



**ROCKY VIEW COUNTY
BYLAW C-6211-2006**

A Bylaw of Rocky View County to amend Bylaw C-4841-97.

OFFICE CONSOLIDATION

This document has been consolidated for convenience only. A copy of the original Bylaw and all amending Bylaws can be obtained from Rocky View County. This office consolidation comprises of the following Bylaw's.

Bylaw	Amendment Type	Date of Approval
C-7274-2013	Amendment to provision 6.1.0, 6.3.0, 6.6.1, 6.6.2, 6.6.3, 6.6.6, 6.6.7, 6.7.4 and 7.5.0 deletion of provisions 6.6.5, 6.6.8, 6.6.9, 6.7.2, 7.3.0 g), and replacement of Schedule "A"	October 8, 2013



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1. That Direct Control Bylaw C-5038-99 (known as DC 62) is hereby repealed.
2. That Part 5; Land Use Map No. 75 of Bylaw C-4841-97 be amended by redesignating a portion of the SE 25-27-1-W5M from Direct Control District C-5038-99 to Direct Control District, as shown on the attached Schedule "A" forming part of this Bylaw.
3. That a portion of the lands within the SE 25-27-1-W5M are hereby redesignated to Direct Control District as shown on the attached Schedule "A" forming part of this Bylaw.
4. That the Land Use Regulations of the Direct Control District comprise:
 - 5.0.0 General Regulations
 - 6.0.0 Land Use Regulations
 - 7.0.0 Development Regulations
 - 8.0.0 Definitions

5.0.0 GENERAL REGULATIONS

- 5.1.0. Parts 2 and 3 of Land Use Bylaw C-4841-97 are applicable thereto, unless otherwise stated in this Bylaw.
- 5.2.0 The Development Officer shall consider and decide on applications for Development Permits for those uses which are listed as "Uses" by this Bylaw provided the provisions of Sections 6.0.0 and 7.0.0 herein are completed in form and substance satisfactory to the Municipality.
- 5.3.0 All development upon the lands shall be in accordance with all plans and specifications submitted pursuant to this bylaw and all permits and approvals pertaining to the lands.

6.0.0 LAND USE REGULATIONS

- 6.1.0. Purpose and Intent

The purpose and intent of this District is to provide for an agricultural based commercial site, comprising of the display, rental and sale of agricultural transportation items, storage facilities, and western oriented retail goods, associated primarily with the western lifestyle and agricultural industry. In addition, this District is to provide for commercial and industrial related uses, as per the list of uses.

- 6.2.0. List of Uses

Accessory buildings related to the agricultural use
 Accessory buildings related to the commercial businesses on site
 Agriculture, General

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Dealership/rental agency, automotive
 Dealership/rental agency, implement and equipment
 Dealership/rental agency, recreational vehicle
 Dwelling, single detached, accessory to the business and agricultural uses
 Dwelling, mobile home for farm help
 Farm implements and industrial equipment
 Private swimming pools
 Indoor and outdoor sale, rental and storage of agricultural based commercial products
 Mini-storage
 Offices related to the commercial businesses on site One (1) office related to an off-site trucking company
 Outdoor storage, recreational vehicles
 Parking and loading areas
 Retail sale of Western-Oriented goods and/or household items
 Signs
 Storage area
 Warehouse

6.3.0. Maximum Area of Site:

As shown in Schedule "A"

6.4.0. Maximum Number of Lots: 1

6.5.0. Residential Use Regulations

6.5.1. Maximum number of residential units: 3

6.5.2. Building Minimum Setbacks:

- a) From East property line: 30 m (98.42 ft.)
- b) From South property line: 30 m (98.42 ft.)
- c) From West property line: 15 m (49.21 ft.)
- d) From North property line: 15 m (49.21 ft.)

6.5.3. Maximum height of buildings:

- a) Principal building, 10 m (32.81 feet)
- b) Accessory buildings, 8 m (26.25 feet)

6.6.0. Business Use Regulations

6.6.1. Maximum number of business related buildings: 15

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6.6.2. Total maximum area of business related buildings: 13,935 m² (150,000 ft²)

6.6.3. Building, Storage and Display Minimum Setbacks:

- a) From East property line: 40 m (131.23 ft.)
- b) From South property line: 30 m (98.42 ft.)
- c) From West property line: 15 m (49.21 ft.)
- d) From North property line: 15 m (49.21 ft.)

6.6.4. Maximum Height of buildings: 12m (39.4 ft.)

6.6.5 Signage Areas

- a) The combined total area of all signs shall not exceed 300 m² (3,229 sq.ft.).
- b) No sign shall be located higher than the roofline of the tallest building.

