



ROCKY VIEW COUNTY

BYLAW C-8161-2021

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-7753-2018, being the “*Settler’s Green Conceptual Scheme*”.

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as *Bylaw C-8161-2021*.

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) “**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.

Effect

- 3 THAT Bylaw C-7753-2018, known as the “*Settler’s Green Conceptual Scheme*”, be amended, as shown on the attached Schedule A forming part of this Bylaw.

Effective Date

- 4 Bylaw C-8161-2021 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 this _____ day of _____, 2021

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



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SCHEDULE 'A'

Forming Part of BYLAW C-8161-2021

Amendment # 1

Include the following paragraph under Section 1.1 Purpose of this Plan.

After approval on February 27, 2018, it was amended in order to allow the developer to re-contour the land in order to capture and retain much of the regional storm water in order to construct a watercourse for public and private recreational use.

Amendment # 2

Amended points 3 and 4 under Section 1.3 Primary Development Considerations to the following:

3. A recreational water feature as part of the open space and which acts as a storm water management through an east-west watercourse and allowing a controlled regional storm water flow;
4. Provision of commercial / light industrial employment lands.

Amendment # 3

Amend the last paragraph under Section 2.2 Hamlet of Langdon Area Structure Plan to the following:

Non-residential land uses are expected to focus on light industrial and business uses. From a land use, fiscal and transportation perspective, light industrial is more suited to the periphery of Langdon.

Amendment # 4

Include a new sentence under Section 4.1 Introduction:

Residential lands surrounding the watercourse will feature direct waterfront access on larger lots.

Amendment # 5

Amend Table 2 Development Concept Calculations under Section 5.1 Development Concept to the following:

Land Use	Hectares	Acres	Percentage
Municipal Reserve	6.48	16.01	10.0
Environmental Reserve	1.05	2.59	1.6
Public Utilities	0.44	1.09	0.7
Residential	24.72	61.06	38.2
Green Street	6.4	15.83	9.9
Roads	8.41	20.77	13.0
Watercourse	12.94	31.96	20.0
Commercial / Light Industrial	4.26	10.52	6.6
Total	64.7	160	100

Amendment # 6

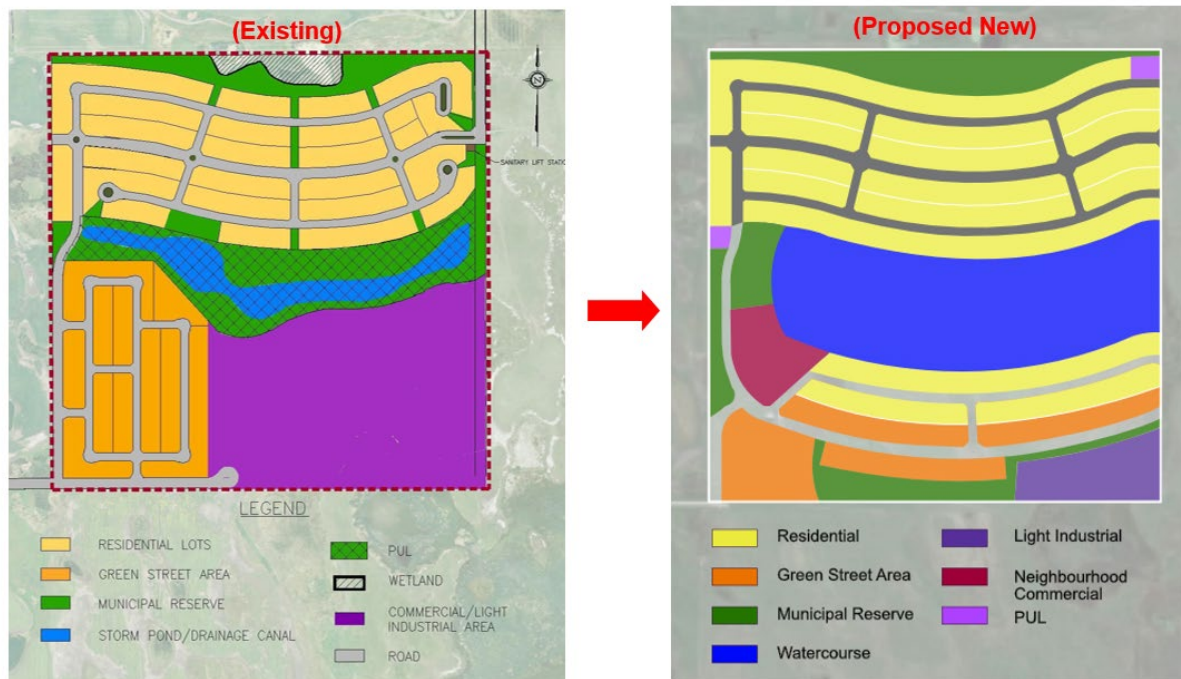
Amend the paragraph under Section 5.1 Development Concept to the following:

