

C-8525-2024

A Bylaw of Rocky View County to amend Land Use Bylaw C-8000-2020

The Council of Rocky View County enacts as follows:

TITLE

1 This bylaw may be cited as Bylaw C-8525-2024.

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 4, Block 1, Plan 1712232 from Residential Rural District (p4.0) to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lot 4, Block 1, Plan 1712232 is hereby redesignated to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT This Direct Control District shall apply to the portion of the Land Use District Map of Bylaw C-8000-2020 identified as **DC-(NUMBER)**.

THAT The Regulations of the Direct Control District comprise:

- 1.0 General Regulations
- 2.0 Use Regulations
- 3.0 Development Regulations
- 4.0 Subdivision Regulations
- 5.0 Definitions
- 6.0 Implementation

1.0 GENERAL REGULATIONS

- 1.1 The policies of the Bearspaw Area Structure Plan (Bylaw C-4129-93) and Appendix 9 to the Watermark at Bearspaw Conceptual Scheme (Bylaw C-8524-2024) shall apply unless otherwise specified in this Bylaw. Parts 1, 2, 3, 4, 5 and 8 of the Land Use Bylaw C-8000-2020 shall apply to all uses contemplated by this Bylaw except where noted as otherwise in this Bylaw.



- 1.2 The Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.
- 1.3 Notwithstanding Section 1.2, a Dwelling, Single-detached; Dwelling, Duplex/Semi; Dwelling, Rowhouse; Accessory Buildings; Show Home, Home-Based Business (Type I) are considered to be deemed approved without the requirement for a Development Permit when all other criteria of this Bylaw are met.
- 1.4 No subdivision shall be endorsed and no Development Permit shall be issued for any purpose until the applicable Required Information (4.0) have been met.
- 1.5 The County may issue a Development Permit for Stripping and/or Grading within any portion of the development, provided the County has endorsed a Stormwater Management Plan and Construction Management Plan.

2.0 USE REGULATIONS

2.1 Purpose and Intent:

The purpose and intent of this District is to permit the development of a comprehensively planned low to medium density Senior's Community offering independent living in accordance with the provisions of Appendix 9 of the Watermark Conceptual Scheme.

2.2 Uses, Permitted:

- 2.2.1 Accessory Buildings
- 2.2.2 Dwelling, *Duplex/Semi*
- 2.2.3 Dwelling, *Single-detached*
- 2.2.4 Dwelling, *Rowhouse*
- 2.2.5 Home-Based Business (Type 1)
- 2.2.6 Show Home
- 2.2.7 Sign
- 2.2.8 Temporary Sales Centre
- 2.2.9 Commercial Communications Facilities, *Type A*

3.0 DEVELOPMENT REGULATIONS

- 3.1 Development shall be located in general accordance with the concept plan in Appendix 9 of the Watermark Conceptual Scheme.
- 3.2 Residential density must not exceed 15.8 units per gross developable hectare (6.4 units per gross developable acre).
- 3.3 Yards and Setbacks from adjacent parcels:
 - 3.3.1 Minimum Yard, Front for Buildings: 3.0 m (9.84 ft)
 - 3.3.2 Minimum Yard, Side for Buildings: 1.5 m (4.92 ft)
 - 3.3.3 Minimum Yard, Rear for Buildings: 6 m (19.69 ft)
 - 3.3.4 The Development Authority may grant a variance to minimum Yard, Front,



Yard, Side and Yard, Rear of 10% if it is determined that such variance will not have a significant negative impact upon the amenity of adjoining parcels.

3.3.5 (a) Notwithstanding Section 3.3.5(b), Maximum Building Height: 11.0 metres (36.1 feet) Accessory Buildings: 5.5 m (18.0 ft.)

(b) The Building Height may be increased to a maximum of 13 metres (42.7 feet) to accommodate areas exceeding 10% slope, in alignment with Section 4.1.8.

3.3.6 Maximum site coverage (all buildings): 65%

3.3.7 Accessory buildings are not permitted in front yard.

3.3.8 A building may be occupied by a combination of one or more uses listed in Section 2.2 and each use shall be considered as a separate use, and each use shall obtain a Development Permit. A Development Permit may include several uses and or units within a building.



4.0 REQUIRED INFORMATION

- 4.1 As a condition of subdivision and/or development permit, at the discretion of Rocky View County, the owner shall provide:
 - 4.1.1 A Site Development Plan in general accordance with the provisions of Appendix 9 of the Watermark Conceptual Scheme that details the area to be developed including matters such as, but not limited to, architectural renderings, building sizes & dimensions, signage, access, parking & loading, stormwater management, utility servicing and landscaping provisions.
 - 4.1.2 A Traffic Impact Assessment, prepared by a qualified professional, to the satisfaction of the County and The City of Calgary.
 - 4.1.3 A Stormwater Management Plan, prepared by a qualified professional, to the satisfaction of the County and all relevant Federal & Provincial Authorities.
 - 4.1.4 A Utility Servicing Plan, prepared by a qualified professional, to the satisfaction of the County.
 - 4.1.5 A Parking & Loading Plan that details the configuration of all parking lots, including the location of all parking stalls, access points, loading area and vehicle maneuvering. The plan will outline how all parking facilities will provide an efficient circulation pattern. A Parking Assessment prepared by a qualified professional may be submitted to determine appropriate parking/loading requirements if different than Section 232 -Parking and Loading and Table 5 and 6 - of the Land Use Bylaw (C-8000-220) as amended, to the satisfaction of the County. The Parking Assessment shall form part of the Parking and Loading Plan.
 - 4.1.6 A Lighting Plan, prepared by a qualified professional, that addresses the County's Land Use Bylaw Outdoor Lighting Regulations and International Dark Sky Association Guidelines, to the satisfaction of the County.
 - 4.1.7 A Landscaping Plan in general accordance with the provisions of Appendix 9 of the Watermark Conceptual Scheme that details specific types & locations of plantings and related pedestrian amenities within the site, prepared by a qualified professional, to the satisfaction of the County. The landscaping plan must detail the nature of plantings within the buffer zone, identified as the area of land between buildings and the adjacent properties. The plan should provide for appropriate screening within the buffer zone to ensure appropriate transitions between buildings.
 - 4.1.8 A current geotechnical and slope stability assessment.
 - 4.1.9 Architectural Controls that address building form & finish and address the relationship of buildings to each other, adjacent roadways and adjoining parcels.
 - 4.1.10 A Construction Management Plan which details among other items, erosion and slope stability, dust, weed and noise control measures and stormwater management during construction, to the satisfaction of the County.
 - 4.1.11 An Emergency Response Plan to clarify expectations regarding procedures to be followed for First Responders in the event of an emergency, to the satisfaction of the County.

