



BYLAW C-8055-2020

A Bylaw of Rocky View County to amend Land Use Bylaw ~~C-4841-97~~ C-8000-2020

The Council of Rocky View County enacts as follows:

PART 1 – Title

1 This Bylaw shall be known as Bylaw C-8055-2020.

PART 2 – 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.

In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw ~~C-4841-97~~ and the *Municipal Government Act*, unless otherwise defined in this Direct Control Bylaw.

PART 3 – Effect OF BYLAW

3 ~~THAT Schedule B, Land Use Maps, Part 5, Land Use Map No. 67~~ of Bylaw ~~C-8051-2020~~ C-8000-2020 ~~THAT Part 5, Land Use Map Nos. 56 & 56 South of Bylaw C-4841-97~~ be amended by redesignating Block 1, Plan 1712232 from Residential ~~Three-Rural~~ District (p4.0) to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.

4 ~~THAT~~ Block 1, Plan 1712232 is hereby redesignated to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.

5 ~~THAT~~ This Direct Control District shall apply to the portion of the Land Use District Map of Bylaw ~~C-4841-97~~ C-8000-2020 identified as DC-174.

6 ~~THAT~~ The Regulations of the Direct Control District comprise:

- 1.0 General Regulations
- 2.0 Use Regulations
- 3.0 Development Regulations
- 4.0 Subdivision Regulations
- 5.0 Definitions
- 6.0 Implementation

1.0 GENERAL REGULATIONS

- 1.1 The policies of the Watermark Conceptual Scheme: Appendix 9 shall apply to all applications for subdivision and Development Permit as provided for by this Bylaw.
- 1.2 ~~Parts 1, 2 and 3 of the Land Use Bylaw C-4841-97~~ Parts 1, 2, 3, 4, 5 and 8 of



the Land Use Bylaw C-8000-2020 shall apply to all uses contemplated by this Bylaw except where noted as otherwise in this Bylaw.

- 1.3 The Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.

2.0 USE REGULATIONS

2.1 Purpose and Intent:

The purpose and intent of this District is to permit the development of a comprehensively planned, medium-density, multi-dwelling condominium residential housing development, a portion of which will include a dedicated Senior's Community, in accordance with the provisions of Appendix 9 of the Watermark Conceptual Scheme.

2.2 Uses:

- 2.2.1 Accessory Buildings
- 2.2.2 Commercial Communications Facilities, *Type A*
- ~~2.2.3 Care Facility (Seniors)~~
- 2.2.4 Dwelling, ~~Multi-Family~~ *Multiple Unit*
- 2.2.5 Home-Based Business, *Type 1*
- 2.2.6 Recreation, *Private*
- ~~2.2.7 Residential Care Facility~~
- 2.2.8 Senior's Community
- 2.2.9 Supportive Living
- 2.2.10 Temporary Sales Centre
- 2.2.11 Vacation Rental

3.0 DEVELOPMENT REGULATIONS

- 3.1 Minimum parcel size: 0.5 ha (1.23 ac)
- 3.2 Minimum Yard, *Front* for Buildings: 3 m (9.84 ft)
- 3.3 Minimum Yard, *Side* for Buildings: 6 m (19.69 ft)
- 3.4 Minimum Yard, *Rear* for Buildings: 6 m (19.69 ft)
- ~~3.5 Maximum Height of Buildings: 21 m (68.90 ft)~~
- 3.6 Unless otherwise referenced in (3.6.1), the Maximum Height of Buildings: 18 m (68.90 ft)
 - 3.6.1 Maximum Height of Dwelling, *Multiple Unit*: 15 m (49.27 ft)
- 3.7 Maximum site coverage (all buildings): 65 %
- 3.8 Maximum Density: ~~400~~ 70 units per gross developable hectare (~~40.65~~ 28.45 units per gross developable acre).
- 3.9 The Development Authority may grant a variance to each site's minimum parcel size by a maximum of 5%.
- 3.10 The Development Authority may grant a variance to each site's minimum Yard, Front, Yard, Side and Yard, Rear of 10% if it is determined that such variance



will not have a significant negative impact upon the amenity of adjoining parcels.

- 3.11 A *building* may be occupied by a combination of one or more uses listed in Section 2.2 and each use shall be considered as a separate use, and each use shall obtain a Development Permit. A Development Permit may include several uses and or units within a building.

