ROCKY VIEW COUNTY

BYLAW C-8004-2020

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

This Bylaw shall be known as Bylaw C-8004-2020.

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw C-4841-97, the *Municipal Government Act,* and Section 2.0 herein.

PART 3 – EFFECT OF BYLAW

THAT ~~Part 5, Land Use Map No. 48 of Bylaw C-4841-97~~ Schedule B, Land Use Maps of Bylaw C-8000-2020 be amended by redesignating a portion of SE-34-24-4-W5M from ~~Ranch and Farm District~~ Agriculture, General District (A-GEN) to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of SE-34-24-4-W5M is hereby redesignated to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT The regulations of the Direct Control District comprise of the following:

~~1.0 General Regulations~~

~~2.0 Land Use Regulations~~

~~3.0 General Development Regulations~~

~~**1.0 General Regulations**~~

~~**1.1** All uses listed as permitted in the Ranch and Farm District are deemed approved in this Direct Control District.~~

~~**1.2** The Subdivision Authority shall be responsible for decisions regarding subdivision applications affecting the lands subject to this Bylaw.~~

~~**1.3** Except where specifically noted that Council approval is required the Development Authority shall be responsible for the issuance of development permits for the lands subject to this Bylaw.~~

~~**1.4** The Development Authority and/or Council may decide on an application for a development permit even though the proposed development does not comply with this bylaw or is a nonconforming building if, in the opinion of the Development Authority, the proposed development will not unduly interfere with the amenities of the neighbourhood, interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and the proposed use conforms with the uses outlined within this Bylaw.~~

~~**1.5** Parts 1, 2, & 3 of the Land Use Bylaw C-4841-97 shall apply to all uses contemplated by this Bylaw except where otherwise noted.~~

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2.0 Land Use Regulations

2.1 Purpose and Intent

The purpose and intent of this district is to allow low impact activities on future road right-of-way lands while also allowing ranching and farming activities on the land to continue.

2.2 Uses

2.2.1 The Permitted and Discretionary Uses listed in Section 43.3 and 43.4 of Land Use Bylaw C-4841-97 are the Permitted and Discretionary Uses of this District with the inclusion of:

(i) Government Services

(ii) Mini - storage

(iii) Mobile home (maximum of 2 for custodial purposes)

(iv) Outside Storage

(v) Outdoor storage – Recreational Vehicles

(vi) Outdoor storage – Truck trailers

2.3 Development Regulations

2.3.1 Minimum *Yard*, Front for *Buildings*:

(i) 15.00 m (147.64 ft.) from anyroad, County;

(ii) 15.00 m (196.85 ft.) from any road, highway.

(iii) 15.00 m (49.21 ft.) from any road, internal subdivision or road, service.

2.3.2 Minimum *Yard*, Side for *Buildings*:

(i) 15.00 m (147.64 ft.) from anyroad, County;

(ii) 15.00 m (196.85 ft.) from any road, highway;

(iii) 15.00 m (49.21 ft.) from any road, internal subdivision or road, service;

(iv) 6.00 m (19.69 ft.) all other.

2.3.3 Minimum *Yard*, Rear for *Buildings*:

(i) 15.00 m (98.43 ft.) from any road, highway

(ii) 15.00 m (49.21 ft.) all other.

2.3.4 Maximum Height of Buildings: 10.00 metres (32.8ft).

2.3.5 Minimum Habitable floor area for dwellings, excluding basement:

(i) 92.00 sq. m (990.28 sq. ft.) single storey dwelling;

(ii) 92.00 sq. m (990.28 sq. ft.) split level dwelling, the total area of two finished levels;

(iii) 74.00 sq. m (796.53 sq. ft.) split entry or bi-level and the main floor; 18.00 sq. m (193.75 sq. ft.) finished lower level;

(iv) 92.00 sq. m (990.28 sq. ft.) combined floor area, two-storey dwelling;

(v) 92.00 sq. m (990.28 sq. ft.) mainfloor for dwelling, moved-in.

