

BYLAW C-7506-2015

A Bylaw of Rocky View County to amend Land Use Bylaw C-4841-97

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Direct Control Bylaw 154 (Bylaw C-7506-2015)

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms not defined in this Bylaw shall have the meanings given to them in the Land Use Bylaw C-4841-97 and the Municipal Government Act.

“Private Open Space”- means the development of parks, pathways and playground facilities and other recreational amenities that are located within privately owned lands that are maintained by a Home Owner’s Association.

“Community Sign” - means a sign displaying the name of the community.

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Map No. 47-SE of Bylaw C-4841-97 be amended by redesignating a portion of NW/NE-15-24-03-W05M from Ranch and Farm District to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of NW/NE-15-24-03-W05M is hereby redesignated to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT The Regulations of the Direct Control District comprise:

- 1.0.0 General Regulations
- 2.0.0 Land Use Regulations
- 3.0.0 Variances
- 4.0.0 Subdivision Regulations
- 5.0.0 Development Regulations

1.0.0 GENERAL REGULATIONS

- 1.1.0 The policies of the Springbank Creek Conceptual Scheme and the Central Springbank Area Structure Plan shall apply to all applications for subdivision and Development Permit as provided for by this Bylaw.
- 1.2.0 For the purposes of this Bylaw, the lands shall be notionally divided into ‘Development Cells’, the boundaries and descriptions of which shall be as indicated in Schedule ‘B’ attached hereto and forming part of this Bylaw. The size and shape of the Development Cells are approximate and will be precisely determined by a Tentative Plan at the subdivision stage.
- 1.3.0 The General Regulations contained within this Section are applicable to the entire Development Area which includes all Development Cells as identified on Schedule ‘B’.



- 1.4.0 Parts 1, 2 and 3 of the Land Use Bylaw C-4841-97 shall apply to all uses contemplated by this Bylaw, except where noted as otherwise in the Bylaw.
- 1.5.0 The Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.
- 1.6.0 *Agriculture, General* is a permitted use within the Residential Development Cell until such time a subdivision for residential development has been endorsed by the Subdivision Authority.
- 1.7.0 Notwithstanding, the following listed uses within the Residential Development Cell are 'deemed approved' when all other criteria of this Bylaw are met:

Accessory Buildings
Dwelling, Single-detached
Home-Based Business, Type I.
- 1.8.0 No Plan of Subdivision shall be endorsed and no Development Permit shall be issued for any purpose until the applicable Subdivision (4.0.0) and Development Regulations (5.0.0) have been met.

2.0.0 LAND USE REGULATIONS

2.1.0 RESIDENTIAL DEVELOPMENT CELL

Purpose and Intent

The purpose of this Development Cell is to provide for single-detached residential development and private open space areas in accordance with the provisions of the Springbank Creek Conceptual Scheme.

2.2.0 Uses

- Accessory Buildings less than 80.0 m² (861.0 ft²) building area
- Community Sign
- Dwelling, Single-detached
- Home Based Business, *Type I*
- Private Open Space
- Show Home
- Signs
- Temporary Sales Centre
- Utilities

2.3.0 Minimum and Maximum Requirements

- 2.3.1 Maximum number of residential lots: 48
- 2.3.2 Maximum dwelling units per lot: one (1)
- 2.3.3 Minimum lot area: 0.4 ha (1.0 acre)
- 2.3.4 Maximum building height (principal building): 11.0 m (36.08 ft.)
- 2.3.5 Minimum habitable floor area (principal building): 140 m² (1,507 ft²)
- 2.3.6 Maximum number of accessory buildings: Two (2)
- 2.3.7 Maximum building height (accessory building): 7.0 m (22.97 ft.)



2.3.8 Maximum site coverage (All Buildings): 35%

2.3.9 Maximum total building area for all accessory buildings: 120 m² (1,291.66 ft²)

2.4.0 Building Setbacks

2.4.1 Minimum front yard: 15.0 m (49.21 ft.)

2.4.2 Minimum side yard: 6.0 m (19.68 ft.)

2.4.3 Minimum rear yard: 15.0 m (49.21 ft.)

2.5.0 UTILITY MANAGEMENT CELL

Purpose and Intent

The purpose of this Development Cell is to provide for public and/or privately-owned utilities, in accordance with the provisions of the Springbank Creek Conceptual Scheme.