As shown in the above Development Concept, the net developable area after the watercourse, wetlands, municipal reserves, public utility reserves and roads are taken out is 28.98 ha, plus a Green Street component of 6.41 ha.

Settler's Green provides housing in the northern portion and around the watercourse, some commercial/alternative housing, as well as a future employment area proposed in the southern portion of the Plan Area. As the Langdon ASP states in the introduction, "An ASP does not predict the rate of development within the Plan Area; ultimately, growth is determined by market demand which reflects the overall economic climate of the region."

Amendment # 7

Replace the existing Figure 7 Development Concept under Section 5.1 Development Concept with the new concept map.

Amendment # 8

Amend the paragraphs under Section 5.2 Commercial / Light Industrial Area to the following:

From a land use, fiscal and transportation perspective, light industrial is more suited to the periphery of Langdon. The light industrial included in the Plan Area will be used for outdoor storage, mainly for residents of the Plan Area.

The Plan Area has provisions for attracting commercial development to the west end of the watercourse and will provide services to those living in the Plan Area as well as to those coming to the waterfront park. A bareland condominium structure will allow for multiple owners using a single parking lot.

Amendment # 9

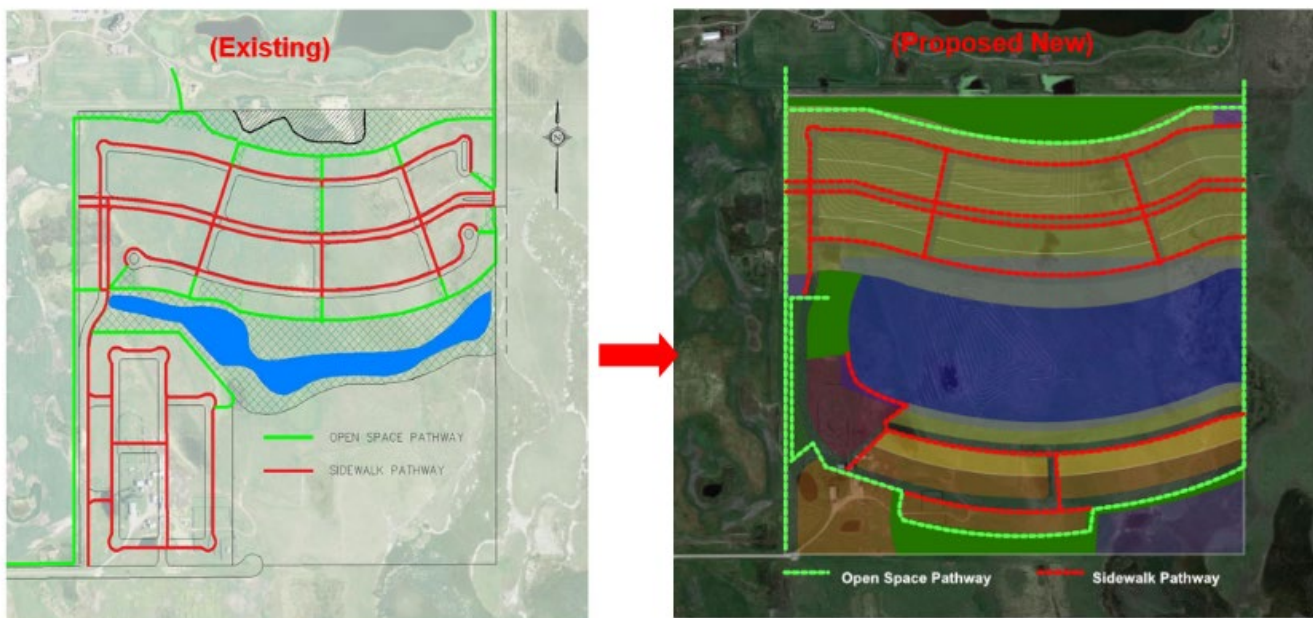
Amend the paragraphs under Section 5.3 Residential Area to the following:

Residential use located on the northern portion of the Plan Area, and surrounding the watercourse resembles development of the Boulder Creek community to the north. Layout is a curvilinear grid with parallel avenues for east-west travel and streets for north-south. Lots and uses will typically be single detached residential.