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~~3.0 General Development Regulations~~

~~3.1. The following items are required prior to the endorsement of a plan of subdivision or the issuance of a Development Permit;~~

~~3.1.1 A Traffic Impact Assessment and Intersection Assessment in accordance with the County Servicing Standards.~~

~~3.1.2 A Solid Waste Management Plan detailing how solid waste will be collected and transported from the development.~~

~~3.1.3 An access plan which shall include but is not limited to: a clearly defined access route, all necessary easements, rights-of-way and associated agreements, emergency access in accordance with the County Servicing Standards.~~

~~3.2 No vehicle storage shall be located in the front yard setback;~~

~~3.3 There shall be no storage of hazardous materials or goods on site;~~

~~3.4 No overnight or long-term camping shall be allowed on site;~~

~~3.5 There shall be no storage for the salvage of, or for derelict vehicles, used building or domestic products and similar discarded or recyclable materials;~~

~~3.6 All outdoor storage, recreation vehicle sites shall have a dump station~~

~~**PART 4 – TRANSITIONAL**~~

~~Bylaw C-8004-2020 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.~~

1.0 PURPOSE

1.1 The purpose and intent of this district is to allow low-impact activities on lands identified by Alberta Transportation for future interchange development while also allowing ranching and farming activities on the land to continue. Any buildings placed on site shall be temporary and mobile in nature.

2.0 DEFINITIONS

2.1 **Commercial Parking Lot** means a portion of land, set aside for the parking of motor vehicles for a time period of no longer than 72-hours as approved by the Development Authority.

2.2 **Mini-Storage** means self-contained buildings or storage facilities intended to provide inside storage options on a small scale where the customer is charged a rental fee on a monthly or annual basis for the storage of personal products.

3.0 COMPLIANCE WITH BYLAW C-8000-2020

3.1 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3, 4, 5, 6, 7, and 8 of Bylaw C-8000-2020 apply to this Direct Control District Bylaw.

4.0 REFERENCE TO BYLAW C-8000-2020

4.1 Within this Direct Control District Bylaw, a reference to a section of Bylaw C-8000-2020 is deemed to be a reference to the section as amended from time to time.

5.0 VARIANCES

5.1 The Development Authority may vary any of the rules contained in this Direct Control District in accordance with Sections 102, 103, 104, 105, and 106 of Bylaw C-8000-2020.

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6.0 ADMINISTRATION AS DEVELOPMENT AUTHORITY USES

6.1 The permitted uses of the Special, Future Urban Development District (S-FUD) District of Bylaw C-8000-2020 are the permitted uses in this Direct Control District.

6.1.1 The discretionary uses of the Special, Future Urban Development District (S-FUD) District of Bylaw C-8000-2020 are the discretionary uses in this Direct Control District with the addition of: Commercial Parking Lot and Mini-Storage

7.0 USES NOT DEFINED

7.1 Those uses that are not otherwise defined in this Bylaw, which in the opinion of the Development Authority are similar to the Uses listed in Section 6.0 of this Direct Control and which conform to the purpose of this district, may be Uses as approved by the Development Authority.

8.0 BYLAW C-8000-2020 DISTRICT RULES

8.1 Unless otherwise specified, the rules of Special, Future Urban Development District (S-FUD) District of Bylaw C-8000-2020 shall apply.

9.0 DEVELOPMENT REGULATIONS

9.1 Minimum parcel size: 5.84 ha (14.44 ac)

9.2 Building and Storage Area Setback Requirements

9.2.1 South and East property lines:

9.2.1.1 15.00 m (49.21 ft.) from any road

9.2.2 North and West property lines:

9.2.2.1 6.00 m (19.69 ft.) all other.

9.3 Setbacks requirements to the south and east property lines may be reduced by the Development Authority if landscaping is provided in the setback area;

9.4 Maximum Height of Buildings: 10.00 metres (32.81ft).

9.5 Maximum Site Coverage: 10.00%

10.0 ADDITIONAL REQUIREMENTS

10.1 The following items may be required by the Development Authority at the time of application for a Development Permit:

10.1.1 A Traffic Impact Assessment and Intersection Assessment in accordance with the County Servicing Standards.

10.1.2 A Solid Waste Management Plan detailing how solid waste will be collected and transported from the development.

10.1.3 An access plan shall include but is not limited to: a clearly defined access route, all necessary easements, rights-of-way and associated agreements, and emergency access in accordance with the County Servicing Standards.

10.1.4 Development Agreement as required by the Development Authority.

10.1.5 All Development Permit applications shall be circulated to all easement holders on title.

10.1.6 Stormwater Management Plan

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10.2 There shall be no storage of hazardous materials or goods on site;

10.3 There shall be no storage of salvaged and/or derelict vehicles, used building products, used domestic products, or similar discarded or recyclable materials; and

10.4 All Development Permits shall be issued with a term limit of no longer than two years.

10.5 All outdoor storage, recreation vehicle sites shall each have a dump station to efficiently remove wastewater from the recreational unit.

