

# Special Council Meeting Agenda

June 25, 2020

9:00 a.m.



ROCKY VIEW COUNTY

262075 ROCKY VIEW POINT  
ROCKY VIEW COUNTY, AB  
T4A 0X2

## CALL MEETING TO ORDER

## UPDATES/APPROVAL OF AGENDA

- A APPROVAL OF MINUTES
  - None
- B FINANCIAL REPORTS
  - None
- C APPOINTMENTS/PUBLIC HEARINGS

**NOTE:** In accordance with the *Municipal Government Act and Public Notification Bylaw C-7860-2019*, the public hearings were advertised on May 28, 2020, June 4, 2020 and June 9, 2020 on the Rocky View County website.

## MORNING PUBLIC HEARINGS / APPOINTMENTS 9:00 A.M.

1. All Divisions – File: 0785 – Bylaws C-8000-2020, C-7994-2020, C-7995-2020, C-7996-2020, and C-7997-2020 – Rocky View County Land Use Bylaw and accompanying Direct Control Bylaws

Staff Report

Page 3

- D GENERAL BUSINESS
  - None
- E BYLAWS
  - None
- F UNFINISHED BUSINESS
  - None
- G COUNCILLOR REPORTS
  - None
- H MANAGEMENT REPORTS
  - None
- I NOTICES OF MOTION
  - None
- J PUBLIC PRESENTATIONS
  - None

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K      CLOSED SESSION  
         - None

ADJOURN THE MEETING

## PLANNING AND DEVELOPMENT SERVICES

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**TO:** Council  
**DATE:** June 25, 2020  
**FILE:** N/A  
**SUBJECT:** Public Hearing, 2<sup>nd</sup> Reading, and 3<sup>rd</sup> Reading – Rocky View County Land Use Bylaw

**DIVISION:** All  
**APPLICATION:** 1015-565

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### POLICY DIRECTION:

These documents have been developed in accordance with the policies of the *Municipal Government Act* (MGA), Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), City of Airdrie/M.D. of Rocky View IDP, Town of Cochrane/M.D. of Rocky View IDP, Rocky View County/ Town of Crossfield IDP, and County Plan.

### EXECUTIVE SUMMARY:

Administration has prepared for Council's consideration a new Land Use Bylaw, as well as four accompanying Direct Control Bylaws.

Council gave first reading to Bylaws C-8000-2020, C-7994-2020, C-7995-2020, C-7996-2020, and C-7997-2020 on January 28, 2020.

Since the first reading of the bylaws, there have been revisions to each of the Bylaws, which are illustrated through a redline of the documents. For clarity, text to be removed is indicated with a ~~strikethrough~~ and text that has been added is indicated in red.

Redline changes to the Bylaws are summarized as follows:

- Clerical, syntax, administrative, and minor text revisions;
- Minor revisions resulting from the requested CAO Workshop; and
- Addition of Lot 1, Block 1, Plan 0713500 within SW-03-28-26W04M to DC-166 to align with Council's approval of PL20180057 on February 25, 2020.

To ensure ease of reading of the redline, changes related to numbering are not identified in the bylaw.

In addition to the redline, there are additional amending motions. The additional textual amendments in Appendix 'E' were not included in the redlining as they are more significant changes than simple clerical, or syntax revisions. These amendments relate to:

- Regulating and allowing for digital signs;
- Increasing the building area for accessory buildings as permitted uses in Agricultural Districts; and
- Removing limits on the number of personal dogs.

As the maps included in the bylaw were created in late December 2019 in order to be part of the first reading Council report, the mapping amendments in Appendix 'F' are to capture the redesignations approved by Council since the start of January 2020.

Through public engagement events, letters were sent to 23,493 properties identifying the parcels designated under Land Use Bylaw C-4841-97, the parcels' proposed new designation, the location of public engagement events, and where the Land Use Bylaw could be reviewed online. Three open houses and an online survey were conducted, with 5,191 comments received.

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### Administration Resources

Sean MacLean, Planning and Development Services



Upon advertisement of the Public hearing, 1 letter was received in response (see Appendix 'K'). The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'A'.

### ADMINISTRATION RECOMMENDATION

Administration recommends approval in accordance with Option # 1.

### HISTORY:

- |                         |   |
|-------------------------|---|
| <b>January 28, 2020</b> | First reading of Land Use Bylaw C-8000-2020 and the associated new Direct Control Districts.  |
| <b>October 2019</b>     | Three open houses held on the Engagement Draft of the Land Use Bylaw (Oct 7, 10, and 17) and an online survey opened for public submissions (Oct 7-27). |
| <b>October 2016</b>     | Council approved Terms of Reference.  |
| <b>September 1998</b>   | Land Use Bylaw C-4841-97 adopted by Council.  |

### BACKGROUND:

The Land Use Bylaw manages development by dividing Rocky View County into land use districts, prescribing the uses of land and buildings, and establishing a system for issuing development permits.

The Land Use Bylaw includes transitioning: 1) the airports in the County from their current Airport District (AP) designations to Direct Control; and 2) two sites with proposed solar farms from site specific amendments to the Ranch and Farm District (RF) to Direct Control.

### POLICY ANALYSIS:

The Land Use Bylaw C-8000-2020 is in alignment with the *Municipal Government Act* (MGA), Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), City of Airdrie/M.D. of Rocky View IDP, Town of Cochrane/M.D. of Rocky View IDP, Rocky View County/ Town of Crossfield IDP, and County Plan.

### OPTIONS:

- |            |          |   |
|------------|----------|---|
| Option #1: | Motion 1 | THAT the motions to amend Bylaw C-8000-2020 to regulate and allow digital signs, increase the area of accessory buildings as permitted uses in Agricultural Districts, and remove restrictions on the personal keeping of dogs, as detailed in Appendix 'E', be approved. |
|            | Motion 2 | THAT the motions to amend the maps in Bylaw C-8000-2020 to align with Council's previously approved land use redesignations, as detailed in Appendix 'F', be approved.  |
|            | Motion 3 | THAT Bylaw C-8000-2020 be given second reading, as amended.   |
|            | Motion 4 | THAT Bylaw C-8000-2020 be given third and final reading, as amended.  |
|            | Motion 5 | THAT Bylaw C-7994-2020 be given second reading, as amended.   |
|            | Motion 6 | THAT Bylaw C-7994-2020 be given third and final reading, as amended.  |
|            | Motion 7 | THAT Bylaw C-7995-2020 be given second reading, as amended.   |
|            | Motion 8 | THAT Bylaw C-7995-2020 be given third and final reading, as amended.  |





- Motion 9 THAT Bylaw C-7996-2020 be given second reading, as amended.
- Motion 10 THAT Bylaw C-7996-2020 be given third and final reading, as amended.
- Motion 11 THAT Bylaw C-7997-2020 be given second reading, as amended.
- Motion 12 THAT Bylaw C-7997-2020 be given third and final reading, as amended.
- Option #2: Motion 1 THAT Bylaw C-8000-2020 be given second reading, as amended.
- Motion 2 THAT Bylaw C-8000-2020 be given third and final reading, as amended.
- Motion 3 THAT Bylaw C-7994-2020 be given second reading, as amended.
- Motion 4 THAT Bylaw C-7994-2020 be given third and final reading, as amended.
- Motion 5 THAT Bylaw C-7995-2020 be given second reading, as amended.
- Motion 6 THAT Bylaw C-7995-2020 be given third and final reading, as amended.
- Motion 7 THAT Bylaw C-7996-2020 be given second reading, as amended.
- Motion 8 THAT Bylaw C-7996-2020 be given third and final reading, as amended.
- Motion 9 THAT Bylaw C-7997-2020 be given second reading, as amended.
- Motion 10 THAT Bylaw C-7997-2020 be given third and final reading, as amended.

