ROCKY VIEW COUNTY

BYLAW C-8157-2021

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-8157-2021*.

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 Direct Control District (DC-129), Bylaw C-6688-2008, be amended as detailed in Schedule 'A' forming part of this Bylaw.

Effective Date

4 Bylaw C-8157-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

ROCKY VIEW COUNTY

READ A FIRST TIME this 13th day of April, 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

DC - 129

OFFICE CONSOLIDATION

This document has been consolidated for convenience only. A copy of the original Bylaw and all amending Bylaws can be obtained from Rocky View County. This office consolidation comprises the following Bylaws:

Bylaw	Amendment Type	Date of Approval
C-6688-2008	Original Bylaw	October 7, 2008
	Amendments to Sections 1 – 9 and Schedule 'A'. Addition of Schedule 'D'.	March 14, 2017
C-7671-2017	Amendments to Table ofContents, Section 5.2.0, 5.3.1, 5.3.2, 5.4.0 c), 5.4.0 d), 5.5.0 g), 9.0.0, Schedule 'A', Schedule 'C',and general renumbering.	May 9, 2017
C-7884-2019	Amendments to Section 6.1.0, 6.2.0, Table 1 and Table 2, Section 10.0.0.	June 25, 2019
C-8079-2020	Replacement of Schedule A.	October 27, 2020
C-8080-2020	Amend Schedule A.	October 27, 2020
C-8085-2020	Amendments to Section 5.2.0, 5.3.1, 5.4.0, 5.6.0, 5.8.0, 5.9.0, 5.12.0, 5.13.0, 8.7.0, Definitions, Table 1 and Table 2, Schedule 'C'.	January 26, 2021

Proposed amendments highlighted in **red**.

Version: 2021-05-19

DC - 129

ROCKY VIEW COUNTY
BYLAW C- 6688- 2008

A Bylaw of Rocky View County to amend Bylaw C-4841-97 (The Land Use Bylaw).

WHEREAS the Council deems it desirable to amend the said Bylaw; and

WHEREAS the Council of Rocky View County ("the County") has received an application to amend Section 5, Land Use Map No. 58 of Bylaw C-4841-97 to redesignate NW Section 5-25-03-W5M; Section 7-25-03-W5M; SW Section, NW Section and NE Section 8-25-03-W5M; NW Section 9-25-03-W5M, a portion of SW Section 9-25-03-W5M; a portion of each SW Section, SE Section and NW Section of 18-25-03-W5M; and a portion of SW Section 17-25-03-W5M from Ranch and Farm District to Direct Control; and

WHEREAS a notice was published on August 26, 2008 and September 2, 2008 in the Rocky View Weekly, a newspaper circulating in the County, advising of the Public Hearing for October 7, 2008; and

WHEREAS Council held a Public Hearing and has given consideration to the representations made to it in accordance with Section 692 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta, 2000, and all amendments thereto.

NOW THEREFORE the Council of Rocky View County enacts the following:

1. That Part 5, Land Use Map No. 58 of Bylaw C-4841-97 be amended to redesignate NW Section 5-25-03-W5M; Section 7-25-03-W5M; SW Section, NW Section and NE Section 8-25-03-W5M; NW Section 9-25-03-W5M, a portion of SW Section 9-25-03-W5M; a portion of each SW Section, SE Section and NW Section of 18-25-03-W5M; and a portion of SW Section 17-25-03-W5M from Ranch and Farm District to Direct Control District, as shown on the attached Schedule "A" attached hereto and forming part of the Bylaw; and

2. That a portion of the lands within NW Section 5-25-03-W5M; Section 7-25-03-W5M; SW Section, NW Section and NE Section 8-25-03-W5M; NW Section 9-25-03-W5M, a portion of SW Section 9-25-03-W5M; a portion of each SW Section, SE Section and NW Section of 18-25-03-W5M; and a portion of SW Section 17-25-03-W5M are hereby redesignated to Direct Control District, as shown on Schedule "A" attached to and forming part of this Bylaw; and

3. That the regulations of the Direct Control District comprise:

    1.0.0 General Regulations
    2.0.0 Subdivision Regulations
    3.0.0 Development Regulations
    4.0.0 Land Use Regulations - Future Development Cell (FD)
    5.0.0 Land Use Regulations - Village Core 1 Development Cell (VC-1)
    6.0.0 Land Use Regulations - Employment Campus Development Cell (E-1)
    7.0.0 Land Use Regulations - Golf Facilities and Open Space Development Cell (GO)
    8.0.0 Land Use Regulations - Village Residential 1 Development Cell (VR-1)
    9.0.0 Land Use Regulations – Village Residential 2 Development Cell (VR-2)
    10.0.0 Land Use Regulations – Village Residential 3 Development Cell (VR-3)
    11.0.0 Land Use Regulations – Village Residential 4 Development Cell (VR-4)
    12.0.0 Land Use Regulations – Neighbourhood Core Development Cell (N-C)
    13.0.0 Definitions

DC - 129

1.0.0 General Regulations

1.1.0 Parts 1, 2 and 3 of the Land Use Bylaw C-4841-97 shall apply to all uses contemplated by this Bylaw, and within each Section of Part 3, the regulations under the sub-heading of "Business Development" shall apply to all commercial developments, except where noted otherwise in this Bylaw.

1.2.0 For the purposes of this Bylaw, the lands shall be divided into Land Use Districts, the boundaries and description of which shall be more or less as indicated in Schedule "A" attached hereto and forming part herein, except as otherwise approved by Council. The location, maximum size and shape of the Land Use Districts are approximate and will be more precisely determined at the subdivision stage in a form and substance satisfactory to the County.

1.3.0 The following infrastructure activities are permitted in all Development Cells:

a) Roads necessary for access and internal vehicular circulation (including road rights-of-way, bridges and areas for intersection improvements);
b) Deep and shallow utility distribution and collection systems and facilities such as sewage, stormwater, potable water or solid waste disposal system or telecommunication, electrical power, water, or gas distribution systems and water treatment facilities;
c) Stormwater systems and facilities;
d) Raw water supply, storage (i.e. reservoir) and distribution facilities;
e) Earthworks necessary for the preparation of land for site construction;
f) Public Parks;
g) Parking and loading;
h) Planting and seeding;
i) Pedestrian pathways;
j) Temporary sales/information centre; and
k) Fences.

1.4.0 The Developer will work with the County to arrive at an agreement regarding the operation and ownership of the potable water utilities, stormwater utilities, and wastewater utilities that will ultimately serve the County's constituents.

1.5.0 As per the Harmony Conceptual Scheme, the overall number of *residential unit*s within the area outlined in Schedule "A" will be tied to the capacity of the infrastructure systems and will be up to a maximum of ~~3,500~~, 4,480 dwelling units (excluding Residential Care Facilities and *Secondary Suites*).

1.6.0 Unless noted elsewhere in this Bylaw, parking and loading regulations will be based on the Land Use Bylaw C-4841-97 Section 30 and Schedule 5.

1.7.0 Building heights shall be in accordance with the Land Use Bylaw unless otherwise noted and measured as the vertical distance between the average elevation around the perimeter of the building and in the case of:

a) A flat roof - the highest point of the roof surface or the parapet, whichever is greater;
b) Any other roof type - the highest point or peak of the roof;

c) Building height to exclude environmental building components such as solar panels and green roof elements;

d) For the purpose of determining the building height in this Direct Control Bylaw, architectural features (including steeples) that are designed to reduce the perceived mass, to emphasize a landmark building that locates a focal point for a community or village, or to screen roof maintenance equipment (i.e., elevator shafts) shall be excluded from the calculation of the Building Height so long as they represent less than 20% of the roof area.

1.8.0 If there is a discrepancy between the metric and imperial measurement, metric prevails.

1.9.0 Emergency Services

1.9.1 Water for fire-fighting along with all-weather access roads are required for fire-fighting during all stages of development and designed to meet County requirements and standards.

1.9.2 Where a fire pump and hydrant system is proposed for firefighting, a Building Permit shall be obtained for the installation of the fire-suppression system for the development area, prior to entering into a Development Agreement with the County. The fire suppression system shall be designed to provide continuous coverage, with all requirements of the Alberta Building Code met, and engineering drawings shall be stamped by the engineer.

1.~~3~~9.3 Emergency Services shall be operational for occupancy to be granted to any structure in the development area.

2.0.0 Subdivision Regulations

2.1.0 The County may require as part of the application for subdivision:

2.1.1 A Stormwater Management Plan prepared by a qualified professional in a form and substance satisfactory to the County.

2.1.2 A Traffic Impact Analysis prepared by a qualified professional in a form and substance satisfactory to Alberta Transportation and the County.

2.1.3 A Preliminary Certificate to Divert and Use Water obtained from Alberta Environment.

2.1.4 Other technical and engineering studies prepared by a qualified professional in a form and substance satisfactory to the County.

2.2.0 No subdivision shall be endorsed until:

2.2.1 A Construction Management Plan has been prepared by a qualified professional, in a form and substance satisfactory to the County.

2.2.2 An Emergency Response Plan has been prepared by a qualified professional in a form and substance satisfactory to the County.