6.6.6 Total Maximum Number of Trailers allowed on site: 1250

6.7.0. Access

6.7.1. Direct access to the site shall not be permitted from the Queen Elizabeth II Highway.

6.7.2 Access and customer parking locations shall be included in a Development Permit.

6.7.3 No Development Permit shall be issued for any development on the lands until the owner has provided a Traffic Impact Assessment determining the impact of the development upon the road network in the area and entered into a Development Agreement to carry out any necessary upgrades to accommodate traffic impact.

7.0.0 DEVELOPMENT REGULATIONS

7.1.0 Development Permits shall be issued to the satisfaction of and by the Development Officer of the Municipal District of Rocky View for the lands shown on attached Schedule "A".

7.2.0 A Roadside Development permit is to be obtained from Alberta Infrastructure and Utilities, to the satisfaction of the Municipality, as part of a Development Permit issued by the Municipality.

7.3.0 Landscaping and Controlled Appearance

- a) Landscaping for the site shall be provided in accordance with a Landscaping

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Plan, to the satisfaction of the Municipality and Alberta Infrastructure & Transportation, pursuant to an application for a Development Permit.

- b) All areas not otherwise used for buildings, landscaping, fencing, stormwater retention, parking, storage, loading, and vehicle movement shall be maintained in its existing condition and have a Weed Maintenance Program as part of the Landscaping Plan.
- c) Landscaping shall be continuously maintained, including the replacement of any deceased trees or shrubs by the end of the next growing season.
- d) Setbacks apply to all development on the site including the storage and display of materials, excepting landscaping, screening, signage and driveways, except that no landscaping, screening signage, etc, shall impede sightlines along Highway #2 and/or in any direction from the access to the site.
- e) The design, character and appearance of any signs proposed to be erected or located on the property must have due regard to the affect on neighbouring properties, Highway #2 and general character of the area and to be to the satisfaction of the Development Authority and Alberta Infrastructure & Transportation.
- f) Signage shall be considered concurrently with a Development Permit application for the principal uses on the site and shall be in accordance with a Roadside Development Permit as required by Alberta Infrastructure & Transportation.

7.4.0 Building Requirements

- a) The design, character and appearance of any buildings, structures or signs proposed to be erected or located on the property must be acceptable to the Development Authority, having due regard to its affect on neighbouring properties, the highway, and general amenities of the area.

7.5.0 Utilities and Site Planning

- a) Where paved and/or hard surfaces are proposed for parking, trailer display areas and/or new buildings the Owner is to prepare a Stormwater Management Plan, to the satisfaction of the Development Authority, prior to the issuance of a Development Permit.
- b) Stormwater shall be retained on-site and shall be directed away from the right of way of Queen Elizabeth II Highway.
- c) Domestic waste water shall be disposed of by individual septic tank and tile field systems or by a piped sewer system, in accordance with Provincial standards.
- d) Domestic and commercial wastewater disposal shall be in accordance with the County Servicing Standards, as amended.
- e) Domestic water shall be provided by individual wells or by a piped water system, in accordance with Provincial standards.
- f) Commercial water consumption shall be in accordance with the County Servicing Standards, as amended.

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- g) County Servicing Standards will only be applicable to new development permits required by the introduction of a new use or the expansion of an existing use.

7.6.0 Performance Standards

- a) Fire Protection measures are to be provided in accordance with the Provincial Fire Code and included in a Development Permit where deemed necessary by the Development Authority.
- b) On-site lighting shall be located, oriented, and shielded to prevent adverse affects on adjacent properties or Queen Elizabeth II Highway. Proposed lighting shall be submitted upon application for a Development Permit.
- c) Garbage and waste material at any location on the site shall be stored in weatherproof and animal-proof containers located within buildings or adjacent to the side or rear of buildings, and which areas shall be screened from view by all adjacent properties and public thoroughfares. Mechanical waste compactors are encouraged.
- d) Uses and operations on the site which store, manufacture or use materials or products which may be hazardous due to their corrosive, poisonous, flammable, or explosive characteristics shall comply with the applicable fire regulation of the Municipality or the regulations of any other government authority having jurisdiction and in accordance with any hazard or emergency management plan that may be required by the Municipality, and as defined in a Development Permit.