Option #3: THAT alternative direction be provided.

**APPLICATION REQUIREMENTS:**

None.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

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Executive Director  
Community Development Services

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Chief Administrative Officer

SM/lt

**APPENDICES:**

- APPENDIX ‘A’: Application Referrals
- APPENDIX ‘B’: Bylaw C-8000-2020
- APPENDIX ‘C’: Proposed Land Use Bylaw
- APPENDIX ‘D’: Maps
- APPENDIX ‘E’: Schedule of Text Amendments to Bylaw C-8000-2020
- APPENDIX ‘F’: Schedule of Map Amendments to Bylaw C-8000-2020
- APPENDIX ‘G’: Bylaw C-7994-2020 and Schedules A & B (DC-164)
- APPENDIX ‘H’: Bylaw C-7995-2020 and Schedules A & B (DC-165)
- APPENDIX ‘I’: Bylaw C-7996-2020 and Schedules A, B, & C (DC-166)
- APPENDIX ‘J’: Bylaw C-7997-2020 and Schedules A & B (DC-167)
- APPENDIX ‘K’: Landowner Comments
- APPENDIX ‘L’: Land Use Bylaw Engagement Summary



## APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<b>Public Utility</b>	
ATCO Pipelines	<p>The Engineering Department of ATCO Pipelines, (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties.</li> <li>2. A pipeline alteration may be required in this area.               <ul style="list-style-type: none"> <li>• All costs associated with any alterations to ATCO Pipelines' facility(s) and/or appurtenances to accommodate development will be borne by the developer/owner.</li> <li>• This process can take up to 18 months to complete.</li> </ul> </li> <li>3. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Pipelines before commencing any work.               <ul style="list-style-type: none"> <li>• Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Pipelines' requirements as set forth in the company's conditional approval letter.</li> <li>• Contact ATCO Pipelines' Land Department at 1-888-420-3464 for more information.</li> </ul> </li> <li>4. Road crossings are subject to Engineering review and approval.               <ul style="list-style-type: none"> <li>• Road crossing(s) must be paved and cross at a perpendicular angle.</li> <li>• Parallel roads are not permitted within ATCO Pipelines' right(s)-of-way.</li> <li>• If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete.</li> </ul> </li> <li>5. Parking and/or storage is not permitted on ATCO Pipelines' facility(s) and/or right(s)-of-way.</li> <li>6. ATCO Pipelines recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.</li> <li>7. Any changes to grading that alter drainage affecting ATCO Pipelines' right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.               <ul style="list-style-type: none"> <li>• If alterations are required, the cost will be borne by the developer/owner.</li> </ul> </li> <li>8. Any revisions or amendments to the proposed plans(s) must be re-circulated to Pipelines for further review.</li> </ol>

**Administration Resources**

Sean MacLean, Planning and Development Services



AGENCY	COMMENTS
	<p>9. An evaluation must be completed to assess the electrical hazards of the proposed facilities to the pipeline. Mitigation of electrical hazards may be required.</p> <ul style="list-style-type: none"> <li>• All costs associated with the evaluation and any mitigation will be borne by the developer/owner.</li> <li>• This process can take up to 18 months to complete.</li> </ul> <p>If you have any questions or concerns, please contact the undersigned at 780.420.3896 or email <a href="mailto:Maira.Wright@atco.com">Maira.Wright@atco.com</a>.</p>
FortisAlberta	<p>Page 27 on your bylaws revision refers to the distance a sign can be from a power pole as 2 meters, I have attached a print out that Fortis Alberta includes for structures near powerlines.</p> <p>Please note, as per the Alberta Electrical Code a minimum of 3 meters is required both horizontally and vertically.</p>
TC Energy	<p>Thank you for referring Application No. 1015-565 to TC Energy ("TC") in your correspondence dated September 24, 2019. B&amp;A Planning Group (B&amp;A) is the land use planning consultant for TC Energy (TC), formerly TransCanada Corporation, in Western Canada. On behalf of TC, we assist in proactively working with and providing feedback to municipalities and stakeholders about land use development to ensure that land development surrounding proposed and existing pipeline infrastructure is successful and occurs in a safe manner.</p> <p>As per the National Energy Board's (NEB) requirements, additional development within 200m of TC's pipelines with potential new residents, employees, structures, ground disturbance, and crossings could warrant pipeline remediation. Consultation between TC and the applicant prior to development assists both parties in determining the best course of action to proceed with potential remediation and development. This is to help prevent pipeline damage, unwarranted crossings, and identify development within proximity (200m) to the pipeline that may trigger a pipeline Class upgrade.</p> <p>Rocky View County has prepared a draft Land Use Bylaw (LUB). Based upon our review, Rocky View County contains TC Energy's pipeline infrastructure. Please refer to Attachment 01 Approximate Location of TC Infrastructure for a map that shows the approximate location of TC's infrastructure within the County.</p> <p>As such, we highly recommend incorporating TC Energy Pipeline infrastructure mapping into your LUB maps. This will help flag the presence of TC infrastructure for proponents of future Area Structure Plans, Land Use Amendments, Subdivision and Development Permit applications, etc. TC Energy is specifically interested in being involved as a stakeholder in any future proposals within proximity to TC infrastructure. For this reason, we also highly recommend incorporating requirements into your LUB that encourages future proponents of land use and development within proximity to TC infrastructure to consult with TC Energy in the initial stages of their planning process.</p>



AGENCY	COMMENTS
	<p>This way, TC Energy can work with the developer in a proactive manner. Recommendations for Mapping and Best Practices are further outlined below.</p> <ol style="list-style-type: none"> <li>1. Mapping: As part of your process, we would like to make available to you the TC GIS infrastructure data subject to signature of the confidentiality agreement attached. The MDP map(s) should identify a 200m referral zone/area around all TC pipelines. This will help support a referral and communication process between the municipality, developers, and pipeline operators. It ensures the pipeline operator is circulated on subsequent development applications such as area structure plans, development permits, subdivision and redesignation applications, etc.</li> <li>2. Policy Suggestions and Best Practices:               <ul style="list-style-type: none"> <li>• The municipality acknowledges the importance of incorporating consideration for pipeline systems as part of land use planning in the vicinity of pipeline systems:</li> <li>• The proponent / developer shall educate themselves as to the restrictions regarding the use of land within ROWs.</li> <li>• As part of plan preparation at all stages, applicants shall identify the location of all pipeline systems within the plan area and include contact information for the pipeline systems operator.</li> <li>• The municipality should, as part of their standard referral processes, refer development applications to the pipeline systems operator when a proposed development is located in the referral zone.</li> <li>• The proponent / developers shall contact the pipeline systems operator prior to finalizing development plans and filing a municipal development plan, an area structure/redevelopment plan, a concept plan, an outline plan, or a land use, subdivision, or development application located in the referral zone. Early engagement will ensure the pipeline systems operator is aware of new development along the pipeline system. Pipeline systems operators shall provide information to the municipality and proponents / developers as required to incorporate considerations for pipeline systems.</li> </ul> </li> <li>3. General consideration of pipeline systems:               <ul style="list-style-type: none"> <li>• Pipeline ROW should be used as a passive green space or as part of a linear park system, where appropriate, to the satisfaction of the municipality and pipeline system operator.</li> <li>• Pipeline ROW can be used for passive recreation, passive green space, pathways, or other passive green space opportunities with the consent of the pipeline system operator and at the discretion of the municipality.</li> <li>• Crossing approvals from the pipeline systems operator must be obtained prior to the submission of a development.</li> </ul> </li> </ol>



