

**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.

<b>Bylaw</b>	<b>Amendment Type</b>	<b>Date of Approval</b>
C-6540-2007	Original Bylaw	December 11, 2007
C-6709-2008	Delete and replace text in section 2.4.13 Minimum width of a Recreation Parking Stall	January 27, 2009

## DIRECT CONTROL BYLAW REGULATIONS

That the regulations of this Direct Control District comprise:

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

### 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 Schedule "B" attached hereto and forming part hereof.
- 1.2.0 The Operative and Interpretative Clauses (Part One), General Administration (Part Two) and General Regulations (Part Three) as contained in the Land Use Bylaw C-4841-97 are applicable, unless otherwise stated in this Bylaw.
- 1.3.0 The Development Authority shall consider and decide on applications for Development Permits for all uses listed by this Bylaw provided the provisions of Sections 2 and 3 herein are completed in form and substance, satisfactory to the Municipality.
- 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 Proposals for uses and subdivision beyond that provided by this Bylaw shall require an amendment to this bylaw to be permitted.

### 2.0.0 LAND USE REGULATIONS

#### 2.1.0 Purpose and Intent

The purpose and intent of this District is to provide for the development of a recreational vehicle storage facility on a portion of the Lands and ongoing agricultural operations on the remainder of the lands, while ensuring high quality, attractive and aesthetically pleasing development.

#### 2.2.0 All Development Cells

List of Uses

- 2.2.1 Fencing
- 2.2.2 Landscaping
- 2.2.3 Parking
- 2.2.4 Signs

Minimum and Maximum Requirements

- 2.2.5 Minimum Parcel Size: 32.5 hectares (80.4 acres)
- 2.2.6 Maximum Number of Freestanding Signs: 1
- 2.2.7 Maximum Height of Freestanding Sign: 9 meters (29.5 feet)
- 2.2.8 Maximum Area of the Sign is 10 square meters (107 square feet)
- 2.2.9 Minimum Setback from any Road for Sign: 10 m (32.8 feet)
- 2.2.10 Height of Fence: 3.1 m (10.2 feet)

2.3.0 Development Cell 'A' – Agricultural Area

List of Uses

- 2.3.1 General Agriculture
- 2.3.2 Dwelling, single-detached, accessory to the agricultural use
- 2.3.3 Accessory Buildings
- 2.3.4 Private Outdoor Riding Arena

Minimum and Maximum Requirements

- 2.3.5 Minimum Front Yard: 60.0 m (196.8 feet)
- 2.3.6 Minimum Side Yard: 15.0 m (49.2 feet)
- 2.3.7 Minimum Rear Yard: 30.0 m (98.4 feet)
- 2.3.8 Maximum Number of Principle Buildings: 1
- 2.3.9 Maximum Number of Accessory Buildings: 3
- 2.3.10 Maximum Building Height:
  - a) 10.0 meters (32.8 feet) for Principal Buildings
  - b) 5.5 meters (18.0 feet) for Accessory Buildings
- 2.3.11 Maximum Number of Dwelling Units: 1

2.4.0 Development Cell 'B' – Recreation Vehicle Storage Area

List of Uses

- 2.4.1 Outdoor Recreation Vehicle Storage Area
- 2.4.2 Principle Buildings.
- 2.4.3 Accessory Buildings

Minimum and Maximum Requirements

- 2.4.4 Maximum Recreation Vehicle Storage Area (Area of Cell 'B'): 7.0 hectares (17.2 acres)
- 2.4.5 Minimum Front Yard for Buildings and Storage Areas: 9.2 m (30.0 ft)
- 2.4.6 Minimum Side Yard for Buildings and Storage Areas: 7.5 m (25.0 ft)
- 2.4.7 Minimum Rear Yard for Buildings and Storage Areas: 9.2 m (30.0 ft)

