



# BYLAW C-8085-2020

## A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Direct Control Bylaw C-6688-2008 (DC-129).

The Council of Rocky View County enacts as follows:

### Title

- 1 This Bylaw may be cited as *Bylaw C-8085-2020*.

### Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the Direct Control Bylaw C-6688-2008 (DC-129), Land Use Bylaw C-4841-97, and the *Municipal Government Act* except for the definitions provided below:
  - (1) **“Council”** means the duly elected Council of Rocky View County;
  - (2) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
  - (3) **“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 District (DC-129, Bylaw C-6688-2008) be amended as detailed in Schedule A forming part of this Bylaw.

### Transitional

- 4 Bylaw C-8085-2020 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 IN COUNCIL this 6<sup>th</sup> day of October, 2020*PUBLIC HEARING HELD 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'**  
**FORMING PART OF BYLAW C-8085-2020**

**Amendment #1**

Add Section 1.8.0 to 1.0.0 General Regulations as follows:

1.8.0 'If there is a discrepancy between the metric and imperial measurement, metric prevails.'

**Amendment #2**

Delete Section 5.2.0 and replace with the following:

The lands within VC-1 Cell shall be notationally divided into two areas (Area A and Area B), as per Schedule "C", in order to apply permitted uses. Proposed development within each Area is to be and in accordance with the architectural guidelines at time of development permit.

**Amendment #3**

Amend Section 5.3.1 Village Core 1 Development Cell (VC-1) Area A by adding the following:

5.3.1.52 *Wellness Resort*

**Amendment #4**

Delete Section 5.4.0 and replace with the following:

5.4.0 Minimum Setback Requirements:

- a) The minimum building setback to a property line is 0 m (0 ft).

**Amendment #5**

Delete Section 5.6.0 b) vii) Building Orientation and Design – Residential Area

**Amendment #6**

Delete Section 5.8.0 a) Live/Work Units and replace with the following:

**Amendment #7**

Delete Section 5.8.0 e) Live/Work Units

**Amendment #8**

Delete Section 5.8.0 g) Live/Work Units

**Amendment #9**

Delete Section 5.8.0 h) Live/Work Units and replace with the following:

- h) Except as provided elsewhere in this Bylaw, a portion of the *residential unit* may be located on the same floor as a non-residential use in the Mixed-Use / Commercial Areas.

**Amendment #10**

Delete Section 5.8.0 j) Live/Work Units:

**Amendment #11**

Delete Section 5.8.0 k) Live/Work Units

**Amendment #12**

Delete Section 5.9.0 b) Mixed-Use Development and Commercial Development

**Amendment #13**

Delete Section 5.9.0 c) Mixed-Use Development and Commercial Development

**Amendment #14**

Delete Section 5.12.0 b) Retaining Walls and Fences

**Amendment #15**

Delete Section 5.13.0 Special Regulations

**Amendment #16**

Delete Section 8.7.1 Village Residential 1 Development Cell Special Regulations and replace with the following:

The front driveway connecting a garage (attached and/or detached) to a public road shall be a minimum of 6.0 m (19.68 ft) in length, measured from:

1. the back of the public sidewalk to the front of the garage; or
2. the road curb where there is no public sidewalk to the front of the garage.

**Amendment #17**

Delete the existing Table 1 (8.5.1) – Village Residential Parcel Regulations and replace with the following:

