

BYLAW C-7994-2020

A Bylaw of Rocky View County to amend Land Use Bylaw C-8000-2020

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7994-2020.

PART 2 – DEFINITIONS

In this Bylaw the definitions and terms shall have the meanings given to them in Rocky View County Land Use Bylaw C-8000-2020 and the *Municipal Government Act*.

PART 3 – EFFECT OF BYLAW

THAT Lot BESK Plan 8410320, Lots 101-110 Plan 8410320, Lots 201-212 Plan 8410320, and Lots 301-312 Plan 8410320 within 16-25-28-W4M be designated Direct Control (DC-164) as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT The special regulations of the Direct Control District (DC-164) are as detailed in Schedule 'B' attached to and forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7994-2020 is passed when it receives third reading, and is signed by the Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Bylaw C-7994-2020 comes into full force and effect when Rocky View County Land Use Bylaw C-8000-2020 comes into full force and effect.

Division: 6
File: 1015-565

READ A FIRST TIME IN COUNCIL this 28th day of January, 2020

PUBLIC HEARING WAS HELD IN COUNCIL this 25th day of June, 2020

READ A SECOND TIME IN COUNCIL this 28th day of July, 2020

READ A THIRD TIME IN COUNCIL this 28th day of July, 2020



Reeve



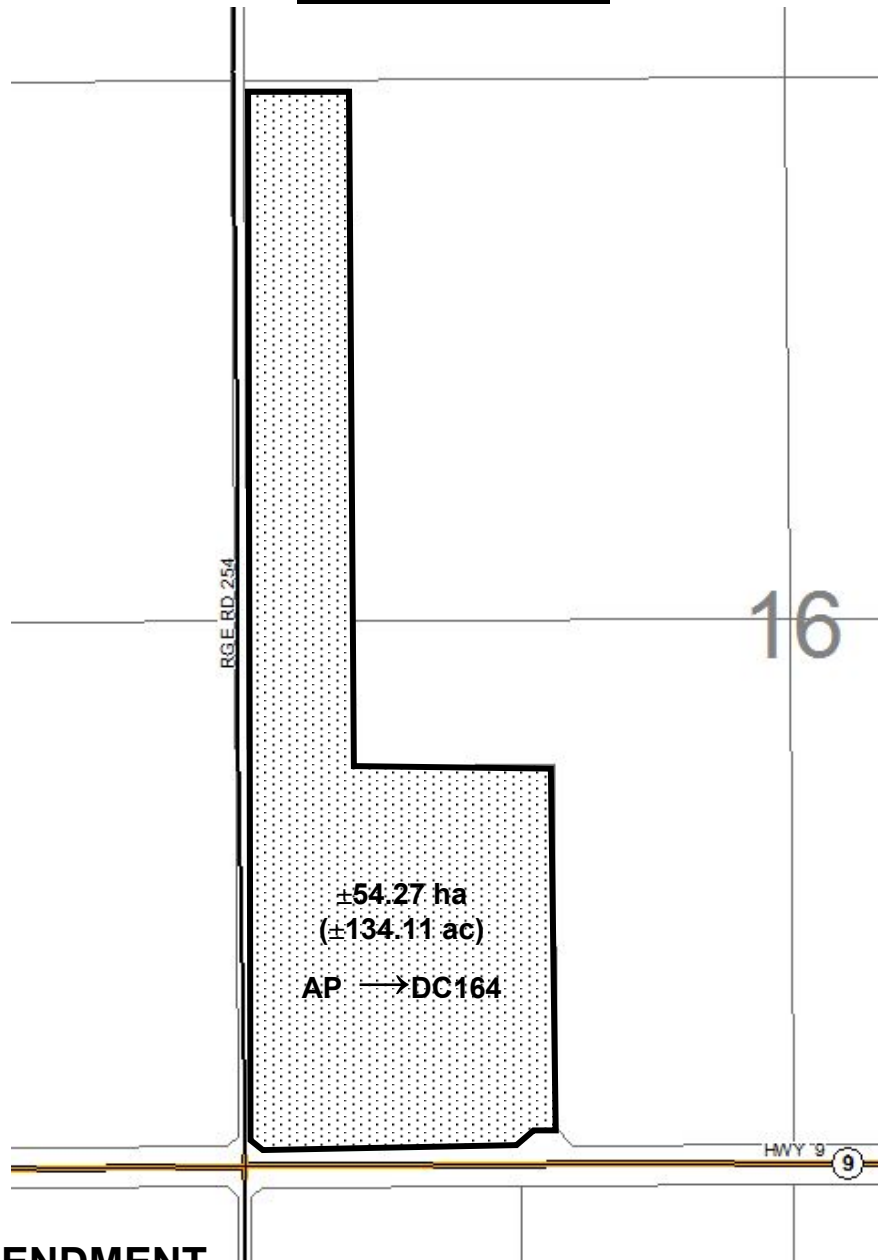
CAO or Designate

July 28, 2020

Date Bylaw Signed

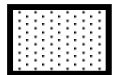
SCHEDULE "A"

BYLAW: C-7994-2020



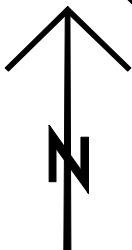
AMENDMENT

FROM Airport District TO Direct Control District 164



Subject Land _____

LEGAL DESCRIPTION: SW/W-16-28-25-W4M



FILE: 1015-585

DIVISION: **6**

SCHEDULE 'B' TO BYLAW C-7994-2020

A Bylaw of Rocky View County to amend Land Use Bylaw C-8000-2020

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7994-2020.

