



## BYLAW C-8056-2020

### A Bylaw of Rocky View County to amend Bylaw C-4129-93, known as the Bears paw Area Structure Plan, and to amend Bylaw C-6798-2009 known as the Watermark at Bears paw Conceptual Scheme.

The Council of Rocky View County enacts as follows:

#### **PART 1 – Title**

1 This Bylaw shall be known as Bylaw C-8056-2020.

#### **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 Land Use Bylaw C-4841-97 and the *Municipal Government Act*.~~

#### **PART 3 – Effect OF BYLAW**

3 ~~THAT sections of the Watermark at Bears paw Conceptual Scheme C-6798-2009 be amended, and the by attaching “Appendix 9 Damkar Lands Seniors Oriented Residential” be approved as shown detailed in Schedules ‘A & B’ attached to and forming part of this Bylaw;~~

4 ~~THAT the Bears paw Area Structure Plan C-4129-93 be amended as follows is hereby amended by:~~

4.1 ~~The text within Section 10.0, Concept Plans, which reads, states “Watermark at Bears paw – amended to include Appendix 8 Damkar lands, Adopted May 2014~~ **Adopted February 9, 2010** ~~” is replaced by text stating “Watermark at Bears paw – amended to include: Appendix 8 Damkar lands, Adopted May 2014; and Appendix 9 Damkar Lands Seniors Oriented Residential, Adopted (date)”;~~ **be amended to read, “ Watermark at Bears paw – Adopted February 9, 2010 (amended June 10, 2014 and May 18, 2021); and,**

~~a) Attaching “Appendix 9 Damkar Lands Seniors Oriented Residential” as shown in Schedule ‘A’, attached to and forming part of this Bylaw, to the Watermark at Bears paw Conceptual Scheme forming part of the Bears paw area Structure Plan C-6798-2009.~~

#### **PART 4 – TRANSITIONAL Effective Date**

5 ~~Bylaw C-8056-2020 is passed and comes into force when it receives third reading, and is signed in accordance with the Municipal Government Act. by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.~~

Division: 8  
File: ~~05618459 – PL20200051~~

READ A FIRST TIME IN COUNCIL this	14 <sup>th</sup> day of	July	, 2020
<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	<i>day of</i>		, 2021
READ A SECOND TIME IN COUNCIL this	day of		, 2021
READ A THIRD TIME IN COUNCIL this	day of		, 2021

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
CAO or Designate

\_\_\_\_\_  
Date Bylaw Signed

**SCHEDULE 'A'**  
**FORMING PART OF BYLAW C-8056-2020**

**Amendments to the Watermark Conceptual Scheme C-6798-2009**

**Amendment #1**

Delete the text in Section 6.0, subsection 6.2, in the paragraph entitled Density that reads:

*The maximum density for the entire conceptual plan area has been assumed to be 1.95 units per gross acre over a total land area of 316 acres for a total of 617 residential units (including the Damkar Parcel). Of the 617 residential units, approximately 57 units have been allocated to the Damkar Parcel, with the Watermark site having a total maximum density of 560 residential units.*

and replace with:

*The maximum density for the entire conceptual plan area has been assumed to be 2.9 units per gross acre over a total land area of 316 acres for a total of 910 residential units (including the Damkar Parcel). Of the 910 residential units, approximately 350 units have been allocated to the Damkar Parcel, with the Watermark site having a total maximum density of 560 residential units.*

**Amendment #2**

Delete Table 1, which shows:

**TABLE 1** Residential Sub-Area Statistics

Sub Area	Total Area		No. Units	Density (upa)
	Hectares	Acres		
1	7.21	17.81	13	0.73
2	3.22	7.96	8	1.01
3	5.35	13.21	10	0.76
4	11.87	29.34	30	1.02
5	15.82	39.10	68	1.74
6	66.55	164.78	330	2.00
7	5.98	14.78	101	6.83
Total/Avg.	116	287	560	1.95

  

Lot Dimensions and Minimum Sizes

Sub Area	Standard, Rectangular Lot Dimensions		Lot Sizes	
	Feet	Metres	Acres	Hectares
1	200 X 250	61 X 76	1.15	.46
2	160 X 250	49 X 76	.92	.37
3	160 X 250	49 X 76	.94	.39
4	130 X 230	39 X 70	.69	.28
5	100 X 160	30 X 49	.37	.15
6	82 X 150	25 X 45.5	.28	.11
	82 X 140	25 X 42.5	.26	.11
7	n/a		n/a	

  

Building Envelope Setback Distances

Sub Area	Minimum Front Yard Setback		Minimum Rear Yard Setback		Minimum Side Yard Setback		Minimum Distance Between Houses	
	Ft	M	Ft	M	Ft	M	Ft	M
1	36.1	11.0	119.7	36.5	26.2	8.0	100.0	30.5
2	79.5	24.5	82.0	25.0	19.2	6.0	79.5	24.5
3	36.1	11.0	80.0*	24.5*	14.8	4.5	50.8	15.5
4	36.1	11.0	80.0*	24.5*	14.8	4.5	50.8	15.5
5	32.8	10.0	36.1	11.0	9.8	3.0	31.2	9.5
6	29.5	9.0	29.5	9.0	8.2	2.5	25.3	7.7
7	n/a		n/a		n/a		n/a	

\*With a 6 metre MII pathway along the western boundary of Sub-Area Three and the southern boundary of Sub-Area Four, the houses will be set back a minimum of 30.5 metres (100 feet) from Watermark's existing western and southern property boundary.