- 2.4.8 Maximum Number of Principle Buildings: 3
- 2.4.9 Maximum combined area of Principle Buildings shall not exceed 500.0 square meters (5,382.0 square feet)
- 2.4.10 Maximum Number of Accessory Buildings: 5
- 2.5.11 Maximum combined area of Accessory Buildings shall not exceed 200.0 square meters (2,152.8 square feet)
- 2.4.12 Maximum Building Height:
  - a) 10.0 meters (32.8 feet) for Principal Buildings
  - b) 5.5 meters (18.0 feet) for Accessory Buildings
- 2.4.13 Minimum width of a Recreation Vehicle Parking Stall shall be 3.7 m (12 feet)
- 2.4.14 Maximum Number of Recreation Vehicles in Storage Area: 800

### **3.0.0 DEVELOPMENT REGULATIONS**

- 3.1.0 No Development Permit for any use or *development* or *building* permit for any *building* shall be issued by the Development Authority and no *development* shall occur on the lands until:
  - 3.1.1 The Owner has completed a Traffic Impact Analysis for the entire development, and it has been approved by both the M.D. of Rocky View No. 44 and further, that all road improvements identified in the Traffic Impact Analysis be completed by the Owner, to the satisfaction of the Municipality.
  - 3.1.2 The Owner has prepared a Stormwater Management Plan, dealing with both on-site and off-site stormwater, completed by a qualified professional engineer licensed to practice in the Province of Alberta, that is satisfactory to the Municipality, and which shows that the development will not negatively affect adjacent lands.
  - 3.1.3 An Emergency Response Plan has been prepared by the Owner and submitted to the satisfaction of the Fire Chief, and which plan establishes, among other things, measures for chemical containment and remediation, storage of fuels and chemicals, soil contamination and fire suppression.
  - 3.1.4 The Owner has prepared and submitted an Overall Site Development Plan, which includes an illustration of the vehicular and pedestrian movement corridors, parking and loading facilities as well as all other facilities that are to be located on the site, and a development phasing plan to the satisfaction of the Development Authority.
  - 3.1.5 The Owner has submitted a Construction Management Plan completed by a qualified professional engineer licensed to practice in the Province of Alberta, satisfactory to the Municipality, which details amongst other items, erosion, dust and noise control measures and stormwater management during construction.
  - 3.1.6 The Owner has received all necessary permits and/or approvals from Alberta Environmental in accordance with the Water Act for the supply of water

necessary to service the development to the satisfaction of the Municipality and Alberta Environment.

- 3.1.7 All other requirements of this Bylaw have been completed to the satisfaction of the Development Authority.

**3.2.0 Water Supply and Sewage Treatment Requirements**

- 3.2.1 Potable water for all development on the site shall be provided via a commercial well, licensed and approved for commercial use by Alberta Environment, or hauled to the site and stored in cisterns, all as approved by the Municipality and to the satisfaction of the Municipality.
- 3.2.2 Disposal of wastewater shall be subject to all requirements of the Safety Codes Act, as amended, pursuant to this Bylaw.
- 3.2.3 Any non-domestic waste water, anti-freeze, oil or fuels accumulated on site shall be held in sealed tanks, the contents of which shall be pumped out and properly disposed of off-site to the satisfaction of the Municipality and/or Alberta Environment.
- 3.2.4 Chemically treated waste from Recreational Vehicles shall be collected via an approved dump station, shall then be placed in holding tanks and removed on a regular basis for disposal and treatment at an approved disposal facility.
- 3.2.5 Solid waste shall be disposed of on a regular basis at an approved disposal site.
- 3.2.6 A caveat regarding a Deferred Services Agreement is registered on the Lands, notifying the Owner and any future owners and all lessees of the requirement to connect to Municipally owned piped water and wastewater systems at their own cost when such services become available. This Agreement is to outline the location of existing services within the Lands, the operation and maintenance of these services, the requirements for their decommissioning once Municipal Servicing becomes available, all to the satisfaction of the Municipality.

