



BYLAW C-8091-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Direct Control Bylaw C-6475-2007

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as Bylaw C-8091-2020.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act* except for the definitions provided below:
 - (1) **“Council”** means the duly elected Council of Rocky View County;
 - (2) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (3) **“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-6475-2007 ~~has been~~be amended as shown on the attached Schedule 'A' forming part of this Bylaw.

Severability

- 4 **THAT** if any provision of this bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this bylaw will remain valid and enforceable.

Effective Date

- 5 Bylaw C-8091-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME IN COUNCIL this 6th day of October , 2020
PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2021
READ A SECOND TIME IN COUNCIL this day of , 2021
READ A THIRD TIME IN COUNCIL this day of , 2021

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed



SCHEDULE 'A'

FORMING PART OF BYLAW C-8091-2020

Schedule of textual amendments to Direct Control Bylaw C-6475-2007 (DC 116).

Amendment:

Delete Sections 2.1 to 2.4, and replace with the following:

2.1 Private and Quasi Public & Public Development Cell #1

The purpose and intent of this development cell is to provide for development of Private, Quasi Public, and Public, Recreational and Institutional uses;

2.2 ~~Permitted~~ Listed Uses

- 2.2.1 ~~Recreational use~~ Athletic Playing Fields
- 2.2.2 Accessory buildings
- 2.2.3 Private, Quasi Public, and Public Educational buildings & related facilities
- 2.2.4 ~~Child Care Facility~~ Care Facility (Child)
- 2.2.4 Signs, including electronic field signs
- ~~2.2.5 Fencing~~
- ~~2.2.6 Pathways~~
- 2.2.7 Parking Facilities
- 2.2.8 Concession Facilities Outdoor and Indoor
- 2.2.9 Recreation (Culture & Tourism)
- 2.2.10 Recreation (Outdoor)
- 2.2.11 Recreation (Public)
- 2.2.9 Recreation (Private)
- 2.2.9 Retail (Small)
- 2.2.9 Farmers Market
- 2.2.9 Post-Secondary
- 2.2.9 Special Function Business
- 2.2.9 Establishment (Eating)
- 2.2.9 Establishment (Drinking)

2.3 Minimum Requirements

- ~~2.3.1 Minimum front yard 60 m (196.8 ft.) buildings~~
- ~~2.3.2 Minimum side yard 60 m (196.8 ft.) buildings~~
- ~~2.3.3 Minimum rear yard 60 m (196.8 ft.) buildings~~

Front Yard, Side Yard, Rear Yard

- 2.3.1 20.0 m (65.62 ft) from County roads
- 2.3.2 15.0 m (49.21 ft) from other roads
- 2.3.3 6.0 m (19.69 ft) from other parcels

2.4 Maximum Requirements



2.4.1 Maximum Height

- (a) Primary Building — 15 m (49.21 ft.) 18.30 m (60.00 ft.)
- (b) Accessory Building — 10 m (32.8 ft.) 11 m (36.00 ft.)

2.5 ~~Additional Requirements~~ Development Regulations

2.5.1 Owner shall submit architectural drawings for all principal structures.

~~2.5.2 All accessory buildings shall have the same architectural design, same exterior finish materials and appearance as the principal buildings.~~

2.6 ~~Development Regulations~~

~~2.6.1~~ 5.3 A Traffic Impact Assessment (TIA) shall be completed to the satisfaction of the County prior to the subdivision of each development cell.

~~2.6.2~~ 5.4 Where development on this site may impact storm water either on this site or an adjoining site, a storm water study shall be prepare in order to reduce any impact(s).

~~2.6.3~~ 5.5 Slight amendments to the approvals will not require new development permit application(s), processing, or approvals.

