

**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:

<b>Bylaw</b>	<b>Amendment Type</b>	<b>Date of Approval</b>
C-6635-2008	Original Bylaw	September 14, 1999
C-8047-2020	Amend Section 2.2.0, 2.3.0, 3.4.2, 4.0.0 and Delete 3.1.0, 3.5.4, 3.5.5	June 15, 2021

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44**

**BYLAW C-6635-2008**

A Bylaw of the Municipal District of Rocky View No. 44 to amend Bylaw C-4841-97.

WHEREAS the Council deems it desirable to amend the said Bylaw, and

WHEREAS the Council of the Municipal District of Rocky View No. 44 has received an application to amend Part 5; Land Use Map No. 23 of Bylaw C-4841-97 to redesignate a portion of the SE-29-22-28-4 from Ranch and Farm District to Direct Control District, and a portion of the SE-29-22-28-4 from Ranch and Farm District to Ranch and Farm Two District as shown on the attached Schedule "A", attached to and forming part of this Bylaw; and

WHEREAS a notice was published April 29, 2008 and May 6, 2008 in the Rocky View Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44, advising of the Public Hearing for June 10, 2008; and

WHEREAS Council held a Public Hearing and have given consideration to the representations made to it in accordance with Section 692 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta 2000, and all amendments thereto.

NOW THEREFORE the Council enacts the following:

1. That Part 5, Land Use Map No. 23 of Bylaw C-4841-97 be amended by redesignating a portion of the SE-29-22-28-4 from Ranch and Farm District to Direct Control District and a portion of the SE-29-22-28-4 from Ranch and Farm District to Ranch and Farm Two District, as shown on Schedule "A" and Schedule "B" attached to and forming a part of this Bylaw; and
2. That a portion of the lands within the SE-29-22-28-4 are hereby redesignated to Direct Control District, as shown on Schedule "A" and Schedule "B" attached to and forming a part of this Bylaw; and
3. 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 corn maze attraction and related agricultural tourism uses on portions of the Lands and general agricultural with a related dwelling on other portions of the lands, while ensuring high quality, attractive and aesthetically pleasing development.

### **2.2.0 List of Uses**

#### **ALL DEVELOPMENT CELLS**

- 2.2.1 Accessory Building
- 2.2.2 Agriculture, General
- 2.2.3 Horticultural Development
- 2.2.4 Maze Feature
- 2.2.5 Tourism Uses/Facilities, Agricultural

#### **CELL A**

- 2.2.6 Dwelling, single-detached
- 2.2.7 Food and Beverage Services
- 2.2.8 Retail Store, Local
- 2.2.9 Market Garden
- 2.2.10 Signage

#### **CELL B**

- 2.2.11 Amusement and Entertainment Services
- 2.2.12 Dwelling, single-detached
- 2.2.13 Food and Beverage Services
- 2.2.14 Market Garden
- 2.2.15 Retail Store, Local
- 2.2.16 Market Garden
- 2.2.17 Signage

#### **CELL C**

- 2.2.18 Horticultural Development

### **2.3.0 Minimum and Maximum Requirements**

- 2.3.1 Minimum Parcel Size: 32.3 hectares (80.0 acres)
- 2.3.2 Maximum Height of Freestanding Signs: 5.5m (18.0 ft)
- 2.3.3 Maximum Area of a Sign is 9.29 sq. m. (100.0 sq. ft.)
- 2.3.4 Minimum Setback from any Road for Sign: 15.0 m (49.21 ft)
- 2.3.5 Maximum Building Height: 12.0 m (39.37 ft)
- 2.3.6 Minimum Front/Side/Rear Yard for all Buildings: 30 m (98.4 ft.)
- 2.3.7 Minimum Front/Side/Rear Yard for all Parking Areas: 15.0m (49.2 ft.)

## **3.0.0 DEVELOPMENT REGULATIONS**

### **3.1.0 Water Supply and Sewage Treatment Requirements**

- 3.1.1 Potable water for all development on the site shall be provided via a well, licensed and approved for use by Alberta Environment, or hauled to the site and stored in cisterns, to the satisfaction of the Calgary Health Region.
- 3.1.2 Certified documentation is provided identifying the location of any existing septic fields/tanks and location of any existing water wells.
- 3.1.3 Disposal of wastewater shall be subject to all requirements of the Safety Codes Act, as amended, pursuant to this Bylaw.
- 3.1.4 Solid waste shall be disposed of on a regular basis at an approved disposal site.

