



BYLAW C-8507-2024

A bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-6136-2005, being the *Direct Control Bylaw (DC-97)*.

The Council of Rocky View County enacts as follows:

Title

1 This bylaw may be cited as *Bylaw C-8507-2024*.

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 Direct Control Bylaw C-6136-2005 (DC-97) be amended as detailed in Schedule 'A' attached to and forming part of this Bylaw.

Effective Date

4 Bylaw C-8507-2024 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-8507-2024

Amendment

Add Section 2.3.3 a) i) to Section 2.3.3 Minimum Requirements: Yard, Front

2.3.3 Yard, Front:

a) 6.0m (19.7 ft.)

i) Notwithstanding 2.3.3 a), Lot:2 Block:3 Plan:1013437 is permitted a front yard setback of 5.90 m (19.36 ft.) in order to allow an existing Dwelling, Single Detached to remain.

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OFFICE CONSOLIDATION

This document has been consolidated for convenience only. A copy of the original Bylaw and all amending Bylaws can be obtained from Rocky View County. This office consolidation comprises the following Bylaws:

Bylaw	Amendment Type	Date of Approval
C-6136-2005	Original Bylaw	October 18, 2005
C-7288-2013	Insert a site specific amendment in section 2.3.5 to relax one setback on Lot 9, Block 1, Plan 1013437	October 01, 2013
C-7326-2013	Amendment to uses listed in provision 2.2.1, amendment to provisions 8.8.0	February 11, 2014
C-7373-2014	Insert a site specific amendment in section 2.3.5 to relax one setback on Lot 11, Block 3, Plan 1013437	June 10, 2014
C-7450-2015	Add site specific amendment 2.2.2	April 14, 2015
C-7609-2016	Amendment to Section 2.2.0 to allow for an increase in the size of individual accessory buildings	October 11, 2016
C-8507-2024	Insert a site specific amendment in section 2.3.3 to relax one setback on Lot 2, Block 3, Plan 1013437	_____ XX, 20__

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**MUNICIPAL DISTRICT OF ROCKY VIEW #44
BYLAW C-6136-2005**

A Bylaw of the Municipal District of Rocky View No. 44 to amend Bylaw C-4841-97.

WHEREAS the Council deems it desirable to amend the said Bylaw; and

WHEREAS the Council of the Municipal District of Rocky View No. 44 (“the Municipality”) has received an application to amend Section 5, Land Use Maps No. 32 and 32-1 of Bylaw C- 4841-97 to redesignate a portion of the NE 23-23-27-W4M from General Business District and Hamlet Industrial District to Direct Control District as shown on attached Schedule “A” (“the Lands”); and

WHEREAS a notice was published on September 20th, 2005 and September 27th, 2005 in the Rocky View Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44 advertising the Public Hearing for October 18th, 2005; and

WHEREAS Council held a Public Hearing and have given consideration to the representations made to it in accordance with Section 692, Section 230 and Section 606 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta, 2000, and all amendments thereto.

NOW THEREFORE the Council enacts the following:

1. That Part 5, Land Use Maps No. 32 and No. 32-1 of Bylaw C-4841-97, to redesignate a portion of N.E. 23-23-27-W4M, be amended from General Business District and Hamlet Industrial District to Direct Control District with special guidelines in order to accommodate the development of single-detached, multi-family, public service and business industrial uses, as shown on the attached Schedule “A” attached hereto and forming part of the Bylaw;
2. That a portion of the lands located within N.E. 23-23-27-W4M are hereby redesignated to Direct Control District as shown on Schedule “A” attached hereto and forming part of the Bylaw; and,
3. That the special regulations of the Direct Control District comprise:
 - 1.0.0 General Regulations
 - 2.0.0 Land Use Regulations - Development Cell 1 – Single-family Residential
 - 3.0.0 Land Use Regulations - Development Cell 2 – Multi-family Residential
 - 4.0.0 Land Use Regulations - Development Cell 3 – Business Commercial
 - 5.0.0 Land Use Regulations - Development Cell 4 – Business Light Industrial

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- 6.0.0 Land Use Regulations - Development Cell 5 – Public Services
- 7.0.0 Development Regulations
- 8.0.0 Definitions
- 9.0.0 Implementation

