



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:

Bylaw	Amendment Type	Date of Approval
C-4841-97	Original Bylaw	September 29, 1998
C-7864-2019	Amending Bylaw	November 26, 2019
C-8138-2021	Amendments to DC 168 to change the minimum parcel size from 0.98 acres to 1.10 acres and increase the sizing for Accessory Buildings under the Greenspace Cell. Schedule B is being replaced.	April 13, 2021



BYLAW C-7864-2019

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 Bylaw C-7864-2019.

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw C-4841-97 and the Municipal Government Act.

PART 3 – EFFECT OF BYLAW

- THAT** Part 5, Land Use Map No. 47 and 47-SW of Bylaw C-4841-97 be amended by redesignating the NE-17-24-03-W05M and a portion of SE-17-24-03-W05M from Ranch and Farm District to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT** NE-17-24-03-W05M and a portion of SE-17-24-03-W05M is divided into development cells A, B, C & D as shown in Schedule 'B' attached to and forming part of this Bylaw.
- THAT** NE-17-24-03-W05M and a portion of SE-17-24-03-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 GENERAL REGULATIONS

- 1.1 The policies of the River Edge Conceptual Scheme shall apply to all applications for subdivision and Development Permit as provided for by this Bylaw.
- 1.2 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 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 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 The Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.
- 1.6 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 No Plan of Subdivision shall be endorsed and no Development Permit shall be issued for any purpose until the applicable Subdivision (30) and Development Regulations (4.0) have been met.

2.0 LAND USE REGULATIONS

2.1 Residential Lot 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 River Edge Conceptual Scheme.

2.2 Uses

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

2.2.1 Uses, Discretionary

*Accessory buildings greater than 80.00 sq. m building area less than 400.00 sq. m building area
Accessory Dwelling Unit (may be a Secondary Suite, a Suite within a Building, or a Garden Suite)
Bed and Breakfast
Homes Child care facilities
Health Care Practice
Kennels, Hobby
Signs*

2.3 Minimum and Maximum Requirements

- 2.3.1 Maximum number of residential lots: 49
- 2.3.2 Maximum dwelling units per lot: one (1)
- 2.3.3 Minimum lot area: 0.45 ha (1.10 acres)
- 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: 400 m² (4,305 ft²)

2.4 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 Valley Terrace And Floodplain Cell - Purpose and Intent

The purpose of this Development Cell is to provide for public access to the Valley Terrace, Floodplain area and Elbow River.

2.6 Uses

Public Park

Utilities

Accessory Buildings less than 80.0 m² (861.0 ft²) building area

2.7 Greenspace Cell - Purpose and Intent

The purpose of this Development Cell is to provide areas for public recreation in accordance with the provisions of the River Edge Conceptual Scheme

2.8 Uses

Public Park

Agriculture, General

Utilities

Signs

2.8.1 Uses, Discretionary

Accessory buildings greater than 100.00 sq. m building area less than 500.00 sq. m building area (Support buildings for utility operations)

2.9 Road And Utility Development 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 River Edge Conceptual Scheme.

2.10 Uses

Accessory Buildings

Agriculture, General

Utilities



3.0 SUBDIVISION REGULATIONS

- 3.1 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 River Edge Conceptual Scheme.
- 3.2 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.
- 3.3 The provision of potable water, wastewater and stormwater management utilities shall be in general accordance with the policies of the River Edge Conceptual Scheme. 3.4 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 the Lot Layout in Section 3.4 of the River Edge Conceptual Scheme.

4.0 DEVELOPMENT REGULATIONS

- 4.1.0 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-7864-2019 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*.

Division: 02
File: 04717004 / 04717005 / PL20170171

<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	<i>day of</i>	<i>, 2019</i>
READ A FIRST TIME IN COUNCIL this	day of	, 2019
READ A SECOND TIME IN COUNCIL this	day of	, 2019
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>	<i>day of</i>	<i>, 2019</i>
READ A THIRD TIME IN COUNCIL this	day of	, 2019

