



BYLAW C-8463-2024

A bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-6688-2008, being the *Direct Control Bylaw (DC-129)*.

The Council of Rocky View County enacts as follows:

Title

1 This bylaw may be cited as *Bylaw C-8463-2024*.

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.

Effect

3 THAT Bylaw C-6688-2008, as amended, being the Direct Control Bylaw (DC-129), be amended as detailed in Schedule ‘A’ forming part of this Bylaw.

Effective Date

4 *Bylaw C-8463-2024* 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 this _____ day of _____, 2024

READ A SECOND TIME this _____ day of _____, 2024

UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 2024

READ A THIRD AND FINAL TIME this _____ day of _____, 2024

Reeve

Chief Administrative Officer

Date Bylaw Signed



SCHEDULE 'A'
FORMING PART OF BYLAW C-8463-2024

Amendment #1:

Add the following to Section 3.0.0:

- 3.17.0 The Development Authority may grant a variance to each site's minimum front yard, side yard and rear yards by a maximum of 50%, so long as the variance would not materially interfere with or affect the use, enjoyment or value of a nearby parcel of land, or adversely affect property access, safety, or utility rights of way.

Amendment #2:

Replace Table 1 (8.5.1) – Village Residential 1 Parcel Regulations a., which reads:

- a. For rules regarding minimum projection into the side yard, refer to the Development Regulations section of the Rocky View County Land Use Bylaw. Where it can be demonstrated that a relaxation of up to 0.05 m is required, and it can be demonstrated that the relaxation is required due to construction error, Administration may grant a relaxation at its sole discretion.

With the following:

- a. Repealed.

Amendment #3:

Replace Section 9.3.0, which reads:

- 9.3.0 Minimum Limits
Except for 9.3.1 and 9.4.0, all minimum and maximum limits shall be as per Table 2(9.5.1) of this Bylaw.

- 9.3.1 Exterior Project Boundary: Condition A as per Schedule "B": 20 m (66 ft).

With the following:

- 9.3.0 Minimum Limits
Except for 9.3.1, 9.3.2, and 9.4.0, all minimum and maximum limits shall be as per Table 2 (9.5.1) of this Bylaw.

- 9.3.1 Exterior Project Boundary: Condition A as per Schedule "B": 20 m (66 ft).

- 9.3.2 Lots 18 through 24, inclusive, Block 30, Plan 1911856; within NW-08-25-03-W05M shall have a minimum dwelling setback of 4.5 m (14.76 ft) and a minimum attached deck setback of 2.5 m (8.20 ft), from the south property line.

Amendment #4:

Replace Table 2 (9.5.1) – Village Residential 2 Parcel Regulations a., which reads:

- a. For rules regarding minimum projection into the side yard, refer to the Development Regulations section of the Rocky View County Land Use Bylaw. Where it can be demonstrated that a relaxation of up to 0.05 m is required, and it can be demonstrated that the relaxation is required due to construction error, Administration may grant a relaxation at its sole discretion.

With the following:

- a. Repealed.