Single detached residential is envisioned to include small houses on small lots. This has been gaining popularity for those seeking affordable options, community interaction at street level and a neighborhood protected from being over-built. Lots and uses will typically be single detached, semi-detached and row housing as supported in the Land Use Bylaw as Residential, Mid-Density Urban District (R-MID), a similar residential mixed housing district, or direct control bylaw.

Amendment # 10

Replace the existing Figure 10 On-Site Open Space and Pedestrian Map under Section 5.4 Open Space Area with the new map.

Amendment # 11

Amend the paragraphs under Section 5.7 Transportation Considerations to the following:

As described in the Langdon ASP, the Plan Area will provide for an internal road network that contributes to a high quality built environment and efficiently and safely aligns to the regional road network. The transportation network will integrate development within Langdon and provide regional opportunities for walking, cycling, and public transportation. Township Road 232 is a gravel road that needs to be extended and upgraded in order to tie into the southern portion of Settler's Green. A Collector 2 Lane is needed to tie into the northeastern portion of Settler's Green for a connection north to Twp. Road 233 (Dead Horse Road SE). Two access points shall be provided where required during build-out at all phases of development.

As shown on the following map, the layout in the northern portion of the Plan Area is a curvilinear grid for the most part while maintaining good site lines, maximizing efficient lot yields, providing cost-

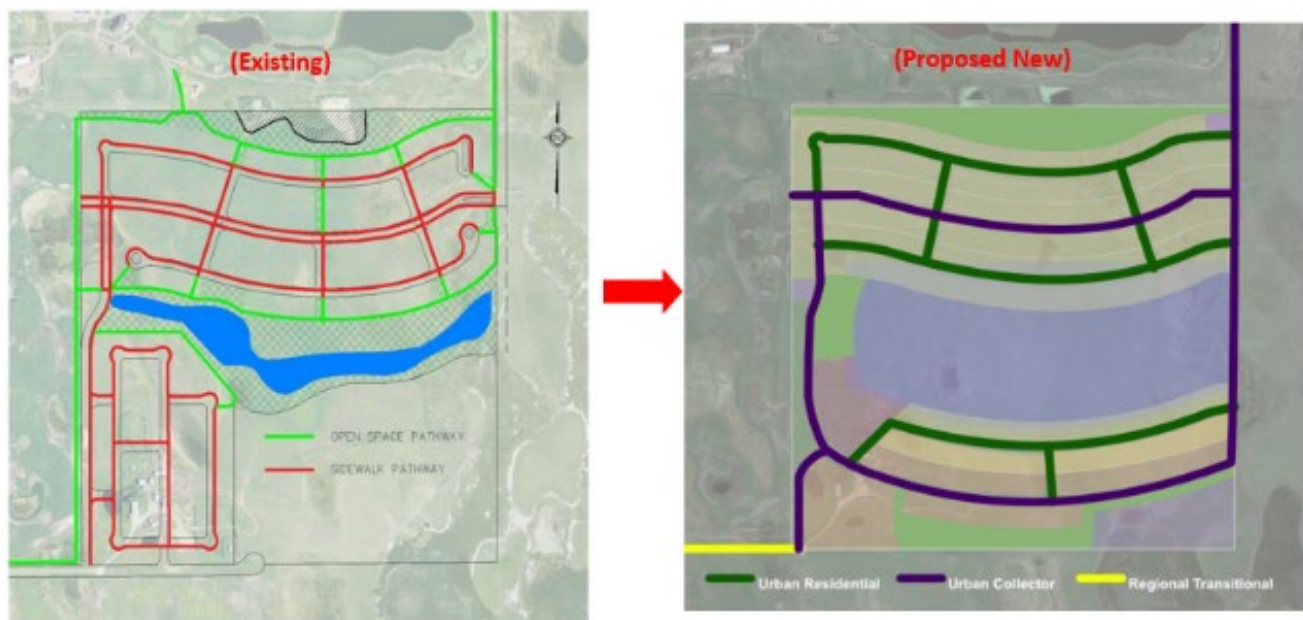


effective on-site servicing, and offering future potential for intensification. Three avenues provide east-west traffic flow for the residential area. The central avenue is the main collector traverse the Plan Area facilitating the efficient movement of vehicles in and out of the subdivision. As such, it has greater design widths and traffic circles (roundabouts) to support traffic flows, provide energy efficiencies in terms of starting and stopping, offer traffic calming, and provide a landscaped feature. Connecting the avenues are north-south streets to improve overall traffic flow.