**3.3.0 Landscaping Requirements**

- 3.3.1 Landscaping shall be provided in accordance with a Landscape Plan. The Landscape Plan shall be submitted to the Municipality upon application for a Development Permit. The Landscape Plan shall identify the location, type and extent of all hard and soft landscaping proposed for the lands, the plant material proposed, the methods of irrigation and maintenance, and shall require that a minimum of 10% of the lands within the development area shall be landscaped.
- 3.3.2 The quality and extent of landscaping established on site shall be the minimum standard to be maintained for the life of the development. Adequate means of irrigating any soft landscaping and maintaining both hard and soft landscaping shall be detailed in the Landscape Plan.
- 3.3.3 Landscaping treatment within the Plan Area means the modification and enhancement of the surface area of a site through the use of any or all of the following elements:

- i) Soft landscaping consisting of vegetation such as berms, trees, shrubs, hedges, grass and ground cover; and,
- ii) Hard landscaping consisting of non-vegetative materials such as brick, stone, concrete, tile and wood, excluding monolithic concrete and asphalt.

3.3.4 Any landscaping that dies shall be replaced by June 30 the following year.

3.3.5 All areas of the site not disturbed as part of the Development Permit shall be maintained in a natural state or under cultivation.

3.3.6 All area of the site has a weed control program in accordance with the Weed Control Act of Alberta, and confirmed in a Development Permit

3.4.0 Controlled Appearance

3.4.1 The design, character and appearance of any buildings, structures or signs proposed to be erected or located on the lands must be acceptable to, the Development Authority having due regard to the compatibility with and the affect on adjacent properties and the surrounding rural area.

3.4.2 Parking facilities, for domestic vehicles, shall be provided for in accordance with the requirements of the Land Use Bylaw.

3.4.3 Signage shall be considered concurrently with a Development Permit application and may be integrated into building architecture and shall be consistent with the overall development theme.

3.4.4 There shall be no flashing or animated signs.

3.4.5 Lighting shall be located, oriented and shielded to prevent adverse affects on adjacent properties and the safe and efficient function of Range Road 274.

3.4.6 Any Recreational Vehicle Storage Areas shall at all times be screened to soften the visual impact from the adjacent lands to the satisfaction of the Municipality.

3.4.7 The entire area of the Recreational Vehicle Storage Area shall be fenced.

3.5.0 Performance Standards

3.5.1 Air Contaminants, Visible and Particulate Emissions - No use within any building or structure on the lands shall cause or create air contaminants, visible emissions or particulate emissions beyond the building which contains them.

3.5.2 Odorous Matter - No use or operation within a building shall cause or create the emission of odorous matter or vapour beyond the building which contains the use or operation.

3.5.3 Toxic Matter - No use or operation on the lands or within a building shall cause or create the emission of toxic matter beyond the lands or the building 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.