2.6.0 Uses

Accessory Buildings
Agriculture, *General*
Utilities

2.7.0 Minimum and Maximum Requirements

2.7.1 Minimum front yard: 75.0 m (246.06 ft)

2.7.2 Minimum side yard: 60.0 m (196.8 ft)

2.7.3 Minimum rear yard: 60.0 m (196.8 ft)

2.7.4 Maximum number of accessory buildings: Three (3)

2.7.5 Maximum building height (accessory building): 7.0 m (22.97 ft)

2.7.6 Maximum total building area for all accessory buildings: 269.4 m² (2,900 ft²)

2.8.0 OPEN SPACE CELL

Purpose and Intent

The purpose of this Development Cell is to provide areas for environmental protection and public recreation in accordance with the provisions of the Springbank Creek Conceptual Scheme.

2.9.0 Uses

Government Services
Public Park
Special Events Parking
Signs
Utilities

3.0.0 VARIANCES

3.1.0 The Development Authority may grant a variance to the minimum building setbacks by a maximum of 5%.

- 3.2.0 Notwithstanding Section 2.3.1 of this Bylaw, the Subdivision Authority may endorse a subdivision with more than 48 residential lots provided that the ratio of lots does not exceed 64 lots per 160 gross acres in accordance with Section 2.9.4(f) and (g) of the Central Springbank Area Structure Plan.
- 3.3.0 The Subdivision Authority may vary Section 12 Subsections (2) and (4) of the Subdivision and Development Regulations (*Distance from Wastewater treatment*) with the written consent of the Deputy Minister of Environment and Sustainable Resource Development.

4.0.0 SUBDIVISION REGULATIONS

- 4.1.0 The County has reviewed and endorsed all Condominium Bylaws, Homeowners Association Bylaws and Architectural Controls associated with this development in accordance with the provisions of the Springbank Creek Conceptual Scheme.
- 4.2.0 That Environmental Reserve (ER), Municipal Reserve (MR) and Public Utility Lots (PUL) for stormwater management shall be provided generally in accordance with Section 5 of the Springbank Creek Conceptual Scheme.
- 4.3.0 That the provision of Private Open Space, to be provided with full public access, will be established at the subdivision stage and the alignments of same shall conform generally to Figures 5 and 7 of the Springbank Creek Conceptual Scheme.
- 4.4.0 The location of pathway linkages shall be generally established as per Figure 8 of the Springbank Creek Conceptual Scheme in accordance with County standards and to complement existing/planned pathway linkages as affecting the adjacent subdivision plan(s).
- 4.5.0 Architectural guidelines including, but not limited to, development standards relative to architectural style and theming, landscaping, water conservation and lighting policies shall be established at the subdivision stage.
- 4.6.0 The provision of potable water, wastewater and stormwater management utilities shall be in general accordance with the policies of the Springbank Creek Conceptual Scheme.

5.0.0 DEVELOPMENT REGULATIONS

- 5.1.0 Accessory buildings over 10 m² (107 ft²) shall be of the same architectural design and have the same exterior finish materials and appearance as the principal building.

PART 4 – TRANSITIONAL

Bylaw C-7506-2015 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

PUBLIC HEARING WAS HELD IN COUNCIL this 24th *day of May* , 2016
(if required)

