

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 the following Bylaws:

Bylaw	Amendment Type	Date of Approval
C-6247-2006	Original Bylaw	July 4, 2006
C-7043-2011	Amendments to Schedule 'A' and Schedule 'B'	June 7, 2011
C-7788-2018	Amendments to include the uses Outside Storage and Outside Storage, Truck Trailer in Development Cells A, B, and C and associated development regulations.	July 24, 2018

DIRECT CONTROL BYLAW REGULATIONS

That the special regulations of the Direct Control District comprise of:

- 1.0.0 General Regulations
- 2.0.0 Land Use Regulations
- 3.0.0 Development Regulations
- 4.0.0 Definitions

1.0.0 GENERAL REGULATIONS

- 1.1.0 For the purposes of this Bylaw, the boundaries and description of the Lands shall be more or less as indicated in Schedule 'A' and shall notionally identify Development Cells as indicated in Schedule 'B' attached hereto and forming part hereof, except as otherwise approved by Council.
- 1.2.0 The final location and shape of the Development Cells will be determined at the Development Permit stage, to the satisfaction of the Municipality.
- 1.3.0 Cell 'A' will be developed as the first phase, followed by the development of Cell 'B', as the second phase and Cell 'C' as a third phase.
- 1.4.0 That the Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.
- 1.5.0 Parts One, Two and Three of Land Use Bylaw C-4841-97 are applicable unless otherwise stated in this Bylaw.
- 1.6.0 The Development Authority shall consider and decide on applications for Development Permits for those uses which are listed by this Bylaw provided the provisions of Section 2 and 3 herein are completed in form and substance, satisfactory to the Municipality, except where specifically noted that Council approval is required.
- 1.7.0 All development upon the Lands shall be in accordance with all plans and specifications submitted pursuant to this Bylaw and all licenses, permits and approvals pertaining to the Lands

2.0.0 LAND USE REGULATIONS

2.1.0 Purpose and Intent

The purpose and intent of this District is to allow for the development of a limited range of business storage uses and limited service general industry uses which are compatible with each other and do not adversely affect surrounding land uses.

2.2.0 Uses with Development Cell A

- 2.2.1 Agriculture, General
- 2.2.2 Recreation Vehicle Storage
- 2.2.3 Mini-Storage Warehouse
- 2.2.4 Signs
- 2.2.5 Office, accessory to the principle use
- 2.2.6 Dwelling Unit, accessory to the principle use
- 2.2.7 Outdoor storage, truck trailer
- 2.2.8 Outside storage

Uses within Development Cell B

- 2.2.9 Agriculture, General
- 2.2.10 Recreation Vehicle Storage
- 2.2.11 General Industry Type I
- 2.2.12 General Industry Type II
- 2.2.13 Signs
- 2.2.14 Outdoor storage, truck trailer
- 2.2.15 Outside storage

Uses within Development Cell C

- 2.2.16 Agriculture, General
- 2.2.17 Recreation Vehicle Storage
- 2.2.18 Mini-Storage Warehouse
- 2.2.19 Outdoor storage, truck trailer
- 2.2.20 Outside storage

2.3.0 Maximum and Minimum Requirements

- 2.3.1 Parcel size:
 - a) The minimum parcel size shall be 8.09 ha (20.0 acres)
- 2.3.2 Maximum Area of Recreational Vehicle Storage shall not exceed (All Development Cells): 6.48 ha (16.0 acres)
- 2.3.3 Maximum number of General Industry Uses: 1
- 2.3.4 Maximum number of Dwelling Units: 1
- 2.3.5 Maximum number of Mini-Storage Warehouse Buildings:
 - a) Development Cell A: 5
 - b) Development Cell B: 0 (none permitted)
 - c) Development Cell C: 6

2.4.0 Setbacks

2.4.1 Yard, Front for Buildings:

- a) 30.0 m (98.43 ft.) from any road municipal
- b) 10.0 m (32.81 ft.) from any road, service adjacent to a road municipal

2.4.2 Yard, Side for Buildings:

- a) 30.0 m (98.43 ft.) from any road municipal
- b) 6.0 m (19.7 ft.) all other

2.4.3 Yard, Rear for Buildings:

- a) 30.0 m (98.4 ft.) from any road municipal
- b) 6.0 m (19.7 ft.) all other

2.4.4 Yard, Front for Recreational Vehicle Storage, Outside Storage, and Outdoor Storage, Truck Trailer, Storage Areas:

- a) 8.0 m (26.25 ft) from any road

2.4.5 Yard, Side for Recreational Vehicle Storage, Outside Storage, and Outdoor Storage, Truck Trailer, Storage Areas:

- a) 6.0 m (19.69 ft)

2.4.6 Yard, Rear for Recreational Vehicle Storage, Outside Storage, and Outdoor Storage, Truck Trailer, Storage Areas:

- a) 6.0 m (19.69 ft)

2.5.0 Building Requirements

2.5.1 Maximum Building Height: 10.0 m (32.81 ft.)

2.5.2 Maximum Number of General Industry Building(s): 1

3.0.0 DEVELOPMENT REGULATIONS

3.1.0 General

3.1.1 No Development Permit shall be issued by the Development Authority and no development shall occur on the lands until:

- a) The Owner has submitted an Overall Site Development Plan, to the satisfaction of the Development Authority.
- b) The Owner has submitted a Stormwater Management Plan and a Site Grading Plan prepared by a qualified professional at the Owner/Developer's sole expense, to the satisfaction of the Municipality.