2.2.3 All necessary easements and rights-of-way related to the sanitary sewer, water and stormwater systems, and the supply and distribution of power, gas, telephone, and cable television have been confirmed in a form and substance satisfactory to the County.

2.2.4 A Conceptual Landscape Plan which includes all County owned public lands (i.e. parks, boulevards, pathways) has been provided to the County in a form and substance satisfactory to the County.

2.2.5 All necessary licenses, permits, and approvals have been obtained from Alberta Environment with regards to the piped water supply and distribution system required to service the development and this piped water supply and distribution system has been confirmed in a manner satisfactory to the County.

2.2.6 All necessary licenses, permits, and approvals have been obtained from Alberta Environment with regards to the wastewater system and treatment facility required to service the development and this wastewater system and treatment facility has been confirmed in a manner satisfactory to the County.

2.2.7 All necessary licenses, permits, and approvals have been obtained from Alberta Environment with respect to:

a. a potable water supply and distribution system to service the *subject lands* or portions thereof and a License to Divert and Use Water is obtained from Alberta Environment; and
b. the design, location and operational protocol of the sewage treatment facilities servicing the *subject lands* or portions thereof.

2.2.8 All necessary licenses permits and approvals have been obtained from Alberta Environment with regards to the stormwater system required to service the development and this stormwater system and treatment facility has been confirmed in a manner satisfactory to the County.

2.3.0 Notwithstanding 2.2.0, the County may endorse a subdivision where a subdivision is proposed that would not require servicing or would require further subdivision in order to conform to the Harmony Conceptual Scheme.

2.4.0 The Applicant and/or Owner shall collaborate with the County or its agent to produce agreements with respect to Harmony. The agreements are to be entered into by the Applicant and/or Owner as well as the County or its agent and shall not supersede any other County policies. The County shall not approve a subdivision on the *subject lands* prior to entering into the following agreements:

2.4.1 Stormwater

The agreement shall provide information and/or direction regarding the following:

- The lake/retention pond
- How the operation, maintenance and monitoring of the stormwater system meets Provincial standards

- Interest in lands where stormwater system facilities are located
- Ownership of the stormwater system
- Off-site overland drainage and escape routes

2.4.2 Water

The agreement shall provide information and/or direction regarding the following:

- The lake/reservoir
- How the operation, maintenance and monitoring of the potable water system meets Provincial standards
- Interest in lands where potable water system facilities are located
- Raw water systems used for irrigation purposes
- Ownership of the potable water system

2.4.3 Sanitary Sewer

The agreement shall provide information and/or direction regarding the following:

- Spray irrigation lands
- How the operation, maintenance and monitoring of the wastewater system meets Provincial standards
- Interest in lands where wastewater conveyance system and treatment facilities are located
- Ownership of the wastewater system

2.4.4 Solid Waste

The agreement shall provide information and/or direction regarding the following:

- Interest in lands where solid waste management system facilities are located
- Waste collection and transfer facilities
- Implementation of waste reduction and recovery processes and facilities for construction materials
- How the operation and monitoring of the solid waste management system meets Provincial standards
- Ownership of the solid waste management system

2.5.0 The County may, through a Development Agreement(s) required by any subdivision and/or development permit affecting these Lands, specify any regulation, criteria or condition necessary to ensure all Subdivision and Development on the Lands conform to the development proposals and representations upon which this Bylaw is based, as determined by and to the satisfaction of the County.

2.6.0 A Harmony Lot Owners' Association in a form acceptable to the County and its successors such as a registered homeowners association or a condominium association will be legally established by the Developer and a restrictive covenant confirming that

each owner of an interest in the *subject lands* will be a member of the Lot Owner's Association. The restrictive covenant will be satisfactory to the County and will be registered against the titles prior to any registered financial encumbrances and registered concurrently with the plan of survey.

3.0.0 Development Regulations

3.1.0 Except where specifically noted that Council approval is required, the Development Authority shall consider and decide on applications for Development Permits for all uses listed by this Bylaw, provided the provisions of all Sections contained herein are completed in form and substance.

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

3.3.0 Where the exterior project boundary setback is greater than the interior parcel line setback, the exterior project boundary setback shall prevail.

3.4.0 The construction of the raw water reservoir, water supply and distribution system, and wastewater treatment and collection system will require a Development Permit or shall be constructed under a Development Agreement and permitted by Alberta Environment.

3.5.0 No occupancy or final occupancy associated with either a Building or a Development Permit will be issued until connections have been made to the piped potable water and wastewater system. Staged modular units that are capable of functioning as part of a permanent potable and wastewater solution are acceptable until the Harmony project develops to the point where staged full scale treatment facilities can operate efficiently. All water and wastewater treatment solutions will be developed to the satisfaction of the County and Alberta Environment.

3.6.0 The use of any portion of the *subject lands* for private storm ponds or raw water reservoir and/or a recreation lake shall only be permitted if their design and construction is in accordance with plans and specifications prepared by a qualified professional to the satisfaction of the County and Alberta Environment where applicable.

3.7.0 Private roads (i.e. located within a condominium parcel and/or private lot) shall be constructed in accordance with the design standards submitted by the Developer to the County's satisfaction.

3.8.0 All applications for development and building approval within the grading plan area, shall, as a condition of approval, submit "grade verification" to the County. Grade verification shall be prepared by a qualified professional and verify that the elevations at the bottom of footing and main floor are in compliance with finished grades identified in the final lot grades.

3.9.0 Notwithstanding provisions stated elsewhere in this Bylaw, the Development Authority may issue a Development Permit for stripping and grading, which does not include installation of underground services, gravel or paving, prior to Subdivision Approval or issuance of a Development Agreement, provided a grading plan and a sediment and erosion control plan are approved to the satisfaction of the County and will not contradict the final stormwater management plan.

3.10.0 All development shall be in accordance with a Stormwater Management Plan approved by the County.

3.11.0 A Traffic Impact Analysis review shall be required once build out assumptions have exceeded those identified within the initial study to the satisfaction of the County.

3.12.0 A temporary sales/information centre may be considered by the Development Authority as a use on the *subject lands*.

3.13.0 Show homes may be considered by the Development Officer on the lands prior to the endorsement of a plan of subdivision provided that:

a) conditional approval for subdivision has been granted by Council for that cell, and further, that no occupancy of the said homes shall occur until full municipal services (power, gas, sewer, water, telephone, etc.) are available to and immediately usable by residents of said dwellings and the plan of subdivision has been registered;
b) the hours that any show homes may be open to the public shall not be earlier than 9:00 a.m. or later than 8:00 p.m.; and
c) prior to show home construction, signed and secured Pre-Endorsement Development Agreement is required.

3.14.0 The hours that any show home may be open to the public shall not be earlier than 9:00 a.m. or later than 8:00 p.m.

3.15.0 Landscaping

3.15.1 Where landscaping is proposed under a Development Permit on a lot, landscaping shall be provided in accordance with a Detailed Landscape Plan to be submitted to the County upon application for a Development Permit. The Detailed Landscape Plan shall identify:

- the location, type, size, and extent of all hard and soft landscaping;
- the plant material to be used;
- location, type and extent of irrigation; and
- a description of the maintenance program to be used to ensure all plant material is kept in a healthy state.

3.15.2 The landscaping and open spaces shall enhance the appearance of commercial and public buildings and also provide a connection to other areas of development. Landscape buffers along street frontages and within parking areas shall be designed as integrated, continuous elements.

3.15.3 At the sole discretion of the County, the minimum County requirement for 10% of the site to be landscaped may be exempted in the Village Core 1 Development Cell (VC-1) at the discretion of the Development Authority, where 100% site coverage for the building is permissible. If an exemption is granted, a developer may be permitted to provide money in lieu of landscaping to provide landscaping on adjacent public property when:

a) there are physical impediments (i.e. utility restrictions) to providing 10% landscaping;
b) there is sound justification (i.e. waterfront and/or boat house dwellings or to enhance building/streetscape interface) as to why the exemption should be made to provide landscaping on-site;
c) where off-site landscaping would benefit the development; and
d) Alternate provisions can be made for on-site stormwater management.

3.15.4 Landscape buffers between development areas shall be of an appropriate size and density.

3.16.0 Airport Related No Build Zone

An Airport Related No Build Zone is defined by a 20.0 m setback on either side of the projected runway centreline to a total building setback of 40.0 m located underneath the Airport Runway Approach (See Schedule "A"). The Airport Related No Build Zone only applies to above grade building structures (excluding roadways and associated street furniture, parking facilities, navigational aids, open space, and the *golf course*). The Airport Related No Build Zone is in addition to its corresponding land use and is subject to the regulations stated within this Bylaw.

4.0.0 Land Use Regulations - Future Development Cell (FD)

4.1.0 Purpose and Intent

The purpose of this Cell is intended to:

- Be applied to lands awaiting development within the Harmony community subject to further land use amendments;
- Allow for the continuation of interim land uses of an agricultural operations nature which can be removed to allow for future comprehensive development as per the provisions of the Harmony Conceptual Scheme;
- Allow for the implementation of utility infrastructure uses necessary to support development within the community;
- Provide for community amenity open space; and
- Allow for preparation of the lands for future development.

