

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 of the following Bylaw's.

Bylaw	Amendment Type	Date of Approval
C-3062-88	June 28, 1988	Original DC Bylaw
C6571-2007	Section 1 a) Amend Maximum number of dwelling units b) Add to "Minimum and Maximum Requirements" c) Delete and replace text in section 1" e) Add 4 – 7 provisions to "Development Permits"	January 15, 2008

DIRECT CONTROL BYLAW REGULATIONS

1. That Section 22.0.0 Direct Control District Land Use Rules of Bylaw C-1725-84 be amended by adding the following:

List of Permitted Uses

- Accessory buildings, dwellings attached
- Private recreational uses such as but not limited to, volleyball, tennis, swimming pool, putting greens.

Minimum and Maximum Requirements

- Maximum number of dwelling units – 30
- Maximum number of attached units – 4 side by side
- Minimum number of parking stalls – 2 per dwelling unit
- Minimum width of internal paved roads – 6.7 metres (22 feet)
- Maximum height of dwelling units – 10 metres (32.81 feet)
- Minimum total floor area of a dwelling unit – 140 sq.m (1.507 sq. ft)
- Maximum height of accessory buildings – 5.5 metres (18.04 feet)
- Minimum setback from building to property line –8m (applying to units 25-30 only)
- Exterior finish:
 - (a) earthtone colours
 - (b) pre-finished cedar siding
 - (c) brick
 - (d) stucco and cedar siding
- Roof:
 - (a) shakes
 - (b) tiles (clay, steel, aluminum, concrete)

The exterior finish of the buildings shall be similar to the existing buildings within the Direct Control Bylaw area.

Staging of development shall be as follows:

1. No development shall occur until a water source is confirmed to be available, and water membership units are purchased, from a registered, approved, communal water service provider, and all necessary easements are registered and service valves are installed, to the satisfaction of the water provider and the Municipality.
2. No development shall occur until approval from Alberta Environment on the type of sanitary sewer system and its design has been received.
3. Construction of internal roads and buildings may occur after # 2 and #2 above have been finalized, subject to any other Municipal requirements being satisfied.

Nos. 1 and 2 of the staging of development must be completed before any building, excavation or stripping of topsoil. A letter of credit is to be deposited with the Municipality for 100% of the cost of installation of sewer and water, landscaping and construction of the internal roads as outlined, before any work is started. The letter of credit is to be based on independent estimates received from bondable contractors.

Road Systems:

1. All access to be to Hamilton Drive, one access point only.
2. All interior roads are private and shall be constructed and maintained at the expense of the developer and/or condominium co-operative.

Development Permits:

1. Development permits shall be required for each stage of the project that involves development.
2. Applications for development shall be complete with application fees, detailed drawings, technical data and approvals of provincial authorities, where applicable.
3. Development permit approvals may be conditional and such conditions may include letters of credit, and development agreements.
4. The Owner shall provide a site-specific Stormwater Management Plan, to be submitted in conjunction with a Development Permit application, prepared by a qualified professional licensed to practice in the Province of Alberta, in accordance with the Stormwater Issues Section of the Servicing Standards for Subdivisions and Road Construction as amended, and the Bearspaw Master Drainage Study. The Owner is to provide for the implementation of the recommendations of the Stormwater Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Plan, prior to the stripping and grading of any portion of the site, all to the satisfaction of the Municipality.
5. At time of Development Permit application, the Municipality will review the existing road and approach conditions, and will assess whether any upgrades are required
6. A condition of Development Permit will require proof of design of a sewage disposal system which meets the requirements of the Safety Codes Act.
7. The Development Authority shall be responsible for the issuance of Development Permits for the lands subject to this Bylaw.

Development Agreements:

1. The developer shall enter into a development agreement with the Municipality for the project.
2. Stages of the project and development permit conditions may require subsequent development agreements to cover specific stages or developments.
3. Development agreements shall include but may not be limited to staging, design standards, completion schedules and may also include letters of credit, off-site costs, connection of utilities, and maintenance schedules.