READ A FIRST TIME IN COUNCIL this 24th *day of May* , 2016

READ A SECOND TIME IN COUNCIL this 24th *day of May* , 2016

READ A THIRD TIME IN COUNCIL this day of , 20XX

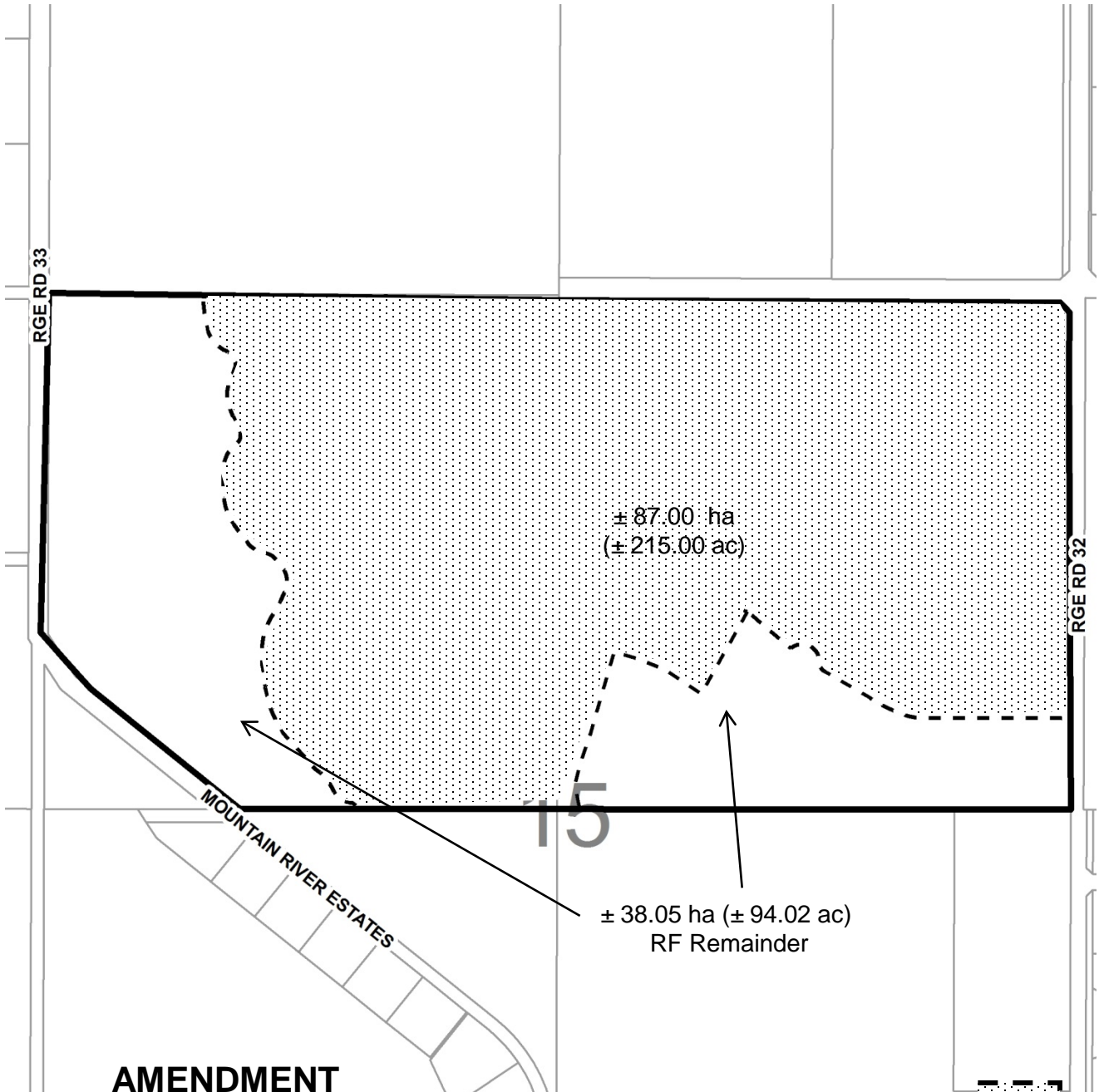
Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-7506-2015