AGENCY	COMMENTS
	<ul style="list-style-type: none"> <li>Landowners and proponents / developers shall obtain consent from the pipeline systems operator for road, driveway, and utility crossings of pipelines, and for any land disturbances within the pipeline ROW in accordance with pipeline ROW agreements, leases, or other interests.</li> <li>Development applications shall illustrate the location of any pipeline systems and demonstrate that pipeline systems operators have been notified of the proposed development.</li> <li>Where subdivision is approved in the vicinity of pipeline systems, locate large lots adjacent to pipeline systems and place permanent structures as far from the pipeline systems as possible, rear yards shall be used to establish a separation from the pipeline systems.</li> <li>Subdivision design should minimize the number of roads, utilities or other linear disturbances that cross pipeline ROW. The preferred crossing angle is as close to a right angle as possible.</li> <li>The Municipality and pipeline systems operators should work together to discuss emergency planning and response with respect to the proposal, including but not limited to, complexity of evacuation, emergency access, compatibility of land uses, and emergency services.</li> </ul> <p>Please keep us informed of the decision on this proposal. Please see Attachment 04c Best Practices for Long Range Planning for further information and Attachment 04d Confidentiality Agreement for GIS Data with reference to mapping. Please continue to include us as a stakeholder in this process and refer to us any further land use and development applications that are located in proximity to TC infrastructure. If any applicants plan to cross a line in the future, please advise them to apply for a temporary or permanent crossings agreement via TC's third party crossings tool (as described below).</p> <p>If any excavation or digging within 30 metres from the centreline of the pipeline or any temporary or permanent crossings are required, the landowner must request a locate service. (Locate requests can be made online at <a href="http://www.clickbeforeyoudig.com">www.clickbeforeyoudig.com</a> or by calling the One-Call Centre at 1-866-828-4888 prior to commencing any work). The landowner must also apply for written consent through the online application process. See Attachment 02 Development within Proximity to TC Infrastructure for a link to the online Canadian Third Party Crossings Application Portal and for other important information. A crossing includes any of the following activities:</p> <ul style="list-style-type: none"> <li>Constructing or installing a facility across, on, along or under a TC pipeline Right-Of-Way;</li> <li>Conducting ground disturbance (excavation or digging) on or within the prescribed area (30 meters from the centreline the pipeline); and</li> <li>Driving a vehicle, mobile equipment or machinery across a TC pipeline right-of-way outside the travelled portion of a highway or public road.</li> </ul>



AGENCY	COMMENTS
	<ul style="list-style-type: none"> <li>• Using any explosives within 300 metres or 1,000 feet of TC's pipeline right-of-way.</li> <li>• Use of the prescribed area for storage purposes. General guidelines for development on or near TC's pipelines and infrastructure are included in Attachment 02 Development within Proximity to TC Infrastructure and in Attachment 03 Work Safely Booklet. Further information can also be found here: <a href="https://www.tcenergy.com/sustainability/safety/safe-digging/canada/landowners-and-neighbours/">https://www.tcenergy.com/sustainability/safety/safe-digging/canada/landowners-and-neighbours/</a>.</li> </ul> <p>Additionally, we recommend that you purchase and review the Canadian Standards Association's Z663-18 Standard regarding "Land use planning in the vicinity of pipeline systems" for information and recommended best practices and policies related to planning and development in proximity to pipelines and related infrastructure(<a href="https://store.csagroup.org/">https://store.csagroup.org/</a>).</p> <p>For information on pathways in the right-of-way and structures on the right-of-way please see Attachment 4 Pathways in the ROW and Attachment 04a Structures on the ROW</p> <p>Please continue to keep us informed on this and of any further land use and development related activities in proximity to TC's pipeline and facilities. To support your referral process, as mentioned, TC can make GIS data available to you for pipeline and facility identification purposes. This data will also assist you as you proceed through your policy planning processes such as updates to your Municipal Development Plan, preparation of Area Structure Plans, etc. This data is subject to a confidentiality agreement between TC and the County (see attached).</p> <p>Referrals and any questions regarding land use planning and development around pipelines can be sent to <a href="mailto:TCEnergy@bapg.ca">TCEnergy@bapg.ca</a>. Thanks again for providing us with this opportunity to provide comments and we look forward to hearing from you on this and other applications.</p> <p><i>Note: Attachments have not been included here, but can be made available as required.</i></p>
<b>Transportation Agencies</b>	
CN Rail	<p>I have reviewed the attached document and provided comments on pages 73, 78, 83 and 84. The text has been highlighted in yellow where I have inserted my comments.</p> <p>In general, the concerns CN has with the document are the sections with a zero property setback for buildings abutting the rail right-of-way (ROW). Buildings must be able to be constructed and maintained without someone being required to access to the CN ROW. This standard is in place for the safety of the property owner and CN Staff. A zero-property line setback does not support this safety standard.</p>



AGENCY	COMMENTS
Calgary Airport Authority	<p data-bbox="418 312 1443 510">Should the County maintain the proposed standard of a zero-yard setback for lots abutting a rail line in the sections highlighted, CN requests that the County require the design of a building be reviewed, at the appropriate permit stage, to confirm how the building will respond in the event of a rail strike. In the absence of a berm or safety setback, this is critical for the safety of the building occupants.</p> <p data-bbox="418 531 1433 695">Pages 73 and 83; same comment – Structures abutting CNs right-of-way must be able to be built and maintained without interfering or crossing on the ROW. This requirement is for the safety of the land owner and CN staff. CN Rail does not support zero-yard setbacks. We request the proposed 6.0m setback be maintained for properties abutting the ROW.</p> <p data-bbox="418 716 1458 777">Page 78 – highlights text: *In the case of a yard, abutting a railway, no yard, side may be required by the Development Authority.”</p> <p data-bbox="418 798 1425 961">Page 84 - Structures abutting CNs right-of-way must be able to be built and maintained without interfering or crossing on the ROW. This requirement is for the safety of the land owner and CN staff. CN Rail does not support zero-yard setbacks. We request the proposed 6.0m and 2.4 m (Hamlet) setback be maintained for properties abutting the ROW.</p> <p data-bbox="418 997 1422 1125">The purpose of this letter is to reply to your request of September 24, 2019, to review Application Number 1015-565 with respect to the Land Use Bylaw Amendment. We have reviewed the document, and have the following comments that we would like to make at this time:</p> <p data-bbox="418 1146 566 1173">ITEM ONE:</p> <p data-bbox="418 1194 1450 1425">Section 7 – Development Not Requiring a Development Permit Page 14: Table 3 – Development Not Requiring a Development Permit (Engagement Draft) Communications Facility – please note that Transport Canada and NAV Canada have specific processes addressing lighting and painting requirements for any structures that have the potential to impact aviation operations. The County must make developers aware of these requirements</p> <p data-bbox="418 1446 573 1474">ITEM TWO:</p> <p data-bbox="418 1495 1429 1656">Section 39 – Calgary International Airport Vicinity Page 103 Land Use Bylaw – Please note the current reference of the AVPA is to an outdated document. The Regulation is a provincial jurisdiction and it is recommended that they are consulted. The correct document is referenced as follows:</p> <p data-bbox="418 1677 1435 1774">Section 39.1 The Calgary International Airport Vicinity Protection Area (AVPA) Regulation: (a) is Alberta Regulation 177/2009 (as amended from time to time), pursuant to the <i>Municipal Government Act</i>;</p>