1.0.0. General Regulations

- 1.1.0. The General Regulations contained within this Section are applicable to the entire Development Area, which includes all development cells.
- 1.2.0. The General Administration (Part Two) and General Regulations (Part Three) as contained in the Land Use Bylaw (C-4841-97) shall apply unless otherwise specified in this Bylaw.
- 1.3.0. That the Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.
- 1.4.0. For the purposes of this Bylaw, the Lands shall be notionally divided into five Development Cells, the boundaries and descriptions of which shall be more or less as indicated in Schedule “A” attached to and forming part of this bylaw, except otherwise approved by Council.
- 1.5.0. The location, maximum size, and shape of the Development Cells are approximate, and will be determined by a Plan of Survey, in form and substance satisfactory to the Municipality, to be submitted to the Municipality by the Developer as an application for subdivision approval.
- 1.6.0. The Development Authority shall consider and decide on applications for Development Permits all for those uses that are listed as “Uses” by this Bylaw, provided the provisions of Sections 1 and 7 herein are completed in form and substance, satisfactory to the Municipality, except where specifically noted that Council approval is required.
- 1.7.0. Notwithstanding Section 1.6.0, the following listed uses within Residential Development Cells 1- Accessory Buildings, Dwelling, Single Detached, Home-based Business, Type 1 - are deemed approved when all other criteria of this Bylaw are met.
- 1.8.0. Notwithstanding Section 1.6.0, the following listed uses within Residential Development Cells 2 - Accessory Buildings, Dwelling, Single Detached, Dwelling, Semi-detached, Home-base Business, Type 1- are deemed approved when all other criteria of this Bylaw are met.
- 1.9.0. In addition to the uses contemplated by Section 2.0.0, 3.0.0, 4.0.0, 5.0.0, 6.0.0 of this Bylaw, the following shall be uses in all Development Cells.
 - a) Roads necessary for access; and
 - b) Utility distribution and collection systems necessary to service the development.
- 1.10.0. All development upon the Lands shall be in accordance with all plans and specifications submitted pursuant to this Bylaw, and all licenses, permits and approvals pertaining to the Lands.

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2.0.0 Land Use Regulations – Development Cell 1 – Single Family Residential

2.1.0 The purpose and intent of this Development Cell is to provide for single family residential development.

2.2.0 Uses

- a) Accessory buildings less than 90.0 sq. m (969.0 sq. ft.) buildings area
- b) Child care facilities
- c) Dwelling, single detached
- d) Dwelling, moved-in
- e) Home-based Business, Type I
- f) Kennels, Hobby
- g) Private Swimming Pools
- h) Public buildings, uses, utilities and services
- i) Special care facility
- j) Signs

2.2.1 Uses for Lot 8, Block 5, Plan 101343

- a) All uses listed in Section 2.2.0 (Uses)
- b) Secondary Suite

2.2.2 Uses for Lot 14, Block 1, Plan 1013437

- a) All uses listed in Section 2.2.0 (Uses)
- b) Accessory building no greater than 92.9 sq. m (1000.0 sq. ft.)
- c) Height of buildings:
 - i) Accessory building: 6.01 m (20.0 ft.)

2.3.0 Minimum Requirements

2.3.1 *Parcel Size:*

- (a) unserviced lots: 1,858.0 sq. m (20,000.0 sq. ft.)
- (b) lots served by a piped water system but not a piped sewer system: 1,858 sq. m (20,000.0 sq. ft.)
- (c) lots served by a piped sewer system but not a piped water system: 929.0 sq. m (10,000.0 sq. ft.)
- (d) fully serviced lots: 800.0 sq. m (8,625.47 sq. ft.)

2.3.2 *Width of site:*

- (a) serviced lot: 13.5 m (44.3 ft.)
- (b) unserviced lot: 30.5 m (100.0 ft.)

2.3.3 *Yard, Front:*

- (a) 6.0 m (19.7 ft.)

i) Notwithstanding 2.3.3 a), Lot:2 Block:3 Plan:1013437 is permitted a front yard setback of 5.90 m (19.37 ft.) in order to allow an existing Dwelling, Single Detached to remain.

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2.3.4 *Yard, Side - sites with lanes:*

- a) *principal building*
 - i) street side of corner site: 3.0 m (9.8 ft.)
 - ii) all other sites: 1.5 m (5.0 ft.)
- b) *accessory buildings*
 - i) street side of a corner site: 3.0 m (9.8 ft.)
 - ii) all other sites: 0.6 m (2.0 ft.)