Portions of the Plan Area south of the watercourse are intended for light industrial use and Green Street use. Access from the western boundary is provided by a north-south street and an improvement and extension of Twp. Road 232 south of the Plan Area and connecting to Centre Street. Access is provided at the northeast corner of the Plan Area along an undeveloped north-south road allowance towards Twp. Road 233 (Dead Horse Road). Should street connections be required interior to the Plan Area to serve the south portion, potential exists where the watercourse ends and logically ties into the road network to the north.

Amendment # 12

Replace the existing Figure 11 Transportation Network under Section 5.7 Transportatin Considerations with the new map.



Amendment # 13

Delete Policy 5.7.4 and amend Policy 5.7.10 under Section 5.7 Transportatin Considerations to the following:

5.7.10 All applicable transportation off-site levies shall be collected as prescribed by the terms of the Development Agreement.

Amendment # 14

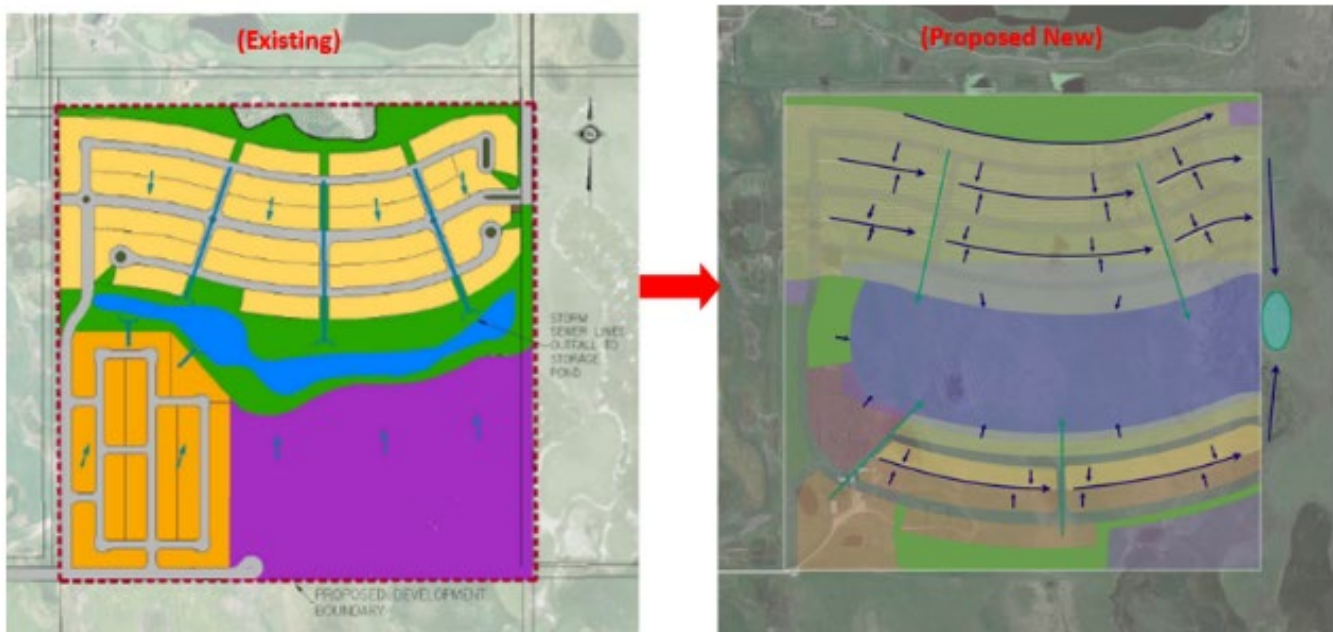
Amend the paragraphs under Section 5.8 Utility Services - Stormwater to the following:

IDEA Group has submitted Settler's Green Stormwater Management Report, dated September 2020, available for viewing under separate cover.

This plan contemplates the collection of storm water from upstream (west of the Plan Area), from the commercial and industrial sites, and from the roadways into the central watercourse. Residential areas are contoured to create swales which convey storm water to the east. Here, all of the water will be directed through a buried pipe to be installed along the undeveloped north-south right-of-way on the east side of the Boulder Creek Golf course and is to discharge into the proposed ditch BC2.

