



BYLAW C-8574-2024

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-8574-2024*.

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-8574-2024 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-8574-2024

Amendment #1

To add Secondary Suites as one of the uses exempt from Development Permits

3.2.0 Notwithstanding provisions elsewhere in this Bylaw, the following uses are deemed approved without requirement for a Development Permit when all other criteria of this Bylaw are met:

- a. *Dwelling, Single Detached*
- b. *Dwelling, Semi-Detached*
- c. *Accessory Building*
- d. *Show Home*
- e. *Secondary Suite, attached to a Residential Unit (below grade)*

Amendment #2

To revise Secondary Suite definition

~~10.21.0 *Secondary Suite* – A residential space provided as an accessory use to a *Residential Unit*. *Secondary suites* are not defined as “*Residential Units*” for the purpose of the Bylaw and total maximum *residential units*. *Secondary suites* may be attached (above grade, at grade, or below grade), detached garage (where the *secondary suite* is located above the first storey of a detached private garage), or detached garden (where the *secondary suite* is detached and located at grade to the rear of the Dwellings, Single Detached). *Secondary Suites* shall have a separate entrance, through a separate exterior side or rear access, or from a common interior landing. The maximum size allowable is 93 m² (1,000 ft²). *Secondary Suites* require a minimum of one motor vehicle stall.~~

13.21.0 *Secondary Suite* - A residential space provided as an accessory use to a *Residential Unit*. *Secondary suites* are not defined as “*Residential Units*” for the purpose of the Bylaw and total maximum *residential units*. The maximum allowable habitable floor area of a *Secondary Suites* shall be determined based on all storeys, but excluding basements, the garage area, utility room(s), and common areas of egress.

Secondary suites may be:

- a. attached to a *residential unit* (above grade, at grade, or below grade);
- b. above a detached garage (where the *secondary suite* is located above the first storey of a detached private garage); or
- c. in a detached garden (where the *secondary suite* is detached and located at grade to the rear of the Dwellings, Single Detached).

Secondary suites shall:

- d. have a minimum floor area of not less than 36.00 m² (387.5 ft²);
- e. be subordinate to the principal dwelling (maximum 80% of the habitable area of the principal dwelling);
- f. contain at least two (2) rooms and includes sleeping, sanitary, and cooking facilities;
- g. have a separate entrance, through a separate exterior side or rear access, or from a common interior landing;
- h. have a distinct County address to facilitate accurate emergency response;
- i. have a maximum allowable size of 111.5 m² (1,200 ft²) with a maximum of two (2) bedrooms, and



- j. have a minimum of one motor vehicle stall.

Amendment #3

To add Parking and Loading Needs Assessment to all commercial uses in Harmony and move to Section 3.0

3.18.0 Parking and Loading

Notwithstanding Section 30 - Parking and Loading, and Schedule 5 - Parking, Schedule 6 - Loading, of the Land Use Bylaw (C-4841-97), parking and loading requirements regarding the number of stalls required for mixed use development and commercial development in the VC-1, E-1, GO, or N-C districts shall be based on a parking and loading needs assessment prepared by a Professional Transportation Engineer. The assessment shall be submitted in conjunction with the first development permit application for structures within the applicable site or sites.

5.11.0 Parking and Loading:

- a) Park and loading spaces for residential and live/work uses shall be provided as per the following table:

Land Use	Minimum Parking Requirements
Dwellings, Row; Dwellings, Semi-Detached	1.5 stalls and 0.15 visitor stalls per unit
All Other Residential	1 stall per unit; and 0.15 visitor stalls per unit
Live/Work Units	2 stalls per unit

- ~~b) Notwithstanding Section 30 - Parking and Loading, and Schedule 5 - Parking, Schedule 6 - Loading, of the Land Use Bylaw (C-4841-97), parking and loading requirements regarding the number of stalls required for mixed use development and commercial development in the VC-1 district shall be based on a parking and loading needs assessment prepared by a Professional Transportation Engineer. The assessment shall be submitted in conjunction with the first development permit application for structures within the VC-1 district.~~
- c) On-site parking shall not be allowed within 3.0 m (9.84 ft) of a public thoroughfare.
- d) Parking structures shall not project more than 1 m (3 ft) above grade.