2.7 Definitions

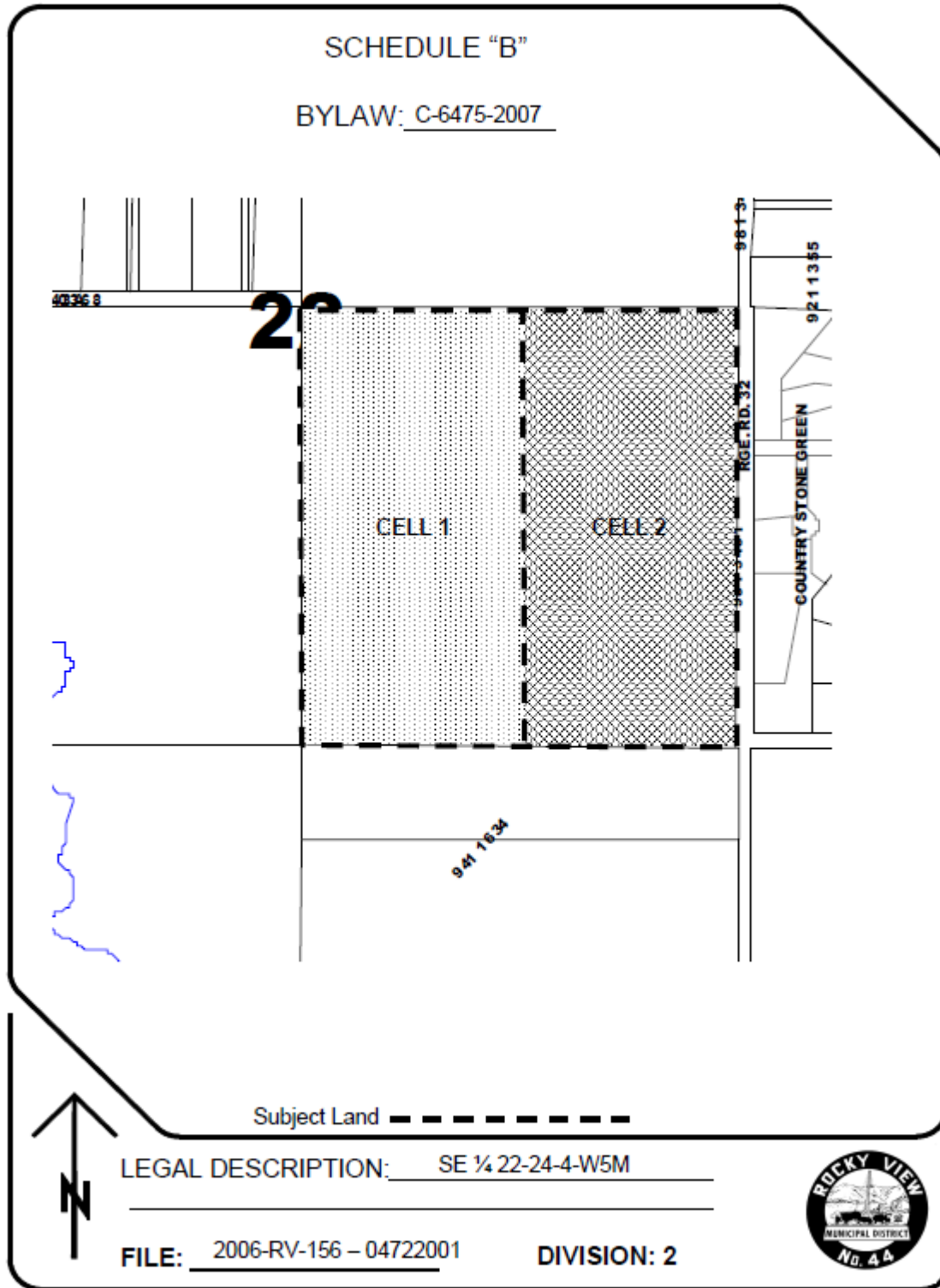
2.7.1 Unless otherwise defined in this bylaw all words and uses shall be defined as per the definitions of Bylaw C-8000-2020.

