

---

# Stage 2 Land Use Redesignation

---

Spring Creek Mountain  
Village Stage 2

---

September 26, 2009

---



**STAGE 2: SPRING CREEK**  
**MOUNTAIN VILLAGE**

**Land Use Bylaw  
Amendment  
Comprehensive  
Residential District  
DC-SCMV-CR**



Submitted for:  
Spring Creek Mountain Village Inc.  
by  
*Southwell* Planning Ltd.

**STAGE 2 LAND USE REDESIGNATION and STAGE 1 HOUSEKEEPING AMENDMENT**

The proposed redesignation includes approximately 5.64 hectares (13.94 acres) immediately south of the previously approved Spring Creek Mountain Village Stage 1 area. The proposed land use redesignation follows closely the approved land use and transportation pattern set out in the Spring Creek Mountain Village Area Redevelopment Plan.

The proposed boundary allows continuity of the public road system between 5<sup>th</sup> Avenue to the north and Bow Valley Trail to the east using Spring Creek Drive and Spring Creek Gate. The redesignation also includes all of the Village Square and park area to the south allowing for a comprehensive plan for all the complimentary buildings and open space uses in this key focal point. Stage 2 also includes PD and ED districts from the existing Land Use Bylaw.

**STAGE 2 LAND USE AREAS**

The proposed Stage 2 land use areas are as follows:

<b>DISTRICT (Stage 2)</b>	<b>AREA ha</b>	<b>AREA ac.</b>
<b>DC-SCMV-CR</b>	<b>4.226</b>	<b>10.44</b>
<b>PD</b>	<b>0.775</b>	<b>1.92</b>
<b>ED</b>	<b>0.639</b>	<b>1.58</b>
<b>TOTAL</b>	<b>5.640</b>	<b>13.94</b>

*Note: all areas are approximate*

**STAGE 1: HOUSEKEEPING AMENDMENT**

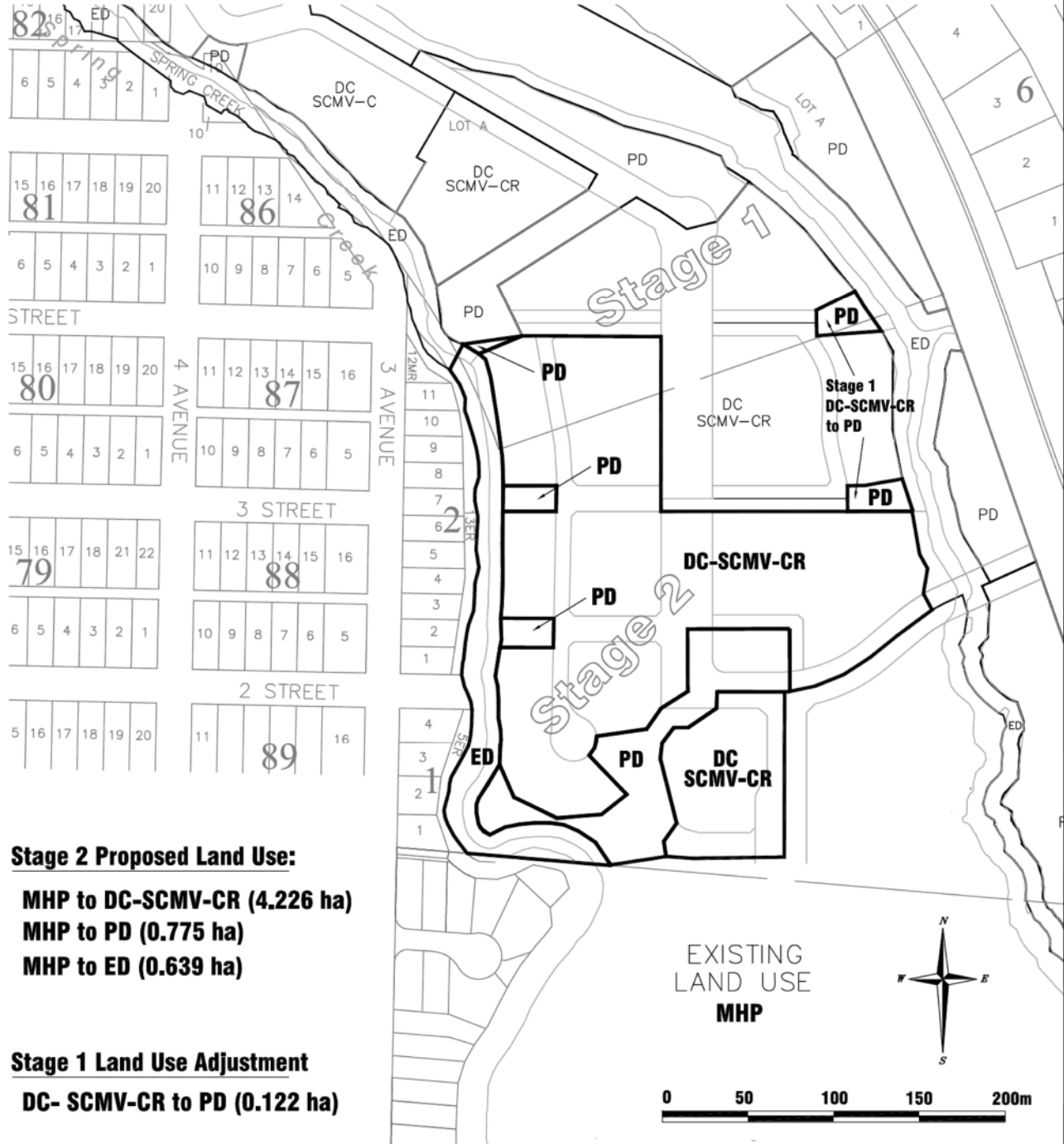
Two municipal reserve areas in Stage 1 (Block 5 MR 4 and MR 5) were included in the DC-SCMV-CR district. Although parks and playgrounds are permitted within the DC district, it is proposed that these be redesignated to PD for consistency with the other public open space components within Spring Creek Mountain Village. The proposed change is included on Schedule A and the table below:

<b>DISTRICT (Stage 1)</b>	<b>AREA ha</b>	<b>AREA ac.</b>
<b>From DC-SCMV-CR to PD</b>	<b>0.122</b>	<b>0.301</b>

*Note: all areas are approximate*

# SCHEDULE "A"

## SPRING CREEK MOUNTAIN VILLAGE PROPOSED LAND USE REDESIGNATION



### Stage 2 Proposed Land Use:

- MHP to DC-SCMV-CR (4.226 ha)**
- MHP to PD (0.775 ha)**
- MHP to ED (0.639 ha)**

### Stage 1 Land Use Adjustment

- DC-SCMV-CR to PD (0.122 ha)**