4.2.0 Uses

4.2.1 Accessory Building
4.2.2 Public Market
4.2.3 Agriculture, General
4.2.4 Public Park
4.2.5 Agricultural Support Services
4.2.6 Raw Water Reservoir and/or Recreational Lake

4.2.7 Commercial Communications (CC) Facilities, ~~(~~Type~~s~~ A, Type B, and Type C~~)~~
4.2.8 Sign
4.2.9 Historical and Cultural Interpretations
4.2.10 *Utility, Power Generation* Type A and Type B
4.2.11 Horticultural Development

4.3.0 Minimum Requirements

4.3.1 Exterior Project Boundary Setbacks:

Conditions A and B are depicted in Schedule "B" and establish minimum setbacks from the exterior (outside) boundary of the *subject lands*. Condition A is depicted by a solid black line and Condition B is depicted by a dashed black line.

a) Condition A as per Schedule "B": 100 m (328 ft).
b) Condition B as per Schedule "B": 20 m (66 ft).

4.3.2 Interior Parcel Lines (those lot lines that fall within the external boundary):

a) Front Yard Setback:

i) 60 m (197 ft) from any external Township or Range Road.
ii) 15 m (49 ft) from any internal subdivision road.

b) Side Yard:

i) 60 m (197 ft) from any Township or Range Road.
ii) 15 m (49 ft) from any internal subdivision road.
iii) 6 m (20 ft) from all other parcel boundaries.

c) Rear Yard:

i) 60 m (197 ft) from any Township or Range Road.
ii) 30 m (98 ft) from all other parcel boundaries.

4.4.0 Maximum Requirements

4.4.1 Building Height: 12 m (39.37 ft.)

5.0.0 Land Use Regulations – Village Core 1 Development Cell (VC–1)

5.1.0 Purpose and Intent

The purpose of this Cell is intended to:

- Provide a vibrant focal point for the overall development of the Harmony community through the provision of a mix of land uses within a well-defined area;
- Provide a range of services and amenities for residents, employees and adjacent areas;
- Accommodate a variety of housing forms within a higher density setting;
- Provide small to medium scale commercial, institutional and personal service uses;
- Provide for community amenity space, pedestrian space; and
- Allow for the implementation of utility infrastructure.

5.2.0 Development Limits

The lands within VC-1 Cell shall be notationally divided into two areas (Area A and Area B), as per Schedule "C", in order to apply permitted uses. Proposed development within each Area is to be ~~and~~ in accordance with the architectural guidelines at time of development permit.

5.3.0 Uses

5.3.1 Area A

5.3.1.1 Accessory Building
5.3.1.2 Amusement and Entertainment Services
5.3.1.3 Animal Health Care Services, Small Animal
5.3.1.4 Arts and Crafts
5.3.1.5 Arts and Culture Centre
5.3.1.6 Bed and Breakfast Home
5.3.1.7 Child Care Facility
5.3.1.8 Commercial Business
5.3.1.9 Commercial Communications Facilities, Type A
5.3.1.10 Conference Centre
5.3.1.11 Drinking Establishment
5.3.1.12 Dwelling, Multi-Family
5.3.1.13 Dwelling, Semi-Detached
5.3.1.14 Dwelling, Single Detached
5.3.1.15 Dwelling, Row
5.3.1.16 Government Services
5.3.1.17 Grocery Store, Regional
5.3.1.18 Grocery Store, Local
5.3.1.19 Health Care Services
5.3.1.20 Home-Based Business, Types I and II
5.3.1.21 Hotel

5.3.1.22 Indoor Participant Recreation Services
5.3.1.23 Laboratories
5.3.1.24 Liquor Sales
5.3.1.25 Live/work Unit
5.3.1.26 Lodging Houses and Country Inns
5.3.1.27 Medical Treatment Services
5.3.1.28 Mixed-Use Developments
5.3.1.29 Museum
5.3.1.30 Offices
5.3.1.31 Outdoor Café
5.3.1.32 Patio, Accessory to Principal Building Use
5.3.1.33 Personal Service Business
5.3.1.34 Private Amenity Space
5.3.1.35 Private Clubs and Organizations
5.3.1.36 Public Building
5.3.1.37 Public Market
5.3.1.38 Public Park
5.3.1.39 Recycling Collection Point
5.3.1.40 Religious Assembly
5.3.1.41 Residential Care Facility
5.3.1.42 Restaurant
5.3.1.43 Retail Food Store
5.3.1.44 Retail Garden Centre
5.3.1.45 Retail Store, Local
5.3.1.46 School, Public or Separate
5.3.1.47 School or College, Commercial
5.3.1.48 *Secondary Suite*
5.3.1.49 Sign
5.3.1.50 Specialty Food Store
5.3.1.51 *Utility, Power Generation* Type A and Type B
5.3.1.52 Vacation Rental
5.3.1.53 *Wellness Resort*

5.3.2 Area B (Peninsula)

5.3.2.1 Accessory Building
5.3.2.2 *Arts and Crafts*
5.3.2.3 Arts and Culture Centre
5.3.2.4 Child Care Facility
5.3.2.5 Commercial Communications (CC) Facility, Type A
5.3.2.6 *Dwelling, Multi-Family* (see 5.13.1)
5.3.2.7 Dwelling, Row (see 5.3.1)
5.3.2.8 Dwelling, Semi-Detached (see 5.3.1)
5.3.2.9 Dwelling, Single Detached (see 5.3.1)
5.3.2.10 Home-Based Business, Type I & II
5.3.2.11 Indoor Participant Recreation Services
5.3.2.12 Outdoor Café
5.3.2.13 *Outdoor Recreation, Neighbourhood Area*
5.3.2.14 Patio, Accessory to Principal *Business* Use
5.3.2.15 Private Amenity Space
5.3.2.16 Private Clubs and Organizations
5.3.2.17 Retail Store, Local (see 5.3.2)

5.3.2.18 Restaurant
5.3.2.19 *Secondary Suite* (see 5.3.1)
5.3.2.20 Sign
5.3.2.21 *Utility, Power Generation* Type A & Type B
5.3.1.52 Vacation Rental

5.4.0 Minimum Setback Requirements:

a) The minimum building setback to a property line is 0 m (0 ft).

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).
iii) Accessory Buildings: 12 m (39.37 ft)
iv) Mixed-Use, Commercial and Residential buildings: 16 m (52.49 ft).
v) Hotel: 20 m (65.62 ft)
vi) All other uses: 17 m (55.77 ft).

~~b) *Residential Units*: 950 dwelling units.~~

~~c) *Residential Care Facility* units: 250 dwelling units.~~

~~d) Hotel: 125 accommodation units.~~

~~e) Lodging Houses and Country Inns: 50 accommodation units.~~

~~f) Retail Food Store: 3,251 m^2 (35,000 ft^2).~~

~~g) Retail Store, Local: 929 m^2 (10,000 ft^2).~~

5.6.0 Building Orientation and Design:

a) Mixed-Use Development / Commercial Development:

i) Service bays, roof top mechanical units and storage areas shall be screened from adjacent buildings.

b) Residential Area:

i) All ground floor *residential units*, along a view corridor and particularly when fronting onto a public thoroughfare or park shall provide an entrance with direct access to grade unless access is inappropriate due to site conditions.
ii) *Private amenity space* for ground floor *residential units* may be located in the front yard, provided the issues of privacy, security, light, and access are addressed to the satisfaction of the County.
iii) Buildings shall create a definite street edge. Entries along the street shall be relatively consistent with no large breaks between doors and walkways.

iv) Side elevations on a corner lot shall have the compatible application of exterior finishes and architectural detailing as the front elevation.
v) Where the rear abuts open space or a public thoroughfare (view corridor) that is clearly visible, it shall have exterior finishes and architectural detailing compatible with the front elevation.
vi) All parts of the building, from the overall form shall be designed with a sense of proportion to each other.

5.7.0 Projections:

a) Commercial Development / Mixed-Use Development:

All projecting awnings and signage will be appropriate to the building and guided by the Harmony Architectural Guidelines.

b) Residential Area:

i) Projections into a front yard shall not be permitted except:
.1 Eaves may project over or onto a front yard to a maximum of 0.6 m (2 ft);
.2 Windows may project over or onto a front yard to a maximum of 0.3 m (1 ft); and
.3 Landings, porches or canopies may project over or onto a front yard to a maximum of 3.5 m (11.48 ft).

ii) No minimum area restrictions shall apply to landings.

c) Waterfront: Portions of buildings located adjacent to the waterfront may project over, into, or onto the water.

d) Roadways: Pedestrian bridges may project over public roadways to provide linkages between buildings.

5.8.0 Live/Work Units:

a) That portion used for work purposes shall be restricted to the ground floor only.
b) A maximum of three non-resident employees may work within the live/work unit unless otherwise allowed by the County.
c) The resident owner or owner's employee, as resident, shall be responsible for the business activity performed.
d) Signage shall be non-illuminated in residential areas and shall be compatible with the architectural guidelines of the residential neighbourhood to the satisfaction of the County.
e) All live/work *residential units* fronting onto a public thoroughfare shall have an entrance with direct access to grade.
f) Except as provided elsewhere in this Bylaw, a portion of the *residential unit* may be located on the same floor as a non-residential use in the Mixed-Use / Commercial Areas.
g) Live/work units shall be limited to those uses which do not create a nuisance by way of electronic interference, dust, noise, odour, smoke, bright light or anything of an

offensive or objectionable nature which is detectable to normal sensory perception outside the live-work unit.

