

BYLAW C-8628-2025

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-8628-2025*.

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 Lot: 1 Plan: 9710875, within NW-30-25-28-W04M, from Agricultural, General District (A-GEN) to Direct Control District (DC), as shown on the attached Schedule ‘A’ forming part of this Bylaw.
- 4 THAT the special regulations of the Direct Control District are as detailed in Schedules ‘B’ and ‘C’ attached to and forming part of this Bylaw.

Effective Date

- 5 Bylaw C-8628-2025 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME this

8 day of July, 2025

PUBLIC HEARING HELD this

8 day of July, 2025

READ A SECOND TIME this

8 day of July, 2025

READ A THIRD AND FINAL TIME this

8 day of July, 2025



Reeve

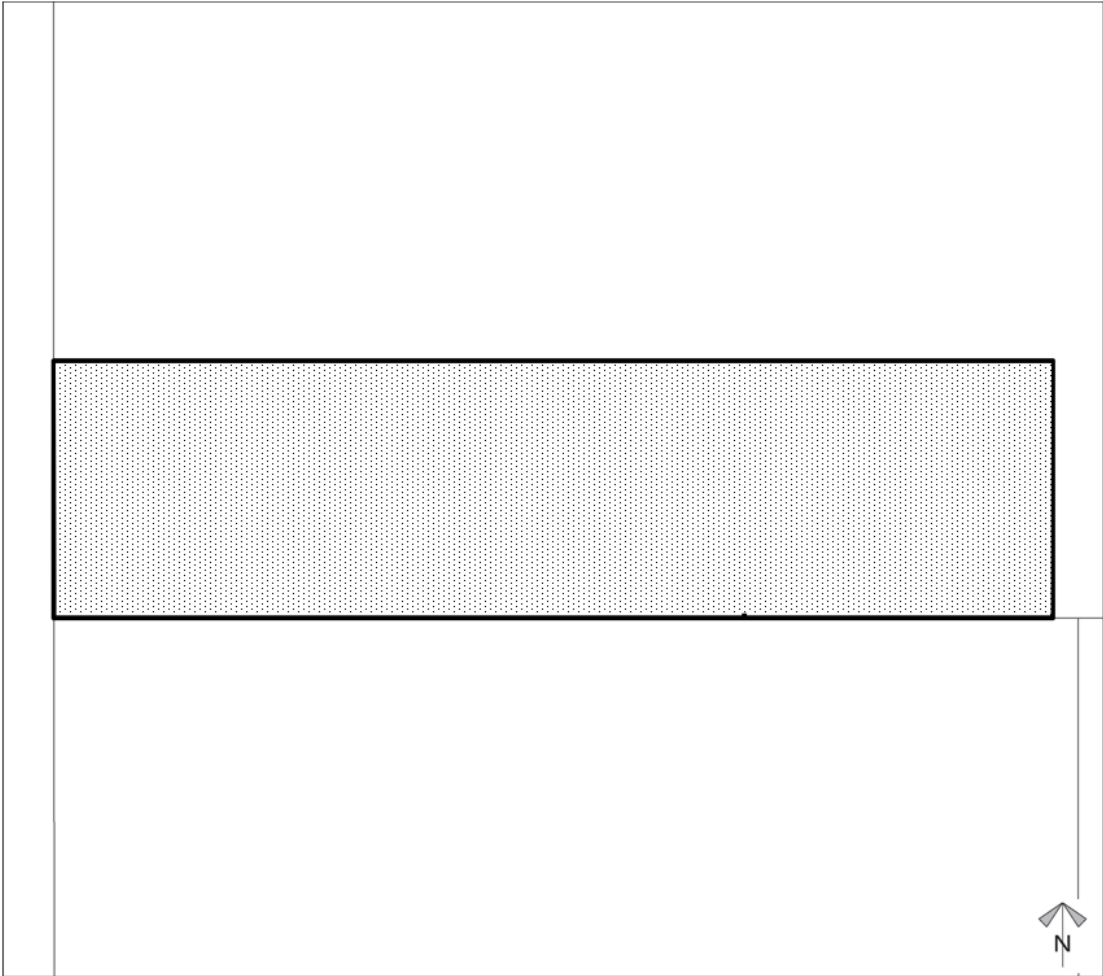


Chief Administrative Officer or Designate

July 8, 2025

Date Bylaw Signed

SCHEDULE 'A'
FORMING PART OF BYLAW C-8628-2025



Schedule 'A'

**Bylaw
C-8628-2025**

Amendment

FROM

Agricultural,
General District
(A-GEN)

TO

Direct Control District
(DC)



*Division: 5
Roll: 05330007
File: PL20230091
Printed: July 21, 2023
Legal: A portion of NW-30-
25-28-W4M*

SCHEDULE 'B'
FORMING PART OF BYLAW C-8628-2025

1.0 DEFINITIONS:

Unless otherwise defined in this Bylaw all words and uses shall be defined as those set out in the *Land Use Bylaw* and *Municipal Government Act*.

2.0 PURPOSE:

The purpose of this Direct Control District is to provide a limited range of temporary uses that can easily be removed when land is developed to an urban standard, while protecting lands for future urban development by restricting premature subdivision and development.

3.0 GENERAL REGULATIONS:

3.1 Parts 1, 2, 3, 4, 5, and 8 of the Land Use Bylaw C-8000-2020 shall apply unless otherwise specified in this Bylaw.

3.2 The Development Authority may vary the Direct Control designation regulations of this Bylaw for the approval of a development permit if, in the opinion of the Development Authority, the granting of a variance would not unduly interfere with the spirit and intent of this Direct Control District pursuant to this Bylaw and the portions of Land Use Bylaw C-8000-2020 identified in 3.1 of this Bylaw.

