

**ROCKY VIEW COUNTY  
DIRECT CONTROL BYLAW C-6750-2009**

**DC-135**

**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 Bylaws.

<b>Bylaw</b>	<b>Amendment Type</b>	<b>Date of Approval</b>
C-6750-2009	Original Bylaw	July 7, 2009
C-7119-2011	Textual amendments to change road upgrade requirements from Range Road 285 to Township Road 260 and to clarify emergency access requirements.	February 28, 2012

**DIRECT CONTROL BYLAW REGULATIONS**

**NOW THEREFORE** the Council enacts the following:

1. That Part 5, Land Use Map 53 of the Land Use Bylaw C-4841-97 be amended by redesignating a portion of NE 31-25-28-W4M from Ranch and Farm District and Direct Control District to Direct Control District, with special guidelines in order to accommodate the development of a Recreational Vehicle Storage Facility as shown on Schedule 'A' and Schedule 'B', attached to and forming part of this Bylaw.
2. That the special regulations of this 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
  - 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" attached hereto and forming part hereof, except as otherwise approved by Council.
- 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 Parts 1, 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 listed uses on the Lands subject to this Bylaw except the following uses that are deemed approved in this Bylaw:
  - Agriculture, General
  - Accessory Buildings to Agriculture, General
  - Accessory Uses to Agriculture, General
  - Dwelling Unit, Accessory to Agriculture, General
- 1.5.0 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 Recreational Vehicle Storage, Commercial Vehicle Storage and Mini-Storage on the lands. A high quality visual appearance is required of this development, including, but not limited to, landscaping and screening, and consideration of visual impacts to adjacent land uses.

### 2.2.0 Uses

Accessory Buildings to Business Use  
Accessory Buildings to Agriculture, General  
Accessory Uses to Agriculture, General  
Agriculture, General  
Dwelling Unit, Accessory to Agriculture, General  
Dwelling Unit, Accessory to Business Use  
Mini Storage  
Office Building  
Outdoor Commercial Vehicle Storage  
Outdoor Recreational Vehicle Storage  
Signs

### 2.3.0 Building Minimum and Maximum Requirements

2.3.1 Maximum Number of Office Buildings: 1

2.3.2 Maximum Number of Accessory Buildings: 4

2.3.3 Maximum Combined Area of Mini Storage: 2,000 m<sup>2</sup> (21, 527.8 ft<sup>2</sup>).

2.3.4 Maximum area of Office and Accessory Buildings associated with the Self Storage Facility: 139 m<sup>2</sup> (1, 500 ft<sup>2</sup>).

2.3.5 Maximum Building Height (All Buildings): 6 metres (20 feet)

### 2.4.0 Setbacks

2.4.1 Yard, Front:

- a) Buildings: 15.0 m (49.2 ft)
- b) Parking, Storage and Display of Products:
  - i) 15.0 m (49.2 ft) from any *road, municipal or highway*
  - ii) 8.0 m (26.2 ft) from any *road, internal subdivision or road, service adjacent to a road or highway*

2.4.2 Yard, Side:

- a) Buildings: 6.0 m (19.7 ft)
- b) Parking, Storage and Display of Products:
  - i) 15.0 m (49.2 ft) from any *road, municipal or highway*
  - ii) 8.0 m (26.2 ft) from any *road, internal subdivision or road, service adjacent to a road or highway*

2.4.3 Yard, Rear:

- a) Buildings: 6.0 m (19.7 ft)
- b) Parking, Storage and Display of Products:
  - i) 15.0 m (49.2 ft) from any *road, municipal or highway*
  - ii) 8.0 m (26.2 ft) from any *road, internal subdivision or road, service adjacent to a road or highway*
  - iii) 6.0 m (19.7 ft) all other.

2.4.4 The Development Authority may require a greater building setback for the proposed development which, in the opinion of a Development Authority, may interfere with the amenity of adjacent sites.

### **3.0.0 DEVELOPMENT REGULATIONS**

#### **3.1.0 General Regulations**

3.1.1 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:

- a) The Owner has submitted an Overall Site Development Plan, which includes an illustration of the vehicular, parking and loading facilities as well as other facilities that need to be located on the site, to the satisfaction of the Development Authority.
- b) The Owner has submitted a Storm Water Management Plan that includes site grading, dealing with both on-site and off-site stormwater prepared by a qualified professional engineer licensed to practice in the Province of Alberta, that is satisfactory to the Municipality, which shows that the development will not negatively affect adjacent lands, and is in accordance with a Development Agreement
- c) The Owner has submitted a Traffic Impact Analysis, completed at their sole expense, that meets but may exceed, the minimum requirements as outlined in the Servicing Standards for Subdivision and Road Construction, as amended, and to the satisfaction of the Municipality, and has upgraded Township Road 260 to Municipal Standards, to the satisfaction of the Municipality and in accordance with a Development Agreement.

3.1.2 Any expansion of development requires a new Development Permit.

3.1.3 Any development of the southwest portion of the site will require a Wetland Biophysical Impact Assessment, to be completed by a qualified professional, and all appropriate approvals from Alberta Environment and Alberta Sustainable Resource Development, to the satisfaction of the Municipality.

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- 3.1.4 Any Development Permit for a *building* shall require emergency access be provided in accordance with the Alberta Safety Codes Act to the satisfaction of the County.

**3.2.0 Recreational Storage Vehicle Layout**

- 3.2.1 Recreational Vehicle Storage Area:  
Maximum: 13.35 hectares (33.0 acres)

- 3.2.2 Number of Stored Recreational Vehicles  
Maximum: 800

- 3.2.3 Number of Stored Commercial Vehicles  
Maximum: 50

- 3.2.4 Each parking stall shall be the following dimensions:  
Length: 9 m (30 ft) to 12 m (40 ft)  
Width: 4 m (13 ft)

- 3.2.5 Each of the parking stalls will be clearly identified by a number.

