

# BYLAW C-8120-2020

A bylaw of Rocky View County, in the Province of Alberta, to amend Bylaw C-5354-2001, being the Central Springbank Area Structure Plan

The Council of Rocky View County enacts as follows:

## Title

- 1 This Bylaw may be cited as *Bylaw C-8120-2020*.

## 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 Central Springbank Area Structure Plan 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-8120-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME IN COUNCIL this 22nd day of December , 2020  
*PUBLIC HEARING WAS HELD IN COUNCIL this* 13th day of April , 2021  
READ A SECOND TIME IN COUNCIL this 13<sup>th</sup> day of April , 2021  
READ A THIRD TIME IN COUNCIL this day of , 2021

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Reeve

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Chief Administrative Officer or Designate

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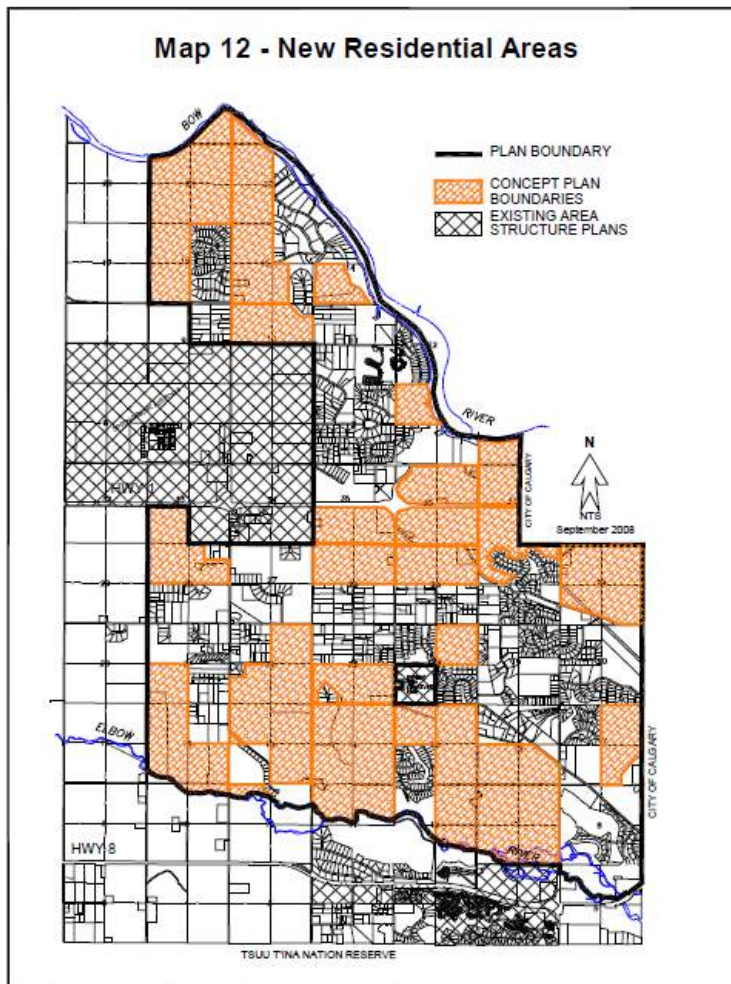
Date Bylaw Signed

