



BYLAW C-8315-2022

A bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-6688-2008, as amended, 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-8315-2022*.

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

Effective Date

4 Bylaw C-8315-2022 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 _____ day of _____, 20__

PUBLIC HEARING HELD this _____ day of _____, 20__

READ A SECOND TIME this _____ day of _____, 20__

READ A THIRD AND FINAL TIME this _____ day of _____, 20__

Mayor_____
Chief Administrative Officer_____
Date Bylaw Signed



SCHEDULE 'A'
FORMING PART OF BYLAW C-8315-2022

Amendment #1:

Add the following to Section 3.2.0:

- d. Show Home

Amendment #2:

Revise Section 3.13.0, which reads:

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 PreEndorsement Development Agreement is required

With the following:

3.13.0 Show Homes may be developed on the subject lands without a Development Permit in accordance with Section 3.2.0. Additionally, Show Homes may be considered by the Development Authority on the subject 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) in the absence of a fully executed Development Agreement, a signed Pre-Endorsement Development Agreement is required prior to Show Home construction.

Amendment #3:*1. Remove the following from Section 5.7.0:*

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.

2. Renumber 5.7.0. after the removal

Amendment #4:

Revise Table 2 (9.5.1) – Village Residential 2 Parcel Regulations which reads:

HOUSING TYPE ^e	LOT FRONTAGE ^f		MINIMUM LOT AREA m ² (ft ²)	MINIMUM FRONT YARD SETBACKS		MINIMUM REAR YARD SETBACKS		MINIMUM SIDE YARD SETBACKS ^g		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 ^h											

Semi-Detached	10.36 (33.99)		310.00 (3,336.81)	6.00 (19.69)		7.50 (24.60)	0.60 (1.97)	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	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 ^h											

Semi-Detached	11.58 (37.99)	13.41 (44.00)	324.00 (3,487.51)	6.00 (19.69)		7.50 (24.60)	0.60 (1.97)	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	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



With the following:

HOUSING TYPE ^e	LOT FRONTAGE ^f		MINIMUM LOT AREA m ² (ft ²)	MINIMUM FRONT YARD SETBACKS		MINIMUM REAR YARD SETBACKS		MINIMUM SIDE YARD SETBACKS ^g		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 ^h											

Semi-Detached	10.36 (33.99)		310.00 (3,336.81)	6.00 (19.69)		7.50 (24.60)	0.60 (1.97)	1.52 (5.00)/0 from property line on which a party wall is located	0.60 (1.97)/0 from property line on which a party wall is located		55
Row	6.09 (19.98) two party walls / 7.61 (24.97) one party wall		200.00 (2,152.78)	4.50 (14.76)		7.50 (24.60)					60
FRONT ACCESS ^h											

Semi-Detached	11.58 (37.99)	13.41 (44.00)	324.00 (3,487.51)	6.00 (19.69)		7.50 (24.60)	0.60 (1.97)	1.52 (5.00)/0 from property line on which a party wall is located	0.60 (1.97)/0 from property line on which a party wall is located	65 ^d	55
	13.42 (44.03)		402.00 (4,327.09)							60 ^d	
Row	6.09 (19.98) two party walls / 7.61 (24.97) one party wall		200.00 (2,152.78)	6.00 (19.69)		7.50 (24.60)					60



ROCKY VIEW COUNTY

Amendment #5:

1. *Remove the following from Section 10.2.0:*

10.2.17 Show Home

2. *Renumber Section 10.2.0 after the removal:*

Amendment #6:

1. *Remove the following from Section 11.2.0:*

11.2.18 Show Home

2. *Renumber Section 11.2.0 after the removal:*



ROCKY VIEW COUNTY

Amendment #7:

Revise Schedule 'A' which shows:

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 _____

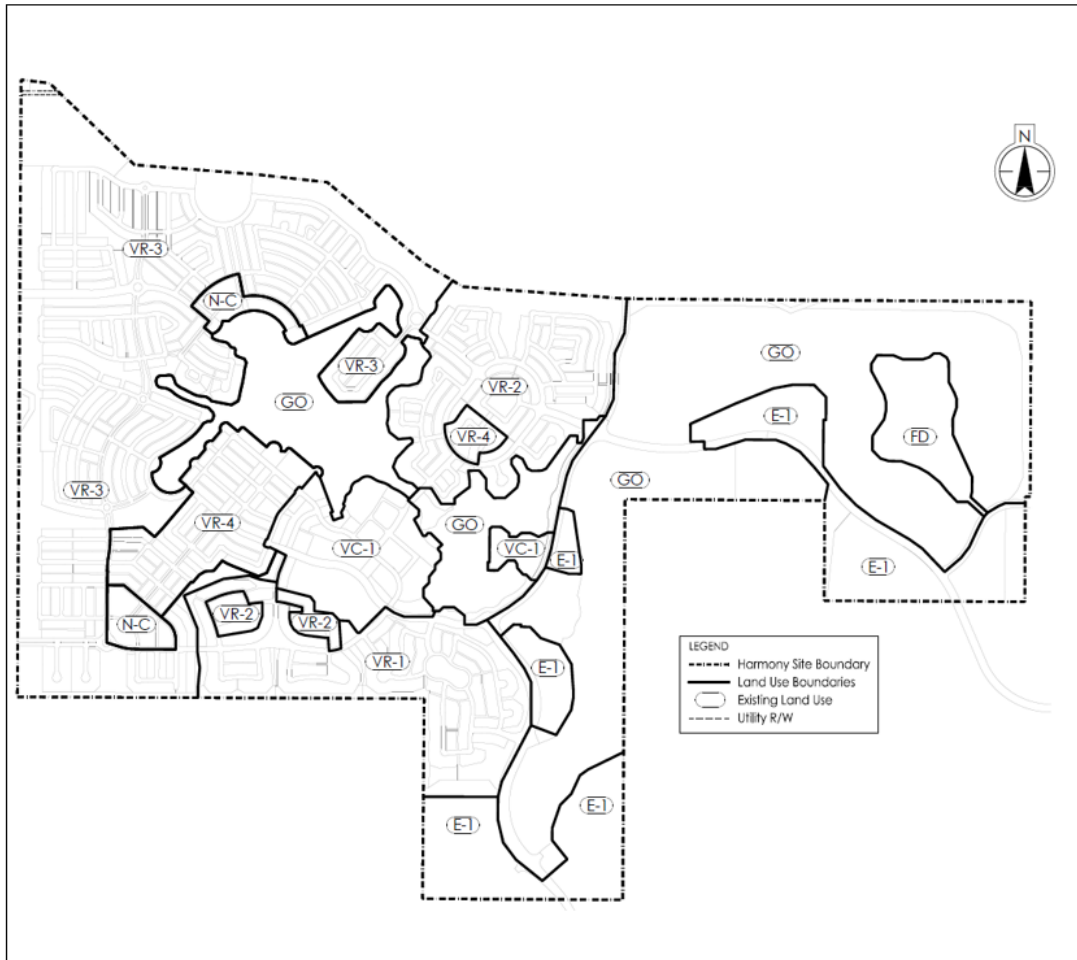
LEGAL DESCRIPTION: Lots 21 to 31, Block 15, Plan 1910632 and
Lots 1 to 27, Block 14, Plan 1910632 all within SE-07-25-03-W05M

FILE: PL20200078 – 05707130 to 7167

ROCKY VIEW COUNTY



With the following:



Schedule 'A'

Division: 2
 Roll: Harmony Plan Area
 File: PL20210151
 Printed: 27-Jun-22
 Legal: Portions of 5/7/8/9-25-
 03-W05M