5.0 IMPLEMENTATION

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

EFFECTIVE DATE

5 Bylaw C-8525-2024 is passed and comes into force when it receives third reading, and is signed in accordance with the Municipal Government Act.

READ A FIRST TIME this _____ day of _____, 2024

READ A SECOND TIME this _____ day of _____, 2024

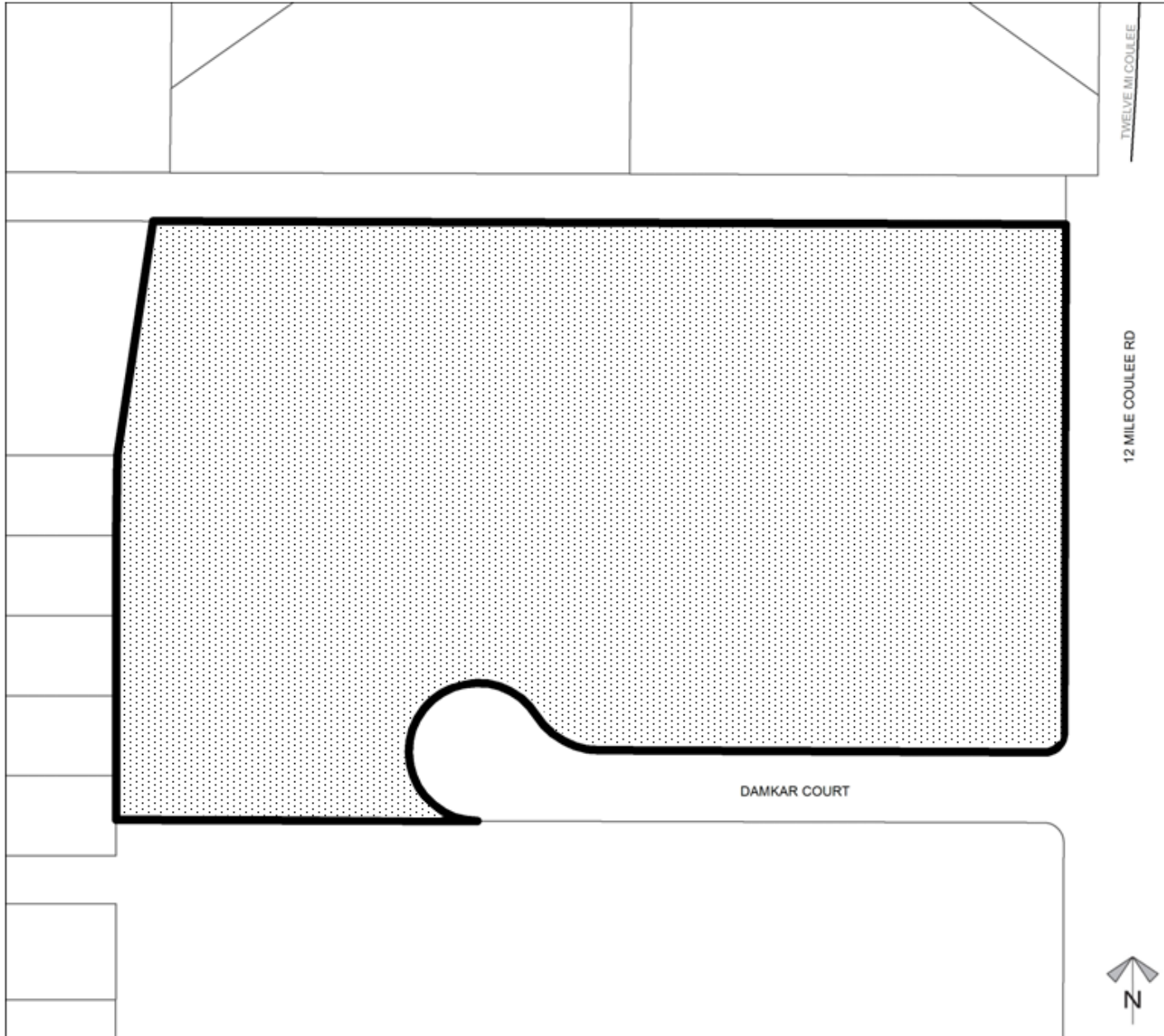
UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 2024

READ A THIRD AND FINAL TIME this _____ day of _____, 2024

Reeve

Chief Administrative Officer

Date Bylaw Signed



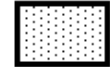
Schedule 'A'

**Bylaw
C-8525-2024**

Amendment

FROM

Residential, Rural
District (R-RUR
p4.0)



TO

Direct Control District

Division: 3
Roll: 05618459
File: PL20210121
Printed: Dec 22, 2023
Legal: Lot:4 Block:1
Plan:1712232 within SE-18-
25-02-W05M