**TABLE 1 (8.5.1) - Village Residential Parcel Regulations**

HOUSING TYPE <sup>g</sup>	LOT FRONTAGE <sup>g</sup>		MINIMUM LOT AREA m <sup>2</sup> (ft <sup>2</sup> )	MINIMUM FRONT YARD SETBACKS		MINIMUM REAR YARD SETBACKS		MINIMUM SIDE YARD SETBACKS <sup>a</sup>		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 <sup>e</sup>											
Single Detached	13.41 (44.00)	15.24 (50.00)	526.00 (5,661.82)	6.00 (19.69)		9.00 (29.53)	0.60 (1.97)	4.26 total/2.74 one side (14.00 total/9.00 one side)	0.60 (1.97)		40
	15.25 (50.03)		607.00 (6,533.69)					4.88 total/3.35 one side (16.00 total/11.00 one side)			
Semi- Detached	10.36 (33.99)		324.00 (3,487.51)			7.50 (24.60)		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
Townhomes	9.14 (29.99)		243.00 (2,615.63)			7.50 (24.60)			2.43 (8.00)/0 from property line on which a party wall is located		60
FRONT ACCESS <sup>e</sup>											
Single Detached	18.28 (59.97)	24.39 (80.02)	728.00 (7,836.13)	6.00 (19.69)		9.00 (29.53)	0.60 (1.97)	5.48 total/3.35 one side (18.00 total/11.00 one side) <sup>c</sup>	0.60 (1.97)	60 <sup>d</sup>	35
	24.40 (80.05)	30.48 (100.00)	1012.00 (10,893.08)	9.00 (29.53) <sup>e</sup>	10.50 (34.45)	6.70 total/4.57 one side (22.00 total/15.00 one side) <sup>c</sup>		50 <sup>d</sup>			
	30.49 (100.03)		1,335.00 (14,369.82)	9.00 (29.53) <sup>e</sup>	12.00 (39.37)	9.14 total/6.09 one side (30.00 total/20.00 one side) <sup>c</sup>		45 <sup>d</sup>			
Semi- Detached	13.41 (44.00)		404.00 (4,348.62)	6.00 (19.69)		7.50 (24.60)		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		50
Townhomes	10.97 (36.00)		319.00 (3,433.69)	6.00 (19.69)		7.50 (24.60)	2.43 (8.00)/0 from property line on which a party wall is located		60 <sup>d</sup>	55	

a. For rules regarding minimum projection into the side yard, refer to the Development Regulations section of the Rocky View County Land Use Bylaw. Where it can be demonstrated that a relaxation of up to 0.05 m is required, and it can be demonstrated that the relaxation is required due to construction error, Administration may grant a relaxation at its sole discretion.

b. Where a rear garage is accessed from the front of the lot, the minimum side yard setback shall be 2.44 metres (8.00 feet).

c. If garage front is parallel to street then garage eaveline shall not project greater than 2.43 metres (8.00 feet) from the eaveline of the house front.

d. Minimum front yard reduced to 6.10 metres (20.00 feet) if garage doors do not face the street is oriented perpendicular to street.

e. Where a lot has both front and rear access, the setbacks shall apply based on the garage location indicated on the Building Grade plan. Multiple access can be permitted where they are indicated on the Building Grade plan and approved through the Architectural Control process.

f. Housing Types and lot frontages are identified for each parcel in the Lot Frontage Plan, provided by the developer.

**Amendment #18**

Delete Section 9.7.1 Village Residential 2 Development Cell Special Regulations and replace with the following:

The front driveway connecting a garage (attached and/or detached) to a public road shall be a minimum of 6.0 m (19.68 ft) in length, measured from:

1. the back of the public sidewalk to the front of the garage; or
2. the road curb where there is no public sidewalk to the front of the garage.

**Amendment #19**

Delete the existing Table 2 (9.5.1) – Village Residential 2 Parcel Regulations and replace with the following:

**TABLE 2 (9.5.1) – Village Residential 2 Parcel Regulations**

HOUSING TYPE <sup>a</sup>	LOT FRONTAGE <sup>a</sup>		MINIMUM LOT AREA m <sup>2</sup> (ft <sup>2</sup> )	MINIMUM FRONT YARD SETBACKS		MINIMUM REAR YARD SETBACKS		MINIMUM SIDE YARD SETBACKS <sup>a</sup>		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 <sup>a</sup>												
Single Detached	11.58 (37.99)	13.41 (44.00)	380.00 (4,090.27)	4.50 (14.76)		9.00 (29.53)	0.60 (1.97)	3.05 total/1.52 one side (10.00 total/5.00 one side)	0.60 (1.97)		45	
	13.42 (44.03)	15.24 (50.00)	442.00 (4,736.12)	6.00 (19.69)				3.66 total/1.52 one side (12.00 total/5.00 one side)			45	
	15.25 (50.03)		500.00 (5,381.96)	6.00 (19.69)				4.26 total/1.52 one side (14.00 total/5.00 one side)				
Single-Detached (Wide Shallow) <sup>c</sup>	17.07 (56.00)		460.00 (4,951.40)	4.50 (14.76)		7.50 (24.60)		3.66 total/1.52 one side (12.00 total/5.00 one side)		45		
Semi-Detached	10.36 (33.99)		310.00 (3,336.81)	6.00 (19.69)		7.50 (24.60)		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	
Townhomes	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 <sup>a</sup>												
Single Detached	12.19 (39.99)	14.02 (46.00)	395.00 (4,251.75)	6.00 (19.69)		8.00 (26.25)	0.60 (1.97)	3.05 total/1.52 one side (10.00 total/5.00 one side) <sup>c</sup>	0.60 (1.97)	75 <sup>d</sup>	45	
	14.03 (46.03)	18.29 (60.01)	460.00 (4,951.40)	6.00 (19.69)				3.66 total/1.52 one side (12.00 total/5.00 one side) <sup>c</sup>		65 <sup>d</sup>	40	
	18.30 (60.04)	24.39 (80.02)	600.00 (6,458.35)	6.00 (19.69)				4.87 total/1.52 one side (16.00 total/5.00 one side) <sup>c</sup>		60 <sup>d</sup>		
	24.40 (80.05)	30.48 (100.00)	800.00 (8,611.13)	9.00 (29.53) <sup>e</sup>				10.50 (34.45)		5.48 total/1.52 one side (18.00 total/5.00 one side) <sup>c</sup>	50 <sup>d</sup>	35
	30.49 (100.03)		1,000.00 (10,763.91)	9.00 (29.53) <sup>e</sup>				12.00 (39.37)		6.70 total/2.13 one side (22.00 total/7.00 one side) <sup>c</sup>	45 <sup>d</sup>	
Single Detached (Wide Shallow)	21.95 (72.01)		570.00 (6,135.43)	4.50 (14.76)		9.00 (29.53)		4.26 total/1.52 one side (14.00 total/5.00 one side) <sup>c</sup>		60 <sup>d</sup>	40	
Semi-Detached	11.58 (37.99)	13.41 (44.00)	324.00 (3,487.51)	6.00 (19.69)		7.50 (24.60)		1.52 (5.00)/0 from property line on which a party wall is located		65 <sup>d</sup>	50	
	13.42 (44.03)		402.00 (4,327.09)							60 <sup>d</sup>		
Townhomes	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 <sup>d</sup>	55	

- a. For rules regarding minimum projection into the side yard, refer to the Development Regulations section of the Rocky View County Land Use Bylaw. Where it can be demonstrated that a relaxation of up to 0.05 m is required, and it can be demonstrated that the relaxation is required due to construction error, Administration may grant a relaxation at its sole discretion.
- b. Where a rear garage is accessed from the front of the lot, the minimum side yard setback shall be 2.44 metres (8.00 feet).
- c. If a garage front is parallel to street, then garage eaveline shall not project greater than 2.43 m (8.00 ft) from the eaveline of the house front.
- d. Minimum front yard reduced to 6.10 m (20.00 feet) if garage is oriented perpendicular to street.

**ROCKY VIEW COUNTY**

- e. Where a lot has both front and rear access, the setbacks shall apply based on the garage location indicated on the Building Grade plan. Multiple access can be permitted where they are indicated on the Building Grade plan and approved through the Architectural Control Process.
- f. Housing Types and lot frontages are identified for each parcel in the Lot Frontage Plan, provided by the developer.