4.0 SUBDIVISION REGULATIONS

- 4.1 As a condition of subdivision and/or development permit, the owner shall provide:
- 4.1.1 A **Site Development Plan** the details the area to be developed including matters such as, but not limited to, architectural renderings, building sizes & dimensions, signage, access, parking & loading, stormwater management, utility servicing and landscaping provisions.
 - 4.1.2 A **Traffic Impact Assessment**, prepared by a qualified professional, to the satisfaction of the County and The City of Calgary.
 - 4.1.3 A **Stormwater Management Plan**, prepared by a qualified professional, to the satisfaction of the County and all relevant Federal & Provincial Authorities.
 - 4.1.4 A **Utility Servicing Plan**, prepared by a qualified professional, to the satisfaction of the County.
 - 4.1.5 A **Parking & Loading Plan** that details the configuration of all parking lots, including the location of all parking stalls, access points, loading area and vehicle maneuvering. The plan will outline how all parking facilities will provide an efficient circulation pattern. A Parking Assessment prepared by a qualified professional may be submitted to determine appropriate parking/loading requirements if different than Section 30 -Parking and Loading and Schedule 5 -Parking, Schedule 6 - Loading, of the Land Use Bylaw (C-4841-97) as amended, to the satisfaction of the County. The Parking Assessment shall form part of the Parking and Loading Plan.
 - 4.1.6 A **Lighting Plan**, prepared by a qualified professional, that addresses the County's Dark Skies Policy and International Dark Sky Association Guidelines, to the satisfaction of the County.
 - 4.1.7 A **Landscaping Plan** that details specific types & locations of plantings and related pedestrian amenities within the site, prepared by a qualified professional, to the satisfaction of the County.
 - 4.1.8 **Architectural Controls** that address building form & finish and address the relationship of buildings to each other, adjacent roadways and adjoining parcels and documentation demonstrating resident eligibility and usage of accommodation units within the Senior's Facility.
 - 4.1.9 A **Construction Management Plan** which details among other items, erosion, dust, weed and noise control measures and stormwater management during construction, to the satisfaction of the County.
 - 4.1.10 An **Emergency Response Plan** to clarify expectations regarding procedures to be followed for First Responders in the event of and emergency, to the satisfaction of the County.

**5.0 DEFINITIONS**

- 5.1** ~~**Care Facility (Seniors)** means a use where accommodation with moderate-care provisions for residents in a congregate setting. Residents do not require continuous access to professional services or on-site professional services. Room and board services, light housekeeping services, twenty-four (24) hour availability of assistance and oversight with personal care and social and recreation support may be provided. Typical uses include lodges and senior homes.~~
- 5.2** ~~**Dwelling, Multi-Family** means a residential building with three (3) or more dwelling units and private recreation amenities, developed in a multi-floor, apartment-style format with condominium ownership.~~
- 5.3** ~~**Recreation, Private** means a use where sports or recreation, that is privately owned, occurs within an enclosed Building. Typical uses include private clubs or lodges, health or fitness clubs, or private recreation facilities such as bowling alleys, arcades or racquet courts.~~
- 5.4** **Supportive Living** – means a use that provides residents with an assisted living environment in a home-like setting that maximizes their independence and privacy, provides 24-hour on-site scheduled and unscheduled personal care, and support provided by Licenses Practical Nurses and Health Care Aides. Professional services like nursing, rehabilitation and therapeutic services are provided on a scheduled and unscheduled basis through home care. Use may or may not have a secured environment.
- 5.5** **Senior's Community** - means a facility that provides independent and/or semi-assisted living arrangements for mature adults in a multi-family dwelling format. Facilities and uses accessory to the Senior's Community may include offices, eating & drinking establishments, recreation facilities (indoor & outdoor), care facilities (seniors), and a community hall.
- 5.6** ~~**Vacation Rental** means a dwelling unit that is rented online via a hospitality-service brokerage company that arranges lodging such as Airbnb, Vrbo, TurnKey, HomeAway etc.~~

6.0 IMPLEMENTATION

- 6.1** This Bylaw comes into effect upon the date of its third and final reading.

