

**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5783-2003**

DC-85

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-5783-2003	Original Bylaw	September 30, 2003
C-6350-06	Delete heading Land Use Regulations – Hamlet Residential Single Family Development Cell & Replace heading 2.0.0 by Land Use Regulations- Hamlet Residential Single Family Development Cell I. Insert in section 3.0.0 Land Use Regulations – Medium Density Residential Development Cell 2 from 3.1.0 – 3.6.0 Insert section 4.0.0 Land Use Regulations – Medium Density Residential Development Cell 3 from 4.1.0 – 4.2.0 Insert definition in 4.0.0 – 4.3.0 Hamlet Reserve Insert regulation in section 2.4.1 Accessory Building Delete previous regulation 2.3.2 and replace regulation 2.3.2 yard, side. Add special regulation 2.5.2 Delete and replace Schedule B.	October 31, 2006
C-6580-2007	Insert additions in section 2.3.2 under Minimum Requirements Yard, Side	December 11, 2007
C-7593-2016	Amendments to section 4.0.0 to encompass Hamlet Residential Single Family Development Cell 3 regulations	July 12, 2016
C-7862-2019	Amendment to Section 2.3.2.a to allow for a side yard setback relaxation	December 10, 2019

DIRECT CONTROL BYLAW REGULATIONS

That the regulations of the Direct Control District comprise:

- 1.0.0 General Regulations
- 2.0.0 Land Use Regulations – Hamlet Residential Single Family Development Cell 1
- 3.0.0 Land Use Regulations – Medium Density Residential Development Cell 2
- 4.0.0 Land Use Regulations – Hamlet Residential Single Family Cell 3
- 5.0.0 Land Use Regulations – Recreational Business Development Cell 4
- 6.0.0 Definitions
- 7.0.0 Implementation

1.0.0 GENERAL REGULATIONS

- 1.1.0 The General Regulation contained within this Section are applicable to the entire Development Area which includes all development cells;
- 1.2.0 The General Administration (Part Two) and General Regulations (Part Three) as contained in the Land Use Bylaw (C-4841-97) shall apply unless otherwise specified in this bylaw.
- 1.3.0 The Development Authority shall cause to be issued Development Permits which have been approved.
- 1.4.0 For the purposes of this Bylaw, the lands shall be divided into Development Cells, the boundaries and description of which shall be more or less as indicated in Schedule “B” attached hereto and forming part herein, except as otherwise approved by Council.
- 1.5.0 The location, maximum size and shape of the Development Cells are approximate and will be determined by Plan of Survey in form and substance satisfactory to the Municipality, to be submitted to the Municipality by the Developer as an application for subdivision approval.
- 1.6.0 No development of the Lands shall be permitted without and until the Developer has prepared and submitted a Storm Water Management Plan prepared by a qualified Professional Engineer licensed to practice in the Province of Alberta in form and substance satisfactory to each of the Municipality and/or Alberta Environment and/or Alberta Transportation.
- 1.7.0 The Municipality shall not approve any application for subdivision for any development cell until approval has been granted by Alberta Environment to the Municipality for the expansion of the Langdon Municipal Sewage System;
- 1.8.0 The water supply and distribution system required to service any of the development cells shall be via a piped water system constructed, licensed and permitted by Alberta Environment

2.0.0 LAND USE REGULATIONS – HAMLET RESIDENTIAL SINGLE FAMILY DEVELOPMENT CELL 1

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2.1.0 Purpose and Intent

The Purpose and intent of this Development Cell is to provide for single family residential development.

2.2.0 General Regulations

2.2.1 Section 55 Hamlet Residential Single Family District (HR-1) of Land Use Bylaw C-4841-97 are applicable to this development cell unless otherwise stated in this Bylaw.

2.3.0 Minimum Requirements

2.3.1 Parcel Size:

a) fully serviced lots: 743 sq. m (8,000 sq. ft.)