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw C-8000-2020 and the *Municipal Government Act*, unless otherwise defined in this Direct Control.

PART 3 – EFFECT OF BYLAW

THAT This Direct Control shall apply to the portion of the Land Use District Map of Bylaw C-8000-2020 identified as DC-164.

1.0 PURPOSE

1.1. The purpose and intent of this District is to provide for the development of Airports in the County.

2.0 COMPLIANCE WITH BYLAW C-8000-2020

2.1. Unless otherwise specified, the rules and provisions of Parts 1, 2, 3, 4, 5, 6, 7, and 8 of Bylaw C-8000-2020 apply to this Direct Control District Bylaw.

3.0 REFERENCE TO BYLAW C-8000-2020

3.1. Within this Direct Control District Bylaw, a reference to a section of Bylaw C-8000-2020 is deemed to be a reference to the section as amended from time to time.

4.0 VARIANCES

4.1. The Development Authority may vary any of the rules contained in this Direct Control District in accordance with Sections 102, 103, 104, 105 and 106 of Bylaw C-8000-2020.

5.0 USES

- 5.1. Accessory Building/Structure
- 5.2. Agriculture (General)
- 5.3. Awning/Canopy Signs
- 5.4. Bed and Breakfast
- 5.5. Billboard Signs
- 5.6. Dwelling, Single Detached
- 5.7. Election Signs
- 5.8. Establishment (Drinking)
- 5.9. Establishment (Eating)



- 5.10. Establishment (Entertainment)
- 5.11. Fascia Signs
- 5.12. Freestanding Signs
- 5.13. Hotel/Motel
- 5.14. Industrial (Light)
- 5.15. Inflatable Signs
- 5.16. Office
- 5.17. Portable Signs
- 5.18. Projecting Signs
- 5.19. Real Estate Signs
- 5.20. Recreation
- 5.21. Recreation (Culture & Tourism)
- 5.22. Recreation (Outdoor)
- 5.23. Recreation (Private)
- 5.24. Roof Signs
- 5.25. Sandwich Boards
- 5.26. Storage (Outdoor)
- 5.27. Temporary Signs
- 5.28. Vacation Rental

6.0 USES NOT DEFINED

- 6.1. Those uses which are not otherwise defined in this Bylaw, which in the opinion of the Development Authority, are similar to the Uses listed in Section 5 of this Direct Control and which conform to the purpose of this district may be Uses as approved by the Development Authority.

7.0 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

- 7.1. Provided the requirements of Bylaw C-8000-2020 are met, the following development does not require a Development Permit:
 - 7.1.1. Election Signs
 - 7.1.2. Real Estate Signs
 - 7.1.3. Sandwich Boards
 - 7.1.4. Temporary Signs

8.0 MAXIMUM BUILDING HEIGHT

- 8.1. Principal Building: 15.0 m
- 8.2. Accessory Building/Structure: 15.0 m

9.0 MINIMUM SETBACKS

- 9.1. Front Yard
 - 9.1.1. 60.0 m from Highways
 - 9.1.2. 60.0 m from County roads where the opposite side of the County road is a Residential District.
 - 9.1.3. 30.0 m from County roads where the opposite side of the County road is not a Residential District.
 - 9.1.4. 10.0 m from service roads adjacent to a Highway
 - 9.1.5. 6.0 m from all others
- 9.2. Side Yard
 - 9.2.1. 60.0 m from Highways
 - 9.2.2. 30.0 m from County road
 - 9.2.3. 15.0 m from service roads adjacent to a Highway
 - 9.2.4. 15.0 m from all others
- 9.3. Rear Yard
 - 9.3.1. 30.0 m from any road
 - 9.3.2. 6.0 m from all others

10.0 ADDITIONAL REQUIREMENTS

- 10.1. All applications for Development Permits in NEF areas over 25 shall be referred to the appropriate agency and comments shall be received prior to a decision being made.
- 10.2. Building Requirements
 - 10.2.1. Extensions to existing buildings shall be constructed with compatible materials to the existing building and be satisfactory to the Development Authority.
 - 10.2.2. The exterior design of all buildings and structures shall be subject to approval by the Development Authority.
 - 10.2.3. Where more than one use is to be carried on in a particular site, separation between buildings and construction of separating walls shall be in accordance with the Alberta Building Code.
 - 10.2.4. Garbage and waste must be stored in weatherproof and animal/bird proof containers, properly screened, and be in a location easily accessible to containerized garbage pickup.
- 10.3. Parking, Outdoor Storage, and Display of Products shall be:
 - 10.3.1. 15.0 m from any Highway
 - 10.3.2. 15.0 m from any County Road
 - 10.3.3. 8.0 m from any other road
 - 10.3.4. 6.0 m from all others
 - 10.3.5. Screened to the satisfaction of the Development Authority