

**BYLAW C-6892-2010**

A Bylaw of Rocky View County to amend Bylaw C-4841-97; being the Land Use Bylaw.

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

**WHEREAS** the Council of Rocky View County has received an application to amend Part 5, Land Use Map No. 39 & 39 NE of Bylaw C-4841-97 to redesignate NW-26-23-5-W5M and Lots 1 and 2, Block 1, Plan 0311359 within the E ½-26-23-5-W5M from Ranch and Farm Three District to Direct Control District, and from Direct Control District to Ranch and Farm Three District as shown on the attached Schedule 'A'; and

**WHEREAS** a notice was published on Tuesday, April 13, 2010 and Tuesday, April 20, 2010 in the Rocky View Weekly, a newspaper circulating in Rocky View County, advising of the Public Hearing for Tuesday, May 11, 2010; 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 24 of the Revised Statutes of Alberta, 1995, and all amendments thereto.

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

1. That Bylaw C-5430-2001 affecting a portion of NW 26-23-5-W5M and Lot 1 and 2, Block 1, Plan 031 1359 within the E ½ 26-23-5-W5M shall be repealed in its entirety.
2. That Part 5, Land Use Map No. 39 and 39 NE of Bylaw C-4841-97 be amended by redesignating NW 26-23-5-W5M and Lots 1 and 2, Block 1, Plan 031 1359 within the E ½ 26-23-5-W5M from Ranch and Farm District Three and Direct Control District to Ranch and Farm Three and Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.
3. That all lands within NW 26-23-5-W5M and Lot 1 and 2, Block 1, Plan 031 1359 within the E ½ 26-23-5-W5M are hereby redesignated to Ranch and Farm Three and Direct Control District as shown on the Schedule 'A' attached to and forming part of this Bylaw.
4. That the special regulations of the Direct Control District (DC) 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 GENERAL REGULATIONS**

- 1.1 The General Administration Part One, Two, and Three as contained in the Land Use Bylaw (C-4841-97), as amended, shall apply unless otherwise specified in this bylaw.
- 1.2 All uses require a Development permit and the Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.

- 1.3 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.
- 1.4 Where the Applicant, or Owner, proposes any new development, expansion, or construction on the subject lands the Development Authority may require the submission of any of the following studies or reports that are to be in accordance with the County's Servicing Standards for Subdivision and Road Construction, amended, prior to rendering a decision on a Development Permit Application:
- 1.4.1 A report on the proposed method of sewage treatment;
  - 1.4.2 A Groundwater Evaluation Report, which is to include aquifer testing;
  - 1.4.3 A Storm Water Management Plan;
  - 1.4.4 A Traffic Impact Analysis; and
  - 1.4.5 Any other study or report deemed necessary by the Development Authority;
- 1.5 The use of any portion of the Lands for artificial lakes or ponds shall be permitted only if the design and construction thereof is in accordance with plans prepared by a qualified Professional Engineer licensed to practice in the Province of Alberta to the satisfaction of the County and Alberta Environment.

## 2.0 LAND USE REGULATIONS

- 2.1 Purpose and Intent
- That the purpose and intent of the Direct Control District is to provide for a non-profit charitable organization which works directly with children and youth who are physically, cognitively, financially or emotionally disabled. This ranch will provide for a range of supervised recreational uses, which teaches an appreciation for nature through outdoor skills training and nature education programs.
- 2.2 Uses, Permitted
- Accessory buildings*
  - Agriculture, General*
  - Artificial Lake*
  - Boat House*
  - Bunk House*
  - Camp Lodge*
  - Camp Office*
  - Cookhouse*
  - Dwelling, single detached*
  - Equestrian Centre*
  - Hay Storage Building*
  - Outdoor Participant Recreation Services*
  - Performance Stage*
- 2.3 Deemed Approved
- Notwithstanding Section 1.2.0 the following uses are deemed approved without a Development Permit:

*Agriculture, General*

*Accessory Buildings to Agricultural, General*

*Accessory Buildings less than or equal to 186 sq. m. (2,002 sq. ft.)*

*Dwelling, single detached.*

### 3.0 DEVELOPMENT REGULATIONS

#### 3.1 Minimum and Maximum Requirements

##### 1. Building Setbacks:

All setbacks are as shown in Schedule 'C':

##### 2. Accessory Buildings:

- a) Maximum Number of Individual Accessory Buildings greater than 186.00 sq. m. (2,002.00 sq. ft.) – 10
- b) Maximum Height for all accessory buildings – 10.0 m (32.80 ft.)

##### 3. Principal Buildings:

- a) Maximum Height for all principal buildings – 10.0 m (32.80 ft.)
- b) Hay Storage Building –
  - i) Maximum Building Area – 700.00 sq. m. (7,534.80 sq. ft.)
- c) Equestrian Centre –
  - i) Maximum Building Area – 800.00 sq. m. (8,611.4 sq. ft.)
- e) Bunkhouses
  - i) Maximum Number – 7
  - ii) Maximum Building Area per bunkhouse – 334.5 sq. m. (3,600.6 sq. ft.)
- f) Camp Lodge
  - i) Maximum Number – 1
  - ii) Maximum Area – 1,590 sq. m. (17,115 sq. ft.)
- g) Dwellings
  - i) Maximum of two (2) Dwelling, single detached, accessory to the principal use
  - ii) Maximum height of buildings - 10.00 m (32.80 ft.)