Amendment # 15

Replace the existing Figure 17 On-site Stormwater Servicing Map under Section 5.8 Utility Services - Stormwater with the new map.

Amendment # 16

Amend the name of Figure 18 Typical Cross-Section of Stormwater Area under Section 5.8 Utility Services - Stormwater to the following:

Figure 18: Cross-Section of Watercourse

Amendment # 17

Amend Policy 5.8.5 under Section 5.8 Utility Services - Stormwater to the following:

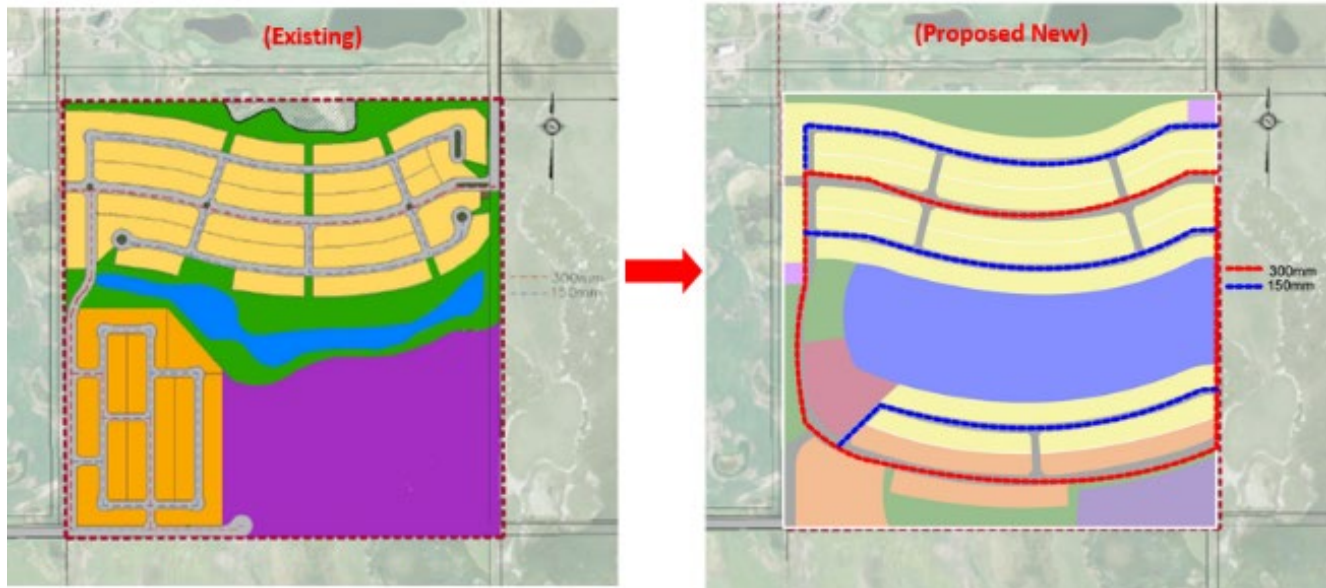
5.8.5 Agreements respecting offsite storm water improvements (cost sharing / endeavor to assist) will be considered in collaboration with the County to ensure any benefiting or excess capacity resulting from required infrastructure improvements are appropriately compensated. All applicable storm water off-site levies shall be collected as prescribed by the terms of the Development Agreement.