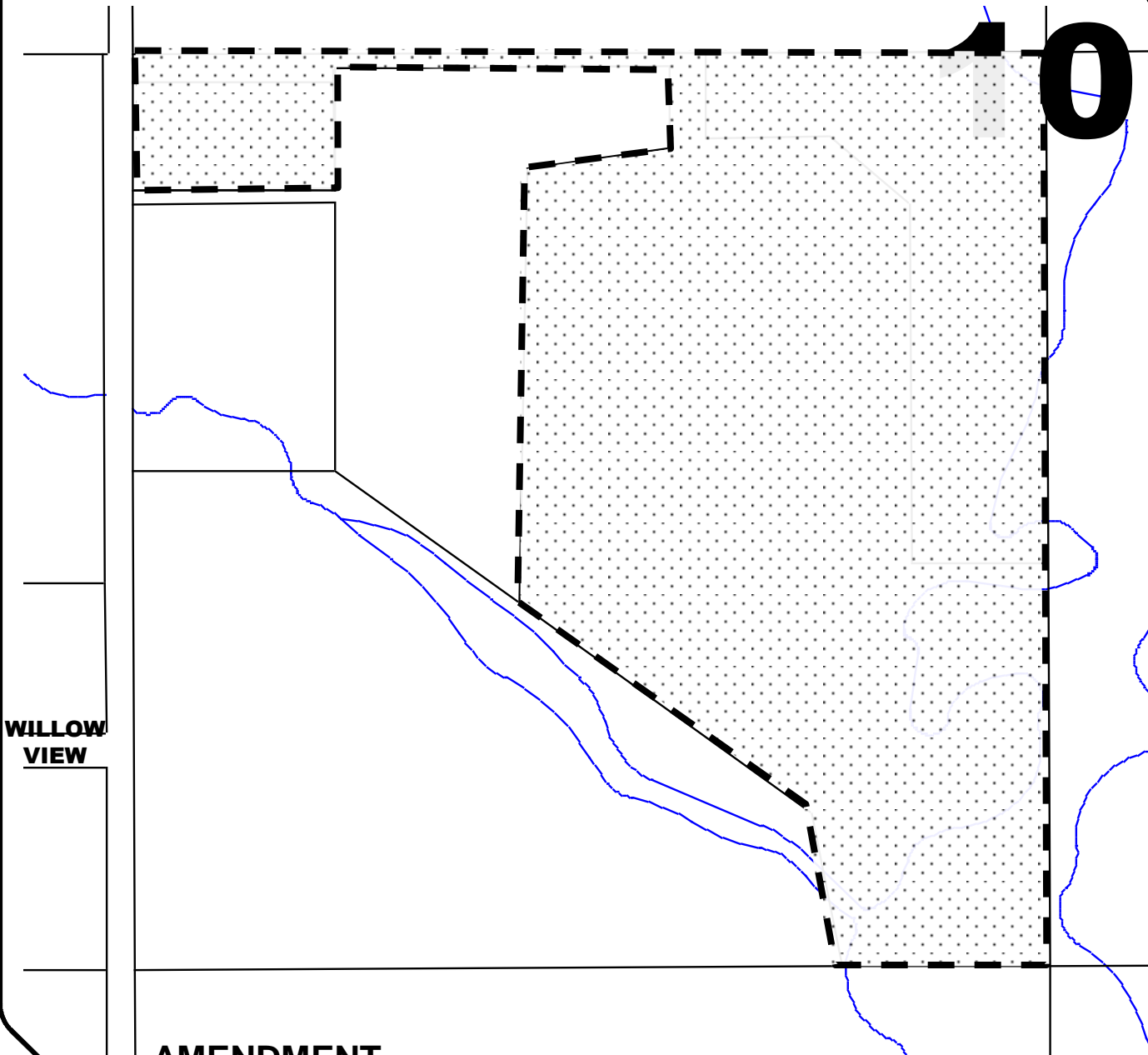
- 3.5.4 Garbage Storage - Garbage and waste material shall be stored in weatherproof and animal-proof containers. Such containers shall be located within buildings or adjacent to the side or rear of buildings, and shall be screened from view by all adjacent properties and roadways, all to the satisfaction of the Development Authority.
- 3.5.5 Fire and Explosive Hazards - 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.
- 3.5.6 Fire Protection - Fire protection measures shall be provided as may be required by the Municipality and included in a Development Permit.

#### **4.0.0 DEFINITIONS**

- 4.1.0 Unless otherwise defined in this Bylaw, all words and uses shall be defined as per Section 8 (Definitions) of Bylaw C-4841-97.
- 4.2.0 **Recreation Vehicle Storage** - means an area of land set aside or otherwise defined for the outdoor storage of recreation vehicles.
- 4.3.0 **Recreation Vehicle** - means a mobile vehicle, or attachment to a vehicle, that is used as a temporary travel shelter.