And replace with:

Table 1: Residential Sub-Area Statistics

Sub Area	Total Area		No. Units	Density (upa)
	Hectares	Acres		
1	7.21	17.8	13	0.7
2	3.22	8.0	8	1.0
3	5.4	13.2	10	0.8
4	11.9	29.3	30	1.0
5	15.8	39.1	68	1.7
6	67.9	168.2	340	2.0
7	5.98	14.8	101	6.8
Appendix 8	5.8	13.4	0	0
Appendix 9	5.00	12.3	300 - 350	24 - 28
Total/Avg/	128.1	317.0	870 - 920	2.7 - 2.9

\*sub-area 6 increased in 2014 by 3.4 ac/10 units as per adoption of Damkar Appendix 8

### **Amendment #3**

Amend policy 6.2.1, which reads

*Policy 6.2.1 Overall density of residential development within the Conceptual Scheme area shall not exceed 1.95 units per gross acre.*

And replace with:

*Policy 6.2.1 Overall density of residential development within the Conceptual Scheme area shall not exceed 2.9 units per gross acre.*

### **Amendment #4**

Amend policy 6.7.1, which reads:

*Policy 6.7.1 Future land uses may include residential and/or institutional uses. Densities beyond the equivalent of 1.95 residential units per gross acre may require an amendment to the Conceptual Scheme.*

And replace with:

*Policy 6.7.1 Future land uses may include residential and/or institutional uses. Densities beyond the equivalent of 2.9 residential units per gross acre may require an amendment to the Conceptual Scheme.*

### **Amendment #5**

Insert Appendix 9 Damkar Lands Seniors Oriented Residential, as per Schedule B.

### **Amendment #6**

Update the Table of Contents to reflect the addition of Appendix 8 and Appendix 9.

### **Amendment #7**

General formatting, numbering and grammar throughout.

**SCHEDULE 'B'**

**FORMING PART OF BYLAW C-8056-2020**

A Conceptual Scheme affecting Lot 4, Block 1, Plan 1712232, herein referred to as Appendix 9 Damkar Lands Seniors Oriented Residential.



# Conceptual Scheme

Watermark project was initially suggested and then strongly supported by virtually all participants at the neighbourhood visioning workshop.

- All units will be designed to look like large single family homes, and no individual building will contain more than two grade entry units.
- Sub-Area Seven will have a maximum density of 7 units per gross acre.

### Density

The maximum density for the entire conceptual plan area has been assumed to be 1.95 2.9 units per gross acre over a total land area of 316 acres for a total of 617-910 residential units (including the Damkar Parcel). Of the 617-910 residential units, approximately 57 350 units have been allocated to the Damkar Parcel, with the Watermark site having a total maximum density of 560 residential units.

Table 1 summarizes the land use components of the Watermark site.

Please see the following page for a revised Table 1

**TABLE 1** Residential Sub-Area Statistics

Sub Area	Total Area		No. Units	Density (upa)
	Hectares	Acres		
1	7.21	17.86	13	0.73
2	3.22	7.96	8	1.01
3	5.35	13.27	10	0.76
4	11.87	29.57	30	1.02
5	15.82	39.10	38	1.74
6	66.55	164.78	370	2.00
7	5.98	14.78	101	6.83
Total/Avg.	116	287	560	1.95

Lot Dimensions and Minimum Sizes

Sub Area	Standard, Rectangular Lot Dimensions		Lot Sizes	
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1	200 X 250	61 X 76	1.15	.46
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5	100 X 160	30.5 X 49	.37	.15
6	82 X 150 82 X 140 (backing on parkland)	25 X 45.5 25 X 42.5	.28 .26	.11 .11
7	n/a		n/a	

Building Envelope Setback Distances

Sub Area	Minimum Front Yard Setback		Minimum Rear Yard Setback		Minimum Side Yard Setback		Minimum Distance Between Houses	
	Ft	M	Ft	M	Ft	M	Ft	M
1	36.1	11.0	119.7	36.5	26.2	8.0	100.0	30.5
2	70.5	21.5	82.0	25.0	19.7	6.0	70.5	21.5
3	36.1	11.0	80.0*	24.5*	14.8	4.5	50.8	15.5
4	36.1	11.0	80.0*	24.5*	14.8	4.5	50.8	15.5
5	32.8	10.0	36.1	11.0	9.8	3.0	31.2	9.5
6	29.5	9.0	29.5	9.0	8.2	2.5	25.3	7.7
7	n/a		n/a		n/a		n/a	

\* With a 6 metre MR pathway along the western boundary of Sub-Area Three and the southern boundary of Sub-Area Four, the houses will be set back a minimum of 30.5 metres (100 feet) from Watermark's existing western and southern property boundary.

