



BYLAW C-8134-2021

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-8134-2021*.

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) **“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.
- (5) **“Assisted Living Facility”** means an institutional use where accommodation with a range of specialized care provisions for residents are provided, including but not limited to medical treatment for congenital physical and cognitive ailments, in a congregate setting. Residents may require continuous access to professional services including onsite health care for the exclusive use of those who reside in the facility. Communal social and recreation activities may be provided within or outside the building, and there may be one or more communal kitchen and dining rooms.

Effect

3 THAT Schedule B, Land Use Map, of C-8000-2020 be amended by redesignating Lot 2, Block 1, Plan 0714945, S1/2-05-26-03-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 Lot 2, Block 1, Plan 0714945, S1/2-05-26-03-W05M is hereby redesignated to Direct Control District (DC), as shown on the attached Schedule 'A' forming part of this Bylaw.

5 THAT the regulations of the Direct Control District comprise:

1.0 General Regulations



- 2.0 Land Use Regulations
- 3.0 Development Regulations

1.0 GENERAL REGULATIONS

1.1 Purpose and Intent:

The purpose and intent of the Direct Control District is to facilitate the development of the unique proposal brought forward for this site. The proposed development represents an institutional assisted living complex that is not adequately encompassed by any existing land use district. Direct Control designation is required to provide flexibility for the final built form that will be confirmed through Development Permitting, while providing a general framework for development that assures the County, Council, and general public regarding the potential built form.

- 1.2 The rules regulating the Rural Residential Designation (R-RUR) shall apply unless otherwise specified in this Bylaw.
- 1.3 Parts 1, 2, 3, 4, 5, 7, and 8 of the Land Use Bylaw C-8000-2020 shall apply unless otherwise specified in this Bylaw.
- 1.4 Pursuant to this Bylaw, Council is the Development Authority, as defined in the Land Use Bylaw, for all development permit applications for developments on lands in this Direct Control designation.
- 1.5 All uses including the expansion of uses approved by Development Permit shall require a Development Permit.
- 1.6 The Development Authority may vary the Direct Control designation regulations of this Bylaw for the approval of a development permit if, in the opinion of the Development Authority, the granting of a variance would not unduly interfere with the spirit and intent of the Glenbow Ranch Area Structure Plan's long-term vision for the surrounding community, and the proposed development conforms with the use(s) allowed in this Direct Control District pursuant to this Bylaw and the portions of Land Use Bylaw C-8000-2020 identified in 1.3.
- 1.7 The Development Authority may require the developer to enter into a Development Agreement to fulfill the development-related regulations necessary to ensure all servicing, access, and technical items are implemented, as directed by this Direct Control Bylaw, the County's Servicing Standards, and the Master Site Development Plan, as amended.

2.0 LAND USE REGULATIONS

2.1 Permitted Uses

Notwithstanding the Permitted Uses identified in Section 318 of the Land Use Bylaw C-8000-2020, the following are also Permitted Uses in this Direct Control District:

Accessory Buildings \leq 190 m²

Beekeeping

Assisted Living Facility

2.2 Discretionary Uses



Discretionary Uses shall be permitted as per Section 318 of the Land Use Bylaw C-8000-2020 shall apply unless otherwise noted in this Bylaw.

2.3 Minimum Requirements

2.3.1 Minimum number of on-site parking stalls: 0.4 stalls / unit

2.3.2 Minimum Setback from Glenview Road: 45.0 metres

2.3.3 Minimum Setback from Service Road Plan 1107 L.K.: 15.0 metres

2.3.4 Minimum Setback from Plan 071495 Lot 1 Block 1: 15.0 metres

2.3.5 Minimum East Lot Line Setback: 30.0 metres

2.3.6 Minimum South Lot Line Setback: 15.0 metres

2.4 Maximum Requirements

Prior to the extension of regional servicing infrastructure to the site, the Maximum Requirements are:

2.4.1 Maximum number of units: 200

2.4.2 Maximum building height: 12.5 metres

2.4.3 Maximum lot coverage: 12.5%

2.4.4 Maximum density: 40 units per ha

Following the extension of regional servicing infrastructure to the site, the Maximum Requirements are:

2.4.6 Maximum number of units: 400

2.4.7 Maximum lot coverage: 25.0%

3.0 DEVELOPMENT REGULATIONS

3.1 Transfer of Development Credit Program

Development conforming to the Direct Control District outlined in this Bylaw is exempt from the Glenbow Ranch Area Structure Plan Transfer of Development Credit Program due to its institutional nature.