2.3.2 Yard, Side – sites without lanes:

a) principal buildings:

i) unobstructed yard, side: 1.50m (4.92 ft.) – except for Lot 38, Block 3, Plan 061 0551 within NE 14-23-27-W4M (815 Boulder Creek Drive) which will be permitted an unobstructed yard, north side, along the cantilever extension: 1.09 m (3.6 ft.)

ii) unobstructed yard, side: 1.50m (4.92 ft.) – except for Lot 11, Block 5, Plan 0711240 within NE 14-23-27-W4M (456 Boulder Creek Way) which will be permitted an unobstructed yard, west side, along the attached shed extension: 0.39 m (1.28 ft.)

2.4.0 Maximum Requirements

2.4.1 Height of buildings:

a) Principal Buildings: 11.00 meters (36.09 ft.)

b) Accessory Building: 4.6 m (15.1 ft.)

i) Maximum height at any eaveline when measured from the finished floor of the Building shall be 3.0 m (9.8 ft);

ii) Maximum height shall be measured from Grade at any point adjacent to the Building;

2.4.2 Site Coverage:

a) Maximum Total Site Coverage (All Buildings): 35%

b) Maximum Coverage of Accessory Buildings: 10%

2.5.0 Special Requirements:

2.5.1 With respect to Section 2.3.2 Yard, Side there shall be no side yard extensions into the defined minimum required setback. Section 38 of the Land Use Bylaw that provides for cantilever extensions is not applicable under this Direct Control District.

2.5.2 Accessory Buildings are not permitted within the Front Yard or Side Yard of any Dwelling Unit.

2.5.3 Notwithstanding Section 2.5.1, side yard extensions into the defined minimum required setback is permitted when the extension is on the street side of a corner parcel. Section 38 of the Land Use Bylaw shall apply.

3.0.0 LAND USE REGULATIONS - MEDIUM DENSITY RESIDENTIAL DEVELOPMENT CELL 2

3.1.0 Purpose and Intent

The purpose and intent of this Development Cell is to allow for the development of medium density residential development at no more than 10 units per gross acre.

3.2.0 Uses

Dwelling, Semi-detached

Dwelling, Single-detached

Accessory Buildings, less than 65 m² (700 ft²)

Home-based Business, Type 1

Signs for identification of the development only

3.3.0 Development Requirements

3.3.1 Maximum Area of Medium Density Residential Cell: 2.79 ha (6.89 ac)

3.3.2 Maximum Density: 4.01 units per hectare (10 units per gross acre)

3.3.3 Maximum Number of Dwelling Units: 69

3.3.4 Maximum Number of Dwellings per unit: 1

3.3.5 Minimum Off-Street Parking: 2 per dwelling unit that include a minimum of 1 covered parking stall per dwelling unit.

3.4.0 Setbacks

3.4.1 Minimum Front Yard Setback:

a) Principal Building: 5.0 m (16.40 ft)

b) Principal Building: 3.0m (9.84 ft) for parcels with Lanes and no front garage or front driveway.

3.4.2 Minimum Side Yard Setback:

a) 3.0 m (9.84 ft) where a side yard abuts a street or lane

b) unobstructed 1.5 m (4.92 ft.), side yards

c) zero setback where a fire separation is built on a property line which separates units within a building

d) unobstructed 1.0 m (3.28 ft) for accessory buildings

3.4.3 Minimum Rear Yard Setback:

a) Principal Building: 5.0 m (16.40 ft)

b) Accessory Building:

i) 1.0 m (3.28 ft.)

3.5.0 Building Requirements

3.5.1 Maximum Building Height

- b) Principal Building: 11.0 m (36.01 ft.)
- c) Accessory Building: 4.6 m (15.1 ft.)
 - i. Maximum height at any eaveline when measured from the finished floor of the Building shall be 3.0 m (9.8 ft);
 - ii. Maximum height shall be measured from Grade at any point adjacent to the Building;

3.5.2 Minimum Habitable Floor Area of Dwelling Unit:

- a) Dwelling, Semi-Detached Bungalow: 110 m² (1,184.07 ft²)
- b) Dwelling, Semi-Detached Two-Storey: 55 m² (592.03 ft²)
- c) Dwelling, Single-Detached: 55 m² (592.03 ft²)

