



BYLAW C-7975-2019

A Bylaw of Rocky View County, in the Province of Alberta, to amend **Rocky View County Bylaw C-8000-2020, being the Land Use Bylaw**. ~~Bylaw C-4841-97, being the Land Use Bylaw~~

The Council of Rocky View County enacts as follows:

~~PART 1 – TITLE~~

Title

This Bylaw shall be known as Bylaw C-7975-2019.

~~PART 2 – DEFINITIONS~~

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

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.

~~PART 3 – EFFECT OF BYLAW~~

Effect

- 3.** ~~THAT Part 5, Land Use Maps No. 32 & 32-1 of Bylaw C-4841-97~~ **THAT Schedule B, Land Use Maps, of Bylaw C-8000-2020** be amended by redesignating portions of Lot 3, Block 1, Plan 1113376 and Lot 3, Block, 2, Plan 0813156 within SE-22-23-27-W4M from ~~Hamlet Residential Single Family District~~ **Residential, Urban District** and ~~Special, Public Service District~~ **Public Services District** to **Residential, Mid-Density Urban District and Direct Control District** ~~Hamlet Residential Four District~~ as shown on the attached Schedule 'A' **'B'** forming part of this Bylaw.
- 4.** **THAT** Portions of Lot 3, Block 1, Plan 1113376 and Lot 3, Block, 2, Plan 0813156 within SE-22-23-27-W4M are hereby redesignated to **Residential, Mid-Density Urban District and Direct Control District** ~~Hamlet Residential Four District~~ as shown on the attached Schedule 'A' **and B'** forming part of this Bylaw.



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PART 4 — TRANSITIONAL**Effective Date**

- 5** Bylaw C-7975-2019 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

~~Bylaw C-7975-2019 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: 4

File: 03222206/685 — PL20190155

READ A FIRST TIME this ____10____ day of _December_, 2019

PUBLIC HEARING HELD this _____ day of _____, 2022

READ A SECOND TIME this _____ day of _____, 2022

READ A THIRD AND FINAL TIME this _____ day of _____, 2022

Mayor_____
Chief Administrative Officer_____
Date Bylaw Signed



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SCHEDULE 'A'**ATTACHED TO AND FORMING PART OF BYLAW C-7975-2019**

A Direct Control District affecting portions of Lot 3, Block 1, Plan 1113376 and Lot 3, Block 2, Plan 0813156 within SE-22-23-27-W4M, consisting of a total of ± 1.01 hectares (± 2.49 acres) of land.

1.0.0 GENERAL REGULATIONS

- 1.1.0 The regulations contained within this bylaw are applicable to the Direct Control (DC) parcel within the Development Site as shown on the attached Schedule "B".
- 1.2.0 Land Use Bylaw C-8000-2020 as amended is applicable unless otherwise stated in this Bylaw.
- 1.3.0 The rules regulating the Residential, Multi-Residential Urban (R-MRU) District of the Land Use Bylaw C-8000-2020 as amended shall apply unless otherwise specified in this Bylaw.
- 1.4.0 The location, size, and shape of the Direct Control site is approximate and will be determined by Plan of Survey, to be submitted to the County by the Developer as an application for subdivision approval.
- 1.5.0 The Development Authority shall be responsible for the issuance of Development Permit(s) for the uses subject to this Bylaw.
- 1.6.0 Definitions and terms not defined in this bylaw have the same meaning as defined in Part 8 of Land Use Bylaw C-8000-2020 (as amended) and the Municipal Government Act.

2.0.0 LAND USE REGULATIONS – DC**2.1.0 Purpose and Intent**

The purpose of this Direct Control bylaw is to accommodate seniors' living in a multi-storey apartment building. If at the time of development there is no market demand for seniors' housing, a diverse range of low and medium density residential housing types would be accommodated, including single family, duplex and townhomes.