Amendment #4

To adjusting the maximum height for Dwelling, Multi-Family, Mixed-Use, Commercial, and Residential buildings from 17.0 m (55.8 ft) to 20.0 m

5.5.0 Maximum Limits:

- a) Height:
 - i) Dwelling, Row; Dwelling, Semi-Detached, Dwelling, Single Family: 13 m (42.65 ft)
 - ii) Dwelling, Multi-Family: 17 m (55.77 ft). 20m (65.62 ft)
 - iii) Accessory Buildings: 12 m (39.37 ft)
 - iv) Mixed-Use, Commercial and Residential buildings: ~~16 m (52.49 ft).~~ 20m (65.62 ft)
 - v) Hotel: 20 m (65.62 ft)
 - vi) All other uses: 17 m (55.77 ft)

Amendment #5

To add various land uses in Employment Campus Development Cell (E-1)

6.2.0 Uses

- 6.2.1 Accessory Building
- 6.2.2 Agricultural Support Services
- 6.2.3 Amusement and Entertainment Services
- 6.2.4 Animal Health Care Services, Inclusive
- 6.2.5 Arts and Culture Centre
- 6.2.6 Athletic and Recreation Services
- 6.2.7 Auctioneering Services
- 6.2.8 Automotive Services
- 6.2.9 Business Park
- 6.2.10 Cannabis Retail Store
- 6.2.11 Car Wash
- 6.2.12 Child Care Facility
- 6.2.13 Commercial Business
- 6.2.14 Commercial Communications Facilities, Type A, Type B, Type C
- 6.2.15 Commercial Recreation Facilities
- 6.2.16 Conference Centre
- 6.2.17 Dealership/Rental Agency, Automotive
- 6.2.18 Distillery
- 6.2.19 Drinking Establishment
- 6.2.20 Farmers Market
- 6.2.21 General Industry Type I
- 6.2.22 Grocery Store, Local
- 6.2.23 Government Services
- 6.2.24 Health Care Services
- 6.2.25 Hotel/Motel
- 6.2.26 Indoor Participant Recreation Services
- 6.2.27 Laboratories



- 6.2.28 Liquor Sales
- 6.2.29 Lodging Houses and Country Inns
- 6.2.30 Market Gardens
- 6.2.31 Medical Treatment Services
- 6.2.32 Mixed-Use Developments
- 6.2.33 Museum
- 6.2.34 Office Parks
- 6.2.35 Outdoor Cafe
- 6.2.36 Outdoor Participant Recreation Services
- 6.2.37 Patio, Accessory to Principal Business Use
- 6.2.38 Personal Service Business
- 6.2.39 *Private Amenity Space*
- 6.2.40 Private Clubs and Organizations
- 6.2.41 Public Market
- 6.2.42 Public Park
- 6.2.43 Raw Water Reservoir and/or Recreational Lake
- 6.2.44 Recycling Collection Point
- 6.2.45 Religious Assembly
- 6.2.46 Research Parks
- 6.2.47 Restaurant
- 6.2.48 Retail Food Store
- 6.2.49 Retail Store, Local
- 6.2.50 School, Public or Separate
- 6.2.51 School or College, Commercial
- 6.2.52 **Shopping Centre, Local**
- 6.2.53 Sign
- 6.2.54 *Utility, Power Generation* Type A & Type B
- 6.2.55 Vacation Rental
- 6.2.56 *Wellness Resort*

Amendment #6

To increase the allowable floor area for a Retail Food Store from 3,251 m² (35,000 ft²) to 3,902 m² (42,000 ft²).

