

**ROCKY VIEW COUNTY  
DIRECT CONTROL BYLAW C-5911-2004**

**DC-96**

**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:

<b>Bylaw</b>	<b>Amendment Type</b>	<b>Date of Approval</b>
C-5911-2004	Original Bylaw	September 14, 2004
C-7203-2012	Amendments to Schedule 'B' to adjust the boundaries of Development Cells 'A' and 'B' and to broaden the range of uses applicable to Development Cells 'A' and 'B'	October 30, 2012
C-7294-2013	Amendments to Schedule 'B' and text to adjust the boundaries of Development Cells 'B' and 'C', add "Outdoor Recreational Facilities" (Section 2.5.5) as a use to Development Cell "c", delete Development Cell 'D' and its associated uses, and increase the maximum number of stored recreational vehicles (Section 2.7.5) (Note: includes re-numbering due to deletion of sections and administrative corrections to metric values in Sections 2.6.2 and 2.6.3.)	September 24, 2013
C-7611-2016	Amending Section 2.7.3 regarding length of stay	November 22, 2016
C-7702-2017	Amending Section 2.5.5 and 2.3.16 to increase the size of a future outdoor recreation facility, and to allow for an increase to the maximum size of a wastewater building.	September 19, 2017
C-7868-2019	Amending Section 2.4.0 and 2.5.0 to include mini storage as a listed use; Amending Section 2.7.0 to include maximum number of mini storage unit.	April 30, 2019
C-7949-2019	Site-Specific amendments to Section 2.6.6 and 3.4.0	February 11, 2020

**ROCKY VIEW COUNTY  
DIRECT CONTROL BYLAW C-5911-2004**

**DC-96**

**DIRECT CONTROL BYLAW REGULATIONS**

1. That Direct Control District Bylaw – C-5025-99 (DC-60) be repealed.
2. That the Land Use Bylaw be amended by redesignating the use of the Lands from Ranch and Farm District and Direct Control District to Direct Control District with special regulations.
3. That the special regulations of the Direct Control District comprise:
  - 1.0.0 General Regulations
  - 2.0.0 Land Use Regulations
  - 3.0.0 Development Regulations
  - 4.0.0 Definitions

**1.0.0 GENERAL REGULATIONS**

- 1.1.0 For the purposes of this Bylaw, the boundaries and description of the Lands shall be more or less as indicated in Schedule “A” and shall notionally identify Development Cells as indicated in Schedule “B” attached hereto and forming part hereof, except as otherwise approved by Council.
- 1.2.0 The final location and shape of the Development Cells will be determined at the Development Permit stage, to the satisfaction of the Municipality.
- 1.3.0 The Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.
- 1.4.0 Parts One, Two, and Three of Land Use Bylaw C-4841-97 are applicable unless otherwise stated in this Bylaw.
- 1.5.0 All development upon the Lands shall be in accordance with all plans and specifications submitted pursuant to this Bylaw and all licenses, permits and approvals pertaining to the Lands.

**2.0.0 LAND USE REGULATIONS**

**2.1.0 Purpose and Intent**

The purpose and intent of this District is to allow for highway commercial land uses, which will provide for the development of a gas bar with grocery store/convenience store, liquor store, recreational vehicle storage, automotive and business services and a recreational vehicle park/campground.

**2.2.0 All Development Cells**

Uses:

- 2.2.1 Fencing
- 2.2.2 Landscaping
- 2.2.3 Parking

**ROCKY VIEW COUNTY  
DIRECT CONTROL BYLAW C-5911-2004**

**DC-96**

**2.3.0 Development Cell 'A'**

Uses:

- 2.3.1 Gas Bar
- 2.3.2 Liquor Sales
- 2.3.3 Grocery Store / Convenience Store
- 2.3.4 Restaurant
- 2.3.5 Automotive Services
- 2.3.6 Banks or Financial Institutions
- 2.3.7 Car Wash
- 2.3.8 Dealership/Rental Agency, Automotive
- 2.3.9 Drinking Establishment
- 2.3.10 Offices
- 2.3.11 Patio, accessory to the principal building use
- 2.3.12 Personal Service Business
- 2.3.13 Truck Stop
- 2.3.14 Truck Trailer Service
- 2.3.15 Warehouse
- 2.3.16 Accessory Buildings less than 120 square metres in building area
- 2.3.17 Sign associated with the principal use of Development Cell 'A', 'B' and 'C'
- 2.3.18 Offices, washroom and laundry facilities located in the principle building and accessory to the principal use of Development Cells 'B' and 'C'
- 2.3.19 Recreation Room located in principle building and accessory to the principal use of Development Cell 'B'

