



BYLAW C-8222-2021

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

The Council of Rocky View County enacts as follows:

Title

1 This Bylaw shall be known as Bylaw C-8222-2021.

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 Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating Block 1, Plan 1712232 from Residential 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-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, 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 Seniors' Community, in accordance with the provisions of Appendix 9 of the Watermark Conceptual Scheme.

2.2 Uses:**Site 1 (± 2.94 ha)**

- 2.2.1 Accessory Buildings
- 2.2.2 Dwelling, *Rowhouse*
- 2.2.3 Dwelling, *Duplex/Semi*
- 2.2.4 Dwelling, *Single-detached*
- 2.2.5 Home-Based Business, *Type 1*
- 2.2.6 Temporary Sales Centre

Site 2 (± 2.04 ha)

- 2.2.7 Accessory Buildings
- 2.2.8 Commercial Communications Facilities, *Type A*
- 2.2.9 Dwelling, *Rowhouse*
- 2.2.10 Dwelling, *Duplex/Semi*
- 2.2.11 Home-Based Business, *Type 1*
- 2.2.12 Senior's Community
- 2.2.13 Supportive Living
- 2.2.14 Temporary Sales Centre

3.0 DEVELOPMENT REGULATIONS

- 3.1 Minimum Yard, *Front* for Buildings: 3 m (9.84 ft)
- 3.2 Minimum Yard, *Side* for Buildings: 6 m (19.69 ft)
- 3.3 Minimum Yard, *Rear* for Buildings: 6 m (19.69 ft)
- 3.4 Maximum Height of Buildings:

Site 1	Site 2
12 metres	18 metres

- 3.5 Maximum site coverage (all buildings): 65 %
- 3.6 Maximum Density: 40.3 units per gross developable hectare (16.3 units per gross developable acre).
- 3.7 The Development Authority may grant a variance to each site's minimum parcel size by a maximum of 5%.



- 3.8 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.
- 3.9 A *building* may be occupied by a combination of one or more uses listed in Section 2.2; 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** that 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. The landscaping plan must detail the nature of plantings within the buffer zone, identified as the area of land between buildings and the adjacent properties. The plan should provide for appropriate screening within the buffer zone to ensure appropriate transitions between buildings.
 - 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.



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- 4.1.9 A **Construction Management Plan** that details, among other items, erosion and slope stability, 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 an emergency, to the satisfaction of the County.

5.0 DEFINITIONS

- 5.1 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 Licensed 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.
- 5.2 Seniors' Community** - means a facility that provides independent and/or semi-assisted living arrangements for mature adults in a multiple-unit dwelling format. Facilities and uses accessory to the Seniors' Community may include offices, eating & drinking establishments, farmers market, retail (small), recreation facilities (public, private, indoor and outdoor), care facilities (seniors), care facilities (group) and a community hall.

6.0 IMPLEMENTATION

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

Effective Date

- 7 Bylaw C-8222-2021 is passed and comes into force when it receives third reading, and is signed in accordance with the Municipal Government Act.

READ A FIRST TIME IN COUNCIL this	day of	, 2021
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

 Chief Administrative Officer or Designate

 Date Bylaw Signed

Schedule 'A'**Bylaw
C-8222-2021****Amendment****FROM**Residential Rural District
(p4.0)**TO**

Direct Control District

 ± 4.97 ha
(± 12.29 ac)

DAMKAR COURT

Division: 08
Roll: 05618459
File: PL20210121
Printed: July 30, 2021
Legal: Lot:4 Block:1
Plan:1712232 within SE-18-
25-02-W05M