3.2.0 Recreational Vehicle Storage Layout

3.2.1 A Parking Plan and Recreational Vehicle Storage Layout shall be submitted at the Development Permit Stage to the satisfaction of the Development Authority.

3.2.2 Parking Stall Size and identification shall be in accordance with a Parking Plan and Recreational Vehicle Storage Layout to the satisfaction of the Development Authority.

3.3.0 Outside Storage and Outdoor Storage, Truck Trailer Layout

3.3.1 A Parking Plan and Outside Storage or Outdoor Storage, Truck Trailer Layout shall be submitted at the Development Permit Stage, which shall include screening measures to mitigate any visual impacts from adjacent roadways, to the satisfaction of the Development Authority.

3.4.0 Utilities

3.4.1 Disposal of wastewater from the development on site shall be subject to all Municipal and Provincial approvals. An on site dump station connected to a holding tank is required for Recreational Vehicle Storage and this tank will require offsite disposal at an approved disposal facility.

3.4.2 Potable water for all development on the site shall be provided through the use of water wells, licensed and approved for commercial use by Alberta Environment to the satisfaction of the Municipality or hauled to the site and stored in cisterns, as approved by the Municipality and to the satisfaction of the Municipality.

3.4.3 Solid waste removal is the responsibility of the Owner and shall be disposed of on a regular basis at an approved disposal site.

3.5.0 Access

3.5.1 The Owner shall submit a Traffic Impact Assessment prepared by a qualified professional at the Owner's expense to the satisfaction of the Municipality and Alberta Infrastructure and Transportation. The Study shall identify any necessary improvements to TWP RD. 283 and such improvements shall be completed as a condition of a Development Permit.

3.6.0 Building Standards

3.6.1 The design, character and appearance of any buildings proposed to be erected or located on the property must be acceptable to the Development Authority, having due regard to its affect on neighboring developments and general amenities of the area.

3.7.0 Landscaping and Controlled Appearance

3.7.1 Recreational vehicle storage areas, outside storage areas, and outdoor storage, truck trailer storage areas shall at all times be visually screened from Range Road 283, Highway 560 and the adjacent lands to the satisfaction of the Development Authority.

3.7.2 Landscaping shall be provided in accordance with a Landscape Plan to be submitted to the Municipality upon application for a Development Permit. A minimum of 10% of the site shall be landscaped in accordance with Section 26 of the Land Use By-Law pursuant to a Landscape Plan, prepared by a qualified professional. Within this landscaped area, there shall be a minimum of one (1) tree for every 50 square m (538.2 square feet); a combination of deciduous trees with a minimum caliper of 2.5 inches; and, coniferous trees with a minimum height of 5 feet.

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- 3.7.3 The Landscape Plan contemplated herein shall identify the location and extent of the landscaping areas, the plant material proposed and the methods of irrigation and maintenance of landscaped areas.
- 3.7.4 All areas of the site not disturbed as part of the Development Permit shall be maintained in a natural state or under cultivation.
- 3.7.5 Lighting shall be oriented and shielded to prevent adverse affects on adjacent properties.
- 3.7.6 The entire area of the Recreational Vehicle Storage area, the Outside Storage Area, and the Outdoor Storage, Truck trailer area shall be fenced using solid screening elements to create a visual barrier from adjacent properties.
- 3.7.7 Maximum height of Fence – 2.50 m (8.20 feet).
- 3.7.8 No washing or servicing of the vehicles will be allowed on the site.
- 3.7.9 Number of freestanding signs per Development Cell: 1
- 3.7.10 Maximum area of the sign is 10 square meters (107 square feet).
- 3.7.11 Minimum setback from any road for sign: front 0 m, side 15 m (49 feet).
- 3.7.12 Freestanding sign height: 10 m (32.80 feet).
- 3.8.0 Performance Standards
 - 3.8.1 Garbage Storage
 - a) Garbage and waste material shall be stored in weatherproof and animal-proof containers. Such containers shall be locate within buildings or adjacent to the side or rear of buildings, and shall be screened from view by all adjacent properties and roadways, all to the satisfaction of the Development Authority.
 - 3.8.2 Air Contaminants, Visible and Particulate Emissions
 - a) Airborne particulate matter originating from storage areas, yards, roads or parking areas shall, at all times, be suppressed by application of approved dust-free treatments in accordance with Alberta Environment guidelines on those areas as defined in a Development Permit.
 - 3.8.3 Odorous Matter
 - a) No use or operation should cause or create the emission or spread of odorous matter or vapour beyond the site which contains the use or operation which produces them.
 - 3.8.4 Toxic Matter
 - a) No use or operation at any location on the site shall cause or create the emission or spread of toxic matter beyond the building or storage area which contains it. The handling, storage and disposal of any toxic or hazardous materials or waste shall be in accordance with the regulations of any government authority having jurisdiction and in accordance with any Hazardous Materials Management Plan that may be required by the Municipality and as defined in a Development Permit.
 - 3.8.5 Fire and Explosive Hazards
 - a) Uses and operations on the site which handle, store, or utilize products which may be hazardous due to their corrosive, poisonous, flammable, or

explosive characteristics shall comply with the applicable fire regulations of the Municipality or the regulations of any other government authority having jurisdiction and in accordance with any hazardous materials or emergency management plan that may be required by the Municipality, and as defined in a Development Permit.