#### 3.2 Fire protection measures, where required, shall be in accordance with the Alberta Building Code.

### 4.0 DEFINITIONS

- 4.1 **BOAT HOUSE** means a shelter used for water recreation activities and storage associated with boating, canoeing, kayaking and other water activities;
- 4.2 **BUNK HOUSE** means a built structure to provide for the overnight accommodation of individuals, including washrooms and cleaning facilities;
- 4.3 **COOKHOUSE** means a facility to provide for food preparation and dining;
- 4.4 **CAMP LODGE** means a building primarily utilized for indoor assembly, gathering, social and/or recreational activities and/or programs, including areas for the preparation

and serving of food, operated by the non-profit charitable organization associated with the children's ranch;

4.5 **PERFORMANCE STAGE** means a facility (indoor or outdoor) which accommodates production of entertainment for guests;

4.6 Terms not defined above have the same meaning as defined in Land Use Bylaw C-4841-97.

**5.0 IMPLEMENTATION**

5.1 This Bylaw comes into effect upon the date of its third and final reading thereof.

**Division: 1**

**File: 03926001/004/006-2009-RV-202**

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, March 30, 2010, on a motion by Councillor Buckley.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, May 11, 2010, on a motion by Councillor Buckley.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, May 11, 2010, on a motion by Councillor McLean.

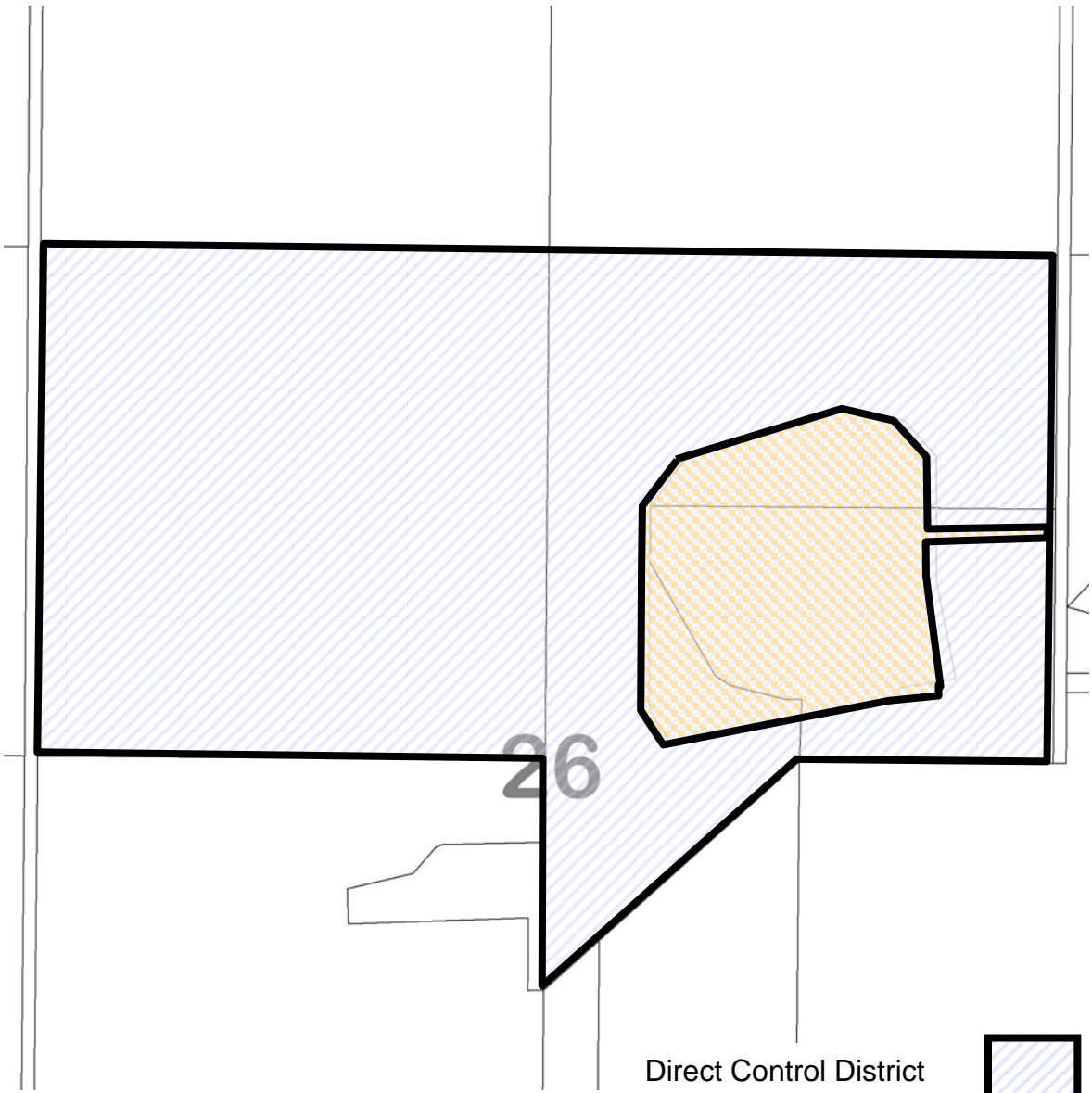
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REEVE OR DEPUTY REEVE