AGENCY	COMMENTS
<b>Adjacent Municipality</b>	<p>ITEM THREE:</p> <p>There are a few regulations that impact development in the vicinity of both the Calgary International Airport and Springbank Airport. The documents we reference when reviewing development applications are:</p> <ol style="list-style-type: none"> <li>1. Springbank Airport Zoning Regulations C.R.C., c. 115</li> <li>2. Calgary International Airport Zoning Regulations C.R.C., c 77 3. TP1247E Aviation - Land Use in the Vicinity of Aerodromes</li> </ol> <p>I trust that the above comments will be of use to you in your review of this proposal. If you have any questions or require further information regarding these comments, please do not hesitate to contact Karen McGovern at 403.735.1273 or karenm@yyc.com.</p>
The City of Calgary	<p>Thank you for circulating the proposed Rocky View Land Use Bylaw. It appears that the changes to the land use bylaw has led to a simpler more accessible bylaw. The City requests the circulation of the land use map that correlates with these new districts.</p> <p>Below are minor comments that support watershed planning in the region.</p> <p><b>2.10 – Reviewing Development Permit Applications</b></p> <p><i>Recommended wording: C) In reviewing a Development Permit application for a parcel not serviced by a piped sewer system, the Development Authority must be satisfied that an adequate sewage disposal system exists and is not a public health threat and will not have an impact on water supply within the source watershed.</i></p> <p><b>General Restrictions to Development (page 33)</b></p> <p>FLOOD HAZARD Restrictions</p> <p>5.19 – Riparian Protection Areas</p> <p>Uses Restricted in the Riparian Protection Area:</p> <p><i>H) Where no buildable area on a lot exists due to the Riparian Protection Area regulations, the following development may be approved by the Development Authority as a discretionary use within the Riparian Protection Area.</i></p> <p>Comment: Results in weak protection of the Riparian Areas and gives development in Riparian Areas to the discretion of development authority – including private sewage treatment and decentralized wastewater systems, stormwater ponds, swimming pools, dugouts etc. From a source water protection perspective this is a concern.</p>





AGENCY	COMMENTS
City of Airdrie	<p data-bbox="418 310 773 338"><b>Parking and Loading 5.34</b></p> <p data-bbox="418 363 1266 390">Could make provisions to allow / encourage permeable pavement</p> <p data-bbox="418 415 1398 575"><b>In Land Use District Bylaw notes</b> that:  <i>An Environmental Impact Assessment may be required where there may be potential significant risk associated with the proposed development. Define 'potential significant risk'. There remains a lot of ambiguity in this statement. Unclear why this isn't identified as a potential requirement in all districts?</i></p> <p data-bbox="418 600 1097 627">Thank you for the opportunity to review the changes.</p> <p data-bbox="418 659 1463 758">Given the information provided, Planning &amp; Development comments on the application, but does not oppose the application as the proposed Bylaw revisions will likely not negatively impact the City of Airdrie.</p> <ul data-bbox="467 783 1435 1199" style="list-style-type: none"> <li>• An Intermunicipal Development Plan (IDP) exists between the City of Airdrie and Rocky View County. Will this Land Use Bylaw revision affect the IDP and the circulation of new development?</li> <li>• What will be the land used designation(s) for the City of Airdrie's Waste Management Facility, Waste Transfer site, and Rodeo Grounds located within the County?</li> <li>• Will the process for redeveloping the above mentioned sites become harder or easier with the proposed revision?</li> <li>• Many of the new land use district are a consolidation of existing ones. Will any of the revised districts intensify residential or commercial development adjacent to the City of Airdrie? And if so, which ones?</li> </ul>
Mountain View County	<p>Director of Operational Services: I would be interested in finding more information on borrows and permits by volume. Any consideration to the code if it's over 5 ha.</p>
Village of Beiseker	<p>Just to advise that there were no objections to the proposed DC Bylaw for the Beiseker airport from our council.</p>
Town of Cochrane	<p data-bbox="418 1465 1463 1598">Thank-you for the opportunity to review and comment on the proposed Land Use Bylaw. We are not opposed to proposed bylaw, however we do have concerns with the re-designation of the Natural Resource Industry (NRI) district parcels as Direct Control and the new regulations for billboard signs.</p> <p data-bbox="418 1619 1463 1780">In regards to the NRI district, our concerns are based on the lack of detail for the individual Direct Control, as only the general framework is presented at this time. As there are multiple NRI parcels in close proximity to the Town of Cochrane, we would like to see the specific requirements and regulations to understand how these parcels and their specific uses will be incorporated into the new bylaw.</p> <p data-bbox="418 1801 1446 1864">The proposal to make billboard signage a discretionary use within the proposed land use bylaw may lead to the unintended consequences of increased</p>

**AGENCY****COMMENTS****Internal  
Departments**

Recreation,  
Parks and  
Community  
Support

development of billboard signage, in particular adjacent to the highway interface approaching Cochrane's boundary. We would recommend against including these provisions within the LUB without a provision similar to your current bylaw which restricts signage within 800m of a highway without approval from Alberta Transportation or other policies to better regulate billboard signs along the highway interface.

We look forward to hearing more as this project moves forward and please let us know when the finalized bylaw for council is posted.

**Engagement Draft review comments****Section 3.2 Development Permits not required- Table 3: Development: Park**

This section is not complete. Arguably, any park construction would require a degree of engineering and formal design as most park development requires excavation which impact overland drainage, ground water, ESC provisions etc. Further, fencing, lighting, signage and provision for on-site parking is considered part of park development. Due to the complexities and variables associated with the development of parks- notwithstanding section 3.3aiii; I would offer this needs to be further explored and parameters established. (GVS)

**Section 4.5 Campgrounds**

Comment: Regarding section 4.5(e)(i)- Are there provisions or considerations to include a specific term such as "septic dump", or "sanitary dump" or "sanitary disposal" or some other generally accepted term in addition to "solid waste" to be up front with expectations regarding RV grey and black water disposal.

**Section 5.35; Table 6- Parking Minimums**

With regard to Special Use "Park"; I would ask that consideration be given for- at the County's discretion- a requirement for dedicated parking to serve parks. MR's (parks) are dedicated that feature amenities, play spaces, pathways trails etc...however, there is no provision for parking on site as some of these parks serve as destinations. Where available- parking is achieved on street; however, this is an issue as the road frontage is not designed/configured for parking. I would ask the LUB offers flexibility for the County to require parking for MR's that serve as trail heads or recreational use access to amenities in industrial; commercial or rural county residential developments as either on-site parking or "lay-by" within the road right of way. Rural parks need not be considered as they are typically connected and on street parking is available in close proximity. Design which promotes public safety and full accessibility for all ages and abilities is critical to a successful parks system.

