



ROCKY VIEW COUNTY

BYLAW C-8040-2020**A Bylaw of Rocky View County to amend Direct Control Bylaw C-5086-99**

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-8040-2020.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

That Direct Control District (DC-64, Bylaw C-5086-99) is hereby amended as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-8040-2020 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 04**File: 03222114 & 03222115 / PL20200018**

READ A FIRST TIME IN COUNCIL this 12th day of May, 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

 Date Bylaw Signed



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SCHEDULE 'A'
FORMING PART OF BYLAW C-8040-2020

Amendment #1

Delete Section 1.1.0 and replace with the following:

- 1.1.0 The Operative and Interpretive Clauses (Part One), General Administration (Part Two) and General Regulations (Part Three) as contained in the Land Use Bylaw (C-4841-97) shall apply unless otherwise specified in this bylaw.

Amendment #2

Delete Section 1.2.0 and replace with the following:

- 1.2.0 Except where specifically noted that Council approval is required, the Development Authority shall consider and decide on applications for Development Permits for those uses which are listed as "Discretionary Uses" in this bylaw.

Amendment #3

Delete Section 1.5.0 and replace with the following:

- 1.5.0 All permitted uses, which otherwise satisfy the requirements and regulations of this bylaw, do not require a Development Permit.

Amendment #4

Amend Section 2.3.0 "Discretionary Uses", to delete undefined uses:

- 2.3.2 Grocery Store
- 2.3.4 Post Offices
- 2.3.6 Retail Store
- 2.3.12 Loading areas for the principal commercial use
- 2.3.13 Parking areas related to the subordinate *dwelling unit*
- 2.3.14 Attached garages ancillary and subordinate to a dwelling unit

Amendment #5

Delete Section 2.3.11 and replace with the following:

- 2.3.11 Dwelling unit ancillary and subordinate to the principal commercial use.

Amendment #6

Delete Section 2.3.15 and replace with the following:

- 2.3.15 The following additional uses on UNIT 22, Plan 0010821
- (i) Child Care Facility; and
 - (ii) School or College, Commercial.



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Amendment #7

Amend Section 2.3.0 “Discretionary Uses”, to include new clause 2.3.16 which reads:

- 2.3.16 The following additional use on UNITS 5 & 6, Plan 0010821
(i) Animal Health Care Services, Small Animal

Amendment #8

Amend Section 2.3.0 “Discretionary Uses” by adding the following:

- 2.3.17 Retail Food Store
2.3.18 Retail Garden Centre
2.3.19 Retail Store, Local

Amendment #9

Delete Section 2.12.1 and replace with the following:

- 2.12.1 Accessory Building

Amendment #10

Delete Section 2.13.0 and replace with the following:

- 2.13.0 Maximum requirements
2.13.1 Number of Accessory Buildings (detached garage) – 3
2.13.2 Number of parking stalls per Accessory Building (detached garage) – 2
2.13.3 Area of Development Cell “C” – 0.83 hectares (2.06 acres)
2.13.4 Height of Accessory Building (detached garage) – 5.50 metres (18.00 feet)
2.13.5 Number of bareland condominium units – 1

Amendment #11

Delete Section 2.14.0 and replace with the following:

- 2.14.0 Minimum Requirements
2.14.1 Front yard setback for Accessory Buildings (detached garage) – 45.00 metres
(147.63 feet)
2.14.2 Rear yard setback for Accessory Buildings (detached garage) – 9.00 metres (29.52 feet)
2.14.3 Side yard setback for Accessory Buildings (detached garage) – 3.00 metres (9.84 feet)

Amendment #12

Delete Section 3.3.1



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Amendment #13

Delete Section 3.3.3 and replace with the following:

- 3.3.3 Signage shall be integrated into the site and building architecture and be consistent with the overall development of the lands.

Amendment #14

Delete the following definitions under Section 4.0.0 "Definitions".

- 4.2.0
- 4.3.0
- 4.4.0
- 4.6.0
- 4.8.0

Amendment #15

Delete Section 4.5.0 and replace with the following:

- 4.5.0 Development – means:
- (a) any excavation or stockpile and the creation of either of them;
 - (b) a building or an addition to or replacement or repair of a building and the construction or placing of any of them on, in, over or under land; or,
 - (c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or
 - (d) a change in the intensity of use of land, or a building or an act done in relation to land or a building, that results in or is likely to results in or is likely to result in a change in the intensity of use in the land or building.

Amendment #16

Minor spelling, punctuation, renumbering and formatting amendments throughout.