2.3.5 *Yard, Side - sites without lanes:*

- a) *principal buildings*
 - i) unobstructed yard, side: 3.0 m (9.8 ft.), the other 1.5 m (5.0 ft.) (No extensions – See Section 2.5.1)
 - ii) street side of a corner site: 3.0 m (9.8 ft.)
 - iii) notwithstanding section 2.3.5 a), i), Lot 9, Block 1, Plan 1013437 within NE 23-23-27-W4M is permitted an unobstructed yard, side: 2.69 m (8.83 ft), the other 1.5 m (5.0 ft.)
 - iii) notwithstanding section 2.3.5, Lot 11, Block 3, Plan 1013437 within NE-1/4-23-23-27-W04M is permitted one setback to be a minimum of 1.09 metres (3.58 feet), in order to allow an existing dwelling to remain.
- b) *accessory buildings*
 - i) street side of a corner site: 3.0 m (9.8 ft.)
 - ii) all other sites: 0.6 m (2.0 ft.)

2.3.6 *Yard, Rear:*

- a) *principal buildings*: 8.0 m (26.2 ft.)
- b) *accessory buildings*:
 - i) site with lane: 1.0 m (3.3 ft.)
 - ii) site without lane: 1.0 m (3.3 ft.)

2.3.7 *Habitable ground floor area (excludes basement):*

- a) 90.0 sq. m (968.8 sq. ft.), single storey dwelling
- b) 90.0 sq. m (968.8 sq. ft.), being the combined area of any two levels of a split level dwelling

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- c) 55.74 sq. m (600.0 sq. ft.) main floor area, plus 55.74 sq. m (600.0 sq. ft.) second floor area, two storey dwelling
- d) 74.0 sq. m (796.6 sq. ft.) split level or bi-level main floor area, plus 18.0 sq. m (193.8 sq. ft.) second floor area, two storey dwelling.
- e) 90.0 sq. m (968.8 sq. ft.) main floor for a dwelling, moved-in.

2.4.0 Maximum Requirements

2.4.1 *Site coverage:*

- a) principal building: 35% of the lot

2.4.2 Height of *buildings*:

- a) principal building: 10.0 m (32.8 ft.)
- b) accessory building: 5.5 m (18.0 ft.)

2.4.3 Dwellings per lot is one.

2.4.4 Total building area for all accessory buildings - 90.0 sq. m (969.0 sq. ft.)

2.4.5 Number of accessory buildings – 2

2.5.0 Special Regulations

- 2.5.1 With respect to Sections 2.3.4 and 2.3.5, there shall be no side yard extensions into the defined minimum required setback. Section 38 of the Land Use Bylaw, which provides for cantilever extensions, is not applicable under this Direct Control District.
- 2.5.2 Accessory Buildings are not permitted within the Front Yard of any Dwelling Unit.
- 2.5.3 The driveway connecting a garage (attached or detached) to a public road shall be a minimum length of 6.5 m (21.33 ft) when measured from the back of a curb or back of sidewalk.

3.0.0 Land Use Regulations – Development Cell 2 – Multi-Family Residential

- 3.1.0 The purpose and intent of this Development Cell is to allow for medium density residential development.

3.2.0 Uses

- a) Dwelling, Semi-detached
- b) Dwelling, Single-detached
- c) Accessory Buildings
- d) Home-Based Business, Type I
- e) Signs

3.3.0 Minimum Requirements

- 3.3.1 Maximum parcel size shall be 1.62 ha (4.0 ac)
- 3.3.2 Yard, Front:

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- a) 5.0 m (16.40 ft)
- 3.3.3 Yard, Side:
 - a) Principal buildings:
 - i) 3.0 m (9.8 ft) one unobstructed yard, side, the other 1.52 m (5.0 ft) (No extensions – See Section 3.5.1)
 - ii) Zero setback where a fire separation is built on a bareland condominium unit property line which separates units within a semi-detached building
 - b) Accessory buildings:
 - i) Unobstructed 0.6 m (2.0 ft)
- 3.3.4 Yard, Rear:
 - a) Principal building:
 - i) 5.0 m (16.4 ft)
 - b) Accessory building:
 - i) 1.0 m (3.3 ft)
- 3.3.5 Minimum off-street parking: 2 per dwelling unit, which includes a minimum of 1 covered parking stall per dwelling unit.
- 3.4.0 Maximum Requirements
 - 3.4.1 Site coverage:
 - a) principal buildings: 40% of the lot area
 - b) accessory building: 10% of the lot area
 - 3.4.2 Height of buildings:
 - a) principal building: 12.0 m (39.4 ft)
 - b) accessory building: 6.0 m (19.6 ft)
 - 3.4.3 Density: 10 units per gross acre
 - 3.4.4 Dwelling units per lot: 2
 - 3.4.5 Accessory units per lot: 2
- 3.5.0 Special Regulations
 - 3.5.1 With respect to Section 3.3.3, there shall be no side yard extensions into the defined minimum required setback. Section 38 of the Land Use Bylaw, which provides for cantilever extensions, is not applicable under this Direct Control District.
 - 3.5.2 Accessory Buildings are not permitted within the Front Yard of any Dwelling Unit.
 - 3.5.3 The driveway connecting a garage (attached or detached) to a public road shall be a minimum length of 6.5 m (21.33 ft) when measured from the back of a curb or back of sidewalk.