**Page 54**

B-rec is listed here and also on page 55 (twice)



AGENCY	COMMENTS
	<p><b>Page 55</b></p> <p>B-REC is listed twice.</p> <p><b><u>Page 87: S-PUB: Special, Public Service District</u></b></p> <p>Spelling error:</p> <p><i>"A setback of zero (0) m is allowed at the discretion <u>n</u> of the Development Authority when two Public Service parcels are adjacent to each other."</i></p> <p><b>PERMITTED USES</b></p> <p>Consider adding "Government Services"</p> <p>(GVS: This opens up use of land as identified in the MGA for lands classified as Community Service Reserve)</p> <p><b><u>Page 89: S-PRK: Special, Parks and Recreation District</u></b></p> <p><b>PURPOSE:</b></p> <p><i>"To provide for the development of open space and active and passive recreational areas at the local, neighbourhood and regional levels."</i></p> <p><b>Consider:</b></p> <p>To provide for the development of <del>open space</del> <b>parks</b>, active and passive recreational areas at the local, neighbourhood and regional levels.</p> <p>(GVS: Open space is a broad term and includes both public and private agricultural and undeveloped lands.)</p> <p><b>PERMITTED USES:</b></p> <p>Consider including: Recreation (Culture and Tourism); Recreation (Outdoor); Recreation (Public)</p> <p>(GVS: This allows development of sports fields, related amenities in a relatively bare, park setting)</p> <p><b><u>S-NOS: Special, Natural Open Space District</u></b></p> <p><b>PURPOSE:</b></p> <p><i>"To protect environmentally sensitive areas by restricting development to clearly compatible uses and providing access to the public in a manner that preserves the area in accordance with the MGA, as amended."</i></p> <p><b>Consider:</b></p> <p>To protect environmentally sensitive areas by restricting development to <del>clearly compatible uses</del> and providing access to the public in a manner that <u>programs</u> <del>and</del> preserves the land <del>area</del> in accordance with the MGA, as amended.</p> <p>(GVS: Alternative way of indicating the same message.)</p>



AGENCY	COMMENTS
	<p><b>DISCRETIONARY USES:</b></p> <p>Consider adding: Government Services and Recreation (Public)</p> <p>(GVS: This allows County sanctioned improvements and/or public recreational features to be located within these areas which arguably are ER lands. This increases the County's control over the lands to ensure preservation and environmental integrity is respected.</p> <p><b><u>Page 101: Definitions</u></b></p> <p><i>““PARK” means a use where land is designated for active or passive recreational use by the public which does not require dedicated facilities beyond supporting accessory buildings or structures and landscaping.</i></p> <p><i>Typical uses include playgrounds, walkways, trails, nature interpretation areas, picnic areas, athletic fields and similar uses.”</i></p> <p><b>Consider:</b></p> <p><i>PARK” means a use where land is designated for active or passive recreational use by the public which does not require dedicated facilities beyond supporting accessory buildings or structures and landscaping.</i></p> <p><i>Typical uses include <u>playspaces</u> <del>playgrounds</del>, <u>active transportation networks</u>, <del>walkways, trails</del>, nature interpretation areas, picnic areas, athletic fields and similar uses.</i></p> <p>(GVS: <i>Playspace</i> is common industry terminology which includes/considers all play equipment- adult and child- which is inclusive of playgrounds. <i>Active transportation networks</i> is common vernacular and includes all infrastructure associated with movement of people- sidewalks, pathways, trails, walkways etc.)</p>
Development Authority	<p>Section 3, Table 3 – Development Not Requiring a Development Permit</p> <p>Action Item:</p> <ol style="list-style-type: none"> <li>1. Separate/review “Accessory Building” description</li> <li>2. Delete “Deck” information</li> <li>3. Add <b>construction</b> to “Government Services and Utilities”</li> <li>4. Rewording “Stripping, Grading, Excavation and Fill” (doesn’t include “of a house”)</li> </ol>
Transportation Services	<p>p.15 – definition for driveways should be added that excludes the portion in the road ROW</p> <p>p.16 – suggested deletion of second bullet point under Signs - “signs displayed on public transportation or infrastructure related to public transportation that are subject to an agreement with the County.”</p> <p>p.16 – suggested revision of “section 5.22” to “the bylaw”</p> <p>p.16 – suggested revisions to Signs:</p>



AGENCY	COMMENTS
	<ul style="list-style-type: none"> <li>• Add “signs within County road right-of-ways are subject to approval by Transportation Services</li> <li>• Re: Stripping, etc. – consider adding that the exceptions do not apply if the activity is not setback from the property line. Changes to land contours near road right-of-way can negatively affect sightlines, drainage patterns, and soil stability</li> <li>• Please add that stripping, excavation, etc. “exclusively by the County, Alberta Transportation or their authorized agents” does not need a DP</li> </ul> <p>Section 4.12 – Signage General Requirements – consider adding:</p> <ul style="list-style-type: none"> <li>c) signs on County road right-of-way are subject to Transportation Services; and</li> <li>d) Signs shall not impact traffic visibility or safety.</li> </ul> <p>Section 5.12 – Corner Visibility</p> <ul style="list-style-type: none"> <li>1) Could you please provide me with a summary of where this came from? The numbers do not match with our calculations.</li> <li>2) As per the <i>Federal Railway Safety Acts</i>, there are sightline requirements at railway crossings. This might be a good place to reinforce this by having the same requirements at road/road + road/rail intersections.</li> </ul> <p>Section 5.13 – Driveways</p> <ul style="list-style-type: none"> <li>1) In the definitions section we are proposing separate driveway (private land) and approach (road), therefore, this may need to read “the driveway + approach shall be a minimum combined length of...”</li> <li>2) There are places in the County with no sidewalks or curbs. In these cases the “edge of roadway” could be used.</li> </ul> <p>Signage Section – General</p> <ul style="list-style-type: none"> <li>1) Please reinforce the message that signs in the road ROW are subject to Transportation Services approval.</li> <li>2) Please review the attached Alberta Transportation Recommended Practice for Electronic message signs.</li> </ul> <p>Election Signs – There is already an election sign bylaw. Having two bylaws addressing a single issue could be confusing or even have conflicting rules.</p> <p>Section 5.31 – Temporary Signs</p> <p>Please remove standards 1 + 4. Signs in the road allowance are under the control of Transportation Services.</p>