**REVISED**

Table 1: Residential Sub-Area Statistics

Sub Area	Total Area		No. Units	Density (upa)
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1	7.21	17.8	13	0.7
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Appendix 8	5.8	13.4	0	0
Appendix 9	5.00	12.3	300 – 350	24 – 28
<b>Total/Avg/</b>	<b>128.1</b>	<b>317.0</b>	<b>870 - 920</b>	<b>2.7 – 2.9</b>

\*sub-area 6 increased in 2014 by 3.4 ac/10 units as per adoption of Damkar Appendix 8



## Conceptual Scheme

### Phasing

The phasing plan (Figure 7) demonstrates how the total development of the Watermark site could be phased. More than one phase may proceed at the same time and the order and size of the individual phases may change without needing an amendment to the Conceptual Scheme.

### Policy 6.2.5

**To accommodate market conditions, the order of actual development may vary from the proposed phasing plan without requiring an amendment to the Conceptual Scheme.**

- Policy 6.2.1** Overall density of residential development within the Conceptual Scheme area shall not exceed ~~1.95~~ **2.9** units per gross acre.
- Policy 6.2.2** Specific lot sizes and lot dimensions will be based on the details provided in Table 1 for Sub-Areas One to Six.
- Policy 6.2.3** Specific building envelope setback distances will be consistent with the details provided in Table 1 for Sub-Areas One to Six.
- Policy 6.2.4** Details regarding internal road systems, specific lot sizes and distribution of lots shall be finalized at the subdivision stage. As long as the overall intent of the residential concept and lot size specifications as set out in Section 6.2 are respected, final subdivision design details may vary from those depicted in Figure 6 above without requiring an amendment to the Conceptual Scheme.





## Conceptual Scheme

- A connection from the Watermark site to the existing Bearspaw Village Park located at the northwest corner of Bearspaw Village Road and Bearspaw Village Crescent.

On site multi-use regional trail systems will be 3 metres in width; constructed using low maintenance materials such as asphalt; designed to facilitate multi-use (cycling, walking, etc.); and provide for key connections to existing and future pathway systems in the local area.

- Policy 6.6.1**      **On site multi-use regional trails will be 3 metres in width, constructed of low maintenance material (paved), provide for multi-use opportunities and facilitate key local connections.**
- Policy 6.6.2**      **A combined bicycle/pedestrian multi-use regional pathway will be created along the north side of Township Road 252/80 Avenue and along the east side of Bearspaw Village Road. The pathway will be constructed by the developer and maintained by the M.D. of Rocky View, by a Homeowners Association under a lease agreement with the M.D., or by the Bearspaw Glendale Community Association.**
- Policy 6.6.3**      **The internal bicycle/pedestrian multi-use regional trail system within the Watermark site will be designed in such a manner as to provide strategic connections to existing pathway systems within adjacent Bearspaw subdivisions and the Tuscany Community. The internal multi-use regional trail system will be constructed by the**

**developer and maintained by the M.D. of Rocky View, by a Homeowners Association under a lease agreement with the M.D. or by the Bearspaw Glendale Community Association.**

### 6.7 Damkar Parcel

An approximate 29 acre/12 hectare site located within the extreme northeast portion of the conceptual scheme boundary has been retained by the Damkar Family (See Figure 6). An agreement exists to provide, under certain conditions, wastewater and water service from the Watermark systems to the Damkar Parcel. Proposed future land uses for this site may require an amendment to the Conceptual Scheme should such uses and densities not be in conformity with this Conceptual Scheme. Any future land uses should be compatible with the adjacent Watermark development to the west and south, higher density urban development within the Tuscany Community located within the City of Calgary to the east and with adjacent Bearspaw country residential development to the north.

- Policy 6.7.1**      **Future land uses may include residential and/or institutional uses. Densities beyond the equivalent of ~~1.95~~ 2.9 residential units per gross acre may require an amendment to the Conceptual Scheme.**
- Policy 6.7.2**      **Transportation access will be from 12 Mile Coulee Road and will be shared with Sub Area 7 of the Watermark project.**
- Policy 6.7.3**      **Communal wastewater treatment and water services will be provided to the Damkar Parcel under certain conditions, by the Watermark project.**