



BYLAW C-8235-2021

A Bylaw of Rocky View County to amend Bylaw C-7700-2017, known as the OMNI Area Structure Plan, pursuant to Section 633 of the *Municipal Government Act*.

The Council of Rocky View County enacts as follows:

Title

1 This Bylaw may be cited as “*Bylaw C-8235-2021*”.

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-8235-2021 be amended as detailed in Schedule “A & B” forming part of this Bylaw.

Transitional

4 Bylaw C-8235-2021 passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

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

SCHEDULE 'A'

FORMING PART OF BYLAW C-8235-2021

OMNI Area Structure Plan

Amendment #1

Add new text to read in section 7, paragraph 2:

The Omni Land Use Strategy provides for the development of a highway business area with mixed-use, commercial, and light industrial land uses. Commercial and Mixed-Use Commercial Centre development.

Amendment #2

Delete the following text from section 7, Special Study Area:

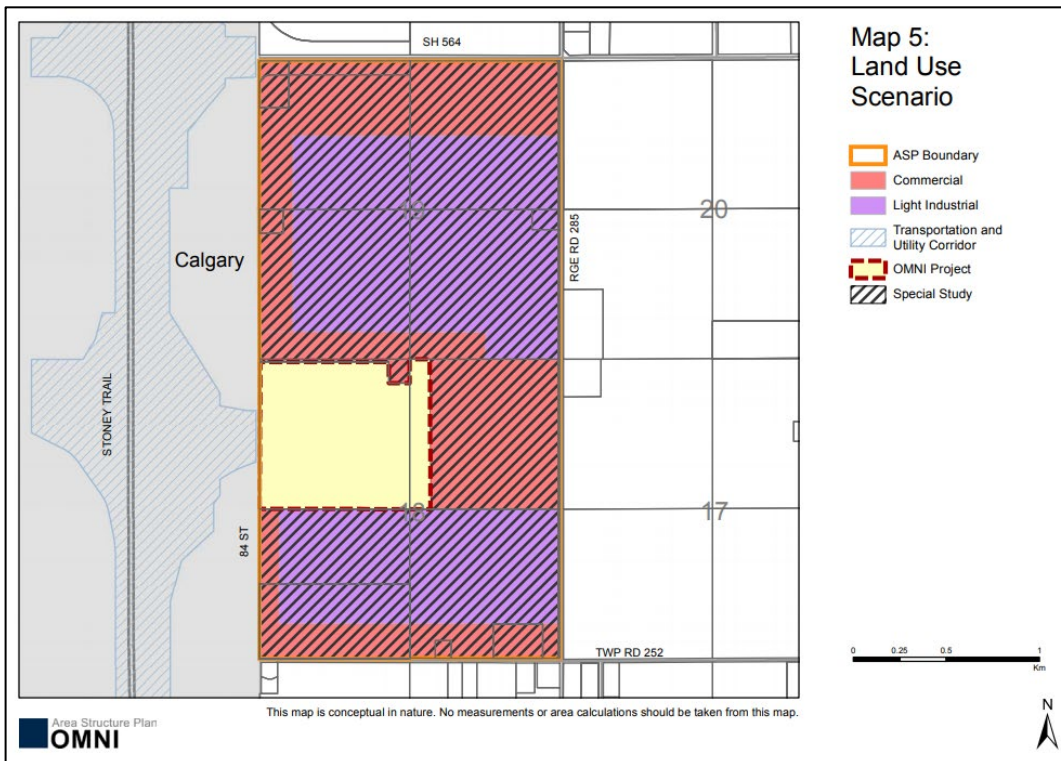
identified on Map 5: Land Use Scenario,

Add new text to read:

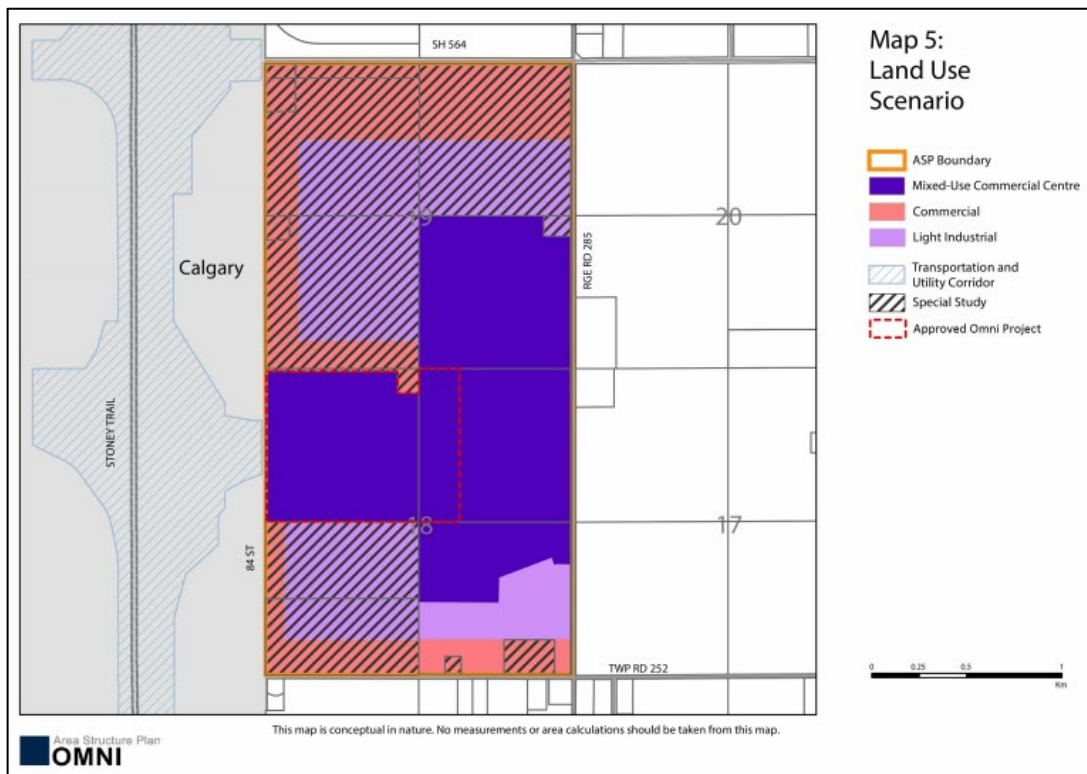
An amendment to the Municipal Government Board Order MGB 068/018 is proposed to allow for additional Mixed-Use Commercial Centre areas to be developed in accordance with the CMRB Growth Plan.

Amendment #3:

Revise Map 5 which shows:



With the following:



Amendment #4:

Add new section 8 to read:

MIXED-USE COMMERCIAL CENTRE

The CMRB has introduced a new place-type called Mixed-Use Commercial Centre, which is recommended for preferred growth areas.

OBJECTIVES

Mixed-Use Commercial Centre: Development characterized by mixed use development with many day-to-day services within walking distance of residential. These areas have a variety of housing types, employment types, and commercial / retail land uses mixed within them. It will provide frequent safe and direct pedestrian and bike access between uses. Office development is encouraged along with regional, community or neighbourhood commercial centres in this pedestrian friendly area. These mixed-use developments are focused on commercial and entertainment uses integrated with housing.

- Support the development of a highway commercial area along the major transportation routes, and the development of destination commercial and associated retail, entertainment, services, and offices within the ASP area;
- Support the development of residential housing within walking/cycling distance of destination commercial and associated relation, entertainment services, and offices within the ASP area;
- Provide for the growth of regional employment opportunities;
- Ensure compact, contiguous development that makes efficient use of infrastructure and services;
- Provide a diverse mix of housing types with density in accordance with the associated place-type definitions;

- Design an interconnected street network and urban form to support active transportation and transit;
- Provide access to local services, neighbourhood amenities, and commercial uses;
- Integrate high-quality parks, trails, and open spaces that connect to regional trails where appropriate;
- Promote financial sustainability by increasing the County's business assessment base; and
- Ensure that commercial and residential development will be compatible with existing and future land uses.

POLICIES

General

- 8.1 Both commercial and residential development shall be located within the Mixed-Use Commercial Centre areas identified on Map 5: Land Use Scenario.
- 8.2 Development should proceed in an orderly manner, supported by cost-effective improvements and upgrades to the County's infrastructure and transportation networks.

Land Use

- 8.3 The Mixed Use Commercial Centre areas shall incorporate a diverse mix of housing types in proximity to regional employment opportunities.
- 8.4 Residential areas should be integrated with local commercial uses through an integrated pathway and open space system
- 8.5 Densities within the Mixed-Use Commercial Centre should be in accordance with the place-type definitions outlined in the Regional Growth Plan.
- 8.6 The primary commercial land uses adjacent to Airport Trail extension and along 84th Street NE should be large-format retail centres, shopping centres, outlet malls, entertainment, personal services, office parks, and institutional uses.

Large-format retail uses are large floor area, single use buildings that locate on individual sites, or are grouped together on larger sites. These large sites, with many businesses grouped together, are sometimes referred to as "regional shopping centres" or "power centres".