6.4.0 Maximum Limits

- 6.4.1 Floor Area:
 - a) Retail Food Store: ~~3,251 m² (35,000 ft²)~~ **3,902 m² (42,000 ft²)**.
 - a) Retail Store, Local: 1,860 m² (20,000 ft²).
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Amendment #7-10

To vary the (7) minimum front yard setback for Garage Oriented Perpendicular to Street from 9.0 m (29.5 ft) to 6.1 m (20.0 ft); (8) Requirements for Dwellings Utilizing Both Dual Front and Rear Access; (9) Removal of various superscript references within Table 1 and Table 2 in Section 8.5.1 and 9.5.1; and (10) Front Yard Setback in VR-2 from 6.0 m (20.0 ft) to 4.5 m (14.8 ft) for irregular lots only.

TABLE 1 (8.5.1) - Village Residential 1 Parcel Regulations (Redline)

HOUSING TYPE ^f	LOT FRONTAGE ^g		MINIMUM LOT AREA m ² (ft ²)	MINIMUM FRONT YARD SETBACKS		MINIMUM REAR YARD SETBACKS		MINIMUM SIDE YARD SETBACKS ^a		MAXIMUM RATIO OF GARAGE TO TOTAL BUILDING FACE (%)	MAXIMUM LOT COVERAGE (%)
	Minimum	Maximum		Principal Building	Accessory Building	Principal Building	Accessory Building	Principal Building	Accessory Building		
	Metres (Feet)			Metres (Feet)		Metres (Feet)		Metres (Feet)			
REAR ACCESS^b											
Single Detached	13.41 (44.00)	15.24 (50.00)	526.00 (5,661.82)	6.00 (19.69)		9.00 (29.53)	0.60 (1.97)	4.26 total/2.74 one side (14.00 total/9.00 one side)	0.60 (1.97)		40
	15.25 (50.03)		607.00 (6,533.69)					4.88 total/3.35 one side (16.00 total/11.00 one side)			
Semi-Detached	10.36 (33.99)		324.00 (3,487.51)			7.50 (24.60)		1.82 (6.00)/0 from property line on which a party wall is located	55		
Row	9.14 (29.99)		243.00 (2,615.63)			7.50 (24.60)		2.43 (8.00)/0 from property line on which a party wall is located			
FRONT ACCESS^c											
Single Detached	18.28 (59.97)	24.39 (80.02)	728.00 (7,836.13)	6.00 (19.69)		9.00 (29.53)	0.60 (1.97)	5.48 total/3.35 one side (18.00 total/11.00 one side) ^e	0.60 (1.97)	60 ^d	35
	24.40 (80.05)	30.48 (100.00)	1012.00 (10,893.08)	9.00 (29.53) ^d	10.50 (34.45)	6.70 total/4.57 one side (22.00 total/15.00 one side) ^e		50 ^d			
	30.49 (100.03)		1,335.00 (14,369.82)	9.00 (29.53) ^d	12.00 (39.37)	9.14 total/6.09 one side (30.00 total/20.00 one side) ^e		45 ^d			
Semi-Detached	13.41 (44.00)		404.00 (4,348.62)	6.00 (19.69)		7.50 (24.60)	0.60 (1.97)	1.82 (6.00)/0 from property line on which a party wall is located	50		
Row	10.97 (36.00)		319.00 (3,433.69)	6.00 (19.69)	7.50 (24.60)	2.43 (8.00)/0 from property line on which a party wall is located		60 ^d		55	

a. Repealed.
 b. Where a rear garage is accessed from the front of the lot, the minimum side yard setback shall be 2.44 metres (8.00 feet).
 c. If garage front is parallel to street then garage eave line shall not project greater than 2.43 metres (8.00 feet) from the eave line of the house front.
 d. Minimum front yard reduced to ~~6.10 m (20.00 feet)~~ **6.00 meters (19.69 feet)** if garage is oriented perpendicular to street.
 e. Where a lot has both front and rear access, the setbacks shall apply based on the garage location indicated on the Building Grade plan. Multiple access can be permitted where they are indicated on the Building Grade plan and approved through the Architectural Control process. **Repealed.**
 f. Housing Types and lot frontages are identified for each parcel in the Lot Frontage Plan, provided by the developer.
 g. Where a rear garage is attached to the principal building, the minimum rear yard setback shall be 6.00 metres (19.69 feet)



TABLE 2 (9.5.1) – Village Residential 2 Parcel Regulations (Redline)

