



BYLAW C-7986-2019

A Bylaw of Rocky View County known as the Cochrane Lake Conceptual Scheme.

The Council of Rocky View County enacts as follows:

~~PART 1 – Title~~

1 This Bylaw ~~may be cited as shall be known as~~ Bylaw C-7986-2019.

~~PART 2 – Definitions~~

2 Words in this Bylaw have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:

- (1) **“Council”** means the duly elected Council of Rocky View County;
- (2) **“Land Use Bylaw”** means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time;
- (3) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
- (4) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

~~In this Bylaw the definitions and terms shall have the meanings given to them in the Cochrane Lake Conceptual Scheme, Land Use Bylaw C-4841-97 C-8000-2020 and the Municipal Government Act.~~

~~PART 3 – Effect OF BYLAW~~

3 THAT Cochrane Lake Conceptual Scheme Sections 1.0, 4.60, 4.70, Figures 5 – 10, Sections 4.12, 6.0, 6.2.2, 6.40 be amended, and the Cochrane Lake Village Neighborhood Plan be inserted, as detailed in Schedules “A & B” forming part of this Bylaw.

~~PART 4 – TRANSITIONAL Effective Date~~

Bylaw C-7986-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 9
File: 06828001/02/03/11 / PL20190093



READ A FIRST TIME this _____14th_____ day of _____January, 2020

PUBLIC HEARING HELD this _____ day of _____, 2021

READ A SECOND TIME this _____ day of _____, 2021

READ A THIRD AND FINAL TIME this _____ day of _____, 2021

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed



SCHEDULE 'A'
FORMING PART OF BYLAW C-7986-2019

Cochrane Lake Conceptual Scheme

Amendment # 1

Section 1.0: Purpose of the Plan

Add text to the end of Section 1.1 as follows:

The Cochrane Lake Village Neighbourhood Plan, appended to this Conceptual Scheme, provides site-specific direction for future development on the lands west of Cochrane Lake. Where this Conceptual Scheme and the Neighbourhood Plan differ, the Neighbourhood Plan should be considered as the governing document for the lands west of Cochrane Lake.

Amendment #2

Replace text to Policy 4.6, which reads:

Other than a small convenience store outlet associated with the proposed recreation centre **Village Core** there is no commercial/industrial development contemplated.

...

The proposed form of development, based on the land analysis undertaken, will be a cluster style of community, **and may be** integrated under a "bare land condominium plan".

Amendment #3

Replace text to Policy 4.7, which reads:

The proposed Land Use Bylaw Amendment submitted concurrent with the Concept Plan contemplates the redesignation of ~~all~~ **a portion** of the subject lands from their current designations to Direct Control (DC) District with comprehensive guidelines and policies to control development.

Amendment #4

Replace Figure 5 – Land Use Concept, Figure 6 – Transportation Network, Figure 9 – Sanitary Sewer System, Figure 9 – Storm Drainage Areas, Figure 10 – Phasing, per Schedule 'B.'

Amendment #5

Revise text in Policy 4.12, which reads:

Provision will be made for some areas of semi-detached housing development along with a small convenience commercial outlet and a ~~recreational-centre~~ **Village Core**, however, the overall concept is for a low density, quasi-rural/residential style of development.

~~Based on the analysis of the available lands within the Plan area and the likely option for sewage treatment and disposal, through the use of land irrigation, a total of approximately 8752 residential units are proposed in keeping with the Concept Plan for a gross density of 1.4 units per acre.~~



Amendment #6

Replace text in Policy 6.0, which reads:

The development scenario shown on Figure 5 illustrates a residential community focused on the lakes and open space and trail systems which are linked throughout and access the proposed ~~recreation centre~~ **Village Core** situated on the south-west shore of Cochrane Lake.

...

- ii. The provision of community facilities such as the proposed ~~recreation centre~~ **Village Core**, school site, parks and picnic areas and pedestrian/bicycle trail systems;

Amendment #7

Add text to policy 6.2.2, to read:

- 6.2.2** Pursuant to the Land Titles Act and the Condominium Act, **Phases 1 and 2** of the residential component will be based on bare land condominium ownership.

Amendment #8

Revise text in Policy 6.40, which reads:

~~6.4 Recreation Centre Village Core~~

- 6.4.1** The ~~Recreation Centre~~ **Village Core** comprising approximately ~~44.0~~ **2.75** acres (~~5.66~~ **1.11** ha) will serve as the focal point for the Cochrane Lake community.
- 6.4.2** The ~~Recreation Centre~~ **Village Core** may provide, but is not limited to the following uses: **recreational opportunities, small-scale commercial uses, and facilities for human-powered watercraft rentals.** ~~will provide but not be limited to the following uses, namely swimming pool(s), games rooms, dining facilities, craft and hobby facilities, function and meeting rooms, facilities for canoe, pedal and row boat rentals and a golf driving range.~~
- 6.4.3** The proposed ~~Recreation Centre~~ **Village Core** shall be scaled to service the Plan area and surrounding residents and:

Amendment #9

Insert the Cochrane Lake Village Neighbourhood Plan, **as per Schedule B.**

Amendment #10

General formatting, numbering and grammar throughout.



SCHEDULE 'B'
FORMING PART OF BYLAW C-7986-2019

A Neighbourhood Plan affecting portions of NE-28-26-04-W05M, NW-28-26-04-W05M, SW-28-26-04-W05M and SE-28-26-04-W05M, referred to as the Cochrane Lake Village Neighbourhood Plan.