SCHEDULE "A"

BYLAW: C-6540-2007



**AMENDMENT**

FROM Ranch and Farm District TO Direct Control District

Subject Land 

LEGAL DESCRIPTION: A portion of SW 10-24-27-W4M

FILE: 04210011-2006-RV-678

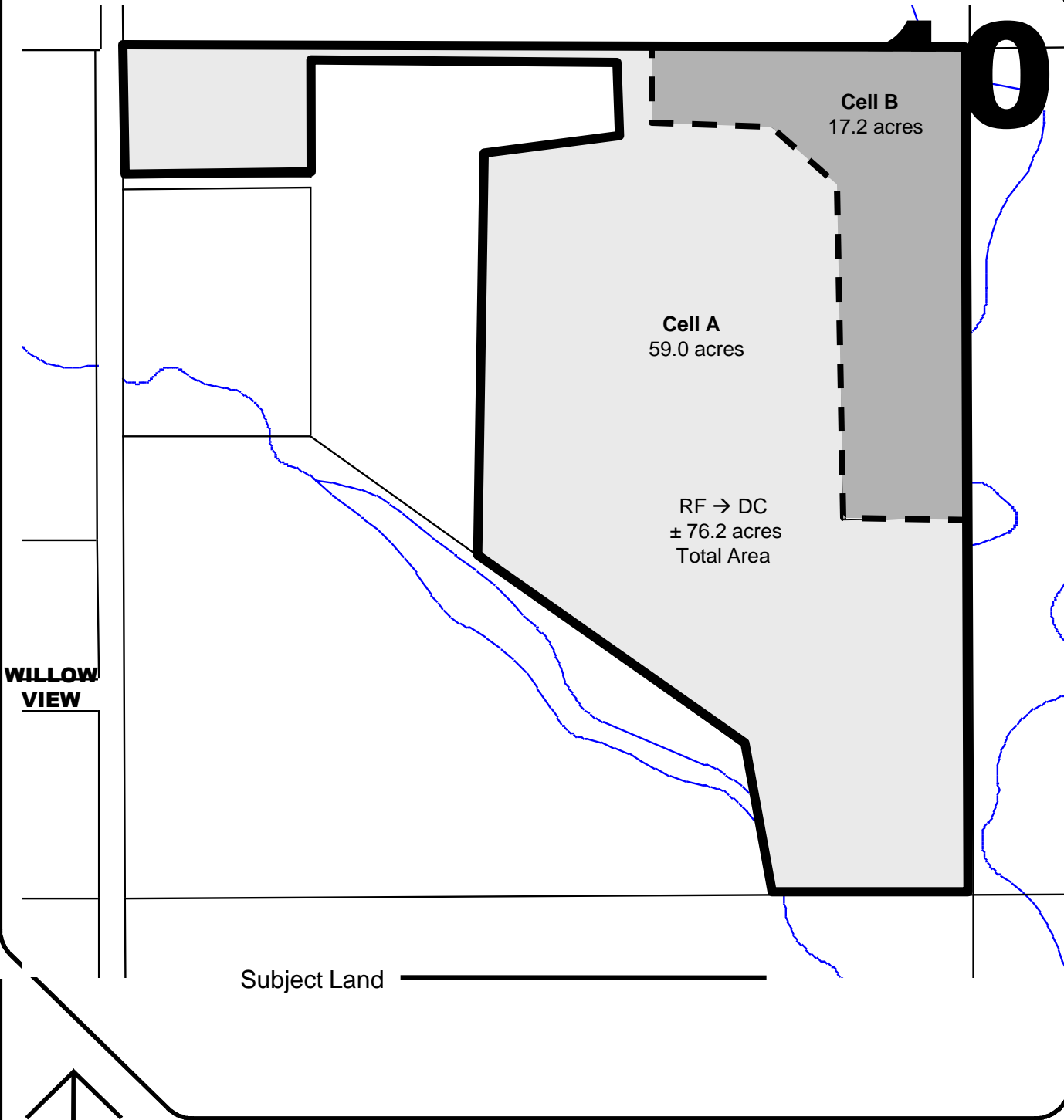
DIVISION: 4





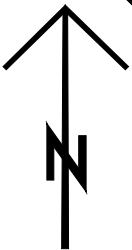
# SCHEDULE "B"

BYLAW: C-6540-2007



WILLOW  
VIEW

Subject Land



LEGAL DESCRIPTION: A portion of SW 10-24-27-W4M

FILE: 04210011-2006-RV-678

DIVISION: 4