- i. Any variance granted, shall not materially interfere with or affect the use, enjoyment or value of a nearby parcel of land, or adversely affect property access, safety, or utility rights of way.

3.3 For the purposes of this Bylaw, the Lands shall be notionally divided into two Development Cells, the boundaries and description of which shall be more or less as shown in Schedule "C" attached to and forming part of this Bylaw.

4.0 LAND USE REQUIREMENTS:

4.1.0 Land Use Regulations for Development Cell 'A'

4.1.1 Permitted Uses:

4.1.1.1 Accessory Building $\leq 500 \text{ m}^2$ (5381.96 ft²)

4.1.2 Discretionary Uses:

4.1.2.1 Accessory Building $\geq 500 \text{ m}^2$ (5381.96 ft²)

4.1.2.2 Automotive Services (Minor)

4.1.2.3 Office

4.1.2.4 Outdoor Storage

4.1.2.5 Shipping Container

4.1.3 Maximum Building Height: 12.0 m (39.37 ft.)

4.1.4 Minimum Setback Requirements:

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft.)	6.0 m (19.69 ft.)	6.0 m (19.69 ft.)

4.1.5 Minimum Setbacks (for Parking and Storage) shall meet the requirements of Section 4.1.4.

4.2.0 Land Use Regulations for Development Cell 'B'

4.2.1 The regulations of the Residential, Country Residential District (R-CRD), Sections 324 through 330.1 of Land Use Bylaw C-8000-2020 shall apply.

5.0 DEVELOPMENT REGULATIONS:

5.1 A Development Permit is not required for all Permitted uses listed in this district, provided it complies with all applicable provisions of the Bylaw and does not require a variance.

5.2 The minimum parcel size is the area of this parcel at the time of adoption of this Direct Control Bylaw.

5.3 Property lines shared directly with residential land uses and public roads shall be landscaped with trees and screening to the satisfaction of the Development Authority.

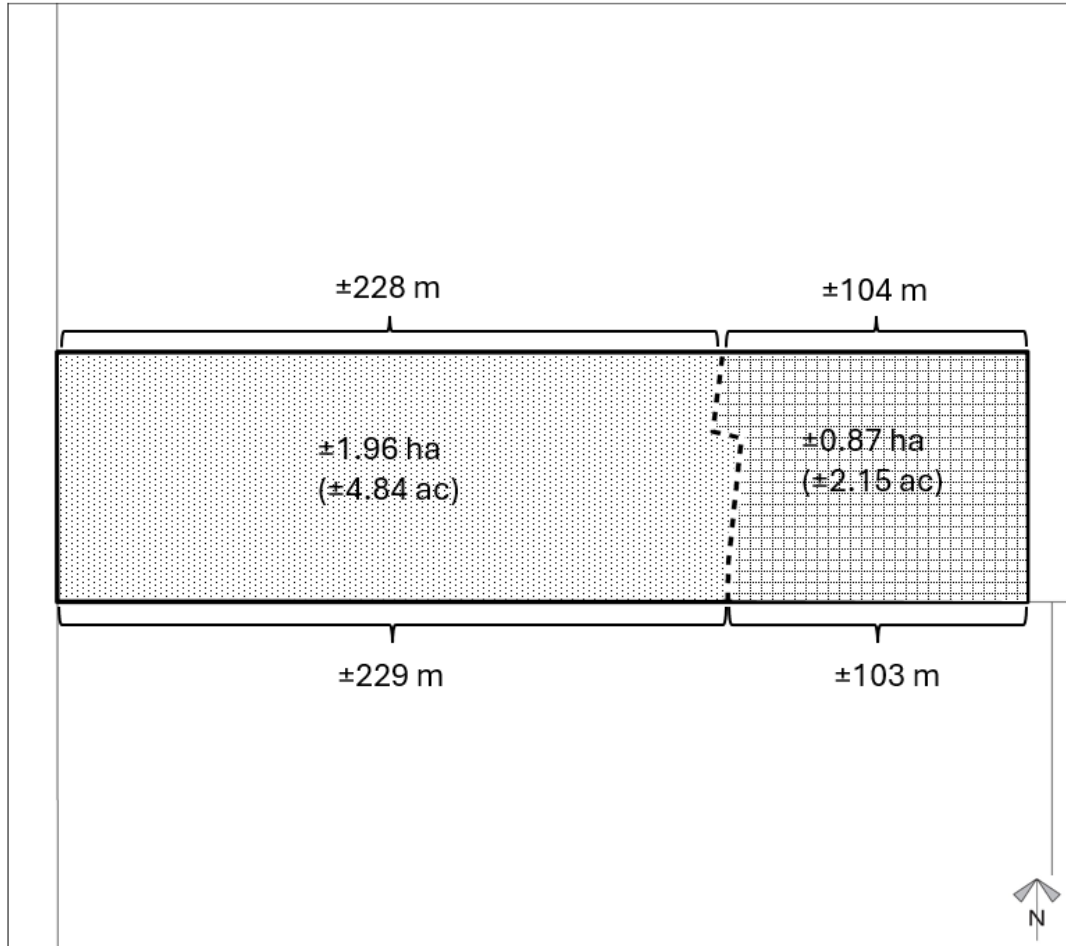
5.4 Property lines shared directly with agricultural land uses shall be fenced to the satisfaction of the Development Authority.

5.5 There shall be physical separation between Development Cells A & B to the satisfaction of the Development Authority.

6.0 ADDITIONAL REQUIREMENTS:

6.1 The maximum duration of an approved development permit shall be 5 (five) years, renewable at the discretion of the Development Authority.

SCHEDULE 'C'
FORMING PART OF BYLAW C-8206-2021



Schedule 'C'

**Bylaw
C-8628-2025**

Amendment

Development Cell A



Development Cell B