AMENDMENT

FROM Ranch and Farm District TO Direct Control District

Subject Land _____

LEGAL DESCRIPTION: NW/NE-15-24-03-W05M



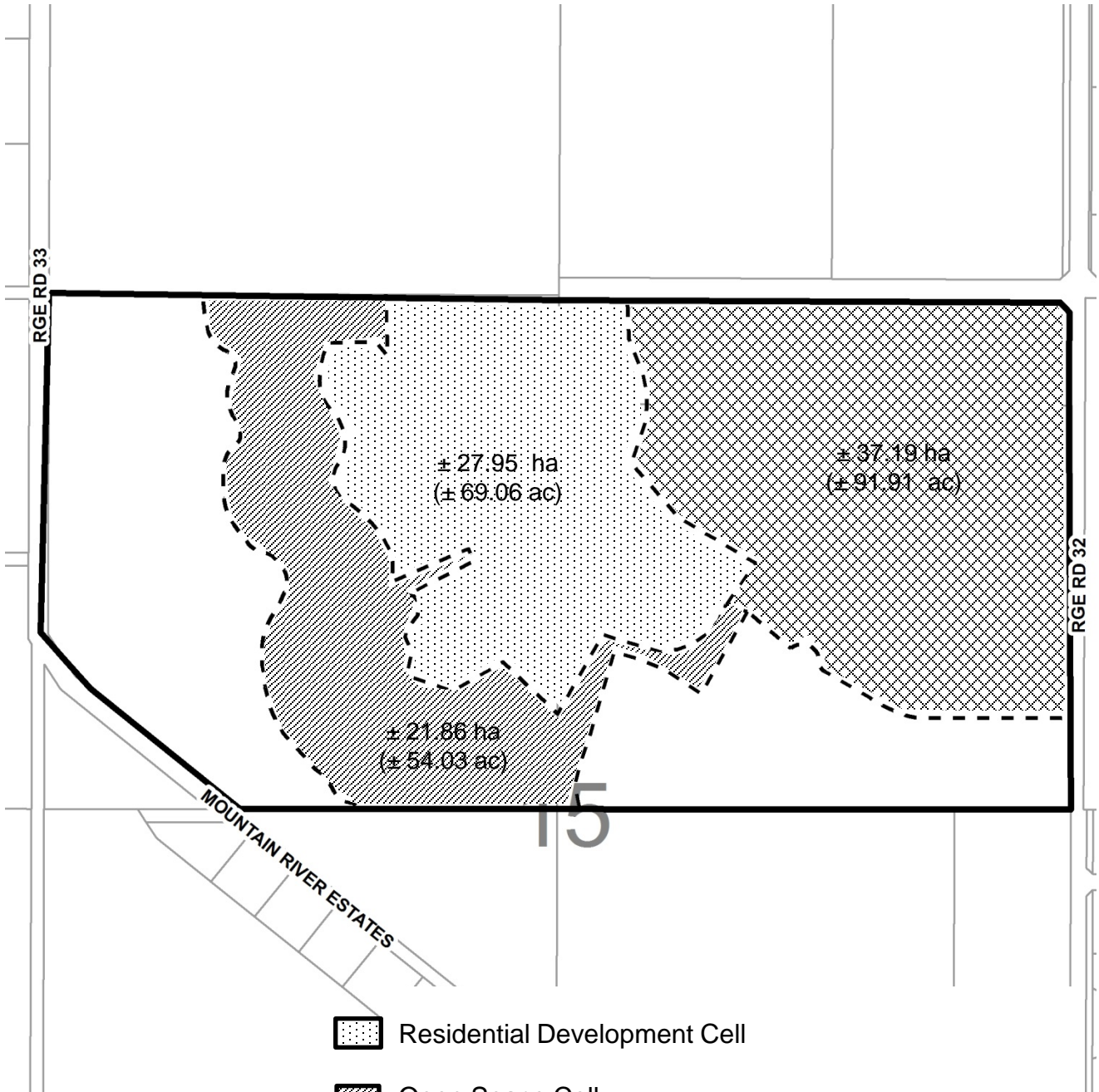
ROCKY VIEW COUNTY
Cultivating Communities




FILE: 04715003/4/5-PL20140169

DIVISION: 2

SCHEDULE "B"

BYLAW: C-7506-2015



-  Residential Development Cell
-  Open Space Cell
-  Utility Management Cell

Subject Land _____

LEGAL DESCRIPTION: NW/NE-15-24-03-W05M



ROCKY VIEW COUNTY
Cultivating Communities

FILE: 04715003/4/5-PL20140169

DIVISION: 2