PART 4 – TRANSITIONAL

Bylaw C-8004-2020 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

Division: 1
File: 04834011 - PL20190198

READ A FIRST TIME IN COUNCIL this	11th	day of	February ,	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 or Designate

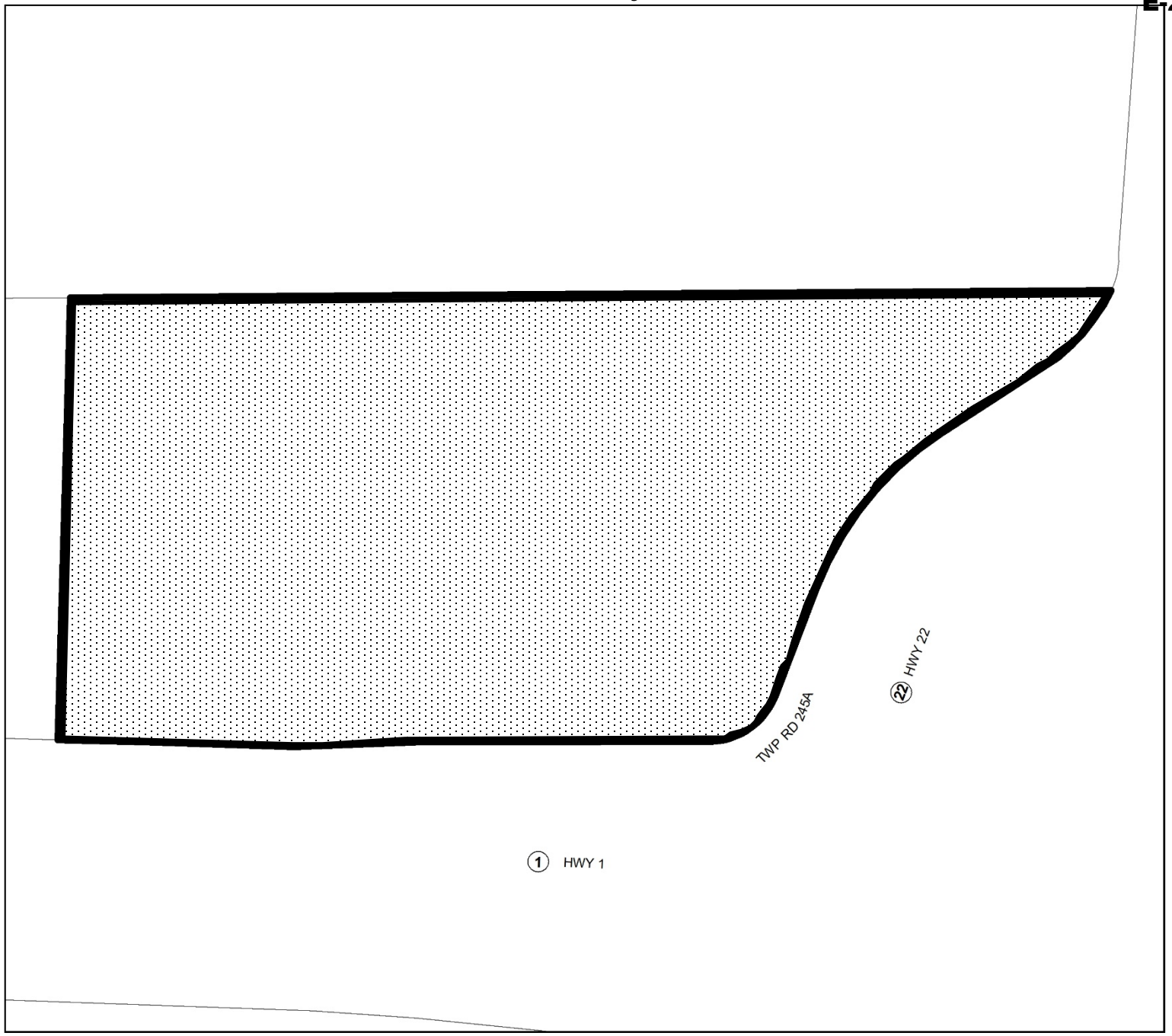
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Date Bylaw Signed

ROCKY VIEW COUNTY

Schedule 'A'

Bylaw C-8004-2020



Amendment

FROM
Agricultural, General District (A-GEN)

TO
Direct Control District

Division: 01
Roll: 04834011
File: PL20190198
Printed: Feb 23, 2021
Legal: A portion of SE-34-24-04-W05M