**2.4.0 Development Cell 'B'**

Uses:

- 2.4.1 General Agriculture
- 2.4.2 Campground Tourist
- 2.4.3 Buildings containing office, washroom, laundry, maintenance and recreation facilities that are accessory to the Campground Tourist use with a combined area that does not exceed 550 square metres in building area.
- 2.4.4 Mini Storage

**2.5.0 Development Cell 'C'**

Uses:

- 2.5.1 General Agriculture
- 2.5.2 Outdoor Recreational Vehicle Storage Area
- 2.5.3 One single family dwelling
- 2.5.4 Accessory buildings less than 90 square metres in building area

**ROCKY VIEW COUNTY**  
**DIRECT CONTROL BYLAW C-5911-2004**

**DC-96**

2.5.5 Outdoor recreational facilities area that is accessory to the Campground Tourist use that does not exceed 1600 square metres in size.

2.5.6 Mini Storage

2.6.0 Minimum Requirements

2.6.1 *Parcel size: 11.97 hectares (29.6 acres)*

2.6.2 *Yard, Front for Buildings:*

- a) 60.0 m (196.8 feet) from any *road or highway*
- b) 10.0 m (32.8 feet) from any *road, service* adjacent to a highway

2.6.3 *Yard, Side for Buildings:*

- a) 60.0 m (196.8 feet) from any *road or primary highway*
- b) 10.0 m (32.8 feet) from any *road, service* adjacent to a *road, highway*
- c) 6.0 m (19.7 feet) all other

2.6.4 *Yard, Rear for Buildings:*

- a) 6.0 m (19.7 feet)

2.6.5 *Yard, Front for Parking, Storage and Display of Products:*

- a) 15.0 m (49.2 feet) from any *road, municipal, road, or highway*
- b) 8.0 m (26.24 feet) from any, *road, internal subdivision, or road, service* adjacent to a *road, highway or road,*

2.6.6 *Yard, Side for Parking, Storage and Display of Products:*

- a) 15.0 m (49.2 feet) from any *road, municipal, road highway*  
Except: Cell B & C: 0.0 m (0.0 ft) from any road, municipal, road highway
- b) 8.0 m (26.2 feet) from any *road internal subdivision, or road, service* adjacent to a *road, highway or road,*
- c) 6.0 m (19.7 feet) all other

2.6.7 *Yard, Rear for Parking, Storage and Display of Products:*

- a) 6.0 m (19.7 feet) all other

2.7.0 Maximum Requirements

2.7.1 Building height:

- i) 10 m (32.81 feet) for principal buildings;
- ii) 8 m (26.2 feet) for accessory buildings.

2.7.2 Maximum number of stalls for Recreational Vehicles within the Tourist Campground Park: 90

2.7.3 Maximum length of stay for any visitor to the Tourist Campground is six (6) months.

2.7.4 Maximum of five stalls within the Tourist Campground to be set aside for Seasonal Staff working in Campground, permitted for a stay beyond 14 days.

2.7.5 Maximum number of stored Recreational Vehicles: 650

**ROCKY VIEW COUNTY  
DIRECT CONTROL BYLAW C-5911-2004**

**DC-96**

- 2.7.6 Maximum Area of Recreational Vehicle Storage shall not exceed 12 acres.
- 2.7.7 Height of fence: 3.1 m (10.17 feet)
- 2.7.8 Building coverage:
  - i) Principal and accessory buildings: 25% of the lot.
- 2.7.9 Number of freestanding signs: 1
- 2.7.10 Maximum area of the sign is 10 square metres (107 square feet)
- 2.7.11 Minimum setback for any road for sign: 15 metres
- 2.7.12 Freestanding sign height: 12 m (39.37 feet)
- 2.7.13 Maximum number of Mini Storage units: 580