ROCKY VIEW COUNTY

AGENCY	COMMENTS
	<p>Section 5.35 – Number of Stalls</p> <p>Parking: In our opinion the parking requirements for industrial and establishment uses are insufficient. Road Ops deals with a significant number of roadside parking complaints that can be attributed to insufficient on-site parking, every year.</p> <p>Section 5.44 – General Landscaping Regulations</p> <p>Please add that landscaping shall not impede traffic visibility or safety.</p> <p>Section 5.50 – Stripping, Grading, Fill – General Provisions</p> <ol style="list-style-type: none"> <li>1) Please add that re-contouring, site stripping, etc. shall not negatively affect traffic sightlines.</li> <li>2) Hailing of any material associated with site-stripping, etc. will require a Road Use Agreement or written confirmation from the County that a Road Use Agreement is not required.</li> </ol> <p>Section 5.53 b)ii:</p> <p>Filling – This requirement should be moved to general provisions.</p> <p>Definitions – 1) Vehicle, Commercial – Where did 5,500 kg come from we've been using 4,500kg?</p> <ol style="list-style-type: none"> <li>2) Driveway means "the access to a parcel excluding the portion within the County road right-of-way, which is defined as an approach"</li> </ol>
Utility Services	<p><u>Solid Waste and Recycling Services:</u></p> <p>I'd like to bring the topic of Waste Management Storage sites to your attention.</p> <p>The City of Calgary, Rocky View County, and Foothills County have been working together to consider ways of encouraging and enforcing operational improvements of facilities in our respective jurisdictions known as Waste Storage Sites. David Galoska (Senior Planner with City of Calgary) has done the most work on this topic and would be a great resource to connect on</p> <p>potential changes to our Land Use Bylaw regarding Industrial designations, industrial land uses, and specifically definitions and requirements for Waste Management Facilities and Waste Transfer Sites. I've attached some background information on the topic, the notice of motion, the resolution that went to AUMA last week, and a copy of the report that went to Rocky View County's Council last week too.</p> <ol style="list-style-type: none"> <li>1. Can I connect the two of you to discuss further? I can set up an introductory meeting.</li> <li>2. Can I share the draft LUB with City of Calgary/Foothills County for their comment?</li> </ol>



AGENCY	COMMENTS
Agricultural & Environmental Services	<p>As mentioned above, a resolution was brought to AUMA last week on the topic of Waste Storage sites (I've copied Amy Z here too as she has some cursory knowledge). Our Council members were given a brief introduction to issues around Waste Storage sites on September 24<sup>th</sup>, 2019 (last week) and the City of Calgary is preparing a report for Q4 for their Council to suggest ways to encourage operational improvements. It is a very timely and regionally significant concern.</p> <p>ItemD.2: <a href="https://www.rockyview.ca/Portals/0/Files/Government/Council/Agendas/2019/2019-09-24-Council-Agenda-Full.pdf">https://www.rockyview.ca/Portals/0/Files/Government/Council/Agendas/2019/2019-09-24-Council-Agenda-Full.pdf</a></p>
	<p><u>Agricultural Services:</u></p> <p>We have a couple suggestions that I've included below.</p> <ol style="list-style-type: none"> <li>1. Beekeeping – We think it should be permitted on all Ag parcels and discretionary on the others. We wouldn't have any concerns if it was permitted everywhere like it is in the City of Calgary either.</li> <li>2. Topsoil – We would like to see the addition of a soil quality report and P.Ag sign off for topsoil for Agricultural purposes. We seem to be getting better compliance with that addition and I wouldn't want things to regress to where there were before. Below is what we are asking for on those applications.</li> </ol> <p>Prior to issuance of the permit, the applicant/owner shall provide a stamped and endorsed statement from a Professional Agrologist, or Certified Crop Advisor, confirming the soil quality improvements achieved by the proposed addition of topsoil. The anticipated agricultural benefits must be identified. The applicant also needs to provide a soil testing analysis, completed on the proposed topsoil, that includes where the topsoil originated from. The report and approval shall be to the satisfaction of the County's Agricultural Services Staff. If the applicant intends to alter or fill in any wetlands they will need to obtain the proper approvals from Alberta Environment. Lastly, the applicant will need to ensure compliance with the <i>Alberta Weed Control Act</i>. It may be of benefit to the applicant to create a Weed Management Plan and have a contractor available (or be personally prepared) to control any regulated weeds.</p> <p>The soil analysis report will need to confirm that:</p> <ol style="list-style-type: none"> <li>i. *Texture is balanced and not over 40% clay; and</li> <li>ii. **Organic matter is a minimum of 3%, and equal to or greater than the organic matter of the soil on the application site; and</li> <li>iii. **SAR/EC rating is at least 'good'; and</li> <li>iv. **PH value is in the 'acceptable' range for crop growth.</li> </ol> <ol style="list-style-type: none"> <li>3. We have also reviewed the animal numbers and think we can make a couple minor changes to the table. We also would be okay if the minimum parcel size changed to 3.5 acres as we discussed.</li> </ol>





ROCKY VIEW COUNTY

## AGENCY

## COMMENTS

Parcel Size Max	Animal Units
≥1.4 to ≤2.0 ha (≥3.5 to ≤4.9 ac)	2
>2.0 to ≤3.0 ha (≥4.9 to ≤7.4 ac)	3
>3.0 to ≤4.0 ha (≥7.4 to ≤9.9 ac)	4
>4.0 to ≤5.0 ha (>9.9 to ≤12.4 ac)	5
>5.0 to ≤6.0 ha (>12.4 to ≤14.8 ac)	6
>6.0 to ≤7.0 ha (>14.8 to ≤17.3 ac)	8
>7.0 to ≤8.0 ha (>17.3 to ≤19.8 ac)	9
>8.0 to ≤9.0 ha (>19.8 to ≤22.2 ac)	10
>9.0 to ≤10.0 ha (>22.2 to ≤24.7 ac)	11
>10.0 to ≤12.1 ha (>24.7 to ≤29.9 ac)	15
>12.1 to ≤16.2 ha (>29.9 to ≤40.03 ac)	20
>16.2 ha (>40.03 ac)	No Maximum

Circulation Period: September 24 to October 29, 2019

Agencies that did not respond, expressed no concerns, or were not required for distribution, are not listed.





## BYLAW C-8000-2020

### A Bylaw of Rocky View County to adopt the Land Use Bylaw, pursuant to Section 639 of the *Municipal Government Act*

The Council of Rocky View County enacts as follows:

#### PART 1 – TITLE

This Bylaw shall be known as the “Land Use Bylaw”.

#### PART 2 – EFFECT OF BYLAW

**THAT** Schedule 'A' of Bylaw C-8000-2020 is adopted as the “Land Use Bylaw”, to regulate and control the use and development of land and buildings in Rocky View County.

#### PART 3 – TRANSITIONAL

Bylaw C-8000-2020 comes into force when it receives third reading, and is signed by the Reeve and CAO or Designate, as per the *Municipal Government Act*.

**Division: All**  
**File: 1015-565**

READ A FIRST TIME IN COUNCIL this	28 <sup>th</sup>	day of	January,	2020
<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>		<i>day of</i>		<i>, 2020</i>
READ A SECOND TIME IN COUNCIL this		day of		, 2020
READ A THIRD TIME IN COUNCIL this		day of		, 2020

---

Reeve

---

CAO or Designate

---

Date Bylaw Signed

# Rocky View County Land Use Bylaw

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# PART ONE

# 1

## Purpose

*This part introduces readers to the Land Use Bylaw, establishes jurisdiction, clarifies enforcement and penalties, and the process in place for amending the Bylaw.*

## Jurisdiction

### TITLE

- 1 This Bylaw is entitled 'Rocky View County Land Use Bylaw C-8000-2020', hereinafter referred to as the "Bylaw."

### AUTHORITY

- 2 This bylaw is enacted pursuant to Section 639 of the *Municipal Government Act* (MGA), as amended or replaced from time to time.