3.5.3 Maximum Number of Accessory Buildings per unit: 1

3.5.4 Maximum Site Coverage:

- a) Maximum Total Site Coverage (All Buildings): 55%
- b) Maximum Coverage of Accessory Buildings: 10%

3.6.0 Special Regulations

3.6.1 Accessory Buildings are not permitted within the Front Yard or Side Yard Setbacks of any Dwelling Unit.

3.6.2 With respect to 3.4.1 and 3.4.2 under Setbacks there shall be no side yard extensions into the defined minimum required setback. Section 38 of the Land Use Bylaw, which provides for cantilever extensions is not applicable under this Land Use District.

3.6.3 Notwithstanding Section 3.6.2 side yard extensions into the defined minimum required setback is permitted when the extension is on the street side of a corner parcel. Section 38 of the Land Use Bylaw shall apply.

3.6.4 Design techniques including, but not limited to, the use of sloped roofs, variations in building Setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways to the satisfaction of the Development Authority;

3.6.5 The driveway connecting a garage (attached and/or detached) to a road shall be a minimum length of 6.5 meters (21.33 ft) when measured from the back of a curb or back of sidewalk.

4.0.0 LAND USE REGULATIONS – HAMLET RESIDENTIAL SINGLE FAMILY DEVELOPMENT CELL 3

4.1.0 Purpose and Intent

The Purpose and intent of this Development Cell is to provide for single family residential development that may accommodate Home Based Businesses.

4.2.0 General Regulations

4.2.1 Section 55 Hamlet Residential Single Family District (HR-1) of Land Use Bylaw C-4841-97 are applicable to this development cell unless otherwise stated in this Bylaw.

4.3.0 Minimum Requirements

4.3.1 Parcel Size:

a) fully serviced lots: 743 sq. m (8,000 sq. ft.)

4.3.2 Yard, Side – sites without lanes:

a) Principal buildings:

i) Unobstructed yard, side: 1.50 m (4.92 ft.) – except for Lot 38, Block 3, Plan 061 0551 within NE 14-23-27-W04M (815 Boulder Creek Drive) which will be permitted an unobstructed yard, north side, along the cantilever extension: 1.09 m (3.6 ft.)

4.4.0 Maximum Requirements

4.4.1 Height of buildings:

a) principal buildings: 11.00 meters (36.09 ft.)

b) accessory building: 4.6 m (15.1 ft.)

ii) maximum height at any eaveline when measured from the finished floor of the Building shall be 3.0 m (9.8 ft.)

iii) maximum height shall be measured from Grade at any point adjacent to the Building.

4.4.2 Site Coverage:

a) Maximum Total Site Coverage (All Buildings): 35%

b) Maximum Coverage of Accessory Buildings: 10%

4.5.0 Special Requirements:

4.5.1 With respect to Section 4.3.2 Yard, Side there shall be no side yard extensions into the defined minimum required setback. Section 38 of the Land Use Bylaw that provides for cantilever extensions is not applicable under this Direct Control District.

4.5.2 Accessory Buildings are not permitted within the Front Yard or Side Yard of any Dwelling Unit.

4.5.3 Notwithstanding Section 4.5.1 side yard extensions into the defined minimum required setback is permitted when the extension is on the street side of a corner

parcel. Section 48 of the Land Use Bylaw shall apply.

4.5.4 The advertised hours that the show home is open to the public shall not be earlier than 9:00 a.m. or later than 8:00 p.m. Monday to Friday.

5.0.0 LAND USE REGULATIONS – RECREATIONAL BUSINESS DEVELOPMENT CELL 4

5.1.0 Purpose and Intent

The purpose and intent of this Development Cell is to allow for a golf course and associated uses.

5.2.0 General Regulations

5.2.1 Section 52 Recreation Business District (B-4) of Land Use Bylaw 4841-97 are applicable to this development cell unless otherwise stated in this Bylaw.