PART 4 – TRANSITIONAL Effective Date

- 7** Bylaw C-8055-2020 is passed and comes into force when it receives third reading, and is signed in accordance with the Municipal Government Act. ~~by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.~~

Division: 8
File: 05618459 – PL20200050



READ A FIRST TIME IN COUNCIL this	14th	day of	July , 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

~~CAO~~ Chief Administrative Officer or Designate

Date Bylaw Signed

Schedule 'A'

**Bylaw
C-8055-2020**

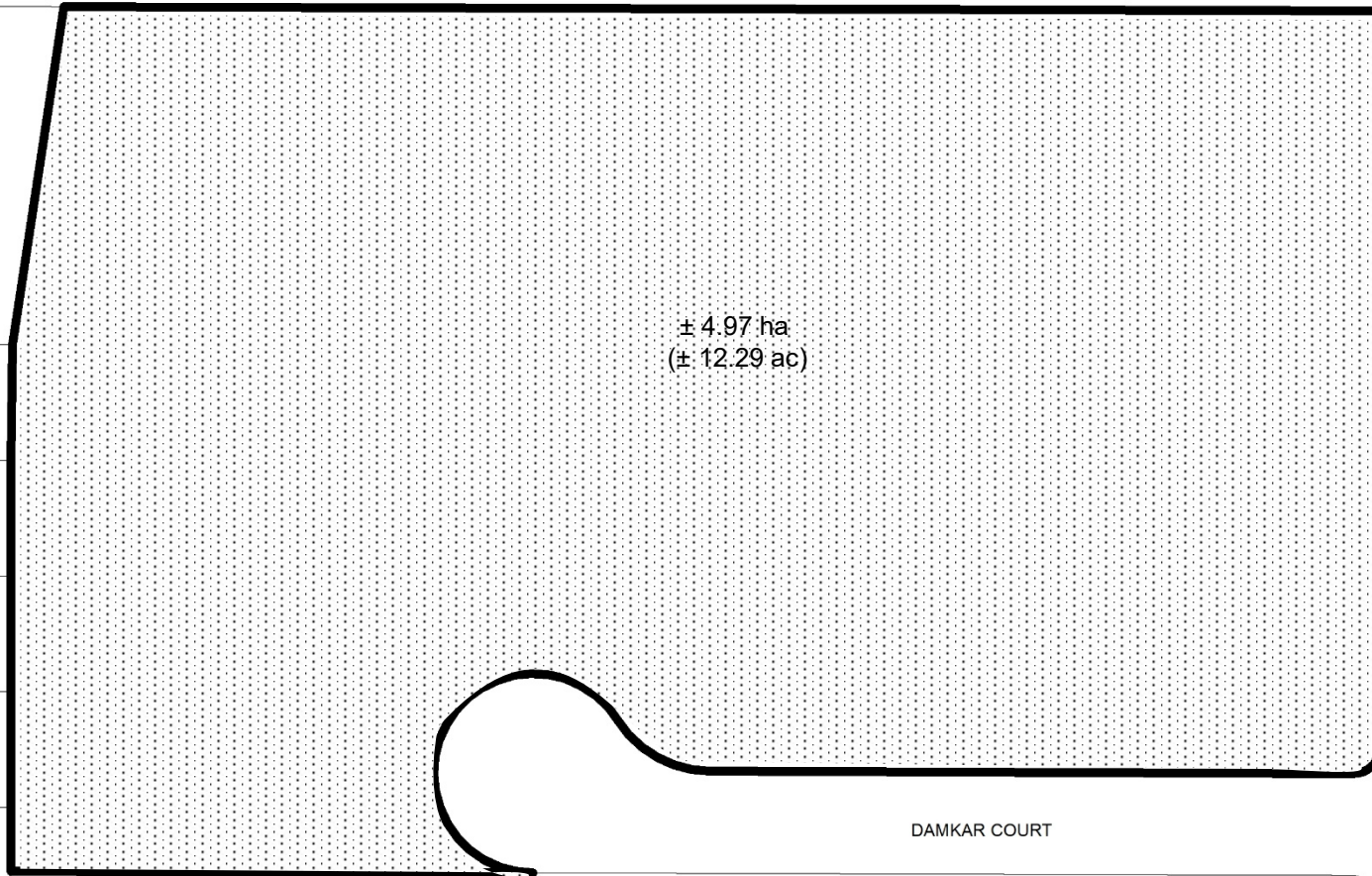
Amendment

FROM

Residential Two
Rural District (p4.0)

TO

Direct Control District



± 4.97 ha
(± 12.29 ac)

DAMKAR COURT

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