- 3.2.6 A minimum 9 m (30 ft) drive way shall be constructed that provides access to each parking stall.

**3.3.0 Water Supply and Sewage Treatment Requirements**

- 3.3.1 Disposal of wastewater from the development on the site shall be subject to all requirements of the Safety Codes Act, as amended, pursuant to this Bylaw.

- 3.3.2 Potable water for all development on the site shall be provided by hauling to the site and stored in cisterns, or is connected to an approved water system, all as approved by the Municipality and to the satisfaction of the Municipality. An additional cistern for fire suppression measures will be required, to the satisfaction of Municipal Fire Services and Building Services.

- 3.3.3 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.

- 3.3.4 Chemically treated waste from recreational Vehicles shall be collected via an approved dump station, shall be connected to a pump-out septic tank that is removed and hauled off site on a regular basis to an approved disposal facility or by connection to a Municipality approved collection and treatment plant.

**3.4.0 Landscaping and Appearance**

- 3.4.1 Landscaping shall be provided in accordance with a Landscape Plan completed by a qualified professional to be submitted to the Municipality upon application for

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a Development Permit. All required setbacks of the site shall be landscaped in accordance with Section 26 of the Land Use By-law C-4841-97 pursuant to a Landscape Plan. Where any portion of this Bylaw conflicts with Section 26 of Land Use Bylaw C-4841-97, this Bylaw will take precedence.

3.4.2 Outdoor Recreational Vehicle Storage, Mini Storage and Commercial Vehicle Storage areas shall at all times be visually screened and secured by a fence, with gates where appropriate, around the entire perimeter of the storage area to the satisfaction of the Development Authority. The fencing shall be:

- a) The fencing shall be transparent in nature.
- b) Fencing may include appropriate privacy mitigation, to the satisfaction of the Municipality.

3.4.3 All landscaping for screening purposes will occur around the perimeter of the storage area to the satisfaction of the Municipality and will consist of:

- a) A single row of coniferous trees located with a minimum separation distance of 7m (22.9 ft) intervals.
- b) All height and caliper requirements for trees shall be in accordance with Section 26.3 of Land Use Bylaw C-4841-97.

3.4.4 All existing landscaping must remain.

3.4.5 Height of Fence:  
Maximum: 2.5 m (8.2 ft)

3.4.6 Number of Freestanding Signs:  
Maximum: 1

3.4.7 Height of Sign:  
Maximum: 12.0 m (39.4 ft)

3.5.0 Performance Standards

3.5.1 No washing, servicing of the vehicles will be allowed on the site.

3.5.2 No loading or unloading of Commercial Vehicles will occur on the site.

3.6.0 Special Regulations

3.6.1 Owners who remove the Vehicle, Recreation may leave their own personal vehicle in their parking stall until they return with the Vehicle, Recreation.

3.6.2 Cars or small trucks may also be stored while Owners are out of the country on a short or long term basis or for other personal reasons.

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**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 **Vehicle, Recreation** – as defined in Land Use Bylaw C-4841-97.
- 4.3.0 **Recreational Vehicle Storage** – means an area of land set aside or otherwise defined for the outdoor storage of Vehicles, Recreation, which includes, but is not limited to, the storage of such vehicles as motor homes, travel trailers, campers, customized vans and enclosed or open utility trailers to carry cars, skidoos, ATV's, skidoos, towing boats. Owners who remove the recreational vehicles 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 Owners are out of the country on a short or long term basis or for other personal reasons.
- 4.4.0 **Commercial Vehicle** – means any commercially licensed, registered and operable vehicle under 4,500 kilograms.
- 4.5.0 **Commercial Vehicle Storage** – means an area of land set aside or otherwise defined for the outdoor storage of Commercial Vehicle, as defined in section 4.4.0 of this Bylaw. Owners who remove the Commercial Vehicle may leave their own personal vehicle in their parking stall until they return with the Commercial Vehicle.

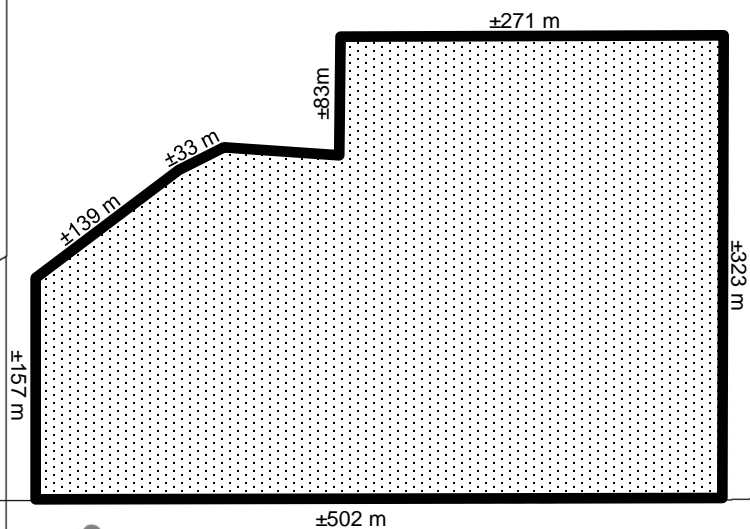
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SCHEDULE "A"  
Office Consolidation Version

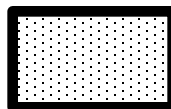
TWP RD 260

RGE RD 285



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Direct Control District



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

LEGAL DESCRIPTION: A portion of NE 31-25-28-W4M



DIVISION: 5