### **3.2.0 Landscaping Requirements**

- 3.2.1 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, excluding all areas not associated with permanent structures.
- 3.2.2 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.
- 3.2.3 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.
- 3.2.4 Any landscaping that dies shall be replaced by June 30 the following year.
- 3.2.5 All areas of the site not disturbed as part of the Development Permit shall be maintained in a natural state or under cultivation.
- 3.2.6 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

### **3.3.0 Controlled Appearance**

- 3.3.1 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 effect on adjacent properties and the surrounding rural area.
- 3.3.2 A Parking Area shall be provided for within Cell B and/or A in accordance with the requirements of the Land Use Bylaw, as amended. The Parking Area shall be screened from adjacent building sites by implementing landscaping treatments required by 3.3.3 of this Bylaw.

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- 3.3.3 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.
- 3.3.4 There shall be no flashing or animated signs.
- 3.3.5 All outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties; interfere with the use and enjoyment of neighbouring lands; or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.
- 3.4.0 Performance Standards
  - 3.4.1 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.
  - 3.4.2 Fire Protection - Fire protection measures shall be provided, as may be required, by the Municipality and included in a Development Permit.
  - 3.4.3 The provision of Food and Beverage Services within the site must be approved by all relevant provincial and Municipal authorities.

## 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 **Food and Beverage Services** – means a facility where food and beverages are served or offered for sale for consumption within a *Principle or Accessory Building* whose seating area may be contained outside a *Principle or Accessory Building*.
- 4.3.0 **Maze Feature** – means a development featuring a maze (or labyrinth) that defines movement corridors using plants or other non-permanent material and may include picnic areas and other similar ancillary uses.

