

## BYLAW C-7995-2020

### 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-7995-2020.

#### 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** Lots: 5-8, 10-14, 81, 82, 84, 85, 87, 108, 109, 113, 208, 256-259 Block: 1 Plan: 7610509; Lots: 91, 93-96 Plan: 8410970; Lots: 14, 15, 130, 209, 210, 255 Block: 1, Plan: 7610506; Lots: 121, 124, 129 Block: 1 Plan: 9711537; Lots: 125-127 Block: 1 Plan: 9710111; Lots: 123, 128 Plan: 9710111; Lots: 20, 21, 88, 89 Plan: 7610509; Lots: 111 & 92 Plan: 9410166 and 8410970; within SW-04-25-03-W5M and SW-04-25-03-W5M be designated Direct Control (DC-165) as shown on the attached Schedule 'A' forming part of this Bylaw.

**THAT** Lots: 1-4, 9, 102, 112 Block: 1 Plan: 7610509; and Lots Area A, B, C, & D Plan: 9710111 within SE-05-25-03-W5M be designated Direct Control (DC-165) as shown on the attached Schedule 'A' forming part of this Bylaw.

**THAT** Block 1, Plan 7610506 within W ½-04-25-03-W5M be designated Direct Control (DC-165) as shown on the attached Schedule 'A' forming part of this Bylaw.

**THAT** NE-04-25-03-W5M be designated Direct Control (DC-165) as shown on the attached Schedule 'A' forming part of this Bylaw.

**THAT** SE-08-25-03-W5M be designated Direct Control (DC-165) as shown on the attached Schedule 'A' forming part of this Bylaw.

**THAT** The special regulations of the Direct Control District (DC-165) are as detailed in Schedule 'B' attached to and forming part of this Bylaw.

#### PART 4 – TRANSITIONAL

Bylaw C-7995-2020 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-7995-2020 comes into full force and effect when Rocky View County Land Use Bylaw C-8000-2020 comes into full force and effect.

**Division: 2**  
**File: 1015-565**

READ A FIRST TIME IN COUNCIL this 28<sup>th</sup> day of January , 2020

PUBLIC HEARING WAS HELD IN COUNCIL this 25<sup>th</sup> day of June , 2020

READ A SECOND TIME IN COUNCIL this 28<sup>th</sup> day of July , 2020

READ A THIRD TIME IN COUNCIL this 28<sup>th</sup> day of July , 2020

*Jay Beck*

Reeve

*Charlatti Jatinik*

CAO or Designate

*July 28, 2020*

Date Bylaw Signed

# SCHEDULE "A"

BYLAW: C-7995-2020

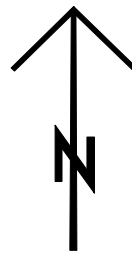
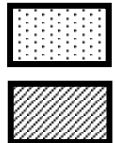


## AMENDMENT

FROM        Airport District        TO        Direct Control District 165

FROM        Ranch and Farm District        TO        Direct Control District 165

Subject Land       



**LEGAL DESCRIPTION:** W½/NE-4-25-3-W5M,  
SE-8-25-3-W5M, SW-9-25-3-W5M



**FILE:** 1015-585

**DIVISION:** 2

## **SCHEDULE 'B' TO BYLAW C-7995-2020**

### **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-7995-2020.

#### **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 Direct shall apply to the portion of the Land Use District Map of Bylaw C-8000-2020 identified as DC-165.

##### **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 that are not otherwise defined in this Bylaw, which in the opinion of the Development Authority are similar to the Uses listed in Section 5 or Section 6 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 roads
  - 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