### PURPOSE

- 3 The purpose of the Bylaw is to regulate land use and development within Rocky View County (the "County") in order to achieve orderly growth, and for that purpose to:
  - a) Organize the County into Land Use Districts,
  - b) Prescribe and regulate the use of land and/or buildings in each District,
  - c) Establish the number of Dwelling Units permitted on a parcel of land,
  - d) Define and establish the roles of the Development Authority,
  - e) Establish a method of making decisions on applications for development, including the issuing of Development Permits and the discretionary power of the Development Authority, and
  - f) Provide for how and to whom notice of the issuance of a Development Permit is to be given.

### SEVERABILITY

- 4 Each provision of this Bylaw is independent of all other provisions, and if any provision of this Bylaw is declared invalid by a decision of a court of competent jurisdiction, all other provisions remain valid and enforceable.

**RELATIONSHIP TO OTHER LAWS AND REGULATIONS**

- 5 Nothing in this Bylaw shall exempt any person from any obligation to comply with the requirements of any other municipal, regional, provincial, or federal law, bylaw, or regulation. This includes, but is not limited to, compliance with the following:
- a) The Bylaw is consistent with the MGA as amended or replaced from time to time. The MGA takes precedence in a case of dispute on the meanings of all words or clauses,
  - b) The Bylaw is consistent with the *Alberta Land Stewardship Act* (ALSA), as amended or replaced from time to time,
  - c) The Bylaw is consistent with the South Saskatchewan Regional Plan (SSRP), as amended or replaced from time to time,
  - d) The Bylaw is not a statutory plan and is therefore outside of the scope of the Calgary Metropolitan Region Board's purview,
  - e) The Bylaw is consistent with the 'County Plan C-7280-2013,' as amended or replaced from time to time, and
  - f) The Bylaw shall be used in conjunction with policies and procedures as adopted and amended by Council including, but not limited to, Area Structure Plans, Area Redevelopment Plans, and any Infrastructure Master Plans as they pertain to transportation, water, sanitary and/or stormwater management infrastructure.

**EFFECTIVE DATE & TRANSITION**

- 6 Bylaw C-4841-97, being the Rocky View County Land Use Bylaw and amendments thereto, are rescinded upon this Bylaw passing and commencing into full force and effect.
- 7 Bylaw C-8000-2020 being the Rocky View County Land Use Bylaw, is passed when it receives third reading and is signed pursuant to the MGA.
- 8 Bylaw C-8000-2020 being the Rocky View County Land Use Bylaw, comes into full force and effect on **September 8, 2020** ~~May 4, 2019~~.
- 9 All amendments to the Bylaw, any Redesignation, or Development Permit applications received on or after the effective date of the Bylaw shall be processed and considered upon the provisions outlined herein.
- 10 All applications received in a complete form prior to the effective date of this Bylaw shall be processed based on 'Land Use Bylaw C-4841-97,' unless the Applicant requests **in writing** that the application be processed based on the regulations of this Bylaw.
- 11 Direct Control Bylaws that were passed pursuant to previous Land Use Bylaws and which are denoted within **Schedule B – Land Use Map** are hereby incorporated into, and form part of, this Bylaw.

**FEES AND CHARGES**

- 12 All fees and charges under and pursuant to the Bylaw, are established within the 'Master Rates Bylaw C-7857-2019,' as amended or replaced from time to time.

**INTERPRETATION****Language**

- 13 Words used in the singular include the plural, and words in the plural include the singular.
- 14 Words used in the present tense include the other tenses and derivative forms.
- 15 The words "shall" and "must" require mandatory compliance except where a variance has been granted pursuant to the MGA or the Bylaw.
- 16 The word "may" is to be construed as permissive.

- 17 Words, phrases and terms not defined in **Part 8 – Definitions** may be given their definition in the MGA or, in the absence of a definition in the MGA, the 'Alberta Building Code,' as amended or replaced from time to time. Other words shall be given their usual and customary meaning.
- 18 Where a regulation involves two or more conditions or provisions connected by the conjunction "and" all the connected items shall apply in combination; "or" indicates that the connected items may apply singly; "and/or" indicates the items may apply singly or in combination.
- 19 In the case of any conflict between the text of this Bylaw and any maps or drawings used to illustrate any aspect of this Bylaw, the text shall govern.

#### Measurement

- 20 For the purposes of this Bylaw, all references to measurement will use the metric measurement system with imperial measurement provided in brackets, e.g. 1.0 ha (2.47 ac.).
- 21 If there is a discrepancy between the metric and imperial measurement, metric prevails.

#### EXEMPTED DEVELOPMENT

- 22 The following development is exempt for all requirements of the Bylaw:
- a) Development, including but not limited to the construction, maintenance, and aggregate extraction completed by the County, its authorized agents, or Alberta Transportation,
  - b) The installation, maintenance or repair of public works, Government Services facilities and/or utilities carried out by or on behalf of federal, provincial, or other local authorities, and
  - c) Confined Feeding Operations.

#### LAND USE DISTRICT GROUPS

- 23 For the purposes of this Bylaw, Districts may be referred to collectively:
- a) Agricultural Districts, which include A-GEN and A-SML,
  - b) Residential Districts, which include R-RUR, R-CRD, R-URB, R-SML, R-MID and R-MRUR,
  - c) Business/Commercial Districts, which include B-AGR, B-REC, B-REG, B-LOC, B-LWK, C-HWY, C-LRD, C-LUD, C-MIX and C-REG,
  - d) Industrial Districts, which include I-LHT and I-HVY,
  - e) Special Districts, which include S-PUB, S-FUD, S-NAT, S-PRK and S-NOS.

## Enforcement

#### OFFENSE UNDER THE BYLAW

- 24 Any owner, lessee or occupant of land or a building, or the owner of a structure or a sign thereon, who with respect to such land, building, structure or sign, contravenes, causes, or allows a contravention of any provision of the Bylaw commits an offense.
- 25 Any person who commences or continues development for which a Development Permit is required but has not been issued, has expired, has been revoked or suspended, or which is in contravention of a condition of a Development Permit under the Bylaw commits an offense.
- 26 Any person who prevents or obstructs the Development Authority or a Designated Officer from carrying out any official duty under the Bylaw or the MGA commits an offense.



**LAND USE BYLAW ENFORCEMENT**

- 27 ~~The Development Authority or a~~ A Designated Officer ~~Authority~~ may enforce the provisions of the Bylaw, or the conditions of a Development Permit pursuant to the MGA and the *Provincial Offences Procedure Act* (POPA), as amended or replaced from time to time.
- 28 Enforcement may be by violation ticket pursuant to POPA, notice of violation or any other authorized action to ensure compliance.
- 29 The enforcement powers granted to the Development Authority under the Bylaw are in addition to any enforcement powers that the County or any of its Designated Officers may have under POPA.
- 30 ~~The Development~~ Designated Authority may exercise all such powers concurrently.

**VACANT BUILDINGS**

- 31 Within six (6) months of a building being vacated, owners are responsible for the following, to the satisfaction of the Development Authority:
- a) Removing any Signs,
  - b) Boarding up any windows and doors, and
  - c) Removing any graffiti, posters and other debris.