2.2.0 Uses

Permitted	Discretionary
Accessory Building $\leq 75 \text{ m}^2$ (807.29 ft ²) Beekeeping Dwelling, Multiple Unit	Accessory Building $> 75 \text{ m}^2$ (807.29 ft ²) Accessory Dwelling Unit (ADU) Care Facility (Child) Care Facility (Group) Care Facility (Seniors) Communications Facility (Type A) Dwelling, Single Detached Dwelling, Duplex/Semi Dwelling, Rowhouse Special Function Business Vacation Rental



2.3.0 Minimum Parcel Size

Dwelling, Multiple Unit	Dwelling, Single Detached (per unit)	Dwelling, Duplex/Semi (perunit)	Dwelling, Rowhouse (perunit)	All Other
0.09 ha (0.22 ac)	0.03 ha (0.07 ac)	0.025 ha (0.06ac)	0.02 ha (0.05 ac)	0.09 ha (0.22 ac)

2.4.0 Minimum Parcel Width

Dwelling, MultipleUnit	Dwelling, Single Detached	Dwelling, Duplex/ Semi	Dwelling, Rowhouse
none	9.14 m (29.99 ft.)	7.92 m (25.98 ft.)	6.09 m (19.98 ft.)

2.5.0 Maximum Density

- i. The maximum net density in the Direct Control District is 82.19 uph (33.33 upa).

2.6.0 Maximum Parcel Coverage

Dwelling, Multiple Unit	Dwelling, Single Detached	Dwelling, Duplex/ Semi	Dwelling, Rowhouse	Accessory Building
65%	50%	50%	65%	15%

2.7.0 Maximum Building Height

Care Facility (Seniors)	Dwelling, Multiple Unit	Accessory Building	All Others
15.0 m (42.2 ft.)	14.0 m (45.93 ft.)	5.5 m (18.04 ft.)	12.0 m (39.37 ft.)

2.8.0 Minimum Setbacks

- i. Dwelling, Multiple Unit & Care Facility (Seniors):

Front Yard	Front Yard (with lane)	Side Yard	Rear Yard
6.0 m (19.69 ft.)	4.0 m (13.12 ft.)	6.0 m (19.69 ft.)	6.0 m (19.69 ft.)

* There is no requirement for setbacks where a party wall separates two dwelling units



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ii. Accessory Building

Front Yard	Side Yard	Rear Yard
Not permitted in front yard	0.6 m (1.97 ft.) 3.0 m (9.84 ft.) street side of corner parcel	0.6 m (1.97 ft.)

iii. All Others

	Front Yard	Side Yard	Rear Yard
Without Lane	6.0 m (19.69 ft.)	1.5 m (4.92 ft.)	6.0 m (19.69 ft.)
With Lane	4.0 m (13.12 ft.)	3.0 m (9.84 ft.)	2.8 m (9.19 ft.)

2.8.0 Subdivision Regulations

2.8.1 Unless otherwise provided for by this Bylaw, no subdivision for residential lots shall be endorsed within the Lands for any purpose, until:

- a) Architectural Design Guidelines that address building form and finishes, with particular attention to promoting design features that promote coherence between buildings within the development, and compatibility with the character of the surrounding area, shall be submitted to the satisfaction of the County.

2.9.0 Development Regulations

- 2.9.1 If all single-detached, then a single comprehensive Development Permit will be required for the DC parcel. All other uses shall require separate Development Permit applications. A Development Permit will be required for all other building forms. The comprehensive Development Permit shall adhere to the Architectural Design Guidelines for the community.
- 2.9.2 To ensure that a high standard of appearance and a sensitive transition to the surrounding land uses are achieved, a Landscaping Plan that details plant materials and other related improvements proposed within the development, prepared by a qualified Landscape Professional, shall be submitted in accordance with the Land Use Bylaw, to the satisfaction of the County at the development permit stage.
- 2.9.3 An Outdoor Lighting Plan shall be submitted to the satisfaction of the County at the development permit stage, in accordance with the Land Use Bylaw. Exterior lighting of the site shall be designed so that the lighting is directed away from the adjacent residential development and the intensity of illumination shall not extend beyond the boundaries of the site.



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SCHEDULE 'B'

ATTACHED TO AND FORMING PART OF BYLAW C-7975-2019

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