5.3.0 Uses

Golf Course

Golf Driving Range

Miniature Golf Establishment

Accessory Buildings less than 185.80 sq. m. (2000 sq. ft.) building area

Indoor Participant Recreation Services

Restaurant

Drinking Establishment

Child Care Facility

Private Clubs and Organizations

Signs

6.0.0 DEFINITIONS

6.1.0 Development - means:

- i) any excavation or stockpile and the creation of either of them;
- ii) a building or an addition to, or replacement, or repair of a building
- iii) a change of use of land or a building or an act done in relation to land or a building that results in a change in the use of the land or building.
- iv) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in a change in the intensity of use of the land or building.

6.2.0 Development Cell - means an area of land contains uses as defined and prescribed by this Bylaw.

6.3.0 Hamlet Reserve – transitional private open space or private park space, that may be improved or unimproved open space, until such time the land is developed for multi-family residential or mixed use.

6.4.0 Lands – means the lands as shown on Schedule 'A' attached hereto.

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6.5.0 Terms not defined above have the same meaning as defined in Section 8.0.0 of Land Use Bylaw C-4841-97.

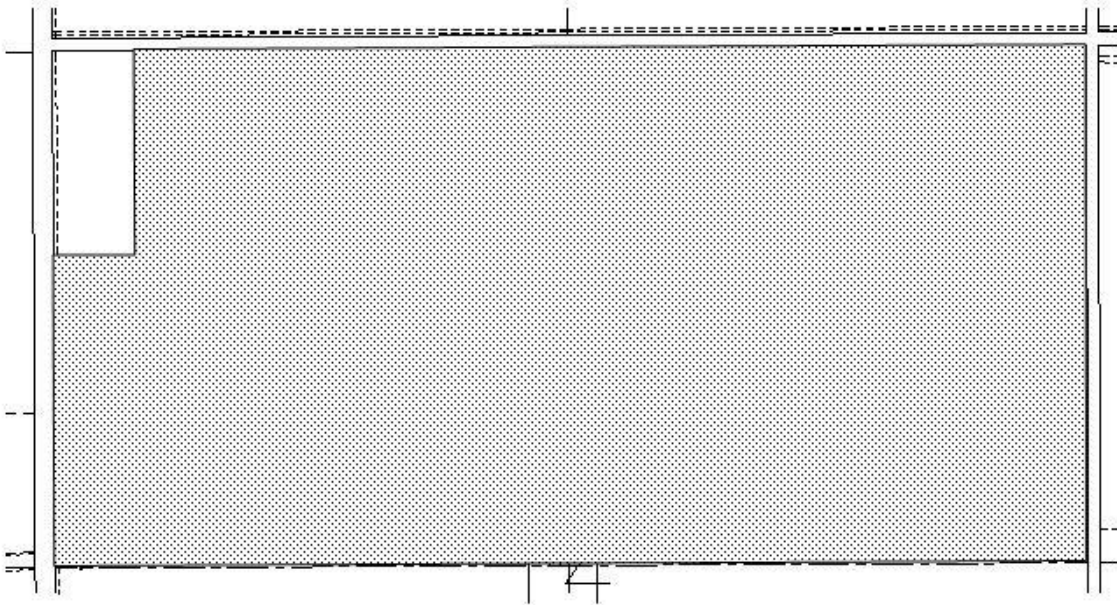
7.0.0 IMPLEMENTATION

7.0.1 This Bylaw comes into effect upon the date of its third and final reading thereof.

SCHEDULE "A"