5.9.0 Mixed-Use Development and Commercial Development:

a) A building may be occupied by a combination of one or more of the uses listed and each use shall be considered a separate use, and each use shall obtain a Development Permit. A Development Permit may include a number of uses and/or units within a building.
b) The *residential units* shall have at grade access that is separate from the access for commercial premises. Direct access from a *residential unit* to a commercial premise shall not be permitted.
c) A minimum of 4 m^2 (43 ft^2) of *private amenity space* shall be provided for each *residential unit* in the building.
d) No use or operation within a building shall cause or create the emission of toxic matter beyond the building that contains it. The handling, storage and disposal or any toxic or hazardous materials or waste shall be in accordance with the regulations of any government authority having jurisdiction.

5.10.0 On-Water Buildings:

a) Buildings may be located on the water provided there is a minimum separation of 3 m between the buildings including any projections or decks.

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.

5.12.0 Retaining Walls and Fences

a) For residential uses other than multi-family residential, the height of an exposed retaining wall or other building wall located within a rear yard shall not exceed 1.5 m (4.92 ft) unless otherwise allowed by the County.

6.0.0 Land Use Regulations – Employment Campus Development Cell (E-1)

6.1.0 Purpose and Intent

The purpose of this Cell is intended to:

- Accommodate comprehensively planned employment related land uses that contribute to the local and regional economy;
- Provide an attractive work environment;
- Provide recreational and institutional based business opportunities;
- Provide for community amenity space; and
- Allow for the implementation of utility infrastructure.
- Accommodate a mix of commercial uses that support and attract employment

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 Child Care Facility
6.2.11 Commercial Business
6.2.12 Commercial Communications Facilities, Type A, Type B, Type C
6.2.13 Commercial Recreation Facilities
6.2.14 Conference Centre
6.2.15 Dealership/Rental Agency, Automotive
6.2.16 Drinking Establishment
6.2.17 General Industry Type I
6.2.18 Government Services
6.2.19 Health Care Services
6.2.20 Hotel/Motel
6.2.21 Indoor Participant Recreation Services
6.2.22 Laboratories
6.2.23 Liquor Sales
6.2.24 Lodging Houses and Country Inns
6.2.25 Market Gardens
6.2.26 Medical Treatment Services
6.2.27 Mixed-Use Developments
6.2.28 Museum
6.2.29 Office Parks

6.2.30 Outdoor Cafe
6.2.31 Outdoor Participant Recreation Services
6.2.32 Patio, Accessory to Principal Business Use
6.2.33 Personal Service Business
6.2.34 Private Amenity Space
6.2.35 Private Clubs and Organizations
6.2.36 Public Market
6.2.37 Public Park
6.2.38 Raw Water Reservoir and/or Recreational Lake
6.2.39 Recycling Collection Point
6.2.40 Religious Assembly
6.2.41 Research Parks
6.2.42 Restaurant
6.2.43 Retail Food Store
6.2.44 Retail Store, Local
6.2.45 School, Public or Separate
6.2.46 School or College, Commercial
6.2.47 Sign
6.2.48 *Utility, Power Generation* Type A & Type B
6.2.49 Vacation Rental
6.2.50 *Wellness Resort*

6.3.0 Minimum Limits

6.3.1 Exterior Project Boundary Setbacks:

Conditions A and B are depicted in Schedule "B" and establish minimum setbacks from the exterior (outside) boundary of the *subject lands*. Condition A is depicted by a solid black line and Condition B is depicted by a dashed black line.

a) Condition A as per Schedule "B": 100 m (328 ft).
b) Condition B as per Schedule "B": 20 m (66 ft).

6.3.2 Interior Parcel Line (those lot lines that fall within the external boundary):

a) Front Yard:
   i) 15 m (49 ft) from any Township or Range Road.
   ii) 5.0 m (16.40 ft) from any internal subdivision road.

b) Side Yard: 6.0 m (19.7 ft) except where a fire resistant wall is provided in accordance with the Alberta Building Code, 0.0 m (0.0 ft).

6.3.3 Rear Yard: 6 m (20 ft).

a) Where the Minimum Building Setbacks are greater than the Parcel Minimum Setbacks, the Development Cell regulations shall prevail.

6.4.0 Maximum Limits

6.4.1 Height:
a) Building Height: 18 m (59.0 ft).

6.4.2 Floor Area:
a) Retail Food Store: 3,251 m^2 (35,000 ft^2).
b) Retail Store, Local: 1,860 m^2 (20,000 ft^2).

6.4.3 Site Coverage: 45%.

~~6.4.4 Number of Residential Dwelling Units: 100.~~

6.5.0 Special Regulations

6.5.1 Auctioneering services are to be provided entirely within buildings and does not permit the use of outdoor storage or display.

6.5.2 A building may be occupied by a combination of one or more of the uses listed for this Cell and each use shall be considered as a separate use. A Development Permit may include a number of uses and/or units within a building.

6.5.3 *Residential units* and commercial premises shall not be permitted on the same storey of a building except for stairwells/entranceways.

6.5.4 *Residential units* shall not be located on the ground floor of a building.

6.5.5 The *residential units* shall have at grade access that is separate from the access for commercial premises. Direct access from a *residential unit* to a commercial premise shall not be permitted.

6.5.6 A minimum of 4 m^2 (43 ft^2) of *private amenity space* shall be provided for each *residential unit* in the building.

6.5.7 No use within any building or structure on the lands shall cause or create air contaminants, visible emissions or particulate emissions beyond the building which contains them.

6.5.8 No use or operation within a building shall cause or create the emission of noxious odours or vapour beyond the building that contains the use or operation.

6.5.9 No use or operation within a building shall cause or create the emission of toxic matter beyond the building that contains it. The handling, storage and disposal or any toxic or hazardous materials or waste shall be in accordance with the regulations of any government authority having jurisdiction.

6.6.0 Building Orientation and Design

6.6.1 Service bays, roof top mechanical units and storage areas shall be appropriately screened to the satisfaction of the County.

7.0.0 Land Use Regulations – Golf Facilities and Open Space Cell (GO)

7.1.0 Purpose and Intent

The purpose of this Cell is intended to:

- Provide for the development, operation and management of a *golf course* and associated recreational facilities;
- Provide uses that complement *golf course* facilities;
- Provide recreational based business opportunities;
- Provide for community amenity space;
- Allow for the implementation of utility infrastructure; and
- Allow for treated wastewater spray irrigation on *golf course* lands.

7.2.0 Development Limits

The lands within the GO Cell shall be notationally divided into areas, as per Schedule "D", in order to apply permitted uses. The location, size and shape of each area are approximate and will be more precisely determined at the subdivision stage in a form and substance satisfactory to the County.

7.3.0 Uses

7.3.1 Area A

7.3.1.1 Accessory Buildings
7.3.1.2 Commercial Communications (CC) Facilities, Type A, Type B, Type C
7.3.1.3 Golf Course
7.3.1.4 Golf Course Driving Range
7.3.1.5 *Golf Course* Maintenance and Storage Facilities
7.3.1.6 Private Clubs and Organizations
7.3.1.7 Outdoor Recreation, Neighbourhood Area
7.3.1.8 Raw Water Reservoir and/or Recreational Lake
7.3.1.9 Sign
7.3.1.10 *Utility, Power Generation* Type A & Type B
7.3.1.11 Vacation Rental

7.3.2 Area B

7.3.2.1 Accessory Building
7.3.2.2 Commercial Communications (CC) Facilities, Type A, Type B, Type C
7.3.2.3 Golf Course
7.3.2.4 Golf Course Driving Range
7.3.2.5 *Golf Course Clubhouse Facilities* and Conference Centre
7.3.2.6 *Golf Course* Maintenance and Storage Facilities
7.3.2.7 Indoor Participant Recreation Services
7.3.2.8 Outdoor Recreation, Neighbourhood Area
7.3.2.9 Private Clubs and Organizations
7.3.2.10 Sign
7.3.2.11 *Utility, Power Generation* Type A & Type B
7.2.2.12 Vacation Rental

7.4.0 Minimum and Maximum Requirements

7.4.1 Minimum Building Setbacks:
a) Front Yard Setback: 6 m (19.7 ft).
b) Side Yard Setback: 3 m (9.8 ft).
c) Rear Yard Setback: 6 m (19.7 ft).

7.4.2 Airport No Building Zone: A building setback zone as defined by 20 m either side of the projected runway centreline to a total building setback of 40 m located underneath the Airport Runway Approach. This building setback regulation applies to above grade building structures.

7.4.3 Maximum Height:
a) Building Height: 18 m (59.0 ft.)

7.5.0 Special Regulations

7.5.1 The design of the *golf course* shall provide for integration with the natural setting by maximizing retention of natural landforms, unique vegetation and open space including the protection of natural drainage channels.

7.5.2 Parking requirements for the *golf course* clubhouse shall be 3 parking stalls per 1 golf hole.

7.5.3 A development permit application shall address the potential requirements for limiting the seasons and hours of operation, including maintenance activities. These could include seasonal or other temporary closures.

7.5.4 A development permit application shall address the potential requirement for fencing of the development for wildlife and/or human use management purposes.