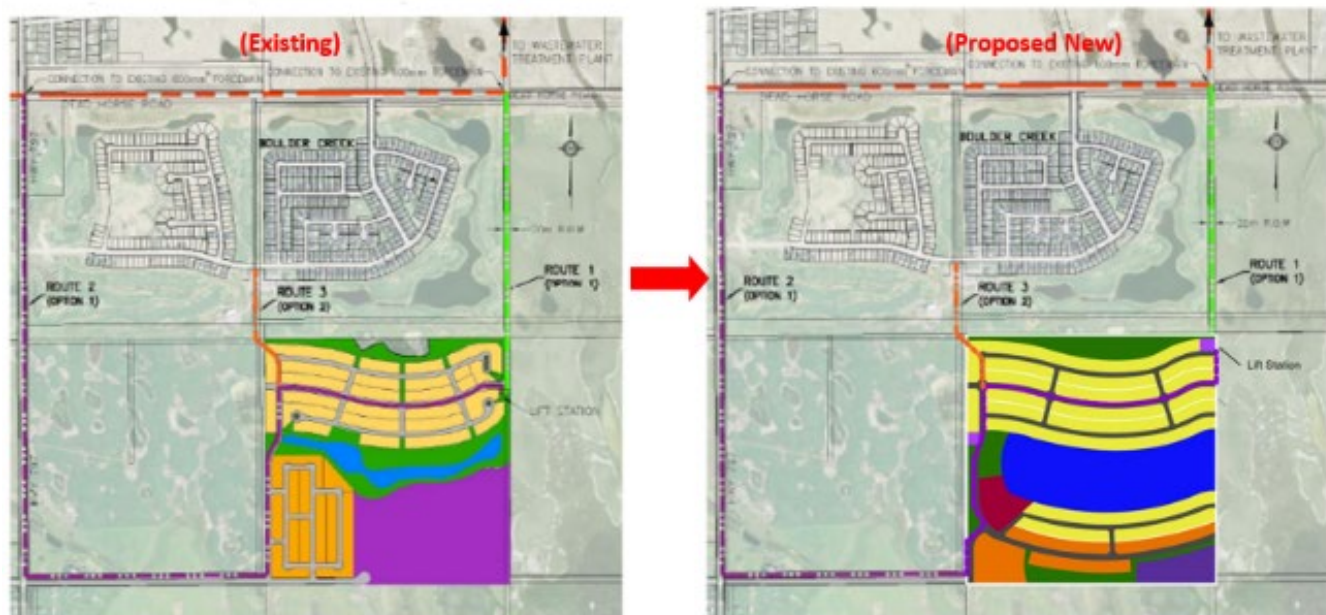
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Amendment # 18

Replace the existing Figure 23 On-site Water Servicing Map under Section 5.9 Utility Services - Water with the new map.

**Amendment # 19**

Replace the existing Figure 25 Offsite Sanitary Servicing Map under Section 5.10 Utility Services – Sanitary Wastewater with the new map.