DC-85

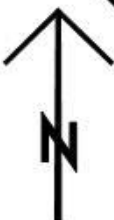
BYLAW: C-5783-2003



AMENDMENT

FROM Ranch and Farm District **TO** Direct Control District

Subject Land - - - - -



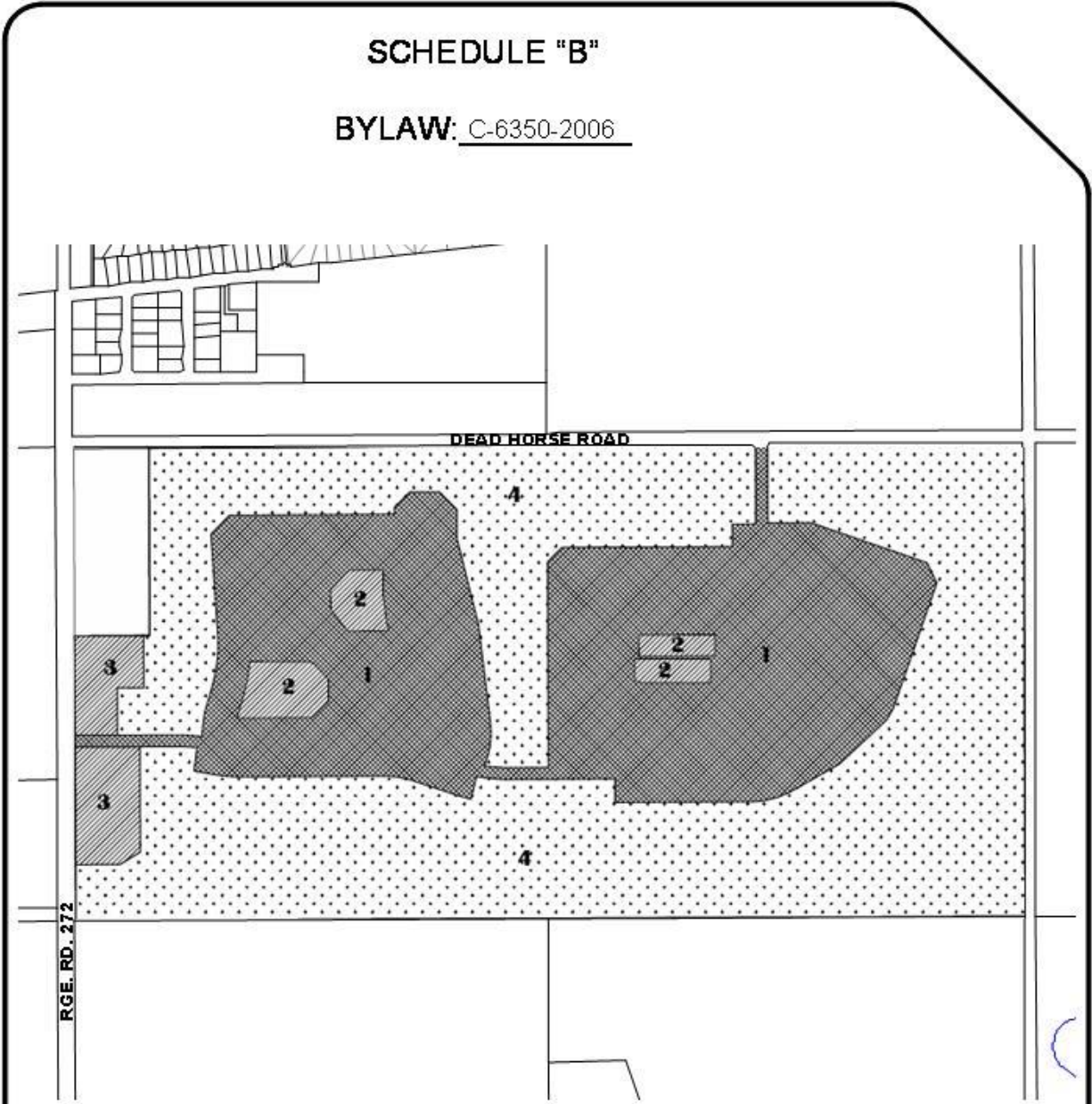
LEGAL DESCRIPTION: A portion of the NW-14-23-27-W4M
and the NE-14-23-27-W4M

FILE: 03214003/004 -2001416



SCHEDULE "B"

BYLAW: C-6350-2006



- 1 - Hamlet Residential Single Family Development Cell 1
- 2 - Medium Density Residential Development Cell 2
- 3 - Medium Density Residential Development Cell 3
- 4 - Recreational Business Development Cell 4

LEGAL DESCRIPTION: A portion of NW-14-23-27-W4M
and NE-14-23-27-W4M

FILE: 03214003/004 - 2006-RV-145 DIVISION: 4