HOUSING TYPE ^{a,f}	LOT FRONTAGE ^f		MINIMUM LOT AREA m ² (ft ²)	MINIMUM FRONT YARD SETBACKS		MINIMUM REAR YARD SETBACKS		MINIMUM SIDE YARD SETBACKS ^g		MAXIMUM RATIO OF GARAGE TO TOTAL BUILDING FACE (%)	MAXIMUM LOT COVERAGE (%)
	Minimum	Maximum		Principal Building	Accessory Building	Principal Building	Accessory Building	Principal Building	Accessory Building		
	Metres (Feet)			Metres (Feet)		Metres (Feet)		Metres (Feet)			
REAR ACCESS^g											
Single Detached	11.58 (37.99)	13.41 (44.00)	380.00 (4,090.27)	4.50 (14.76)		9.00 (29.53)	0.60 (1.97)	3.05 total/1.52 one side (10.00total/5.00 one side)	0.60 (1.97)		45
	13.42 (44.03)	15.24 (50.00)	442.00 (4,736.12)	6.00 (19.69)				3.66 total/1.52 one side (12.00total/5.00 one side)			45
	15.25 (50.03)		500.00 (5,381.96)	6.00 (19.69)				4.26 total/1.52 one side (14.00total/5.00 one side)			
Single-Detached (Wide Shallow) ^b	17.07 (56.00)		460.00 (4,951.40)	4.50 (14.76)		7.50 (24.60)		3.66 total/1.52 one side (12.00total/5.00 one side)			45
Semi-Detached	10.36 (33.99)		310.00 (3,336.81)	6.00 (19.69)		7.50 (24.60)					55
Row	6.09 (19.98) two party walls / 7.61 (24.97) one party wall		200.00 (2,152.78)	4.50 (14.76)		7.50 (24.60)		1.52 (5.00)/0 from property line on which a party wall is located	0.60 (1.97)/0 from property line on which a party wall is located		60
FRONT ACCESS^g											
Single Detached	12.19 (39.99)	14.02 (46.00)	395.00 (4,251.75)	6.00 (19.69) ^h		8.00 (26.25)	0.60 (1.97)	3.05 total/1.52 one side (10.00 total/5.00 one side) ^c	0.60 (1.97)	75 ^d	45
	14.03 (46.03)	18.29 (60.01)	460.00 (4,951.40)	6.00 (19.69) ^h				3.66 total/1.52 one side (12.00 total/5.00 one side) ^c		65 ^d	40
	18.30 (60.04)	24.39 (80.02)	600.00 (6,458.35)	6.00 (19.69)		9.00 (29.53)		4.87 total/1.52 one side (16.00 total/5.00 one side) ^c		60 ^d	35
	24.40 (80.05)	30.48 (100.00)	800.00 (8,611.13)	9.00 (29.53) ^{e,d}		10.50 (34.45)		5.48 total/1.52 one side (18.00 total/5.00 one side) ^e		50 ^d	
	30.49 (100.03)		1,000.00 (10,763.91)	9.00 (29.53) ^{e,d}		12.00 (39.37)		6.70 total/2.13 one side (22.00 total/7.00 one side) ^e		45 ^d	
Single Detached (Wide Shallow)	21.95 (72.01)		570.00 (6,135.43)	4.50 (14.76)		9.00 (29.53)		4.26 total/1.52 one side (14.00 total/5.00 one side) ^c		60 ^d	40
Semi-Detached	11.58 (37.99)	13.41 (44.00)	324.00 (3,487.51)	6.00 (19.69)		7.50 (24.60)				65 ^d	55
	13.42 (44.03)		402.00 (4,327.09)				1.52 (5.00)/0 from property line on which a party wall is located	0.60 (1.97)/0 from property line on which a party wall is located	60 ^d		
Row	6.09 (19.98) two party walls /		200.00 (2152.78)	6.00 (19.69)		7.50 (24.60)					60