~~2.7.2 Private Open Space — means the development of parks, pathways, play fields, playground facilities, track and field areas, bleachers, shading facilities, concessions, playfields, washrooms, storage sheds, maintenance equipment sheds, parking facilities, storm pond, wetlands, and other recreational amenities that are located within privately owned lands that are maintained by the landowner.~~

~~2.7.3 Community sign(s) — means any sign(s) displaying the name of the development or use as well as any electronic sign(s) for the athletic park for displaying of scores and other athletic, recreational, or educational related information.~~



Delete Schedule 'B' which shows:

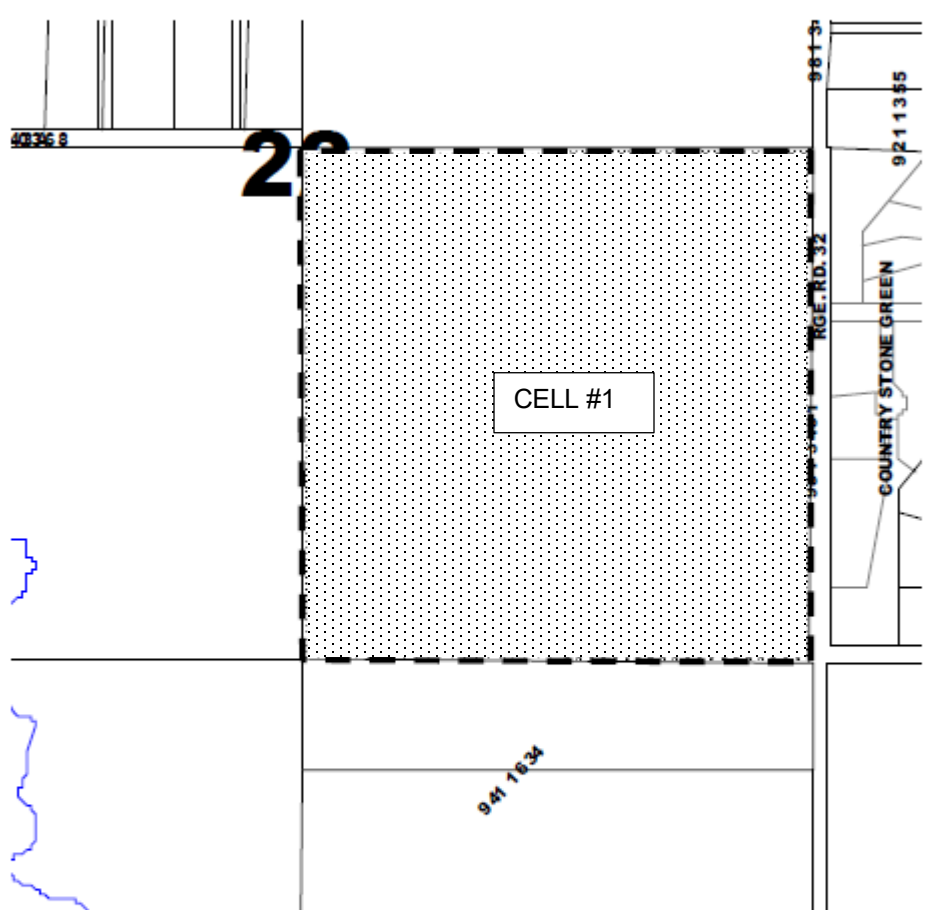




And replace with:

SCHEDULE "B"

BYLAW: C-6475-2007




The map shows a rectangular area of land, labeled 'CELL #1', which is shaded with a stippled pattern. The land is bounded by a dashed line. To the left of the land is a road labeled '40368'. To the right is a road labeled '9813' and '921135'. Below the land is a road labeled '9411634'. The land is located in the 'SE 1/4 22-24-4-W5M' section. The map also shows a 'COUNTRY STONE GREEN' area to the right of the land. A north arrow is located in the bottom left corner. The text 'Subject Land' is written below the dashed line.

CELL #1

Subject Land

LEGAL DESCRIPTION: SE 1/4 22-24-4-W5M

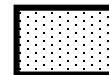
FILE: 2006-RV-156 - 04722001 DIVISION: 2



The logo for Rocky View Municipal District No. 44, featuring a circular design with the text 'ROCKY VIEW MUNICIPAL DISTRICT No. 44' and a central image of a building.



Schedule 'B'

Bylaw
C-8091-2020AmendmentFROMDirect Control
District 116TODirect Control
District 116 (Amended)

± 33.83 ha
(± 83.60 ac)

RGE RD 32



Division: 2
Roll: 04722001
File: PL20200105-130
Printed: Sept 21, 2020
Legal: A portion of SE-22-24-3-W5M