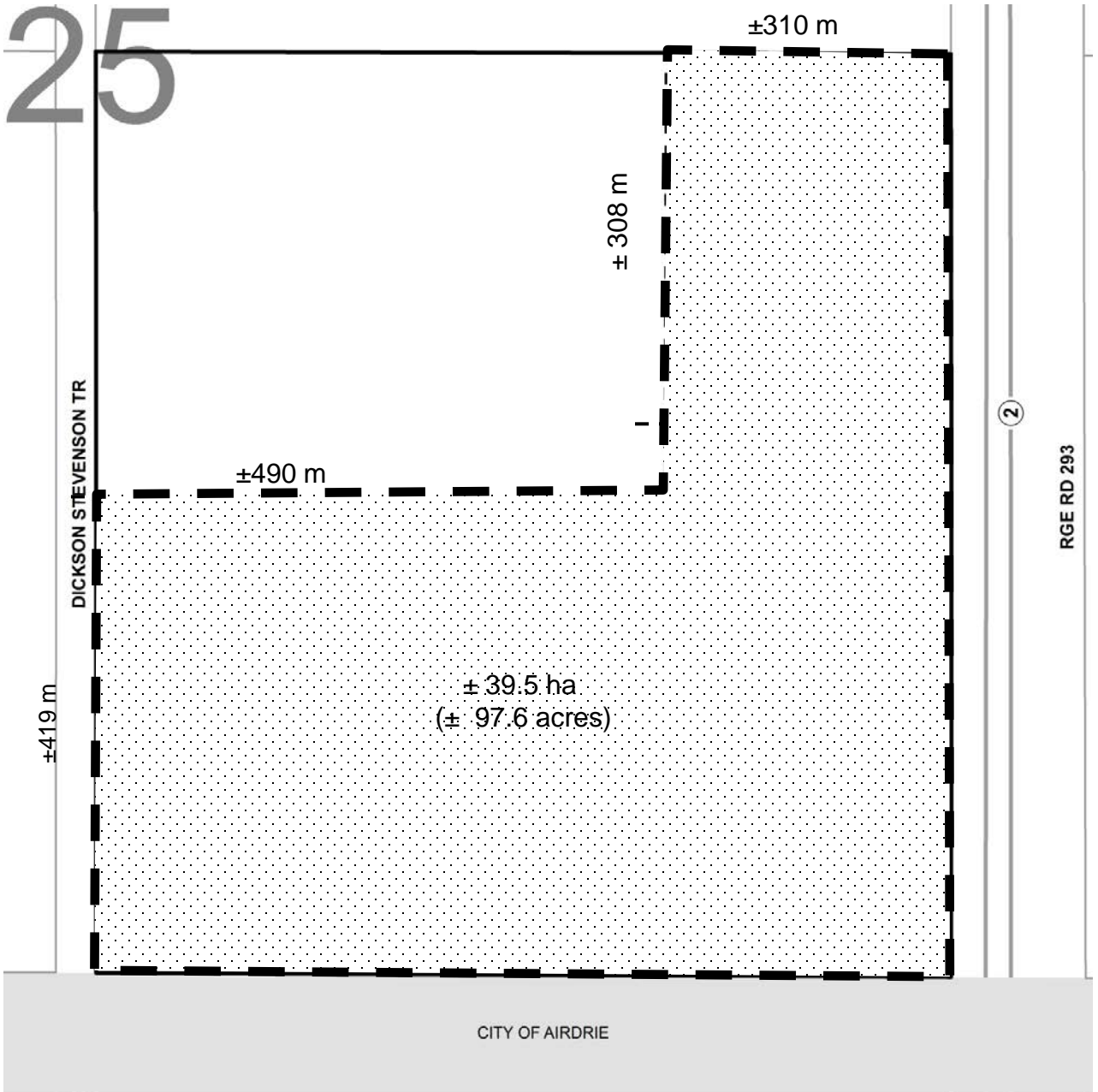
8.0.0. DEFINITIONS

- 8.1.0 Western Oriented Retail Goods means retail goods for sale. A list of potential items includes, but is not solely limited to: western furniture, décor, crafts and clothing.
- 8.1.1 Household items to mean retail goods for sale. A list of potential items includes but is not solely limited to furniture, décor, crafts and clothing.
- 8.2.0 Agricultural Based Commercial Products means commercial goods for sale which are primarily used by the agricultural industry. A list of potential items includes, but is not solely limited to: fencing products and trailers designed to be towed by a car, SUV or pickup truck
- 8.3.0 All other words and uses shall be defined as per Section 8 of Land Use Bylaw C-4841-97.

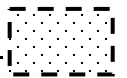
SCHEDULE "A"

DC 107

BYLAW: C-6211-2006



FROM Ranch and Farm & Direct TO Direct Control District
Control District C-6211-2006



LEGAL DESCRIPTION: SE-25-27-01-W5M

FILE: 07525001 2008-RV-108

DIVISION: 6