**3.0.0 DEVELOPMENT REGULATIONS**

- 3.1.0 No Development Permit shall be issued by the Development Authority and no *development* shall occur on the lands until:
  - 3.1.1 The Owner has prepared a Stormwater Management Plan that is satisfactory to both the Municipality and Alberta Transportation, which shows that the development will not adversely affect the adjacent lands and/or highways;
  - 3.1.2 An Emergency Response Plan has been prepared by the *Applicant* and submitted to the satisfaction of the Fire Chief, which establishes, among other things, measures for chemical containment and remediation, storage of fuels and chemicals, soil contamination and fire suppression;
  - 3.1.3 The Owner has received all necessary permits and/or approvals from Alberta Environmental Protection in accordance with the Water Act for the supply of water necessary to service the *development* to the satisfaction of the Municipality and Alberta Environment.
  - 3.1.4 The Owner has completed a Traffic Impact Analysis for the entire *development*, and it has been approved by both the Rocky View County and Alberta Transportation, and further, that all road improvements identified in the Traffic Impact Analysis be completed by the *Owner* to the satisfaction of the Municipality and Alberta Transportation.
  - 3.1.5 The Owner has submitted a Construction Management Plan completed by a qualified professional engineer licensed to practice in the Province of Alberta, satisfactory to the Municipality, which details amongst other items, erosion, dust and noise control measures and stormwater management during construction.
  - 3.1.6 The Owner has received all necessary permits and/or approvals from Alberta Transportation, in accordance with the Public Highways Development Act and the Highway Development Control Regulation.
- 3.2.0 Water Supply and Sewage Treatment
  - a) Potable water for all development on the site shall be provided through the use of water wells, licensed and approved for commercial use by Alberta Environment, to the satisfaction of the Municipality or hauled to the site and stored in cisterns, as approved by the Municipality, and to the satisfaction of the Municipality.

**ROCKY VIEW COUNTY  
DIRECT CONTROL BYLAW C-5911-2004**

**DC-96**

- b) Disposal of wastewater from the development on the site shall be subject to all requirements of Alberta Environment and/or Alberta Municipal Affairs and all Municipal approvals pursuant to this Bylaw. Waste water shall be treated and disposed of by septic tank and field, installed to the satisfaction of the Municipality or stored in holding tanks and removed on a regular basis for disposal and treatment at an approved disposal facility.
- c) Any non-domestic waste water, anti-freeze, oil or fuels accumulated on site shall be held in sealed tanks, the contents of which shall be pumped out and properly disposed of off-site to the satisfaction of the Municipality and/or Alberta Environment.
- d) Solid waste shall be disposed of on a regular basis at an approved disposal site.
- e) A caveat regarding a Deferred Services Agreement is registered on the Lands, notifying the Owner any future owners and all lessees of the requirement to connect to Municipally owned piped water and wastewater systems at their own cost when such services become available. This Agreement is to outline the location of existing services within the Lands, the operation and maintenance of these services, the requirements for their decommissioning once Municipal Servicing becomes available, and a commitment from the Owner to participate in mutually beneficial discussions with the Municipality regarding the provision of future Municipal Services, including the possible future ownership of their facilities by the Municipality, all to the satisfaction of the Municipality.

**3.2.1 Access**

- a) No direct access to Highway #22 shall be permitted. All access to the land shall be from Highway #567 and shall be a minimum of 140 m (449.47 feet) east of Highway #22, or as otherwise approved by Alberta Transportation and Rocky View County.

**3.3.0 Development and Building Standards**

**3.3.1 Landscaping**

- a) Landscaping shall be provided in accordance with a Landscape Plan to be submitted to the Municipality upon application for a Development Permit. The Landscape Plan shall identify the location, type and extent of all landscaping proposed for the lands, and shall require that a minimum of 10% of the site be landscaped. Within this landscaped area, there shall be a minimum of one (1) tree for every 50 square m (538.2 square feet); a combination of deciduous trees with a minimum caliper of 2.5 inches; and, coniferous trees with a minimum height of 5 feet.
- b) The Landscape Plan contemplated herein shall identify the location and extent of the landscaping areas, the plant material proposed and the methods of irrigation and maintenance of landscaped areas.
- c) All areas of the site not disturbed as part of the Development Permit shall be maintained in a natural state or under cultivation.
- d) All areas of the site to have weed control program in accordance with the Weed Control Act of Alberta, and confirmed in a Development Permit.

