

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-8195-2021	Original Bylaw	May 31, 2022
C-8387-2023	Added Section 8.4	May 9, 2023

BYLAW C-8195-2021

A bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*.

The Council of Rocky View County enacts as follows:

Title

1 This bylaw may be cited as *Bylaw C-8195-2021*.

Definitions

2 Words in this Bylaw have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:

- (1) **“Council”** means the duly elected Council of Rocky View County;
- (2) **“Land Use Bylaw”** means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time;
- (3) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
- (4) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

3 THAT Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating a portion of NW-29-24-28-W4M from Business, Local Campus District (B-LOC) to Direct Control (DC), Special, Public Services District (S-PUB), Special, Parks and Recreation District (S-PRK), and Commercial, Mixed Urban District (C-MIX) as shown on the attached Schedule ‘A’ forming part of this Bylaw.

4 THAT the regulations of the Direct Control District comprise of the following:

- 1.0 PURPOSE
- 2.0 COMPLIANCE WITH BYLAW C-8000-2020
- 3.0 REFERENCE TO BYLAW C-8000-2020
- 4.0 VARIANCES
- 5.0 USES
- 6.0 USES NOT DEFINED
- 7.0 BYLAW C-8000-2020 DISTRICT RULES

8.0 LAND USE REGULATIONS

9.0 DEVELOPMENT REGULATIONS

5 THAT the General Regulations of the Direct Control District comprise:

1.0 PURPOSE

1.1 The purpose of this district is to provide for single detached residential dwellings on small parcels in Hamlets and comprehensively planned area.

2.0 COMPLIANCE WITH BYLAW C-8000-2020

2.1 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3, 4, 5, 6, 7, and 8 of Bylaw C-8000-2020 apply to this Direct Control District Bylaw.

3.0 REFERENCE TO BYLAW C-8000-2020

3.1 Within this Direct Control District Bylaw, a reference to a section of Bylaw C-8000-2020 is deemed to be a reference to the section as amended from time to time.

4.0 VARIANCES

4.1 The Development Authority may vary any of the rules contained in this Direct Control District in accordance with Sections 102, 103, 104, 105, and 106 of Bylaw C-8000-2020.

5.0 USES

5.1 The permitted uses of the Residential, Small Lot District (R-SML) of Bylaw C-8000-2020 are the permitted uses in this Direct Control District, except for Dwelling, Duplex/Semi which is not permitted.

5.2 The discretionary uses of the Residential, Small Lot District (R-SML) of Bylaw C-8000-2020 are the discretionary uses in this Direct Control District, except for Dwelling, Manufactured and Vacation Rental, which are not permitted.

6.0 USES NOT DEFINED

6.1 Those uses that are not otherwise defined in this Bylaw, which in the opinion of the Development Authority are similar to the Uses listed in Section 5.0 of this Direct Control District and which conform to the purpose of this district, may be Uses as approved by the Development Authority.

7.0 BYLAW C-8000-2020 DISTRICT RULES

7.1 Unless otherwise specified, the rules of the Residential, Small Lot District (R-SML) of Bylaw C-8000-2020 shall apply.

8.0 LAND USE REGULATIONS

8.1 Minimum parcel size:

- a) 0.045 ha (0.11 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the Land Use Map

8.2 Maximum parcel size:

- a) 0.076 ha (0.18 ac)
- b) Notwithstanding a), the maximum parcel size where a parcel is non-rectangular in shape: 0.15 ha (0.37 ac)

8.3 Minimum parcel width:

- a) 13.41 m (44.00 ft.)
- b) Notwithstanding a), the minimum parcel width for non-rectangular parcels shall be measured from the respective 12-metre setbacks from the front property line to each side property line
- c) The minimum width of parcels designated with the letter “w” is the number indicated on the Land Use Map

8.4 Minimum Setbacks (Principal Building):

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft.) when garage door façade faces front yard	1.5 m (4.92 ft.)	6.0 m (19.69 ft.)
3.0 m (9.84 ft.) when garage door façade faces side yard	3.0 m (9.84 ft.) street side of corner parcel	

8.5 Unless otherwise provided for by this Bylaw, no subdivision for residential lots shall be endorsed within the Lands for any purpose, until:

- 8.5.1 The Developer has submitted a Weed Management Plan, prepared by a qualified professional, to the satisfaction of the County.
- 8.5.2 The County has approved all necessary Easements and Rights-of-Way related to the supply and distribution of power, natural gas, cable and telephone service within the subject lands.
- 8.5.3 The County has reviewed all Homeowners’ Association Bylaws and Architectural Controls associated with this development.
- 8.5.4 The Developer has submitted a Landscaping Plan that details plantings and other related improvements proposed within the development in accordance with the Conceptual Scheme, prepared by a qualified Landscaping Professional, to the satisfaction of the County.

- 8.5.5 The Developer has submitted a Solid Waste Management Plan detailing how solid waste will be collected and transported from the development.
- 8.5.6 The Developer acknowledges the need for a noise analysis prepared by a qualified consultant, to include ground-borne vibration transmission through site testing to determine if dwellings within 75m of the railway rights-of-way will be impacted by vibration. Details will be addressed at the subdivision stage.
- 8.5.7 The Developer will be required to obtain all AEP approvals and licensing for the stormwater management infrastructure prior to entering into the Development Agreement with the County.

9.0 DEVELOPMENT REGULATIONS

- 9.1 Show homes may be considered by the Development Authority as a use on the lands for up to five residential dwellings per Residential Development Site prior to the endorsement of a plan of subdivision provided that conditional approval of a subdivision plan has been granted and a Development Agreement has been entered into. No occupancy of the said show homes shall occur until full municipal services (power, gas, sewer, water, telephone, etc.) are available to and immediately useable by residents of said dwellings and the plan of subdivision has been registered.
- 9.2 A temporary sales or information centre may be considered by the Development Authority as a use on the lands.
- 9.3 Both the Subdivision Authority and Development Authority shall require the developer to enter into a Development Agreement to fulfill the development related regulations necessary to ensure all servicing, access, and technical items are implemented, as directed by this Direct Control Bylaw, the County's Servicing Standards, and the approved South Conrich Conceptual Scheme, as amended.
- 9.4 Both the Subdivision Authority and Development Authority shall require the developer to enter into a Special Improvement Development Agreement for the approvals, design, upgrading, right-of-way acquisition and construction for all off-site infrastructure, as directed by this Direct Control Bylaw, the County's Servicing Standards, and the approved South Conrich Conceptual Scheme, as amended.
- 9.5 Approval from the County for any use contemplated by this Bylaw may be subject to approval from all relevant Federal and/or Provincial Authorities.

Effective Date

- 5 Bylaw C-8195-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



READ A FIRST TIME this 20th day of July, 2021

PUBLIC HEARING HELD this 31st day of May, 2022

READ A SECOND TIME this 31st day of May, 2022

READ A THIRD AND FINAL TIME this 31st day of May, 2022

Mayor

Chief Administrative Officer

Date Bylaw Signed