



BYLAW C-8628-2025

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-8628-2025*.

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 a ± 1.96 hectare (± 4.84 acre) portion of NW-30-25-28-W04M, Plan: 9710875, Lot: 1 from Agricultural, General District (A-GEN) to Direct Control District (DC), and a ± 0.87 hectare (± 2.15 acre) portion of NW-30-25-28-W04M, Plan: 9710875, Lot: 1 from Agricultural, General District (A-GEN) to Residential, Country Residential District (R-CRD) 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-8628-2025 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 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__

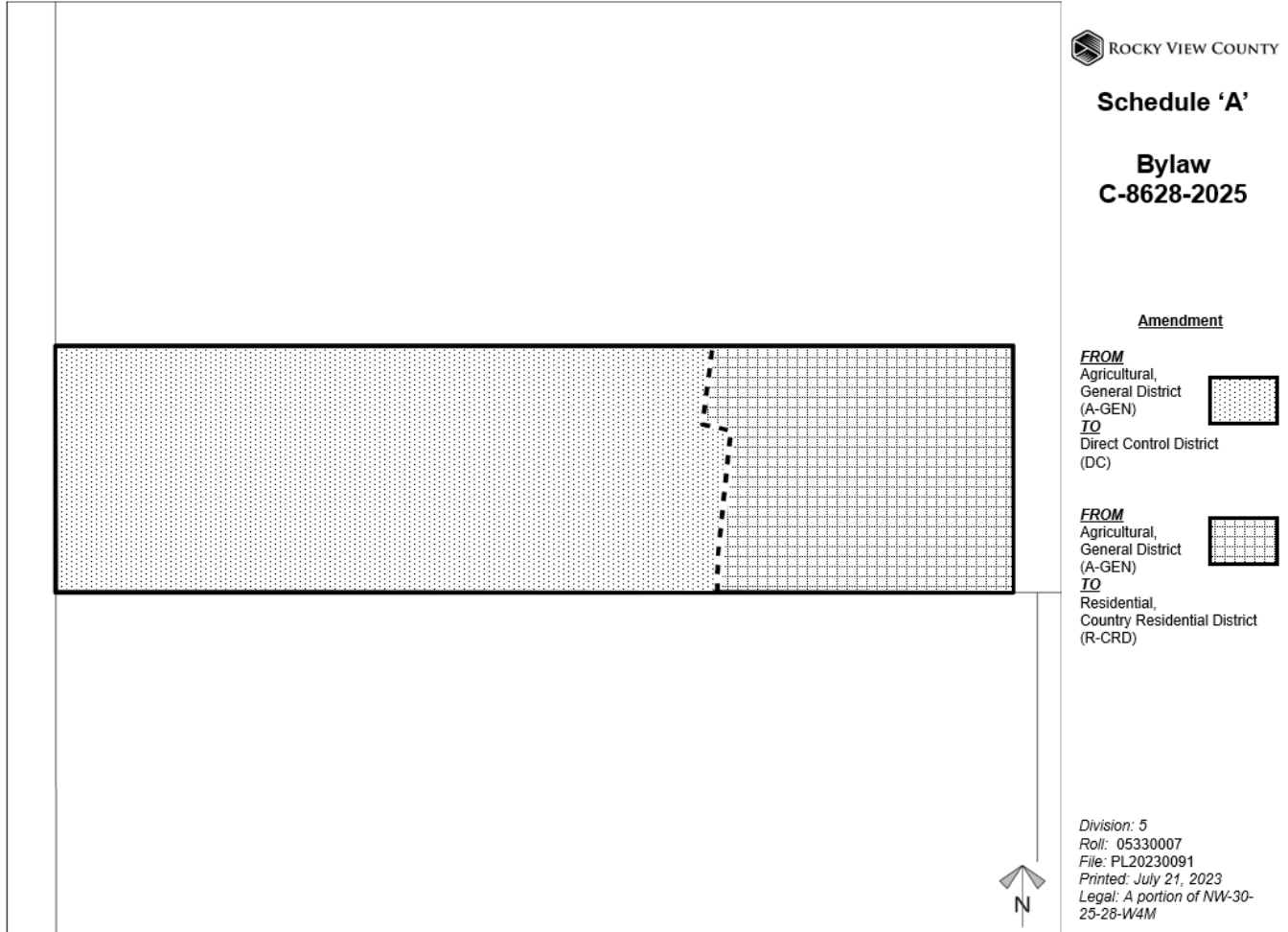
Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed



SCHEDULE 'A'
FORMING PART OF BYLAW C-8628-2025





SCHEDULE 'B'
FORMING PART OF BYLAW C-8628-2025

1.0 DEFINITIONS:

Unless otherwise defined in this Bylaw all words and uses shall be defined as those set out in the *Land Use Bylaw* and *Municipal Government Act*.