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4.0.0 Land Use Regulations – Development Cell 3 – Business Commercial

- 4.1.0 The purpose and intent of this Development Cell is to provide for a range of commercial business uses, which provide goods and services to the local area, are compatible with each other, and do not adversely affect the surrounding land uses.
- 4.2.0 Uses
- a) Animal Health Care Services
 - b) Automotive Equipment and Vehicle Services
 - c) Commercial Communication Facilities – Type “A”, Type “B”
 - d) Drinking Establishment
 - e) One Dwelling Unit accessory to the principal business use
 - f) Garden Centre
 - g) Health Care Services
 - h) Indoor Participant Recreation Services
 - i) Light Manufacturing
 - j) Personal Service Business
 - k) Office
 - l) Religious Assembly
 - m) Restaurants
 - n) Retail Store
 - o) Warehouse
 - p) Wholesale Outlet
 - q) Signs
- 4.3.0 Minimum and Maximum Requirements
- 4.3.1 Maximum parcel size shall be 0.4 ha (1.0 ac)
- 4.3.2 Yard, Front:
- a) 6.0 m (19.7 ft.) from any road
 - b) 10.0 m (32.8 ft.) from Township Road 234
- 4.3.3 Yard, Side:
- a) 10.0 m (32.8 ft.) from Township Road 234
 - b) 6.0 m (19.7 ft.) all other
- 4.3.4 Yard, Rear:
- a) 6.0 m (19.7 ft.) from any road
 - b) 10.0 m (32.8 ft.) from Township Road 234
- 4.3.5 Maximum Building Height shall be 12 m (39.4 ft.)
- 4.3.6 Maximum Height of Fence: 1.8 m (6.0 ft.)
- 4.3.7 Maximum building coverage for principal and accessory buildings: 50% of the lot.

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4.4.0 Landscaping and Screening Requirements

- 4.4.1 Pursuant to Section 7.2.1 of this bylaw, landscaping shall be provided in accordance with a Landscape Plan, to be submitted to the Municipality upon application for a Development Permit.
- 4.4.2 A minimum of ten (10) percent of the site area shall be landscaped. Buildings in excess of one story in height shall provide an additional two (2) percent of the gross site area in landscaping for each story over one story in height.
- 4.4.3 All lots abutting a Hamlet Residential (1) District, Hamlet Residential (2) District and Public Services District shall be required to provide an opaque fence, a minimum of 1.8 m (6.0 ft) high, which will act as a visual barrier.

5.0.0 Land Use Regulations – Development Cell 4 – Business Light Industrial

- 5.1.0 The purpose and intent of this Development Cell is to provide for a range of business / light industrial uses, which are compatible with each other and do not adversely affect the surrounding land uses.

5.2.0 Uses

- a) Agricultural Support Services
- b) Animal Health Care Services
- c) Auctioneering Services
- d) Automotive Equipment and Vehicle Services
- e) Cemetery and Interment Services
- f) Commercial Communication Facilities – Type “A”, Type “B”
- g) One Dwelling Unit accessory to the principal business use
- h) Garden Center
- i) General Industry Type 1
- j) Indoor Participant Recreation Services
- k) Mini Storage
- l) Offices
- m) Outdoor Participant Recreation Services
- n) Recreational Vehicle Storage
- o) Warehouse
- p) Wholesale Outlet
- q) Signs

5.3.0 Minimum and Maximum Requirements

- 5.3.1 Maximum parcel size shall be 2.0 ha (4.94 ac)
- 5.3.2 Yard, Front:
 - a) 6.0 m (19.7 ft.) from any road
 - b) 10.0 m (32.8 ft.) from Township Road 234
- 5.3.3 Yard, Side:
 - a) 10.0 m (32.8 ft.) from Township Road 234