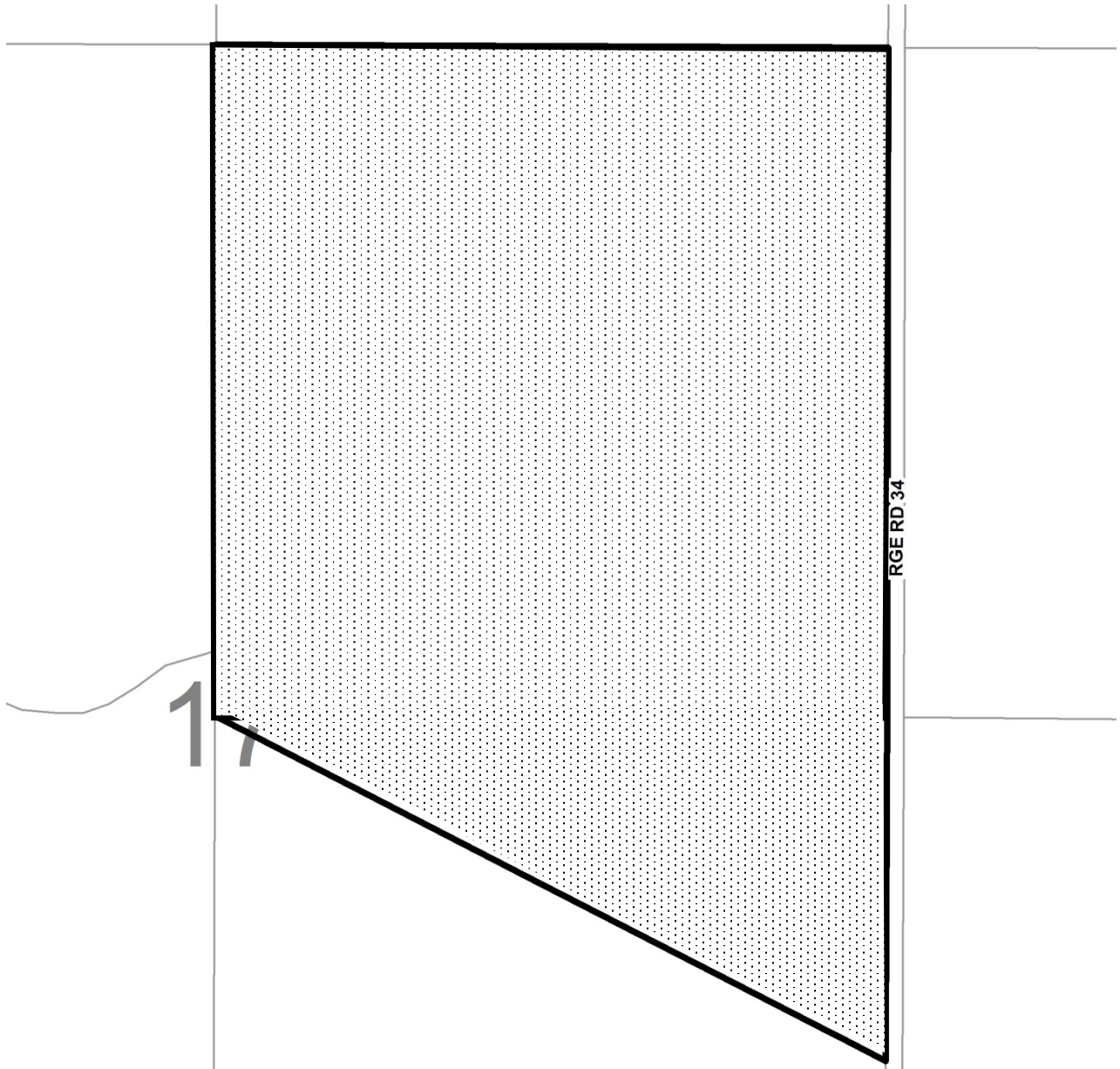
Reeve

CAO or Designate

Date Bylaw Signed

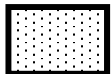
SCHEDULE "A"

BYLAW: C-7864-2019



AMENDMENT

FROM Ranch and Farm District TO Direct Control District



Subject Land _____

LEGAL DESCRIPTION: NE-17-24-03-W05M and a portion of
SE-17-24-03-W05M



ROCKY VIEW COUNTY
Cultivating Communities

FILE: 04717004 / 04717005

DIVISION: 2

SCHEDULE 'B'

BYLAW C-8138-2021