**SCHEDULE 'A'**  
**FORMING PART OF BYLAW C-8120-2020**

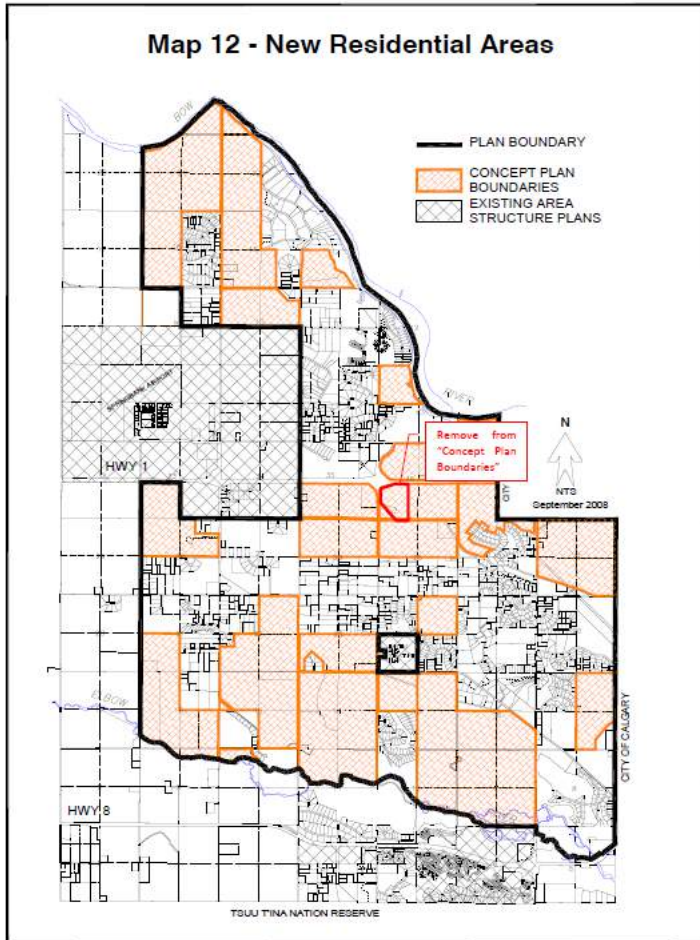
**Central Springbank Area Structure Plan**

**Amendment # 1**

*Revise Map 12 which shows:*

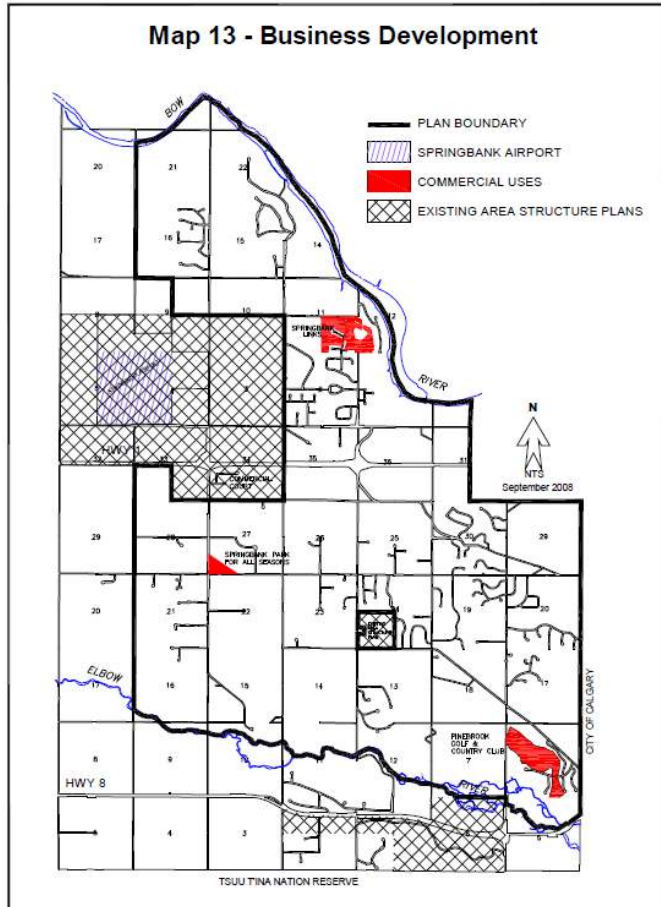


With the following:



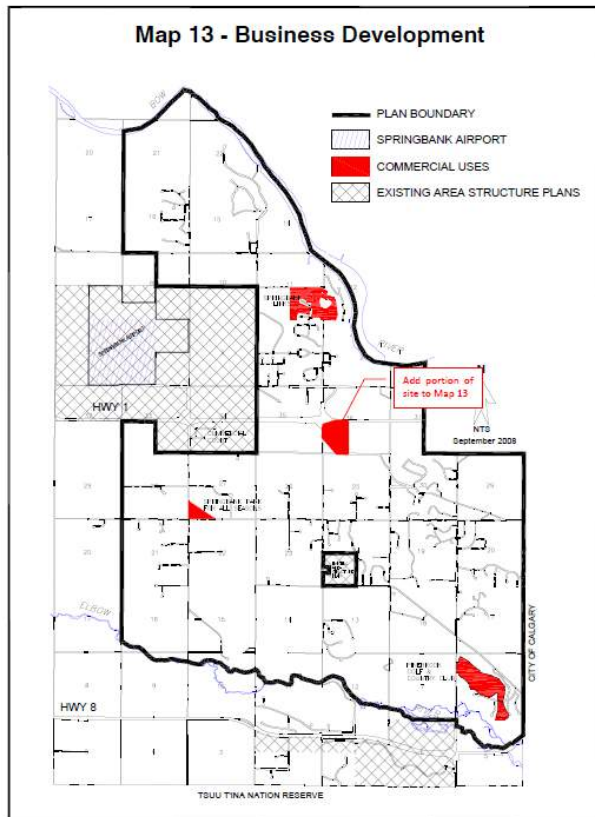
**Amendment # 2**

Revise Map 13 which shows:



Central Springbank Area Structure Plan

With the following:



Central Springbank Area Structure Plan

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### **Amendment # 3**

Replace policy 2.0.3 j) which reads:

- j) Regional business development will be directed to the Springbank Business Park, outside the Plan Area.

With:

- j) Regional business development is provided in accordance with areas identified on Map 13 or directed to the Springbank Business Park (outside of the Plan Area).

### **Amendment # 4**

Delete the following text from policy 2.3.2.3:

- Direct development away from the highway including signage
- Access off Township Roads 245 or 250
- No further business development other than within the Springbank Regional Business Park at the intersection of Range Road 33, outside the Plan Area.

And replace the last bullet with:

No further business development other than within areas identified on Map 13.

**Amendment # 5**

*Delete the following text from policy 2.9.4 g):*

and Direct Control District Bylaw

**Amendment # 6**

*Add new policy h) to read:*

Notwithstanding Sections 2.9.4 (e), (f), and (g), the minimum parcel size and maximum number of lots for land within SW36-24-3-W5M shall be determined through subdivision and site design through the preparation of a conceptual scheme.

**Amendment # 7**

*Delete the following text from section 2.10 paragraph 2:*

Regional business development will only locate outside the Plan Area at Springbank Regional Business Park to limit visual impacts on the landscape.

*And replace with:*

Regional business development will only locate within areas identified on Map 13 or directed to the Springbank Business Park (outside of the Plan Area) to limit visual impacts on the landscape.

**Amendment # 8**

*Delete text which reads:*

Strip business development is not envisioned along the TransCanada Highway.

**Amendment # 9**

*Revise policy 2.10.1 a) which reads:*

- a) To direct business development to the existing regional business park located along the south side of TransCanada Highway and Range Road 33 or other locations outside the Plan Area.

*To read:*

- a) To direct business development to areas identified on Map 13 or to the existing regional business park located along the south side of TransCanada Highway and Range Road 33.

**Amendment # 10**

*Revise Section 2.10.2 header to read:*

2.10.2 Business Development - Policies

**Amendment # 11**

*Revise the following text which reads:*

Existing business development is shown on Map 13. Applications for local business development in Central Springbank should be accompanied by a rationale demonstrating its

economic viability within the community, the market of the proposed product or service, and the site selection.

*To read:*

Existing and proposed business development is shown on Map 13. Applications for business development in Central Springbank should be accompanied by a rationale demonstrating its economic viability within the community, the market of the proposed product or service, and the site selection.

**Amendment # 12**

*Replace policy 2.10.2 f) which reads:*

The Plan does not anticipate further business development along the TransCanada Highway other than that located in the regional business area at the intersection of Range Road 33, outside the Plan Area.

*With:*

The Plan does not anticipate further business development along the TransCanada Highway other than that located in the regional business area at the intersection of Range Road 33 or as identified on Map 13.

**Amendment # 13**

*Add policy 2.10.2 h) to read:*

h) Residential uses proposed adjacent to regional business development areas should provide an acceptable transition and interface.

**Amendment # 14**

General formatting, numbering and grammar throughout.