**ROCKY VIEW COUNTY  
DIRECT CONTROL BYLAW C-5911-2004**

**DC-96**

**3.4.0 Controlled Appearance**

- a) Parking and loading facilities, where proposed, shall be provided for in accordance with the requirements of the Land Use Bylaw, except that parking shall be screened and/or integrated into building architecture and/or landscaped pursuant to 3.3.1 above. Parking shall not be permitted within any minimum setback area.
- b) Signage shall be considered concurrently with a Development Permit application and may be integrated into building architecture and shall be consistent with the overall development theme.
- c) Lighting shall be located, oriented and shielded to prevent adverse affects on adjacent properties and the safe and efficient function of Highway #22 and Highway #567.
- d) The entire area of the Recreational Vehicle Storage Area shall be fenced.
- e) Recreational vehicle storage areas shall at all times be visually screened from Highway 22 and Highway 567, as well as the adjacent lands to the satisfaction of the Municipality.
- f) A minimum 6.71 m (22.00 ft. ) driveway is required in front of loading doors for mini storage.

**3.4.1 The design, character and appearance of any buildings, structures or signs proposed to be erected or located on the lands must be acceptable to the Development Authority having due regard to:**

- i) the compatibility with and the affect on adjacent properties and the surrounding rural area; and,
- ii) the visual enhancement of Highway #22 and Highway #567 as important transportation corridors.

**3.4.2 Building form should be consistent with the following:**

- i) building materials should reflect the architectural heritage of the surrounding rural landscape by emphasizing natural textures and/or original and historic building materials;
- ii) building massing should present a profile that is more horizontal than vertical to reflect the traditional rural building forms associated with agricultural communities;
- iii) roof forms should be sloped and accented with, for example, the use of cupolas or dormers and constructed of historic and/or natural materials;
- iv) building facades parallel to Highway #22 should avoid long unbroken expanses through the use of architectural detailing and window placement; and,
- v) colours should reflect and complement natural colour tones evident in the surrounding rural landscape.

**ROCKY VIEW COUNTY  
DIRECT CONTROL BYLAW C-5911-2004**

**DC-96**

**3.5.0 Performance Standards**

**3.5.1 Air Contaminants, Visible and Particulate Emissions**

- a) No use within any building or structure on the lands shall cause or create air contaminants, visible emissions or particulate emissions beyond the building which contains them.

**3.5.2 Odorous Matter**

- a) No use or operation within a building shall cause or create the emission of odorous matter or vapour beyond the building which contains the use or operation.

**3.5.3 Toxic Matter**

- a) No use or operation on the lands or within a building shall cause or create the emission of toxic matter beyond the lands or the building which contains it. The handling, storage and disposal of any toxic or hazardous materials or waste shall be in accordance with the regulations of any government authority having jurisdiction.

**3.5.4 Garbage Storage**

- a) Garbage and waste material shall be stored in weatherproof and animal-proof containers. Such containers shall be located within buildings or adjacent to the side or rear of buildings, and shall be screened from view by all adjacent properties and roadways, all to the satisfaction of the Development Authority.

**3.5.5 Fire and Explosive Hazards**

- a) Uses and operations on the site which handle, store or utilize products which may be hazardous due to their corrosive, poisonous, flammable, or explosive characteristics shall comply with the applicable fire regulations of the Municipality or the regulations of any other government authority having jurisdiction and in accordance with any hazardous materials or emergency management plan that may be required by the Municipality, and as defined in a Development Permit.

**3.5.6 Fire Protection**

- a) Fire protection measures shall be provided as may be required by the Municipality and included in a Development Permit.

**4.0.0 DEFINITIONS**

**Gas Bar** - means development providing gasoline and related products and services for sale to the public.

**Grocery Store** - means development providing the display of groceries, convenience goods and merchandise for sale to the public.

**Recreational Vehicle Storage** – means an area of land set aside or otherwise defined for the outdoor storage of recreational vehicles.

**Recreation Room** – means an area within the principal building set aside for recreation and entertainment services provided for the patrons of the campground.