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- b) 6.0 m (19.7 ft.) all other
- 5.3.4 Yard, Rear:
 - a) 10.0 m (32.8 ft.) from Township Road 234
 - b) 6.0 m (19.7 ft.) all other
- 5.3.5 Maximum Building Height shall be 12 m (39.4 ft.)
- 5.3.6 Maximum Height of Fence: 2.4 m (8.0 ft.)
- 5.3.7 Maximum building coverage for principal and accessory buildings: 40% of the lot.
- 5.3.8 Landscaping and Screening Requirements
 - a) Pursuant to Section 7.2.1 of this bylaw, landscaping shall be provided in accordance with a Landscape Plan. to be submitted to the Municipality upon application for a Development Permit.
 - b) Buildings less than 6 metres in height shall provide a minimum landscaped site area of five (5) percent. Buildings greater than 6 metres in height shall provide a minimum landscaped site area of seven (7) percent.

6.0.0 Land Use Regulations – Development Cell 5 – Public Services

- 6.1.0 The purpose and intent of this Development Cell is to provide for a range of institutional, educational, and recreational uses.
- 6.2.0 General Regulations
 - 6.2.1 Section 59 Public Services District (PS) of Land Use Bylaw C-4841-97 are applicable to this Development Cell unless otherwise stated in this Bylaw.

7.0.0 Development Regulations

- 7.1.0 No subdivision shall be endorsed, and no Development or Building Permits shall be issued for any purpose, until:
 - 7.1.1 The Owner has prepared a Stormwater Management Plan prepared by a qualified Professional Engineer licensed to practice in the Province of Alberta in a form and substance satisfactory to the Municipality, and which shows that the development will not adversely affect the adjacent lands and/or highways.
 - 7.1.2 The Owner has submitted a Construction Management Plan completed by a qualified professional engineer licensed to practice in the Province of Alberta, satisfactory to the Municipality, which details amongst other items, erosion, dust and noise control measures and stormwater management during construction.
 - 7.1.3 A Final Grading Plan shall be prepared, to the satisfaction of the Municipality, prior to endorsement of any development cell for registration.
 - 7.1.4 All applications for development and building approval within the grading plan area shall, as a condition of approval, submit “grade verification” to the Municipality. Grade verification shall be prepared by a qualified professional and verify that the elevations at the bottom of footing and main floor are in compliance with finished grades identified in the Final Grading Plan.

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- 7.1.5 Pedestrian access to the lands from the west via a walkway, as per the Langdon East Conceptual Scheme, is constructed at the sole expense of the Owner, and to the satisfaction of the Municipality.

7.2.0 Development and Building Standards

7.2.1 Landscaping

- a) Landscaping shall be provided in accordance with a Landscape Plan, to be submitted to the Municipality upon application for a Development Permit. The Landscape Plan shall identify the location, type, and extent of all landscaping proposed for the lands. Within this landscaped area, there shall be a minimum of one (1) tree for every 50 square m (538.2 square feet), a combination of deciduous trees with a minimum caliper of 2.5 inches, and coniferous trees with a minimum height of 5 feet.
- b) The Landscape Plan contemplated herein shall identify the location and extent of the landscaping areas, the plant material proposed, and the methods of irrigation and maintenance of landscaped areas.

7.2.2 Controlled Appearance

- a) Parking and loading facilities, where proposed, shall be provided for in accordance with the requirements of the Land Use Bylaw, except that parking shall be screened and/or integrated into building architecture and/or landscaped pursuant to 7.2.1 above. Parking shall not be permitted within any minimum setback area.
- b) Signage shall be considered concurrently with a Development Permit application, may be integrated into building architecture, and shall be consistent with the overall development theme.
- c) Lighting shall be located, oriented and shielded to prevent adverse affects on adjacent properties.

7.2.2.1 The design, character, and appearance of any buildings, structures, or signs proposed to be erected or located on the lands must be acceptable to the Development Authority, having due regard to:

- a) the compatibility with and the effect on adjacent properties and the surrounding area.

7.2.2.2 Building form should be consistent with the following:

- a) building materials should reflect the architectural heritage of the surrounding rural landscape by emphasizing natural textures and/or original and historic building materials;
- b) building massing should present a profile that is more horizontal than vertical, to reflect the traditional rural building forms associated with agricultural communities; and
- c) roof forms should be sloped and accented with, for example, the use of cupolas or dormers and constructed of historic and/or natural materials.