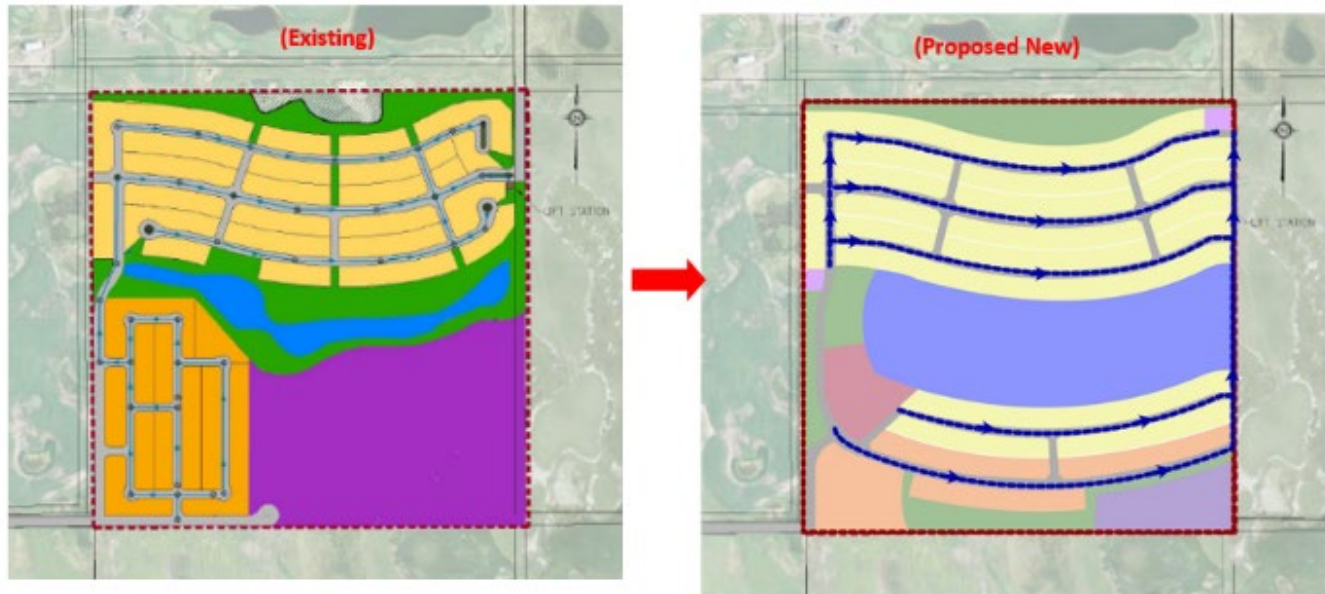




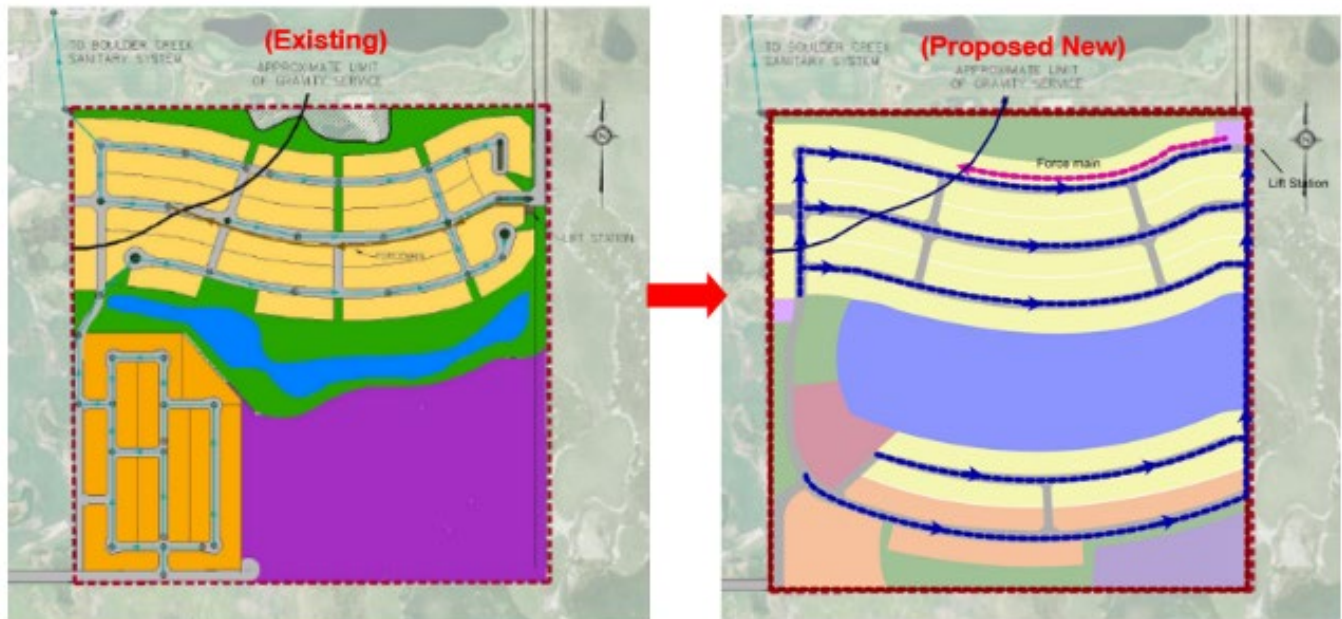
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Amendment # 20

Replace the existing Figure 26 Onsite Sanitary Servicing Map (Option 1) under Section 5.10 Utility Services – Sanitary Wastewater with the new map.

Amendment # 21

Replace the existing Figure 27 Onsite Sanitary Servicing Map (Option 2) under Section 5.10 Utility Services – Sanitary Wastewater with the new map.