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

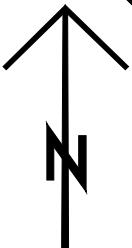


**SCHEDULE "A"**  
FORMING PART OF BYLAW C-5911-2004



Direct Control District 

Subject Land 



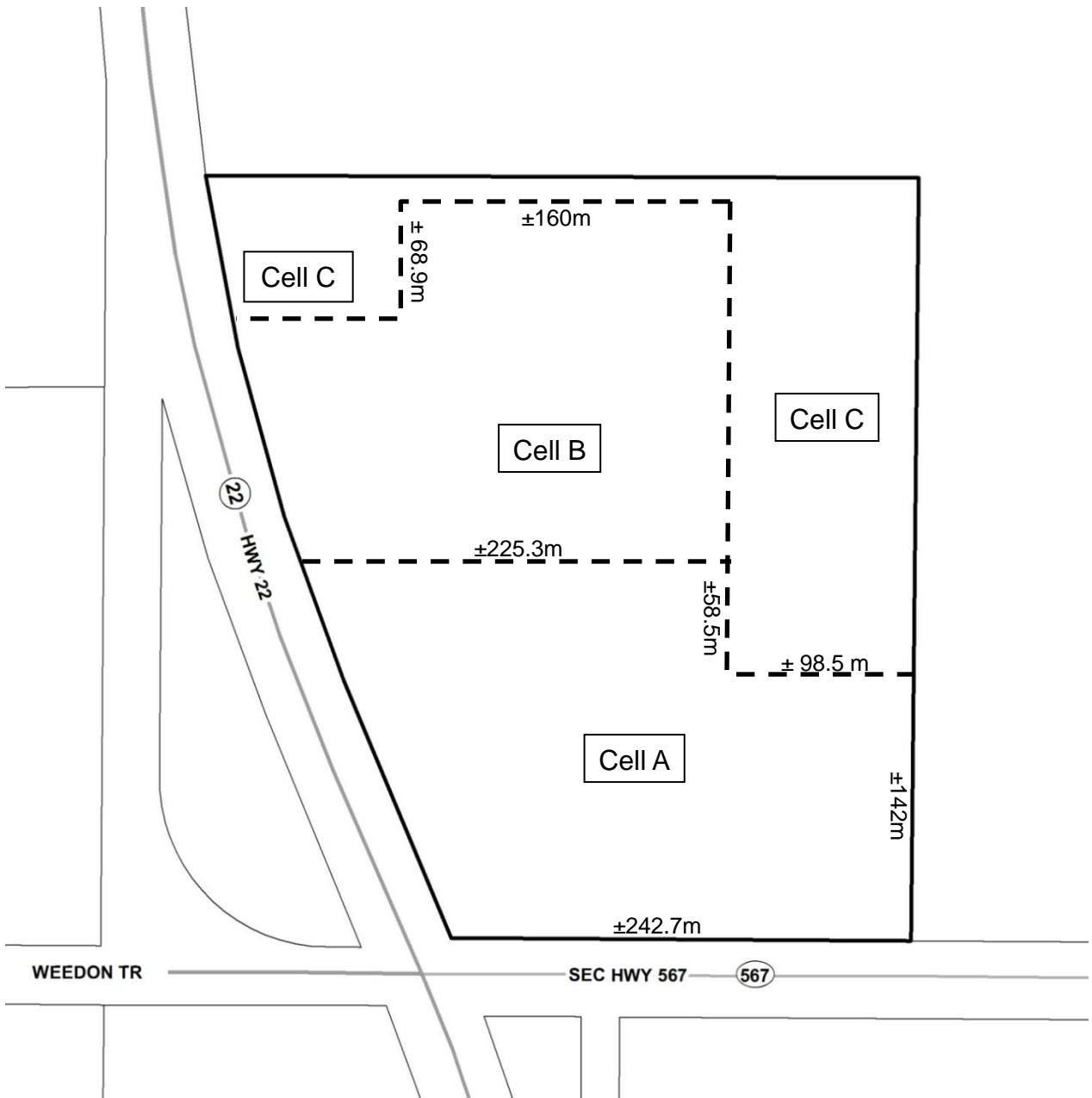
**LEGAL DESCRIPTION:** A portion of SW 2-27-4-W5M

**DIVISION:** 9



**ROCKY VIEW COUNTY**  
Cultivating Communities

SCHEDULE "B"  
FORMING PART OF BYLAW C-5911-2004



Subject Land —————



**LEGAL DESCRIPTION:** A portion of SW 2-27-4-W5M

**FILE:** 2013-RV-039 / 07802005

**DIVISION:** 9



**ROCKY VIEW COUNTY**  
Cultivating Communities