- 1.1 **Vehicle (Commercial) Storage** – means an area of land set aside or otherwise defined for the outdoor storage Vehicles, Commercial, as defined in the Land Use Bylaw.

2.0 PURPOSE:

The purpose of this Direct Control District is to provide a limited range of temporary uses that can easily be removed when land is developed to an urban standard, while protecting lands for future urban development by restricting premature subdivision and development.

3.0 GENERAL REGULATIONS:

- 3.1 Parts 1, 2, 3, 4, 5, and 8 of the Land Use Bylaw C-8000-2020 shall apply unless otherwise specified in this Bylaw.
- 3.2 Notwithstanding 4.1 of this Bylaw, Council shall be the Development Authority for the additional discretionary uses identified under 4.2 in this Bylaw
- 3.3 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 this Direct Control District pursuant to this Bylaw and the portions of Land Use Bylaw C-8000-2020 identified in 3.1 of this Bylaw.

4.0 LAND USE REQUIREMENTS:

- 4.1 The following are Permitted Uses in this Direct Control District:

Accessory Building $\leq 500 \text{ m}^2$ (5381.96 ft²)
Automotive Services (Minor)
Office
Vehicle (Commercial) Storage

- 4.2 The following are Discretionary Uses in this Direct Control District:

Accessory Building $\geq 500 \text{ m}^2$ (5381.96 ft²)
Outdoor Storage

- 4.3 Minimum Parcel Size:

The minimum parcel size is the area of this parcel at the time of adoption of this Direct Control Bylaw

- 4.4 Maximum Building Height:

12.0 m (39.37 ft.)

- 4.5 Minimum Setbacks:

Front Yard

6.0 m (19.69 ft.)

Side Yard

6.0 m (19.69 ft.)

Rear Yard

6.0 m (19.69 ft.)



ROCKY VIEW COUNTY

4.6 Minimum Setbacks (for Parking and Storage):

Front Yard

6.0 m (19.69 ft.)

Side Yard

6.0 m (19.69 ft.)

Rear Yard

6.0 m (19.69 ft.)

5.0 DEVELOPMENT REGULATIONS:

5.1 Property lines shared directly with residential land uses shall be landscaped with trees and privacy screening to the satisfaction of the Development Authority.

5.2 Property lines shared directly with agricultural land uses shall be fenced to the satisfaction of the Development Authority.

6.0 ADDITIONAL REQUIREMENTS:

6.1 The maximum duration of an approved development permit shall be 5 (five) years, renewable at the discretion of the Development Authority.

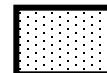
Schedule 'A'

**Bylaw
C-8628-2025**

Amendment

FROM

Agricultural,
General District
(A-GEN)

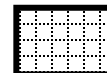


TO

Direct Control District
(DC)

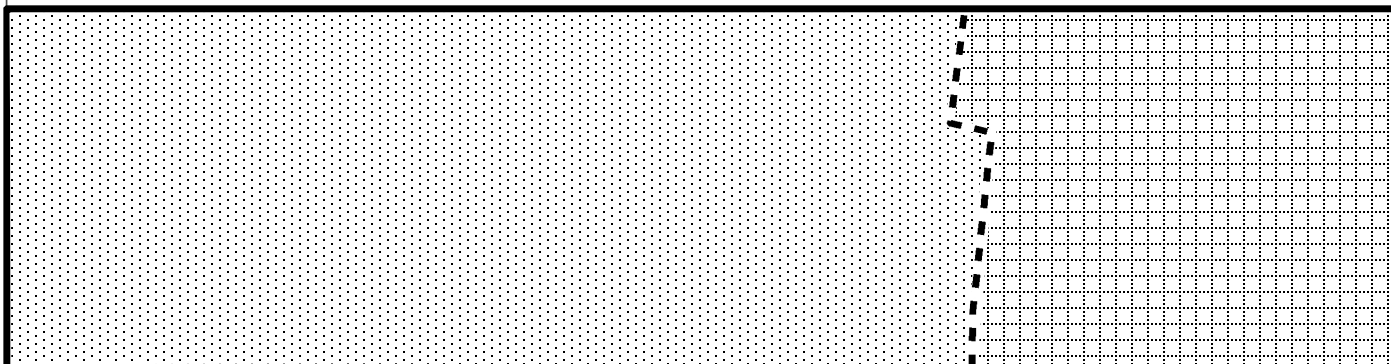
FROM

Agricultural,
General District
(A-GEN)



TO

Residential,
Country Residential District
(R-CRD)



*Division: 5
Roll: 05330007
File: PL20230091
Printed: July 21, 2023
Legal: A portion of NW-30-
25-28-W4M*