7.3.0 Performance Standards

- 7.3.1 No use within any building or structure on the lands shall cause or create air contaminants, visible emissions or particulate emissions beyond the building that contains them.

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- 7.3.2 No use or operation within a building shall cause or create the emission of odorous matter or vapour beyond the building that contains the use or operation.
- 7.3.3 No use or operation on the lands or within a building shall cause or create the emission of toxic matter beyond the lands or the building that contains it. The handling, storage and disposal of any toxic or hazardous materials or waste shall be in accordance with the regulations of any government authority having jurisdiction.
- 7.3.4 Garbage and waste material shall be stored in weatherproof and animal-proof containers. Such containers shall be located within buildings or adjacent to the side or rear of buildings, and shall be screened from view by all adjacent properties and roadways, all to the satisfaction of the Development Authority.
- 7.3.5 Signage shall be considered concurrently with a Development Permit application for each building, shall be integrated into the site and building architecture, and be consistent with the overall development of the lands.
- 7.3.6 Uses and operations on the site that handle, store or utilize products which may be hazardous due to their corrosive, poisonous, flammable, or explosive characteristics, shall comply with the applicable fire regulations of the Municipality, or the regulations of any other government authority having jurisdiction, and in accordance with any hazardous materials or emergency management plan that may be required by the Municipality, and as defined in a Development Permit.
- 7.3.7 Fire protection measures shall be provided as may be required by the Municipality and included in a Development Permit.

8.0.0 Definitions

- 8.1.0 **“Development Cell”** – means an area of land containing uses as defined and prescribed by this Bylaw.
- 8.2.0 **“Final Grading Plan”** – establishes the following:
 - a) All grades, existing and proposed, for the area proposed for subdivision;
 - b) All cut and fill areas for the area proposed for subdivisions;
 - c) Maximum and minimum bottom of footing elevations for developments within the area proposed for subdivision;
 - d) Maximum and minimum main floor elevations for development within the area proposed for subdivision;
 - e) Final elevations for all corners of lots proposed for subdivision and final elevations adjacent to all walls for developments within the area proposed for subdivision; and,
 - f) Any other matter deemed appropriate by the Municipality.
- 8.3.0 **“Garden Centre”** – a development where the growing, cultivation, storage, distribution, and retail of plants and related goods are carried out primarily within an enclosed building.
- 8.4.0 **“Grade Verification”** – refers to verification that is prepared by a qualified professional for a building and/or structure under construction within a development area. The grade verification identifies the elevation at the bottom of footing and at the main floor relative to geodetic elevations

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established in an adopted grading plan and verifying that these elevations are in conformity to the adopted grading plan.

- 8.5.0 “**Light Manufacturing**” – a development where the manufacturing, fabricating, processing, assembly, production or packaging of materials, goods or products are carried out primarily within an enclosed building, which do not cause or create air contaminants, visible and particulate emissions, odorous matter, noise or matter beyond the building that contains the use or operation.
- 8.6.0 “**Mini Storage**” - a building that includes cubical space that can be leased or rented by the public for the storage of goods, products, or equipment.
- 8.7.0 “**Recreational Vehicle Storage**” - an area that includes space that can be leased or rented by the public for the storage of recreational vehicles that are operational and in good repair.
- 8.8.0 “**Secondary Suite**” – means a subordinate *dwelling unit* with a maximum area of 110.00 sq. m. (1184.00 sq.ft.) which is created within the principal *Dwelling, Single Detached*, where both *dwelling units* are located on the same parcel.
- 8.9.0 “**Wholesale Outlet**” – a development where the storage, distribution, and sale of goods in large quantities / bulk to retailers, not individual consumers, are carried out primarily within an enclosed building.
- 8.10.0 Terms not defined above have the same meaning as defined in Section 8.0.0 of Land Use Bylaw C-4841-97.

9.0.0 Implementation

- 9.1.0 The bylaw comes into effect upon the date of its third and final reading.

**DIVISION 4
File: 03223004 - 2003-RV-109**

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on September 13th, 2005, on a motion by Councillor Habberfield.