7.5.5 The raw water reservoir is an integral component of the stormwater and wastewater systems; therefore, development within this cell is subject to an engineering review with regards to impacts to the stormwater management plan, potable water, and sanitary sewer infrastructure and operations.

8.0.0 Land Use Regulations – Village Residential 1 Development Cell (VR-1)

8.1.0 Purpose and Intent

The purpose of this Cell is intended to:
- Accommodate a variety of housing forms within a range of low to medium density housing units;
- To cluster housing to increase open space and servicing efficiency;
- Provide for community amenity space; and
- Allow for the implementation of utility infrastructure.

8.2.0 Uses

8.2.1 Accessory Building
8.2.2 Child Care Facility
8.2.3 Commercial Communications (CC) Facilities, Type A
8.2.4 Dwellings, Multi-Family
8.2.5 Dwellings, Semi-Detached
8.2.6 Dwellings, Single Detached
8.2.7 Dwellings, Row
8.2.8 Home-Based Business, Type I & Type II
8.2.9 Private Amenity Space
8.2.10 Public Park
8.2.11 Secondary Suite
8.2.12 Sign
8.2.13 *Utility, Power Generation* Type A
8.2.14 Vacation Rental

8.3.0 Minimum Limits

Except for 8.3.1 and 8.4.0, all minimum and maximum limits shall be as per Table 1 (8.5.1) of this Bylaw.

8.3.1 Exterior Project Boundary: Condition B as per Schedule "B": 20 m (66 ft).

8.4.0 Maximum Limits

8.4.1 Building Height:
a) Dwellings, Row; Dwellings, Semi-Detached, Dwellings, Single Detached: 13 m (42.65 ft).
b) Dwellings, Multi-Family: 15 m (49.21 ft).
c) All other uses: 12 m (39.37 ft).

~~8.4.2 Residential Dwelling Units: 550.~~

8.5.0 Minimum/Maximum Lot Area Requirements:

8.5.1 Table 1 (8.5.1) specifies the minimum lot area, minimum/maximum lot widths, minimum front, rear and side yard setbacks, and maximum lot average, and shall apply to all buildings within the Village Residential Development Cell (VR-1).

~~8.6.0 Mix of Housing Types~~

~~8.6.1 There shall be a mix of housing types within the Village Residential Development Cell (VR-1). A minimum of 5% and a maximum of 20% of the total number of dwelling units within the Village Residential Development Cell (VR-1) shall be Dwellings, Semi-Detached, Dwellings, Row (townhouses), Dwellings, Multi-Family (apartments).~~

8.7.0 Special Regulations

8.7.1 The front driveway connecting a garage (attached and/or detached) to a public road must be a minimum of 6.0 m (19.68 ft) in length, measured from:

1. the back of the public sidewalk to the front of the garage; or
2. the road curb where there is no public sidewalk to the front of the garage.

TABLE 1 (8.5.1) - Village Residential 1 Parcel Regulations

HOUSING TYPE [g]	LOT FRONTAGE [f]		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 [e]											
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)		1.52 (5.00)/0 from property line on which a party wall is located	1.82 (6.00)/0 from property line on which a party wall is located		55
Row ~~Townhomes~~	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		60
FRONT ACCESS [e]											
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) [c]	0.60 (1.97)	60 [d]	35
	24.40 (80.05)	30.48 (100.00)	1012.00 (10,893.08)	9.00 (29.53) [e]		10.50 (34.45)		6.70 total/4.57 one side (22.00 total/15.00 one side) [c]		50 [d]	
	30.49 (100.03)		1,335.00 (14,369.82)	9.00 (29.53) [e]		12.00 (39.37)		9.14 total/6.09 one side (30.00 total/20.00 one side) [c]		45 [d]	
Semi-Detached	13.41 (44.00)		404.00 (4,348.62)	6.00 (19.69)		7.50 (24.60)		1.52 (5.00)/0 from property line on which a party wall is located	1.82 (6.00)/0 from property line on which a party wall is located		50
Row ~~Townhomes~~	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. For rules regarding minimum projection into the side yard, refer to the Development Regulations section of the Rocky View County Land Use Bylaw. Where it can be demonstrated that a relaxation of up to 0.05 m is required, and it can be demonstrated that the relaxation is required due to construction error, Administration may grant a relaxation at its sole discretion.

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 eaveline shall not project greater than 2.43 metres (8.00 feet) from the eaveline of the house front.

d. Minimum front yard reduced to 6.10 metres (20.00 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.

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)

9.0.0 Land Use Regulations – Village Residential 2 Development Cell (VR-2)

9.1.0 Purpose and Intent

The purpose of this Cell is intended to:

- Accommodate a variety of housing types and densities that sensitively integrate with adjacent uses within and outside Harmony;
- Cluster housing to increase open space and servicing efficiency;
- Provide for community amenity space; and
- Allow for the implementation of utility infrastructure.

9.2.0 Uses

9.2.1 Accessory Buildings
9.2.2 Child Care Facility
9.2.2 Commercial Communications Facility Type A
9.2.3 Dwellings, Multi-Family
9.2.4 Dwellings, Row
9.2.5 Dwellings, Semi-Detached
9.2.6 Dwellings, Single Detached
9.2.7 Home-Based Business, Types I and II
9.2.8 Private Amenity Space
9.2.9 Public Park
9.2.10 Secondary Suite
9.2.11 Sign
9.2.12 *Utility, Power Generation* Type A
9.2.13 Vacation Rental

9.3.0 Minimum Limits

Except for 9.3.1 and 9.4.0, all minimum and maximum limits shall be as per Table 2 (9.5.1) of this Bylaw.

9.3.1 Exterior Project Boundary: Condition A as per Schedule "B": 20 m (66 ft).

9.4.0 Maximum Limits

9.4.1 Building Height:
a) Dwellings, Row; Dwellings, Semi-Detached, Dwellings, Single Detached: 13.00 m (42.65 ft).
b) Dwellings, Multi-Family: 15.00 m (49.21 ft).
c) All other uses: 12.00 m (39.37 ft).

~~9.4.2 Number of Residential Dwelling Units: 1, 020.~~

9.5.0 Minimum/Maximum Lot Area Requirements:

9.5.1 Table 2 (9.5.1) specifies the minimum lot area, minimum/maximum lot widths, minimum front, rear and side yard setbacks, and maximum lot coverage, and

shall apply to all buildings within the Village Residential 2 Development Cell (VR-2).

~~9.6.0 Mix of Housing Types~~

~~9.6.1 There shall be a mix of housing types within the Village Residential 2 Development Cell (VR-2). A minimum of 5% of the total number of dwelling units within the Village Residential 2 Development Cell (VR-2) shall be Dwellings, Semi-Detached, Dwellings, Row (townhouses), Dwellings, Multi-Family (apartments).~~

9.7.0 Special Regulations

9.7.1 The front driveway connecting a garage (attached and/or detached) to a public road must be a minimum of 6.0 m (19.68 ft) in length, measured from:

1. the back of the public sidewalk to the front of the garage; or
2. the road curb where there is no public sidewalk to the front of the garage.

TABLE 2 (9.5.1) – Village Residential 2 Parcel Regulations

HOUSING TYPE [g]	LOT FRONTAGE [f]		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 [e]											
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 (10.00 total/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 (12.00 total/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 (14.00 total/5.00 one side)			
Single-Detached (Wide Shallow) [c]	17.07 (56.00)		460.00 (4,951.40)	4.50 (14.76)		7.50 (24.60)		3.66 total/1.52 one side (12.00 total/5.00 one side)			45
Semi-Detached	10.36 (33.99)		310.00 (3,336.81)	6.00 (19.69)		7.50 (24.60)		1.52 (5.00)/0 from property line on which a party wall is located	1.82 (6.00)/0 from property line on which a party wall is located		55
Row ~~Townhomes~~	6.09 (19.98) two party walls / 9.14 (29.99) 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	2.43 (8.00)/0 from property line on which a party wall is located		60
FRONT ACCESS [e]											
Single Detached	12.19 (39.99)	14.02 (46.00)	395.00 (4,251.75)	6.00 (19.69)		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)				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]	
	24.40 (80.05)	30.48 (100.00)	800.00 (8,611.13)	9.00 (29.53) [e]		10.50 (34.45)		5.48 total/1.52 one side (18.00 total/5.00 one side) [c]		50 [d]	35
	30.49 (100.03)		1,000.00 (10,763.91)	9.00 (29.53) [e]		12.00 (39.37)		6.70 total/2.13 one side (22.00 total/7.00 one side) [c]		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)		1.52 (5.00)/0 from property line on which a party wall is located		65 [d]	50
	13.42 (44.03)		402.00 (4,327.09)							60 [d]	
Row ~~Townhomes~~	10.97 (35.99)		328.00 (3,530.56)	6.00 (19.69)		7.50 (24.60)		1.52 (5.00)/0 from property line on which a party wall is located	2.43 (8.00)/0 from property line on which a party wall is located	65 [d]	55

a. For rules regarding minimum projection into the side yard, refer to the Development Regulations section of the Rocky View County Land Use Bylaw. Where it can be demonstrated that a relaxation of up to 0.05 m is required, and it can be demonstrated that the relaxation is required due to construction error, Administration may grant a relaxation at its sole discretion.
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) 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.
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).

