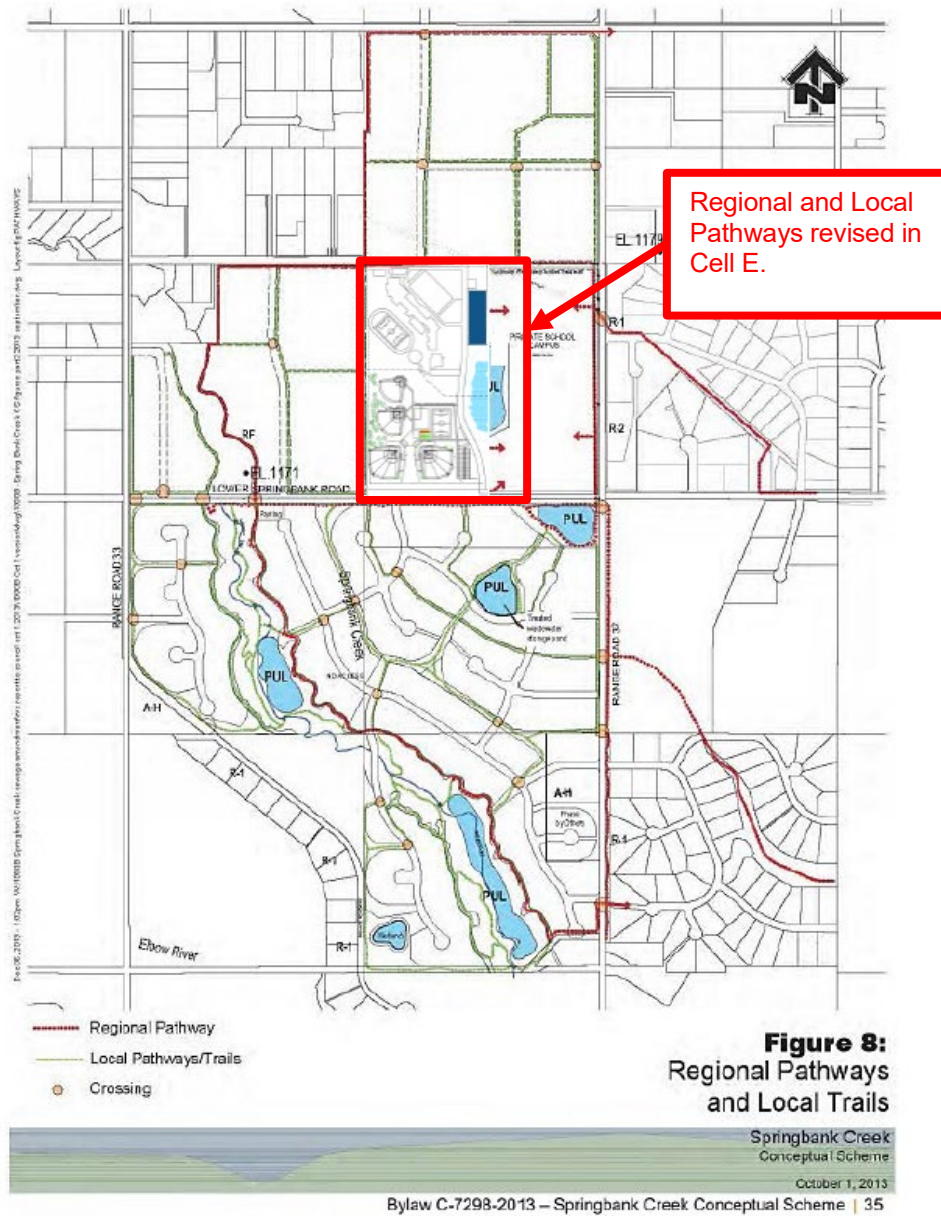


**Amendment # 24**

Replace Figure 8 which shows:

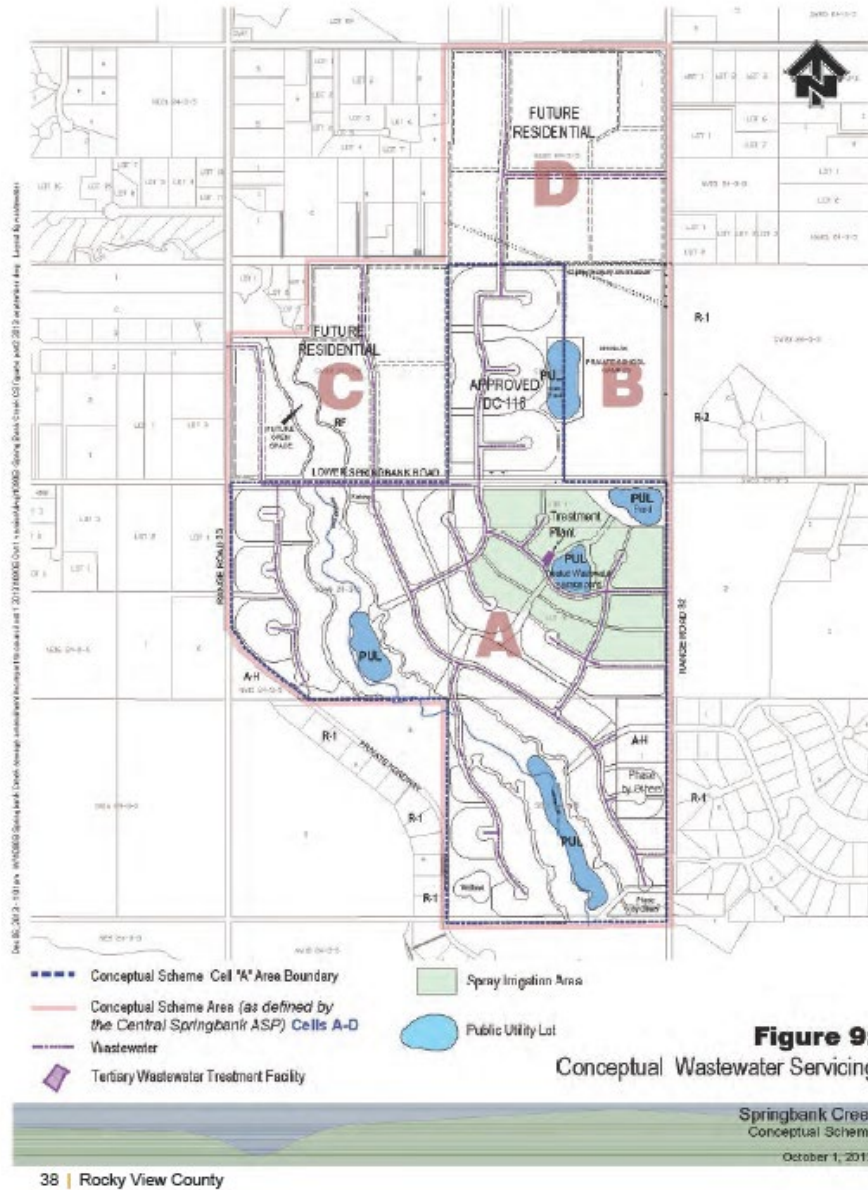


With:

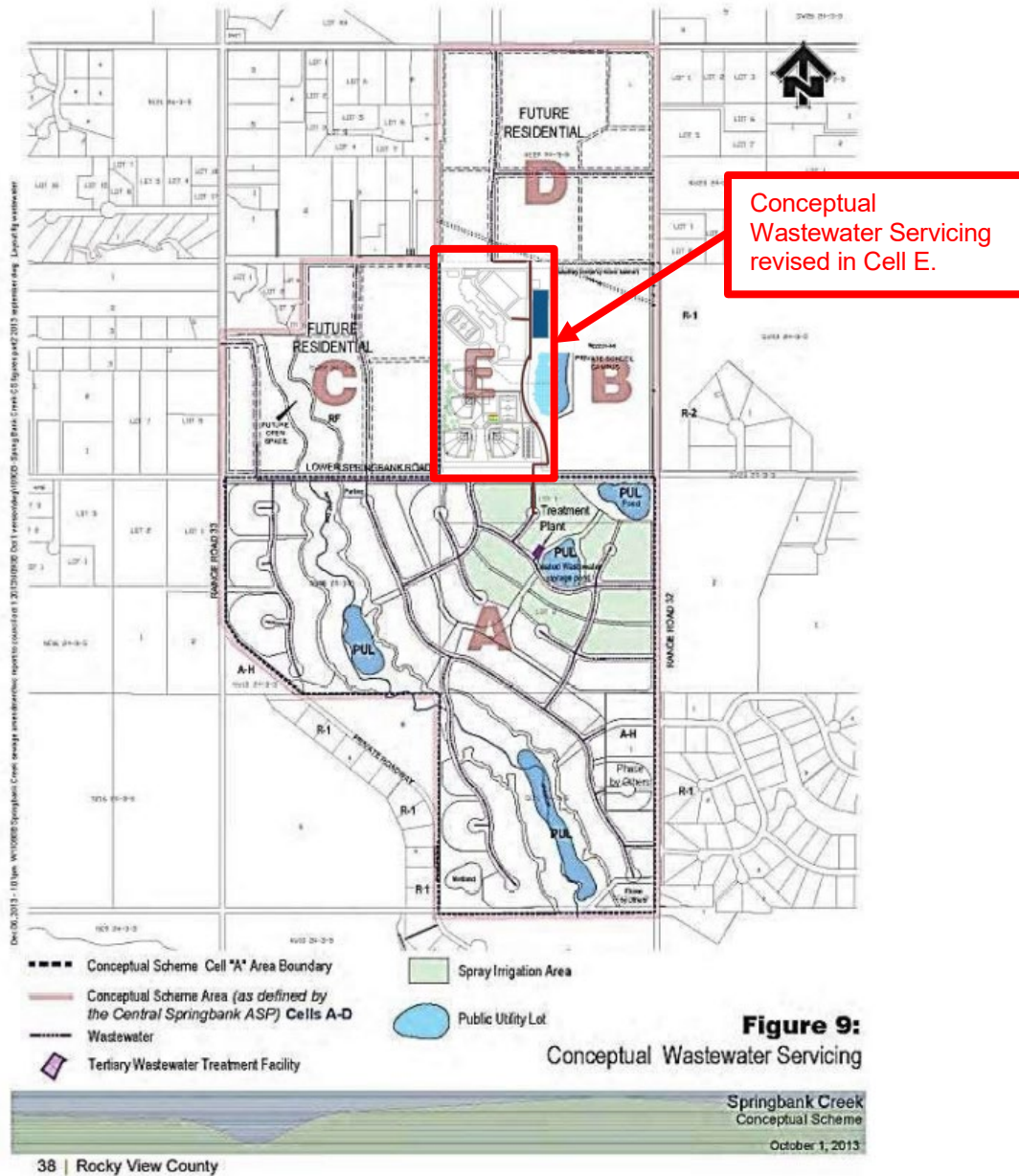


**Amendment # 25**

Replace Figure 9 which shows:

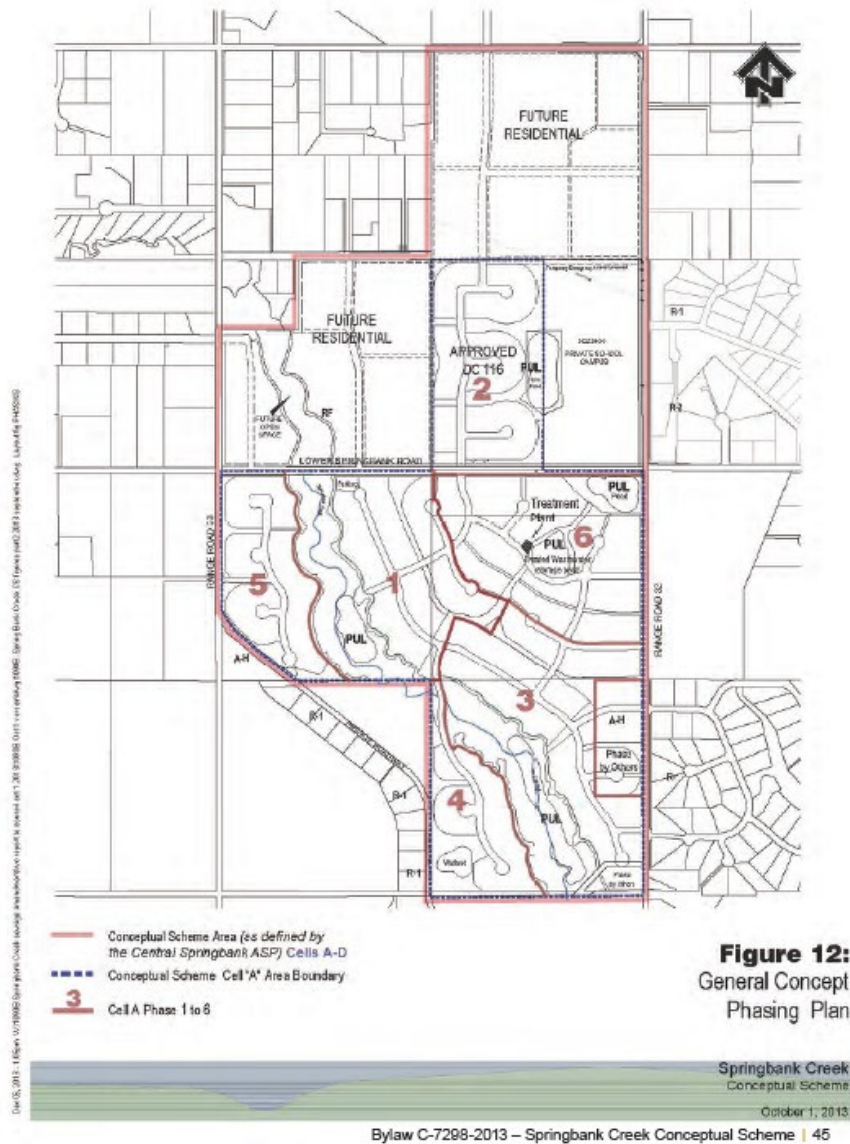


With:

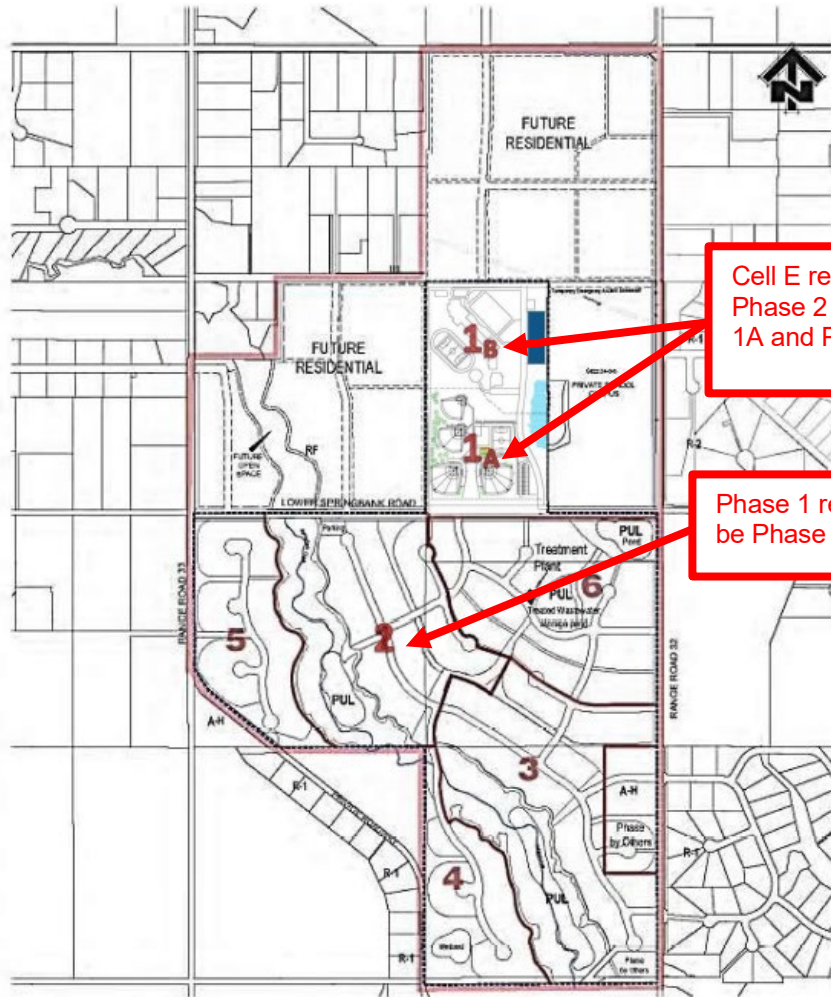


**Amendment # 26**

Replace Figure 12 which shows:



With:



Cell E revised from
Phase 2 to Phase
1A and Phase 1B.

Phase 1 revised to
be Phase 2.

- Conceptual Scheme Area (as defined by the Central Springbank ASP) Cells A-D
- Conceptual Scheme Cell 'A' Area Boundary
- 3 Cell A Phase 1 to 6

Figure 12:
General Concept
Phasing Plan



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Amendment #27

General formatting, numbering and grammar throughout.