	7.61 (24.97) one party wall									
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- a. Repealed.
- b. Where a rear garage is accessed from the front of the lot, the minimum side yard setback shall be 2.44 metres (8.00 feet).
- c. If a garage front is parallel to street, then garage eaveline shall not project greater than 2.43 m (8.00 ft) from the eaveline of the house front.
- d. Minimum front yard reduced to 6-10 m (20-00 feet) **6.00 meters (19.69 feet)** if garage doors do not face the street is oriented perpendicular to street.
- e. ~~Where a lot has both front and rear access, the setbacks shall apply based on the garage location indicated on the Building Grade plan. Multiple access can be permitted where they are indicated on the Building Grade plan and approved through the Architectural Control Process.~~ **Repealed.**
- f. Housing Types and lot frontages are identified for each parcel in the Lot Frontage Plan, provided by the developer.
- g. Where a rear garage is attached to the principal building, the minimum rear yard setback shall be 6.00 metres (19.69 feet).
- h. **Where the front yard width is less than 60% of the rear yard width and considered an irregular shaped lot located along a concave curve, the front yard setback is reduced to a minimum of 4.50 metres.**

Amendment #11

To reduce the easement from 2.4 m (7.9 ft) to 1.8 m (6.0 ft).

10.4.0 Village Residential 3 Parcel Regulation

Housing Type	Minimum Lot Width	Minimum Lot Area m ² / ha (ft ² / ac)	Minimum Setbacks				Maximum Lot Coverage (%)
			Front Yard	Side Yard	Side Yard (corner lot)	Rear Yard	
	meters (feet)		metres (feet)				
Cluster	no minimum	0.20 ha (0.50 ac)	3.00 (9.84)	1.20 (3.94)	3.00 (9.84)	4.00 (13.12)	70
Duplex	7.50 (24.60)	225 (2,421.88)	3.00 (9.84)	1.20 (3.94) ^c	3.00 (9.84)	4.00 (13.12)	70
Flag Lot	no minimum	210 (2,260.42)	3.00 (9.84) ^b	1.20 (3.94)	3.00 (9.84)	no minimum	70
Row	5.40 (17.72)	130 (1,399.31)	3.00 (9.84)	1.20 (3.94) ^c	3.00 (9.84)	4.00 (13.12)	70
Semi-Detached	7.00 (22.97)	210 (2,260.42)	3.00 (9.84)	1.20 (3.94) ^c	3.00 (9.84)	4.00 (13.12)	70
Single Detached	9.70 (31.82)	290 (3,121.53)	3.00 (9.84)	1.20 (3.94) ^d	3.00 (9.84)	4.00 (13.12)	70
Accessory Building				0.6 (1.97)	3.00 (9.84)	0.60 (1.97)	

- ^a For a Dwelling containing a rear attached garage accessed from a public lane, the minimum rear setback is 0.6 m (1.97 ft).
- ^b The Front of a Flag Lot refers to the property line abutting the rear property line of the adjacent Dwelling (i.e. the parcel located between the Flag Lot parcel and the street).
- ^c For a site containing a Dwelling, Duplex, Semi-Detached, or Row, there is no requirement for an Interior Side Setback from a party wall.
- ^d For a parcel containing a Dwelling, Single Detached, one building setback from an interior side property line may be reduced to 0.0 m where:
 - i) the owner of the parcel proposed for development and the owner of the adjacent parcel register, against both titles, a minimum 2.4 m **1.8 m** private maintenance easement that provides for:
 - a) a 0.30 m (0.98 ft) eave encroachment easement; and
 - b) a 0.60 m (1.97 ft) footing encroachment easement; and
 - ii) all roof drainage from the building is discharged through eavestroughs and downspouts onto the parcel on which the building is located.

Amendment #12

Clerical, grammatical, and typographical edits and reformatting throughout the DC-129 bylaw, including the renumbering of sections as required.

Schedule 'A'

Bylaw
C-8574-2024

DC-129 Amendment

Amendments to Sections
3.2.0, 13.21.0, 3.18.0,
Moving Section 5.11.0 B) to
Section 3.0.0, 9.5.1, 6.2.0,
6.4.2, 10.4.0 & 11.4.0, 8.5.1 &
9.5., and various editorial
correction throughout the DC.



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Roll:
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