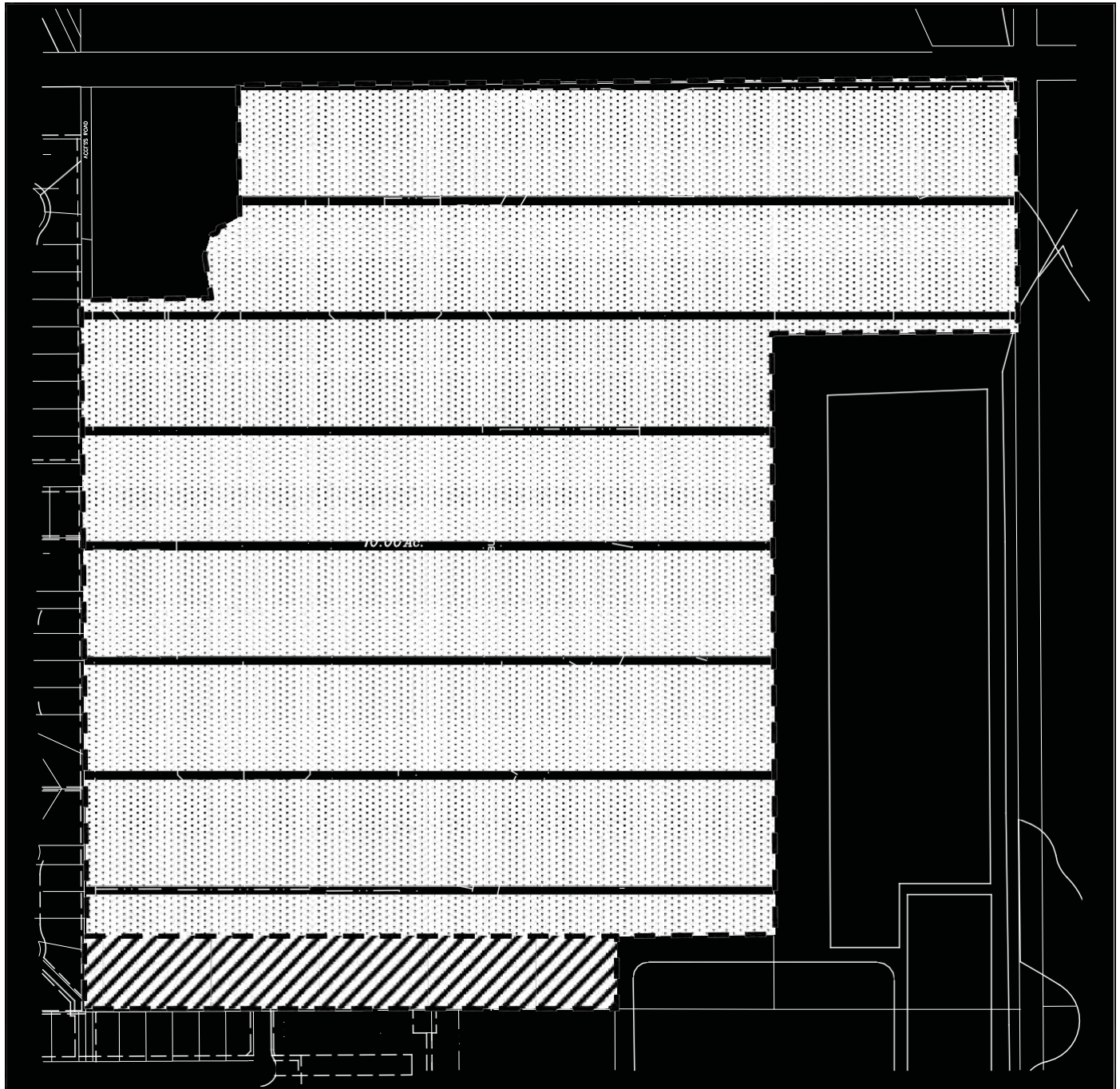
Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, October 18, 2005, on a motion by Councillor Habberfield.

Third and final reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, October 18, 2005, on a motion by Councillor Goode.