3.8.6 Fire protection measures shall be provided as may be required by the Municipality and included in a Development Permit.

3.9.0 Phasing

3.9.1 Until a General Industry Use has been developed within Development Cell B, the area will be developed for Recreational Vehicle Storage as delineated in other parts of this Bylaw.

3.9.2 Development will start on the East side of the subject lands and proceed West to the satisfaction of the Development Authority.

4.0.0 DEFINITIONS

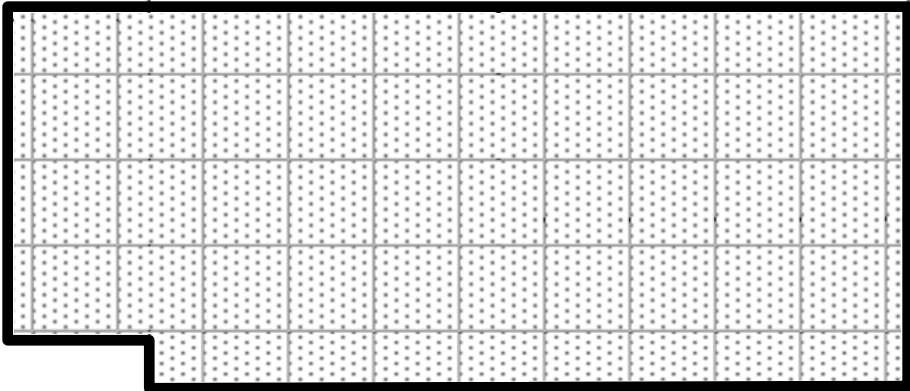
Recreational Vehicle Storage – means an area of land set aside or otherwise defined for the outdoor storage of recreational vehicles, which includes the storage of such vehicles as motor homes, travel trailers, campers, customized vans, boats on trailers, or enclosed or open utility trailers designed to carry 1 car, skidoos, ATV's. Owners who remove the recreational vehicle may leave their own personal vehicle in their parking stall until they return with the recreational vehicle. Cars or small trucks may also be stored while the Owners are out of the country on a short or long term basis or for other personal reasons.

Mini-Storage Warehouse - means a building containing separate, individual self-storage units divided from the floor to the ceiling by a wall with an independent entrance from the exterior of the building, or from a common interior hallway, designed to be rented or leased on a short term basis to the general public for private storage of personal goods, materials and equipment.

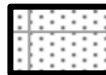
SCHEDULE "A"
Office Consolidation Version

HWY 560

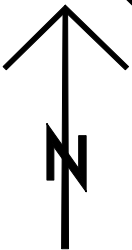
RGE RD 283



Direct Control District



Subject Land



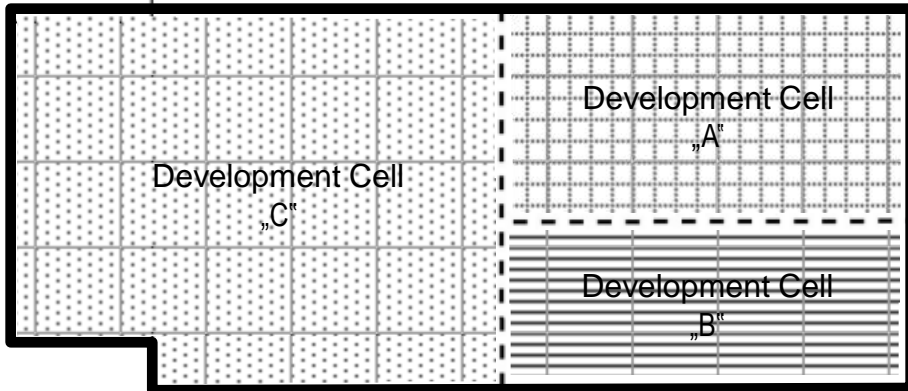
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DIVISION: 4

SCHEDULE "B"
Development Cells
Office Consolidation Version

HWY 560

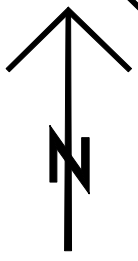


RGE RD 283

- Development Cell „A“ (Storage and Office Building)
- Development Cell „B“ (Storage and General Industry)
- Development Cell „C“ (Storage)



Subject Land _____



LEGAL DESCRIPTION: A portion of NE 21-23-28-W4M

DIVISION: 4