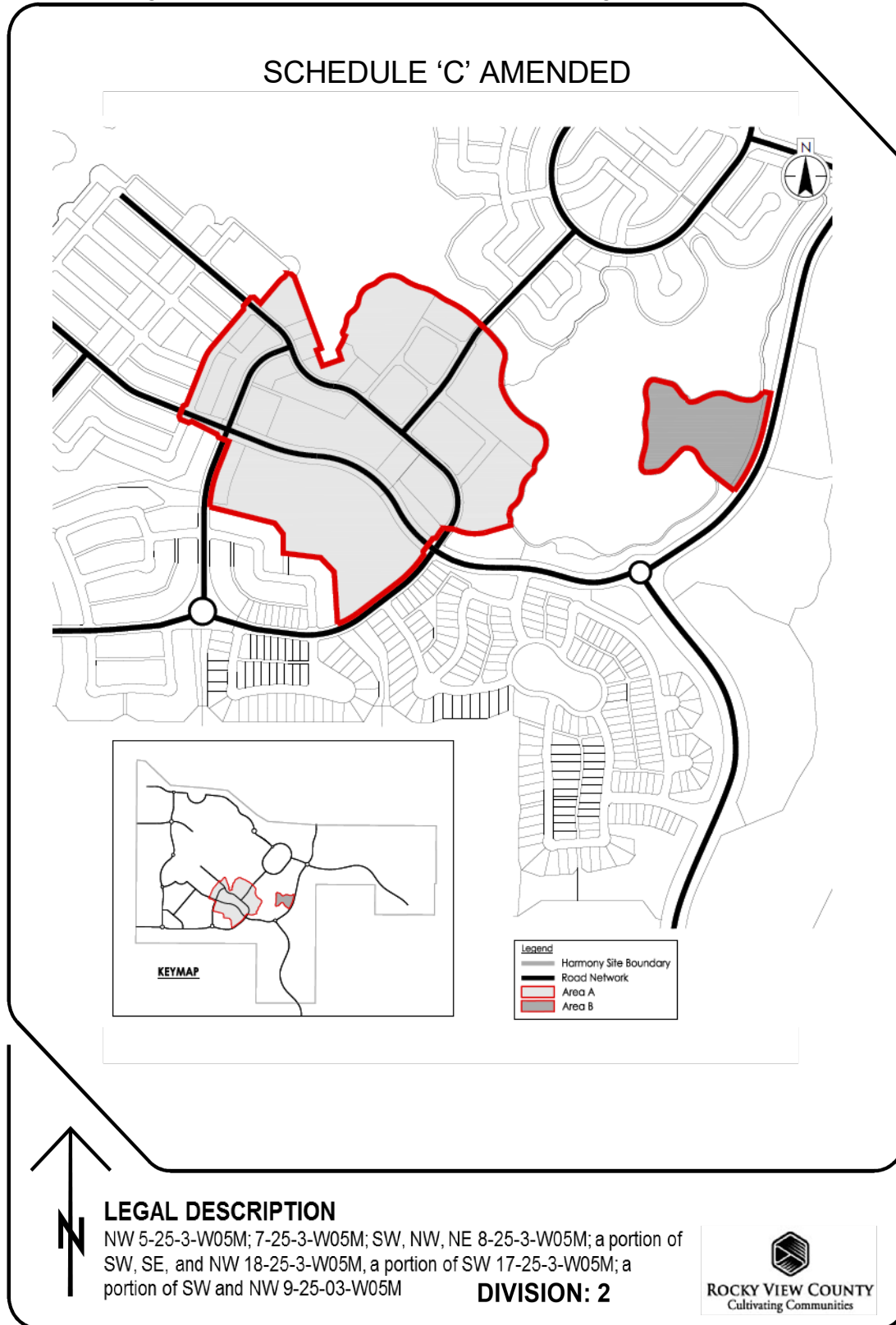
**Amendment #20**

Add the following definition under Section 10.0

*Lot Frontage* – The distance between the side property lines measured at a point set back 6 m from either the *front property line* or *rear property line* (whichever is shortest) utilizing an angle perpendicular to the average azimuth angles of the two *side property lines*. *Lot Frontages* are calculated at time of subdivision and identified for each parcel in the Lot Frontage Plan, provided by the developer.

**Amendment #21**

Delete the existing Schedule 'C' and replace with the following map:



**Overall Abbreviations, Numbering, Grammar, Spelling and Punctuation**

- Renumbering the Bylaw as required.
- Wherever the renumbering of the Bylaw affects a numbering reference elsewhere in the Bylaw, adjust the affected reference.
- Italicize all definitions within the Bylaw.
- Without changing the meaning or intent of the Bylaw, correct all grammatical, spelling, punctuations and spacing errors.