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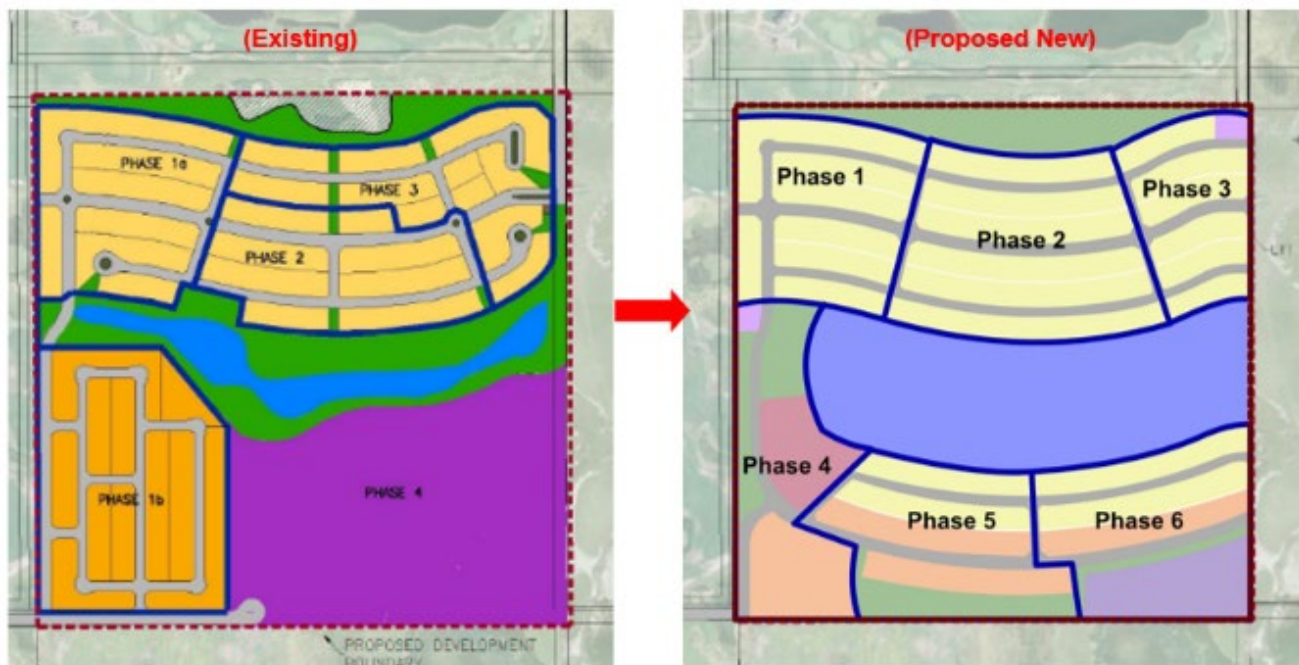
Amendment # 22

Amend Policy 5.10.6 under Section 5.10 Utility Services – Sanitary Wastewater to the following:

5.10.6 Agreements respecting wastewater improvements (cost sharing / endeavor to assist) will be considered in collaboration with the County to ensure any benefiting or excess capacity resulting from required infrastructure improvements are appropriately compensated. All applicable wastewater off-site levies shall be collected as prescribed by the terms of the Development Agreement

Amendment # 23

Replace the existing Figure 28 Phasing Map under Section 6.0 Phasing Plan with the new map.

Amendment # 24

Amend Table 3 Phasing Calculations under Section 6.0 Phasing Plan to the following:

Phases	Single Lots	Semi Lots	Multi Lots	Total Lots	Total Area
1	100	--	--	100	8.9 ha (22.0 ac.)
2	134	--	--	134	13.2 ha (32.6 ac.)
3	62	--	--	62	6.0 ha (14.84 ac.)
4	--	--	1	1	7.3 ha (17.9 ac.)
5	67	42	--	109	8.4 ha (20.8 ac.)
6	78	--	--	78	8.3 ha (20.5 ac.)
Total	441	42	1	484	52.1 ha (128.7 ac.)

Amendment # 25

Amend the paragraphs under Section 6.1 Phases to the following:

1-3 Land use within these phases is residential primarily for singled detached homes. The watercourse is constructed as part of Phase 1.



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- 4 This phase includes the public waterfront park, commercial development to provide services to visitors to the park and residents of the Plan Area, and an area for the development of a medium density residential rental complex.
- 5 This phase continues the style of development in Phases 1-3, but adds “Green Street” development on the south part of the phase. This “Green Street” area will contain smaller detached and semi-detached units.
- 6 This phase continues the style of development in Phases 1-3, but adds “Green Street” development on the south part of the phase. A right-of-way on the eastern boundary of the Plan Area could serve an access road and provide for water servicing and sanitary sewage servicing. This phase will also contain a Light Industrial area for the development of RV/Boat storage.

Amendment # 26

Amend Policy 6.1.1 under Section 6.1 Phases to the following:

- 6.1.1 Phasing should generally be in accordance with the Phasing Plan. There will always be no less than two access roads into the development after Phase 1 of development.

Amendment # 27

Include the following paragraph under Section 8.1 Public Open House:

Due to meeting restrictions associated with COVID 19, an online Open House was initiated in November 2020 and will remain active until this Conceptual Scheme has been amended by Rocky View County Council. The Open House is hosted at www.DiscoverLangdon.ca.