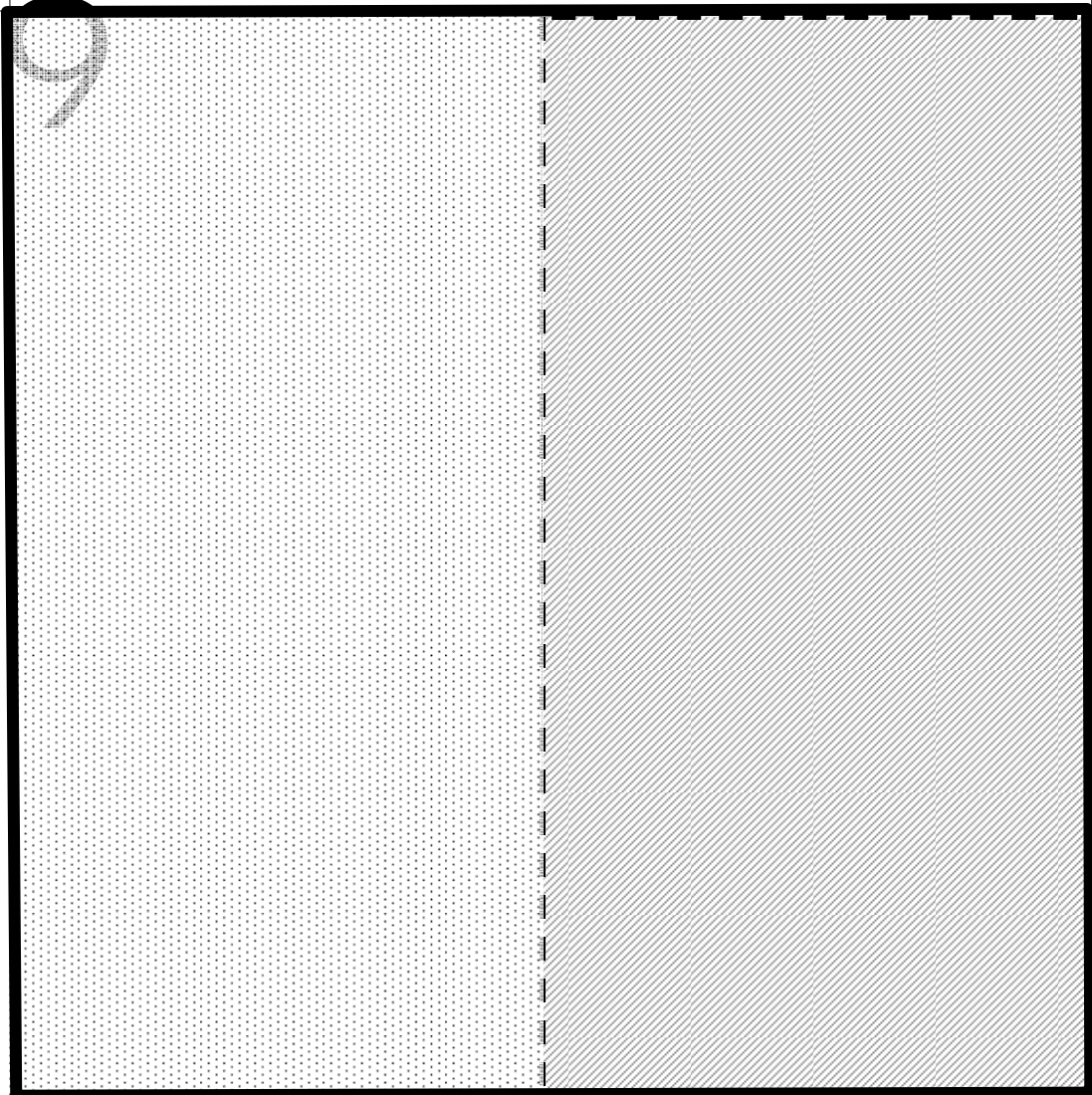
## 5.0.0 IMPLEMENTATION

- 5.1.0 The bylaw comes into effect upon the date of its third reading.

SCHEDULE "A"

BYLAW: C-6635-2008

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TWP. RD. 224

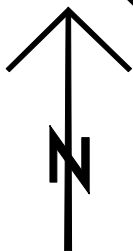
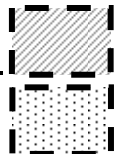
RGE. RD. 284 (Undeveloped)

**AMENDMENT**

FROM Ranch and Farm District TO Direct Control District

FROM Ranch and Farm District TO Ranch and Farm Two District

Subject Land \_\_\_\_\_



LEGAL DESCRIPTION: SE 29-22-28-W4M

FILE: 02329001-2007-RV-480

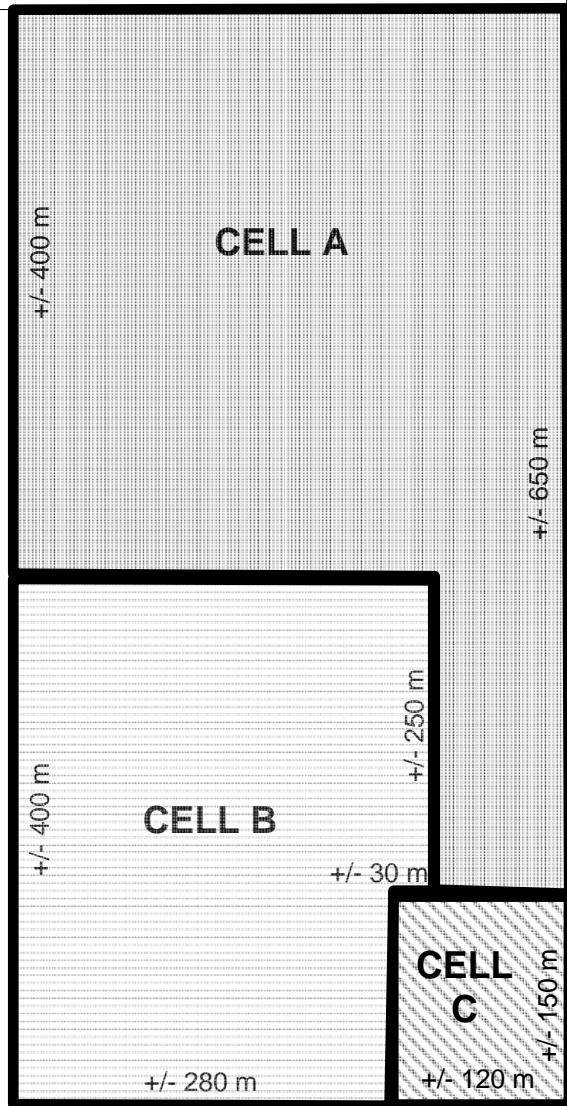
DIVISION: 4



"SCHEDULE B"  
DEVELOPMENT CELLS

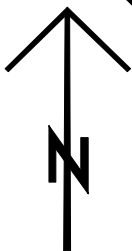
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TWP. RD. 224

RGE. RD. 284 (Undeveloped)



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DIVISION: 4