START OF NEW SECTIONS

10.0.0 Village Residential 3 Development Cell (VR-3)

10.1.0 Purpose and Intent

The purpose of this development cell is to:

- Accommodate a variety of housing forms within a range of low to low-medium density type dwellings;
- Provide low to low-medium density residential development characteristic of the built forms defined by the VR-1 and VR-2 Districts of this Bylaw;
- Provide for community open space; and
- Allow for implementation of utility infrastructure.

10.2.0 Uses

10.2.1 Accessory Buildings
10.2.2 Bed and Breakfast Home
10.2.3 Childcare Facility
10.2.4 Commercial Communications Facility Type A
10.2.5 Dwelling, Cluster
10.2.6 Dwelling, Flag Lot
10.2.7 Dwelling, Row
10.2.8 Dwelling, Semi-Detached
10.2.9 Dwelling, Single Detached
10.2.10 Home-Based Business, Types I and II
10.2.11 Private Amenity Space
10.2.12 Public Park
10.2.13 Residential Care Facility
10.2.14 School, Public or Separate
10.2.15 School or College, Commercial
10.2.16 Secondary Suite
10.2.17 Show Home
10.2.18 Sign
10.2.19 Utility, Power Generation Type A
10.2.20 Vacation Rental

10.3.0 Rules

In addition to the rules in this District, all uses in this District must comply with:

(a) The General Regulations outlined in Section 1.0.0 of this DC129 Bylaw;

(b) The Subdivision Regulations outlined in Section 2.0.0 of this DC129 Bylaw; and

(c) The General Regulations outlined in Section 3.0.0 of this DC129 Bylaw.

10.4.0 Village Residential 3 Parcel Regulations

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 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.

10.5.0 Building Height

(a) Dwelling, Cluster, Duplex, Flag Lot, Row, Semi-Detached, or Single Detached: 13.0 m (42.65 ft)

(b) Accessory Building: 5.0 m (16.40 ft)

(c) All other uses: 12 m (39.37 ft)

10.6.0 Outdoor Private Amenity Space

10.6.1 For a Dwelling, Semi-Detached or Single Detached, each unit must have direct access to a private amenity space that:

(a) is provided outdoors;

(b) is not used for vehicle access or as a motor vehicle parking stall;

(c) has a minimum total area of 15.0 m^2; and

(d) has no dimension of less than 3.0 m.

10.6.2 For a Dwelling, Duplex or Row, each unit must have direct access to a private amenity space that:

(a) is provided outdoors;

(b) is not used for vehicle access or as a motor vehicle parking stall;

(c) has a minimum total area of 10.0 m^2; and

(d) has no dimension of less than 2.0 m.

10.6.3 For a Dwelling, Cluster, each parcel (comprehensive development site) must have direct access to a shared, private amenity space that:

(a) is provided outdoors;

(b) is not used for vehicle access or as a motor vehicle parking stall/area;

(c) has a minimum total area of 20 m^2; and

(d) has no dimension of less than 4.0 m.

10.7.0 Driveways

10.7.1 The front or exterior side driveway connecting to a public road must be a minimum of 6.0 m (19.68 ft) in length, measured from:

1. the back of the public sidewalk; or
2. the road curb where there is no public sidewalk.

10.7.2 Driveways for a Dwelling, Cluster, Duplex, Flag Lot, Semi-Detached, or Single Detached accessing a front street must not be wider than 2/3 of the parcel width.

11.0.0 Village Residential 4 Development Cell (VR-4)

11.1.0 Purpose and Intent

The purpose of this development cell is to:

- Accommodate a variety of housing forms within a range of low to medium density type dwellings;
- Provide a denser, walkable, village type residential cell as described by the Harmony Conceptual Scheme to enhance the population base in support of the mixed land uses within the village core;
- Provide for community open space; and
- Allow for implementation of utility infrastructure.

11.2.0 Uses

11.2.1 Accessory Buildings
11.2.2 Bed and Breakfast Home
11.2.3 Childcare Facility
11.2.4 Commercial Communications Facility Type A
11.2.5 Dwelling, Cluster
11.2.6 Dwelling, Flag Lot
11.2.7 Dwelling, Multi-Family
11.2.8 Dwelling, Row
11.2.9 Dwelling, Semi-Detached
11.2.10 Dwelling, Single Detached
11.2.11 Home-Based Business, Types I and II
11.2.12 Live/Work Unit
11.2.13 Private Amenity Space
11.2.14 Public Park
11.2.16 Residential Care Facility
11.2.17 Secondary Suite
11.2.18 Show Home
11.2.19 Sign
11.2.20 Utility, Power Generation Type A
11.2.21 Vacation Rental

10.3.0 Rules

In addition to the rules in this District, all uses in this District must comply with:

(a) The General Regulations outlined in Section 1.0.0 of this DC129 Bylaw;

(b) The Subdivision Regulations outlined in Section 2.0.0 of this DC129 Bylaw; and

(c) The General Regulations outlined in Section 3.0.0 of this DC129 Bylaw.

11.4.0 Village Residential 4 Parcel Regulations

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)	1.00 (3.28)	1.20 (3.94)	1.00 (3.28)	4.00 (13.12)	85
Duplex	7.50 (24.60)	200.00 (2,152.78)	1.00 (3.28)	1.20 (3.94) [c]	1.00 (3.28)	4.00 (13.12)	85
Flag Lot	no minimum	180.00 (1,937.50)	1.00 (3.28) [b]	1.20 (3.94)	1.00 (3.28)	no minimum	85
Multi-Family	no minimum	450.00 (4,843.76)	1.00 (3.28)	1.20 (3.94)	1.00 (3.28)	no minimum	no maximum
Row	5.40 (17.72)	97.00 (1,040.10)	1.00 (3.28)	1.20 (3.94) [c]	1.00 (3.28)	4.00 (13.12)	85
Semi-Detached	7.00 (22.97)	150.00 (1,614.59)	1.00 (3.28)	1.20 (3.94) [c]	1.00 (3.28)	4.00 (13.12)	85
Single Detached	8.50 (27.89)	180.00 (1,937.50)	1.00 (3.28)	1.20 (3.94) [d]	1.00 (3.28)	4.00 (13.12)	85
Accessory Building				0.6 (1.97)	1.00 (3.28)	0.6 (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 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.

11.5.0 Building Height

(a) Dwelling, Cluster, Duplex, Row, Semi-Detached, or Single Detached: 13.0 m (42.65 ft)

(b) Dwelling, Multi-Family: 17.0 m (55.77 ft)

(c) Accessory Building: 5.0 m

(d) All other uses: 12.0 m (39.37 ft)

11.6.0 Outdoor Private Amenity Space

11.6.1 For a Dwelling, Semi-Detached or Single Detached, each unit must have direct access to a private amenity space that:

(a) is provided outdoors;

(b) is not used for vehicle access or as a motor vehicle parking stall;

(c) has a minimum total area of 15.0 m^2; and

(d) has no dimension of less than 3.0 m.

11.6.2 For a Dwelling, Duplex or Row, each unit must have direct access to a private amenity space that:

(a) is provided outdoors;

(b) is not used for vehicle access or as a motor vehicle parking stall;

(c) has a minimum total area of 10.0 m^2; and

(d) has no dimension of less than 2.0 m.

11.6.3 For a Dwelling, Cluster, each parcel (comprehensive development site) must have direct access to a collective amenity space that:

(a) is provided outdoors;

(b) is not used for vehicle access or as a motor vehicle parking stall/area;

(c) has a minimum total area of 20 m^2; and

(d) has no dimension of less than 4.0 m.

11.7.0 Driveways

11.7.1 The front or exterior side driveway connecting to a public road must be a minimum of 6.0 m (19.68 ft) in length, measured from:

1. the back of the public sidewalk; or
2. the road curb where there is no public sidewalk.

11.7.2 Driveways for a Dwelling, Cluster, Duplex, Semi-Detached, or Single Detached accessing a front street must not be wider than 2/3 of the parcel width.

12.0.0 Neighbourhood Core Development Cell (N-C)

12.1.0 Purpose and Intent

The purpose of this development cell is to:

- Provide a vibrant focal point with a range of neighbourhood-level retail, commercial, medical and personal care services, convenience retail/goods, and amenities within the residential village;
- Accommodate a mix of residential and commercial uses in the same building or in multiple buildings throughout an area;
- Respond to the adjacent residential built form with appropriate building heights and densities relative to the surrounding context;
- Provide for community open space, amenity space, pedestrian space; and
- Allow for implementation of utility infrastructure.