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MUNICIPAL SECRETARY



SCHEDULE "B"

BYLAW: C-6892-2010



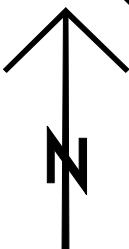
Direct Control District



Ranch and Farm Three District



Subject Land



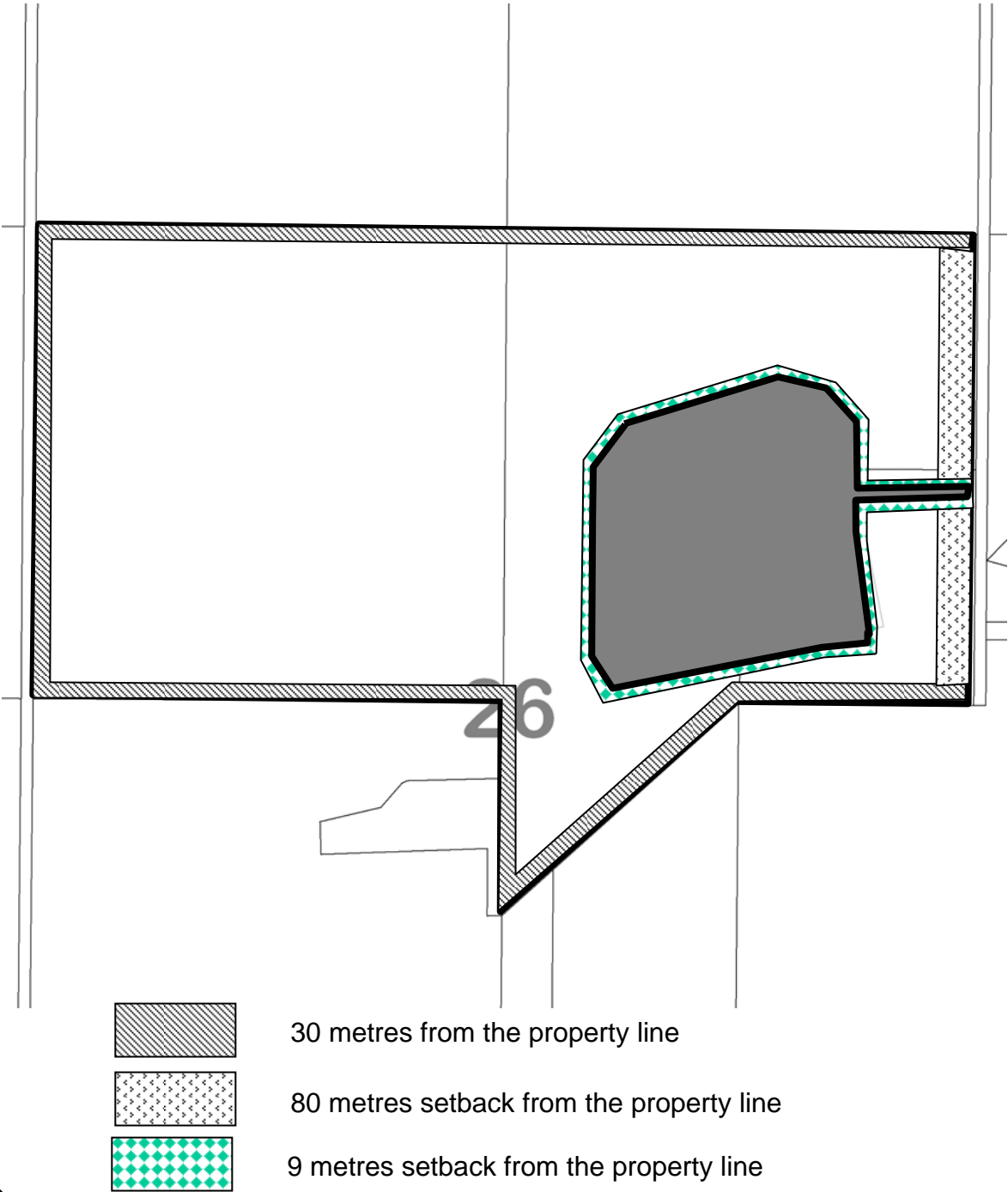
LEGAL DESCRIPTION: NW 26-23-5-W5M and Lots 1 and 2,  
Block 1, Plan 0311359 within E 1/2 26-23-5-W5M

**FILE: 03926001/004/006-2009-RV-202 DIVISION: 1**

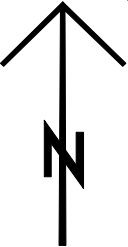


# SCHEDULE "C" BUILDING SETBACKS

BYLAW: C-6892-2010



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



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