



BYLAW C-8318-2022

A bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Direct Control Bylaw C-6031-2005, being DC-99

The Council of Rocky View County enacts as follows:

Title

- 1 This bylaw may be cited as *Bylaw C-8318-2022*.

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 Direct Control Bylaw C-6031-2005, known as “DC-99” be amended, as shown on the attached Schedule A forming part of this Bylaw.

Effective Date

- 4 Bylaw C-8318-2022 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 26 day of July, 2022

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 _____



SCHEDULE 'A'
Forming Part of BYLAW C-8318-2022

Amendment # 1

To include a new Section 1.8.0 and Section 1.9.0 under Section 1.0.0 General Regulations

- 1.8.0 The Development Authority may grant a variance to maximum building height and maximum site coverage, by a maximum of 5%.
- 1.9.0 Notwithstanding Section 3.9.0, for the lots adjacent to the 20 m landscaped Municipal Reserve land that borders Highway 566, the minimum landscaped width may calculate to an average of 9.5 m (31.17 ft.) in total.

Amendment # 2

Revise the maximum building height requirement under Section 3.12.0 Maximum Building Height

3.12.1 Cell A:

Principal Building: ~~10 m (32.8 ft)~~ 12 m (39.4 ft)

Amendment # 3

Revise the maximum size coverage for Cell A under Section 3.14.0 Site Coverage

Maximum Site Coverage for Cell A is ~~25%~~ 45%

Amendment # 4

Include the subject land into the area allows for a maximum site coverage for 55% under Section 3.14.0 Site Coverage

- i. Notwithstanding Section 3.14.0, the Maximum Site Coverage for a portion of SE-10-26-29-W4M and a portion of NW 10-26-29-W4M as shown on Schedule 'C' is 55%.

Amendment # 5

Replace Schedule "C" with an updated map area.