12.2.0 Uses

12.2.1 Accessory Buildings
12.2.2 Animal Health Care Services, Small Animal
12.2.3 Arts and Crafts
12.2.4 Arts and Culture Centre
12.2.5 Child Care Facility
12.2.6 Commercial Business
12.2.7 Commercial Communications Facilities, Type A
12.2.8 Convenience Store
12.2.9 Drinking Establishment
12.2.10 Dwelling, Multi-Family
12.2.11 Dwelling, Row
12.2.12 Government Services
12.2.13 Grocery Store, Local
12.2.14 Health Care Services
12.2.15 Home-Based Business, Types I and II
12.2.16 Hotel
12.2.17 Indoor Participant Recreation Services
12.2.18 Liquor Sales
12.2.19 Live/Work Unit
12.2.20 Mixed-Use Developments
12.2.21 Museum
12.2.22 Offices
12.2.23 Outdoor Café
12.2.24 Patio, Accessory to Principal Building Use
12.2.25 Personal Service Business
12.2.26 Private Amenity Space
12.2.27 Private Clubs and Organizations
12.2.28 Public Building
12.2.29 Public Market
12.2.30 Public Park

12.2.31 Recycling Collection Point
12.2.32 Religious Assembly
12.2.33 Residential Care Facility
12.2.34 Restaurant
12.2.35 Retail Garden Centre
12.2.36 Retail Store, Local
12.2.37 School or College, Commercial
12.2.38 Secondary Suite
12.2.39 Sign
12.2.40 Specialty Food Store
12.2.41 Utility, Power Generation Type A and Type B
12.2.42 Vacation Rental

12.3.0 Rules

In addition to the rules in this District, all uses in this District must comply with:

(a) The General Regulations outlined in Section 1.0.0 of this DC129 Bylaw;

(b) The Subdivision Regulations outlined in Section 2.0.0 of this DC129 Bylaw; and

(c) The General Regulations outlined in Section 3.0.0 of this DC129 Bylaw.

12.4.0 Neighbourhood Core Parcel Regulations

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)				
Mixed-Use	no minimum	450.00 (4,843.76)	no minimum [a]	no minimum [a]	no minimum [a]	no minimum [a]	no maximum
Multi-Family	no minimum	450.00 (4,843.76)	1.00 (3.28)	1.20 (3.94)	1.00 (3.28)	no minimum	no maximum
Row	5.40 (17.72)	97.00 (1,040.10)	1.00 (3.28)	1.20 (3.94) [b]	1.00 (3.28)	4.00 (13.12)	85
Accessory Building				0.6 (1.97)	1.00 (3.28)	0.6 (1.97)	

[a] When a Mixed Use parcel shares a property line with a parcel designated as VR-1, VR-2, or VR-3, the following setbacks apply:

i) Rear: 4.0 m

ii) Side: 3.0 m

iii) Front: 1.0 m

[b] For a site containing a Dwelling, Row, there is no requirement for an Interior Side Setback from a party wall.

* N.P. = Not Permitted
** N.A. = Not Applicable

12.5.0 Building Height

(a) Dwelling, Row: 13.0 m (42.65 ft)

(b) Dwelling, Multi-Family: 17.0 m (55.77 ft)

(c) Mixed-Use: 20.0 m (65.62 ft)

(d) Accessory Building: 5.0 m (16.40 ft)

(e) All other uses: 12.0 m (39.37 ft)

12.6.0 Outdoor Private Amenity Space

12.7.1 For a Dwelling, Row, each unit must have direct access to a private amenity space that:

(a) is provided outdoors;

(b) is not used for vehicle access or as a motor vehicle parking stall;

(c) has a minimum total area of 10.0 m^2; and

(d) has no dimension of less than 2.0 m.

END OF NEW SECTIONS

13.0.0 Definitions

Unless indicated in the list of land use terms identified below, all uses are defined in the Land Use Bylaw (C-4841-97). Some definitions require specific scale limitations to be consistent with the proposed Harmony development and these have been included with the permitted uses as described in each development cell.

13.1.0 *Arts and Crafts* - A land use for the purpose of design, fabrication, display and sales of arts and crafts such as painting, metal works, jewelry, pottery, glass blown wares.

13.2.0 *Attached Garage* – means a portion of a dwelling that is structurally joined to the main building either through an enclosed breezeway or a covered walkway and accommodates the storage or shelter of vehicles;

13.3.0 *Common Wall* - A vertical wall separating two dwelling units between the top of the footings to the underside of the roof deck.

13.4.0 *Dwelling, Cluster* – A comprehensively planned residential parcel that:

- has multiple low-rise *Buildings*,
- contains up to a maximum of four *Dwellings* in each *Building*, and
- may include private amenities that are accessory to the residential development including an internal private roadway, open space, common recreational area or facility, or community centre.

13.5.0 *Dwelling, Multi-Family* - One or more buildings with two or more *residential units*, and which meets the requirements for a residence as specified within the Alberta Building Code.

13.6.0 *Dwelling, Row* - A *Dwelling, Row* is the same definition of "Dwellings, Roll Housing" in the Land Use Bylaw (C-481-97), which means development consisting of a building containing a row of three or more dwelling units, each sharing a common wall extending from the first floor to the roof, at the side only with no dwelling being placed over another in whole or in part. Each dwelling unit shall have separate, individual, and direct access to the building at grade.

13.7.0 *Exterior Project Boundaries A & B* - Setbacks for boundary conditions are measured from the outside edge of the lands as indicated on Schedule "B". These setbacks apply to above ground building structures for the principal use of the site.

13.8.0 Flag *Lot* - A parcel where access to a street is provided through a narrow strip of land which is an integral part of the parcel. The narrow strip of land providing access is not included when determining developable lot area of a parcel.

13.9.0 *Golf Course* - A public or private area operated for the purpose of playing golf and includes tees, greens, fairways, cart paths, open space, public trails and parks.

13.10.0 *Golf Course Driving Range* - A public or private area operated for the purpose of developing golfing techniques including miniature *golf courses*.

13.11.0 *Golf Course Clubhouse Facilities* - A facility which provides a variety of day-use services such as golf related equipment and merchandise sales and rentals, meals and meeting facilities to golfers and other recreational users of the *golf course*. This facility provides for a variety of special events such as but not limited to golf related tournaments, social gatherings, music festivals, art fairs, public markets, and similar activities which may be small or large in scale and relatively short in duration. The *golf course* and clubhouse facilities may include a

restaurant, drinking establishment, convention facilities, and associated parking areas.

13.12.0 *Golf Maintenance and Storage Facilities* - A facility for the storage and maintenance of vehicles and equipment, and the storage and handling of goods, fuels, fertilizers and other products required for the operation and maintenance of a *golf course*. A maintenance and storage facility would normally include but is not limited to yard areas, buildings and structures, and infrastructure for maintenance staff such as office space and parking areas.

13.13.0 *Historical and Cultural Interpretations* - Common space available for historical and cultural displays and may be located within public and/or open space.

13.14.0 *Lot Coverage* – That portion of a lot upon which a covered building is located, as measured from a point at grade directly below the outside surface of the exterior walls of the building at the first storey floor level, including any projections less than 2.4 metres above grade, but projecting not further that one metre from the exterior walls that define the *lot coverage* area.

13.15.0 *Lot Frontage* – The distance between the side properly lines measured at a point set back from either the *front property line* or *rear property line* (whichever is shortest) utilizing an angle perpendicular to the average azimuth angles of the two *side property lines*. *Lot Frontages* are calculated at time of subdivision and identified for each parcel in the Lot Frontage Plan, provided by the developer.

10.16.0 *Outdoor Recreation, Neighbourhood Area* – A development providing facilities for outdoor sports and active recreation that are compatible with neighbourhood uses. Typical facilities would include sports and adventure fields, outdoor athletic fields and courts, naturalized areas, passive recreation infrastructure, and parks.

10.17.0 *Private Amenity Space* - Private lands providing indoor or outdoor space for active or passive recreational activities which are designed for the sole use of the associated unit or to be designed as a common facility for multiple users.

10.18.0 *Raw Water Reservoir and/or Recreational Lake* – A two-part artificial water body engineered to provide off-stream raw water storage facility, stormwater functions, and recreation opportunities. Part of this utility will store the necessary water volumes to service the proposed development. This water storage is considered raw water as it will not have been fully treated prior to storage in the reservoir, but will be treated to drinking standards, as established by Alberta Environment, prior to public distribution. Part of this water body may be available as a recreational lake amenity for non-motorized use and include elements such as docks, marinas and associated uses.

10.19.0 *Residential Care Facility* - As defined in the Land Use Bylaw (C-4841-97). These facilities share common eating facilities and other amenities. The individual residential care living units are not defined as "*Residential Units*" for the purpose of the Bylaw and total maximum *residential units. Residential care facility* may also include hospice facilities.

10.20.0 *Residential Unit* - A *residential unit* as identified in the Harmony Conceptual Scheme is the same as the definition of "Dwelling Unit" in the Land Use Bylaw (C-4841-97) in addition to being the principal use of a parcel.

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 m^2 (1,000 ft^2). *Secondary Suites* require a minimum of one motor vehicle stall.

13.22.0 *Side Yard (corner lot) Setback* – means the perpendicular distance as measured between that part of a building nearest to the *side property line* abutting a road.

13.23.0 *Subject Lands* - Those lands as identified in Schedule "A" attached hereto.

13.24.0 Utility, Power Generation - Components of a utility system providing on-site and/or communal power generation. These utilities can include renewable power generation from such resources as solar, wind, and bio-waste and their supporting infrastructure. This bylaw defines two types of power generation utilities:

a) Type A: Individual power generation whereby power is generated solely for one parcel of land. This use may sell excess power onto the communal grid, but this is not the primary purpose (i.e., photovoltaic electricity). No parking stalls are required for this land use.

b) Type B: Communal power generation whereby power is generated for a number of uses and/or for more than one parcel of land (i.e., power cooperatives and district heating) primarily to serve the *residential units* and businesses within the lands governed by this DC Bylaw. Minimum parking requirements for this land use are 2 stalls for every 100 m^2 (1,076 ft^2) of gross useable area.