- 8.7 Mixed Use Commercial Centre areas shall be designed and situated in such a way that ensures safe and efficient access and egress from adjacent roadways and to residential areas.
- 8.8 Mixed Use Commercial uses located adjacent to existing agriculture areas shall address the Agriculture policies (Section 10) of this Area Structure Plan.
- 8.9 Outdoor storage as a primary use should not be permitted in the Mixed Use Commercial areas of the Area Structure Plan. Outside storage incidental to the primary use of the site shall be screened and located to the side or rear of the primary building.
- 8.10 Outside display areas are permitted, provided they are limited to examples of equipment, products, or items related to the site's Mixed Use Commercial Centre use.
- 8.11 Seniors housing is considered a compatible use and may be permitted within the Mixed-Use Commercial Centre area and should:
- a. not be adjacent to light industrial; and
 - b. provide sidewalk or pathway connections to transit stops.

Seniors Housing can be independent living, supportive housing/assisted living, and long-term care. The location of seniors housing near commercial development enables seniors to be independent and walk to the various amenities. The Omni Area Structure Plan is supportive of seniors housing proposals, provided the development is located near local shops and services to provide ease of access for this demographic.

Local Plans

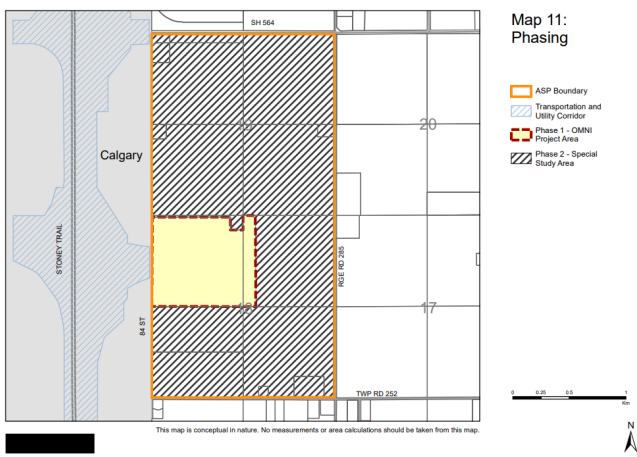
- 8.12 A local plan shall be required to support applications for Mixed-Use Commercial Centre development (Section 21). The local plan shall:
 - a. provide detailed planning policies and guidelines for Mixed-Use Commercial Centre development, including residential and commercial typologies;
 - b. address the policies of this Area Structure Plan under the sections entitled Agricultural (Section 10) and Gateways (Section 11) where required;
 - c. address the policies of this Area Structure Plan regarding open space, parks, and pathways;
 - d. comply with the County’s Commercial, Office, and Industrial Design Guidelines, and document how the local plan meets those guidelines;
 - e. provide for high quality architectural and site development through landscaping, lot, and building design;
 - f. provide architectural and site guidelines in order to provide a consistent thematic design to the commercial area;
 - g. provide architecture and site guidelines in order to provide a consistent thematic design to the residential area;
 - h. provide an efficient and functional internal transportation system with connections to adjacent development areas and the regional network; and
 - i. consider and evaluate options for regional transit services to the Plan area, and ensure vehicular and pedestrian connections between local plan areas.
- 8.13 Where appropriate and feasible, a local plan should incorporate policies that provide for green building techniques and energy-efficient building design.

Design

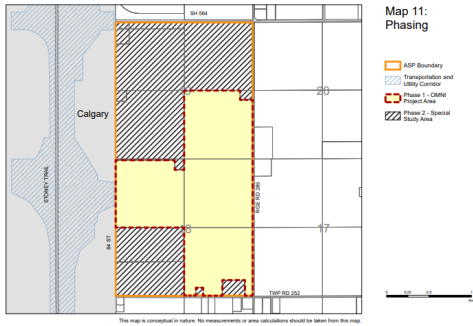
- 8.14 Residential development shall be attractively designed in accordance with County guidelines.
- 8.15 Commercial development shall be attractively designed, fit with existing development, and comply with the County’s Commercial, Office, and Industrial Design Guidelines.
- 8.16 Mixed Use Commercial Centre development shall provide for convenient, attractive, and efficient pedestrian and bicycle linkages between building entrances, sites, and where applicable, adjacent areas.
- 8.17 All private lighting, including security and parking area lighting, shall be designed to respect the County’s ‘dark sky’ policies, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.
- 8.18 The use of fencing should not be permitted, other than for screening of outside storage and garbage bins, or for security purposes, provided the security area is adjacent to the side or rear of the primary residential or commercial building.

Amendment #5

Revise Map 11 which shows:



With the following:



Amendment #6

General formatting, numbering, and grammar throughout.