REEVE OR DEPUTY REEVE

MUNICIPAL SECRETARY

SCHEDULE "A"

BYLAW: C-6136-2005

AMENDMENT

FROM General Business District TO Direct Control DistrictFROM Hamlet Industrial District TO Direct Control District

Subject Lands — — — — —

LEGAL DESCRIPTION: A portion of the NE 23-23-27-W4M

Division 4

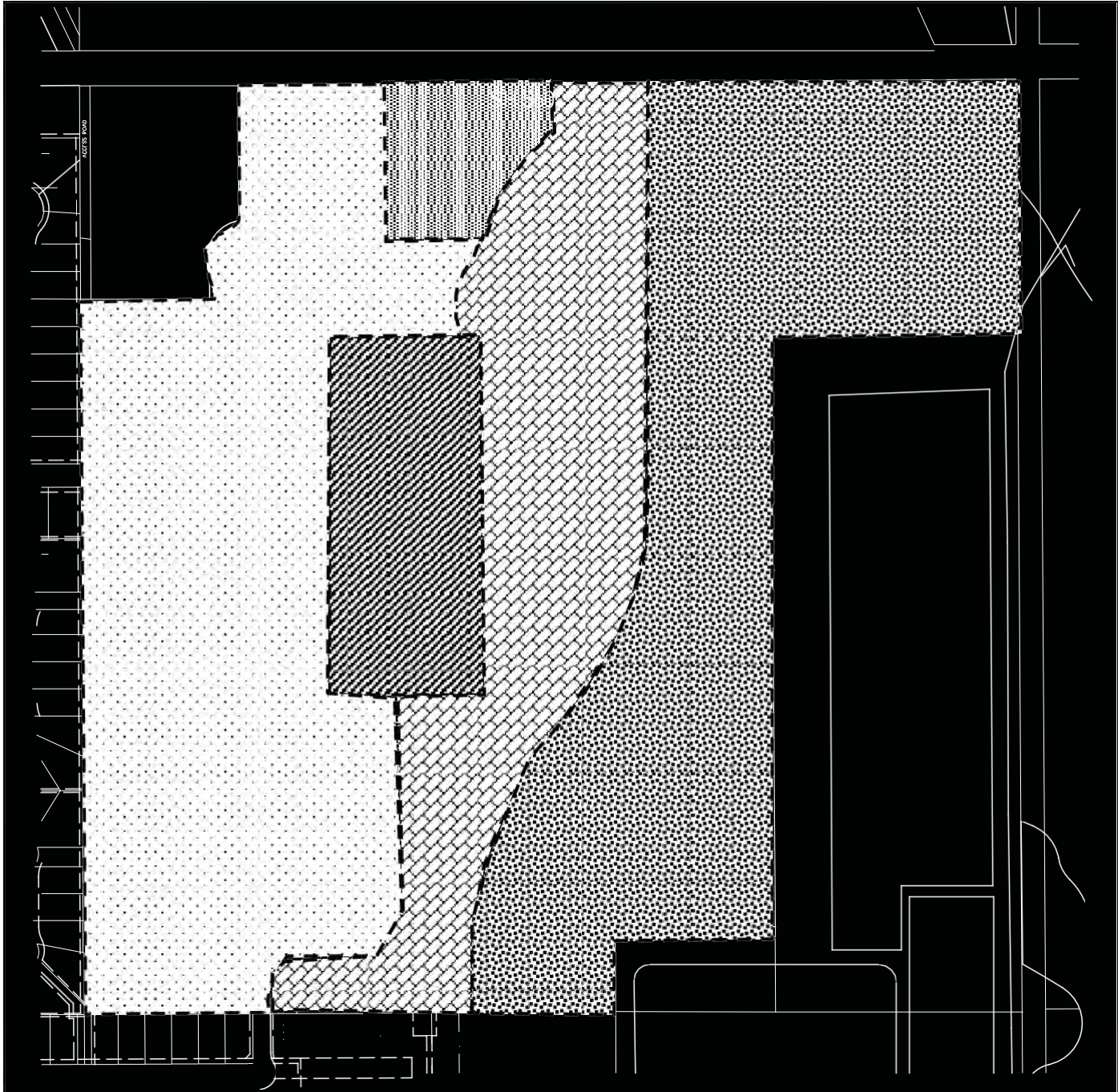
FILE: 03223004 2003-RV-109

Division 4

FILE: 03223004 2003-RV-109

SCHEDULE "B"

BYLAW: C-6136-2005



Cell 1 Single-Family Residential



Cell 3 Business Commercial



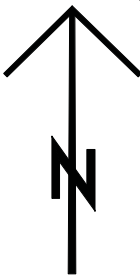
Cell 5 Public Services



Cell 2 Multi-Family Residential



Cell 4 Business Light Industrial



Subject Lands

Division 4

FILE: 03223004 2003-RV-109



LEGAL DESCRIPTION: A portion of the NE 23-23-27-W4M

Division 4

FILE: 03223004 2003-RV-109