13.25.0 *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.

13.26.0 *Wellness Resort* – means a building, or group of comprehensively planned buildings, and associated land, facilities and accessory buildings, which provide for health and wellness. This may include but is not limited to *Restaurants, Patios, Drinking Establishments, Hotels*, and indoor and outdoor facilities associated with massage therapies and guest experience.

Division: 2
File: 2008-RV-188

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, July 29, 2008, on a motion by Councillor Yurchak.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, October 07, 2008, on a motion by Councillor Yurchak.

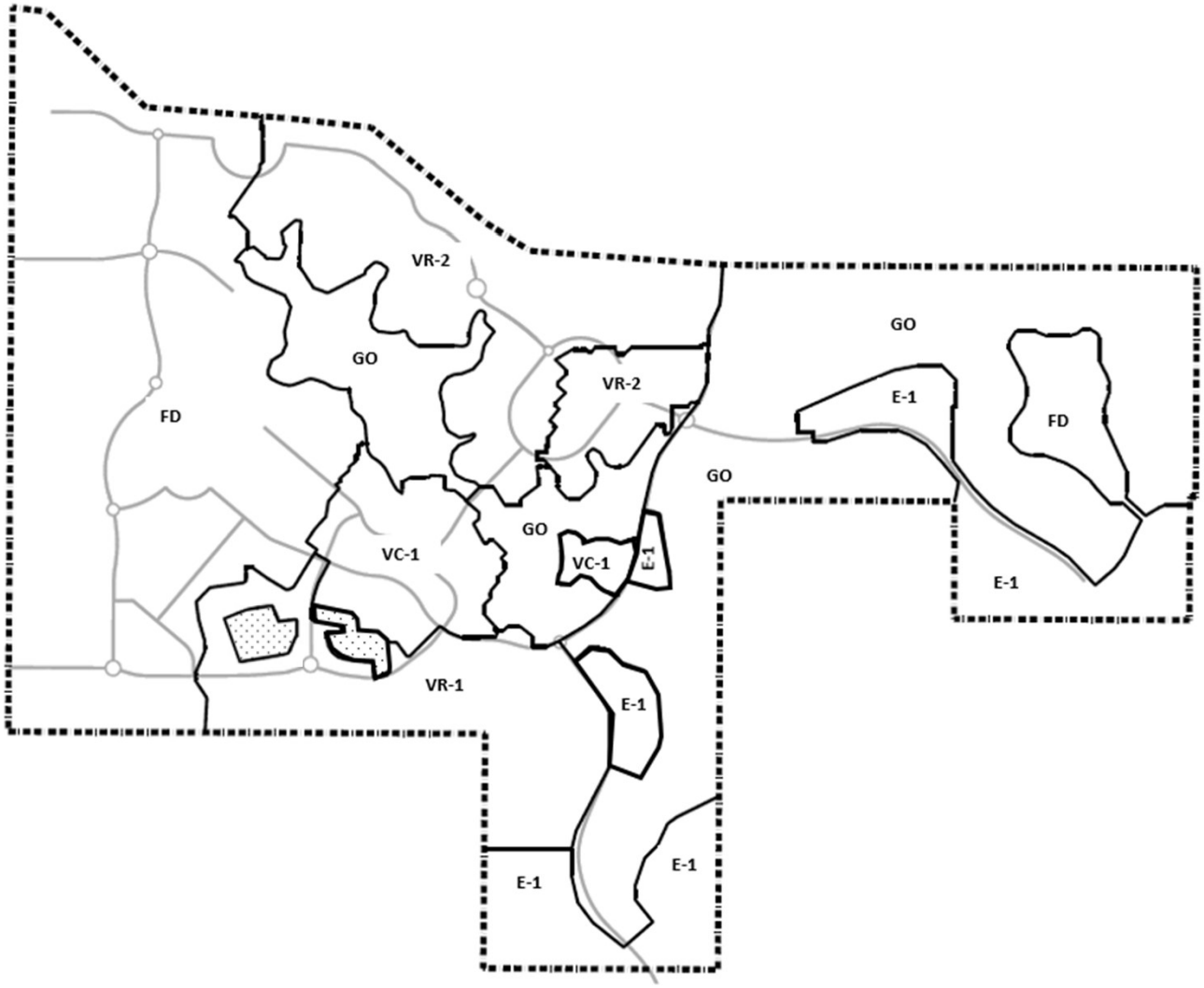
Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, October 07, 2008, on a motion by Deputy Reeve Boehlke.

REEVE OR DEPUTY REEVE

MUNICIPAL SECRETARY

SCHEDULE "A"

BYLAW: C-8080-2020



AMENDMENT

FROM Village Residential 1 Development Cell (VR-1) **TO** Village Residential 2 Development Cell(VR-2)

Subject Land

LEGAL DESCRIPTION: Lots 21 to 31, Block 15, Plan 1910632 and Lots 1 to 27, Block 14, Plan 1910632 all within SE-07-25-03-W05M

FILE: PL20200078 – 05707130 to 7167

ROCKY VIEW COUNTY

SCHEDULE 'B' AMENDED

BYLAW: C-6688-2008



N

LEGAL DESCRIPTION

A portion of NW, SW &SE ¼ Section 18-25-3-5, Portion of SW ¼ Section 17-25-3-5, All of Section 7-25-3-5, NW, NE, SE, Section 8-25-3-5, NW and Portion of SW Section 9-25-3-5, NW Section 5-25-3-5

FILE: 2008-RV-188 **DIVISION: 2**

ROCKY VIEW MUNICIPAL DISTRICT NO. 44

SCHEDULE 'C' AMENDED



N

LEGAL DESCRIPTION

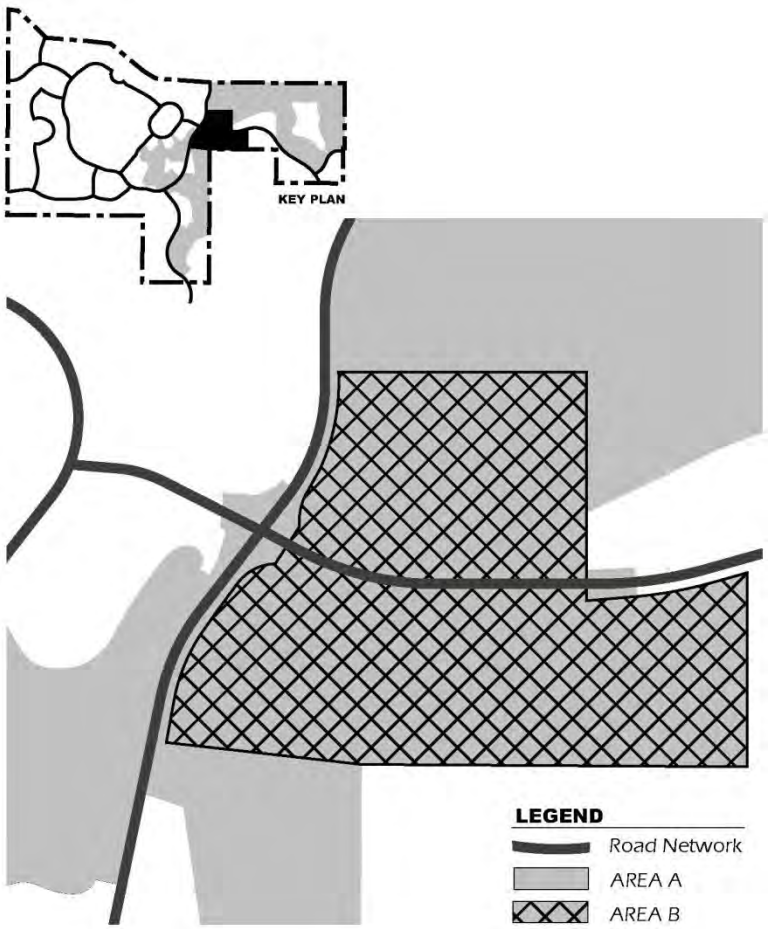
NW 5-25-3-W05M; 7-25-3-W05M; SW, NW, NE 8-25-3-W05M; a portion of SW, SE, and NW 18-25-3-W05M, a portion of SW 17-25-3-W05M; a portion of SW and NW 9-25-03-W05M

DIVISION: 2

ROCKY VIEW COUNTY
Cultivating Communities

SCHEDULE "D"

BYLAW: C-7641-2017



AMENDMENT

FROM Direct Control Bylaw 129 TO Direct Control Bylaw 129 (amended)

Subject Land

LEGAL DESCRIPTION: NW 5-25-3-W05M; 7-25-3-W05M; SW, NW, NE 8-25-3-W05M; a portion of SW, SE, and NW 18-25-3-W05M; a portion of SW 17-25-3-W05M; a portion of SW and NW 9-25-03-W05M

ROCKY VIEW COUNTY
Cultivating Communities

FILE: _____ **DIVISION: 2**