



BYLAW C-8455-2023

A bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*.

The Council of Rocky View County enacts as follows:

Title

1 This bylaw may be cited as *Bylaw C-8455-2023*.

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 Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating Lot 4, Plan 9010345 of SW-07-26-01-W05M from Residential, Rural district (R-RUR) to Direct Control district (DC) as shown on the attached Schedule ‘A’ forming part of this Bylaw.

4 THAT the special regulations of the Direct Control District are as detailed in Schedule ‘B’ attached to and forming part of this Bylaw.

Effective Date

5 *Bylaw C-8455-2023* 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 _____, 20__

PUBLIC HEARING HELD this _____ day of _____, 20__

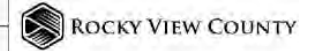
READ A SECOND TIME this _____ day of _____, 20__

READ A THIRD AND FINAL TIME this _____ day of _____, 20__

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed

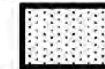


Schedule 'A'

**Bylaw
C-8455-2023**

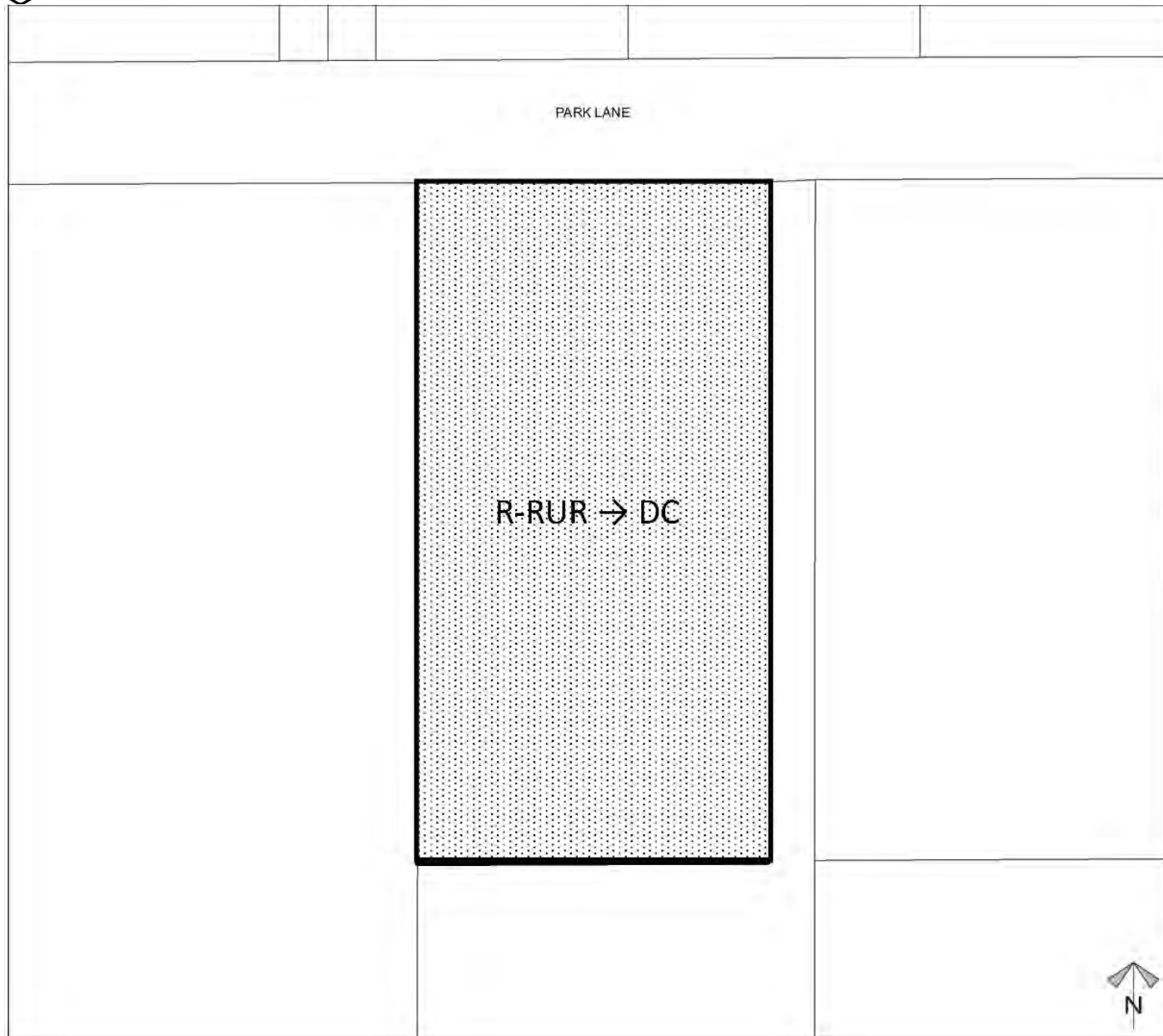
Amendment

FROM
Residential, Rural District



TO
Direct Control District

*Division: 5
Roll: 06507009
File: PL20200068
Printed: Sept 21, 2023
Legal: A portion of SW-7-26-
1-W5M*





SCHEDULE 'B'
FORMING PART OF BYLAW C-8455-2023

1.0 PURPOSE:

The purpose and intent of this District is to provide for a religious assembly, community/youth hub at 15205 Park Lane, Rocky View, Alberta.

2.0 GENERAL REGULATIONS:

- 2.1 The regulations contained within this bylaw are applicable to the Direct Control (DC) parcel within the Development Site as shown on the attached Schedule "A".
- 2.2 Land Use Bylaw C-8000-2020 as amended is applicable unless otherwise stated in this Bylaw.
- 2.3 The rules regulating the Special, Public Service District (S-PUB) of the Land Use Bylaw C-8000-2020 as amended, shall apply unless otherwise specified in this Bylaw.
- 2.4 The Development Authority shall be responsible for the issuance of Development Permit(s) for the uses subject to this Bylaw.
- 2.5 Definitions and terms not defined in this bylaw have the same meaning as defined in Part 8 of Land Use Bylaw C-8000-2020 (as amended) and the *Municipal Government Act*.

3.0 USES:

- 3.1 Religious assembly
- 3.2 Occupancy
 - 3.2.1 30-35 people on regular weekdays
 - 3.2.2 60 people on Fridays
 - 3.2.3 Except for the month of Ramadan and Eid festival. (Twice a year)
- 3.3 Dwelling unit, accessory to the principal use
- 3.4 Community Centre
- 3.5 Community Hub

4.0 USES NOT DEFINED:

- 4.1 Those uses which are not otherwise defined in this Bylaw, which in the opinion of the Development Authority, are similar to the Uses listed in Section 5 of this Direct Control and which conform to the purpose of this district may be Uses as approved by the Development Authority.

5.0 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

- 5.1 Provided the requirements of Bylaw C-8000-2020 are met, the following development does not require a Development Permit:
 - 5.1.1 Freestanding Signs
 - 5.1.2 Temporary Signs

6.0 MAXIMUM PARCEL COVERAGE

- 6.1 No change to existing building location or addition of new building.



7.0 ARCHITECTURAL DESIGN

7.1 No major change to existing architectural design of the building.

8.0 MAXIMUM BUILDING HEIGHT

8.1 No change to existing buildings heights.

9.0 MINIMUM SETBACKS:

9.1 No change to existing setbacks.

10.0 PARKING AND LIGHTING

10.1 Meet the County's standards and requirements.

11.0 LANDSCAPING

11.1 Meet the County's standards and requirements.