Effective Date

- 6 Bylaw C-8134-2021 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 _____, 2021

PUBLIC HEARING HELD this _____ day of _____, 2021

READ A SECOND TIME this _____ day of _____, 2021

READ A THIRD AND FINAL TIME this _____ day of _____, 2021

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed

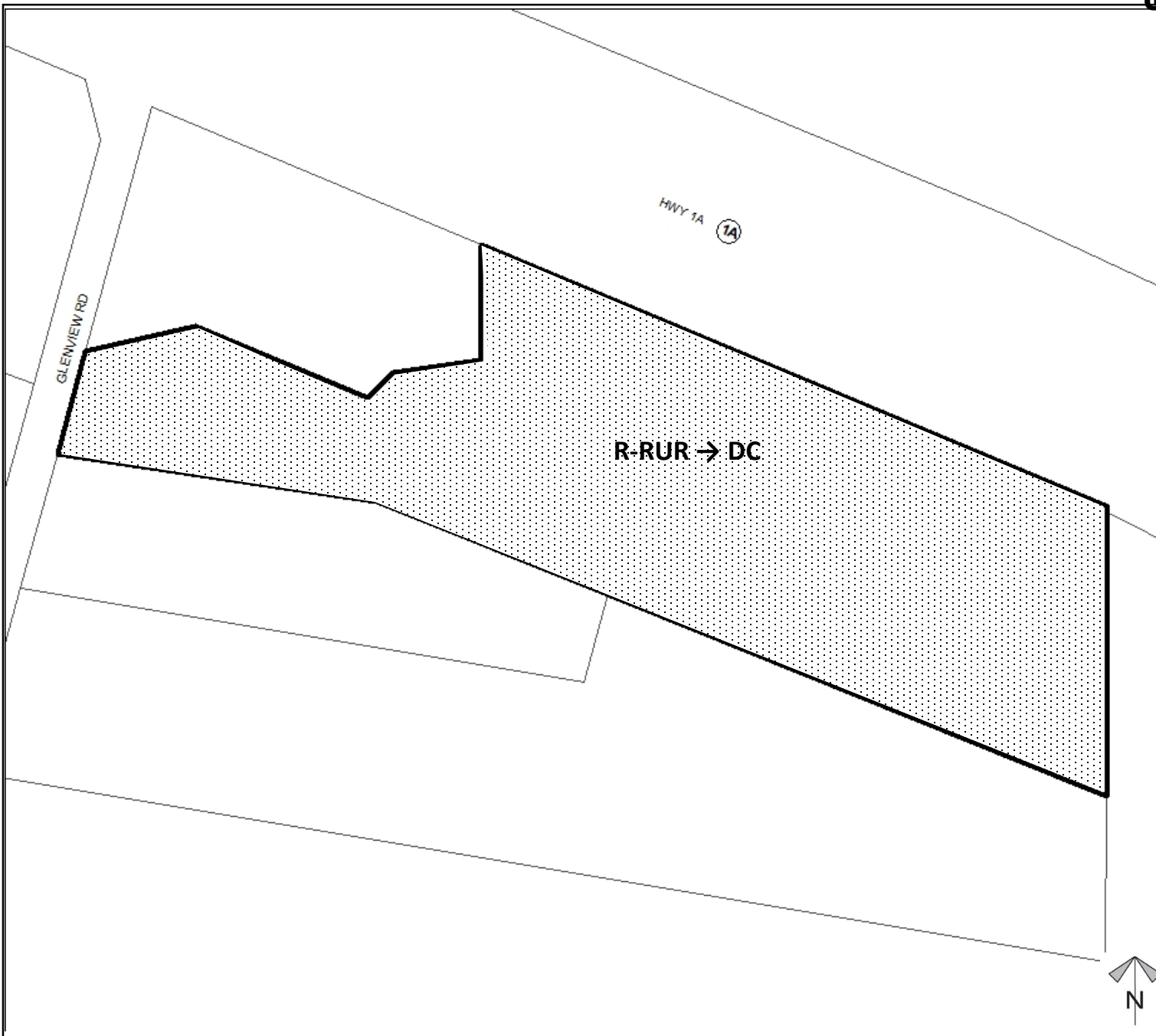
Schedule 'A'

Bylaw
C-8134-2021

Amendment

FROM
Residential, Rural District
(R-RUR)

TO
Direct Control District
(DC)



Division: 9
Roll: 06705041
File: PL20200187
Legal: Lot:2 Block:1
Plan:0714945; within S1/2-
05-26-03-W05M
Printed: December 23, 2020