**SIGN MAINTENANCE AND REMOVAL**

- 32 Signs not maintained to the satisfaction of the Development Authority may be required to be renovated or removed.
- 33 The Development Authority may require the removal of any sign which, in their opinion, is or has become unsightly, or is in such a state of disrepair as to constitute a hazard, including:
- a) When the excess of twenty-five per cent (25%) of the sign face has experienced loss of finish through chipping, fading, or excessive dirt building up,
  - b) If the sign is physically damaged on either face or its supports so it is no longer structurally safe or located correctly, and
  - c) The sign is no longer relevant to the approved use of the Building (i.e. the Building is no longer inhabited by a business and/or is vacant).
- 34 Non-compliance may result in the removal of a sign without notice and any cost associated with its removal shall be charged to the owner of the sign.
- 35 Any sign removed shall be held for thirty (30) days; if not claimed, the sign will be disposed of at the discretion of the County.

**STOP ORDER**

- 36 Pursuant to Section 645 of the MGA where an offense under the Bylaw occurs, the Development Authority may by written notice, order the owner or the person in possession of the land or buildings, or the person responsible for the contravention to:
- a) Stop the development or use of the land or buildings in whole or in part as directed by the notice, or
  - b) Demolish, remove or replace the development, or
  - c) Carry out any other actions required by the notice so that the development or use complies with the Bylaw.

**ENTRY AND INSPECTION**

- 37 Pursuant to Section 542 of the MGA, a Designated Officer may, after giving reasonable notice to the owner or occupier of land or the structure to be entered:
- a) Enter on that land or structure at any reasonable time, and carry out any inspection, enforcement or action required to assess or enforce compliance with this Bylaw,
  - b) Request anything to be produced to assist in the inspection, remedy, enforcement or action, and
  - c) Make copies of anything related to the inspection, remedy, enforcement or action.
- 38 The Development Authority shall be a Designated Officer for the purposes of Section 542 of the MGA.

**SPECIFIED PENALTIES**

- 39 Pursuant to POPA the following fine amounts are established for use on Notices of Violation and violation tickets if a voluntary payment option is offered:

**Table 1 – Minimum Specified Penalties**

Offence	First Offence	Second Offence	Third Offence
Failure to obtain a Development Permit	\$1500	\$2000	\$2500
Failure to comply with Development Permit Conditions	\$1500	\$2000	\$2500
Failure to comply with District Regulations	\$1500	\$2000	\$2500
Failure to comply with any other condition of the Bylaw	\$1000	\$1500	\$2000

- 40 Fines for additional offences noted on **Table 1 – Minimum Specified Penalties** are for when the offence has occurred within a twelve (12) month period of the previous offence.

# Land Use Bylaw Amendments

**AMENDMENT TO THE BYLAW**

- 41 Any person may apply to have the Bylaw amended.
- 42 The County may, on its own initiative and in accordance with the MGA, initiate an amendment to the Bylaw affecting a parcel or parcels of land.
- 43 Any amendment to the Bylaw shall be made pursuant to the MGA.

**NON-SITE SPECIFIC TEXT AMENDMENT APPLICATION**

- 44 An applicant pursuing an amendment to the text within the Bylaw shall use the Application Form provided by the County, and include the following:
- a) A completed Application Form,
  - b) The application fee as established within the 'Master Rates Bylaw C-7857-2019,' as amended or replaced from time to time,
  - c) A written rationale from the applicant for the amendment, and
  - d) Any supporting studies, plans or other information deemed necessary by the County.

**REDESIGNATION OR SITE-SPECIFIC TEXT AMENDMENT APPLICATION**

- 45** An applicant pursuing the Redesignation of a Land Use within the Bylaw shall use the Application Form provided by the County, and include the following:
- a) A completed Application Form,
  - b) An application fee as established within the 'Master Rates Bylaw C-7857-2019,' as amended or replaced from time to time,
  - c) A current copy of the Certificate of Title (within 30 days of submission) for the affected lands,
  - d) Current copies of any restrictive covenants or easements (within 30 days of submission),
  - e) 3 to 5 coloured photographs showing the affected lands and adjacent area,
  - f) Where the applicant is not the register owner on Title, a letter from the registered owner consenting to the application,
  - g) A Site Plan, showing:
    - i. North arrow
    - ii. Municipal addresses and adjacent road labels
    - iii. Legal Address (i.e. plan/block/lot)
    - iv. Parcel boundaries
    - v. Access and egress points
    - vi. Location of existing buildings and setbacks (if applicable), and
    - vii. Any other development setbacks, easements or utility rights-of-way;
  - h) A written rationale for the amendment, and
  - i) Any supporting studies, plans or other information deemed necessary by the County.

**AMENDMENT DUTIES OF THE DEVELOPMENT AUTHORITY**

- 46** Upon receipt of a completed application, the Development Authority shall:
- a) Prepare an Amending Bylaw for First Reading by Council,
  - b) Prepare a background report, including plans and other relevant material, and submit to Council for review prior to First Reading, and
  - c) Provide a minimum of two (2) weeks' notice of any public hearing to all Adjacent Registered Owners.

**DECISIONS ON BYLAW AMENDMENTS**

- 47** Council may, in reviewing a proposed amendment to the Bylaw:
- a) Approve the proposed Amending Bylaw as it is, or
  - b) Make any changes it considers necessary to the proposed Amending Bylaw and proceed to approve it without further advertisement or hearing, or
  - c) Refer the proposed Amending Bylaw back to administration for more information or further review and changes, then reschedule the application for further consideration, or
  - d) Refuse the proposed Bylaw Amendment.

**RECONSIDERATION**

- 48** If a proposed Amending Bylaw has been refused by Council, the same or similar application shall not be resubmitted for at least six (6) months after the date of refusal, unless, in the opinion of the Development Authority, the reasons for refusal have been adequately addressed or the circumstances of the application have changed significantly.

# PART TWO

## Development Process

# 2

*This part outlines the nature and role of the Development Authority, their procedures and responsibilities.*

## Authorities and Duties

### DEVELOPMENT AUTHORITY

- 49** The Development Authority is a person or persons appointed by resolution of Council pursuant to the MGA.
- 50** The Development Authority may include one or more of the following:
- a) A Development Officer,
  - b) The Manager of Planning & Development Services,
  - c) A Municipal Planning Commission, and/or
  - d) The Chief Administrative Officer.

### DUTIES OF THE DEVELOPMENT AUTHORITY

- 51** The Development Authority shall:
- a) Receive, process and make decisions on all Development Permit applications,
  - b) Keep, and maintain for inspection during regular municipal office hours, a copy of the Bylaw as amended or replaced from time to time, and ensure that an online version is made available on the County's website and hard copies are available to the public for a fee, and
  - c) Keep a register of all supporting documentation for each Development Permit for seven (7) years, and a copy of the Development Permit shall be kept permanently.
- 52** The Development Authority may:
- a) Refer a Development Permit application, in whole or in part, to any outside agency or local authority they deem necessary for comment,
  - b) Provide a written Time Extension Agreement, in alignment with the Bylaw,
  - c) Allow a variance, in alignment with the Bylaw, and
  - d) Refer a decision of a Development Permit to another Development Authority as identified in **Section 50**.

**SUBDIVISION AUTHORITY**

- 53 The Subdivision Authority is established pursuant to the 'Subdivision Authority Bylaw C-7546-2015,' as amended or replaced from time to time.
- 54 The Subdivision Authority shall perform such duties as are specified in the 'Subdivision Authority Bylaw C-7546-2015,' as amended or replaced from time to time.

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD**

- 55 The Subdivision and Development Appeal Board (SDAB) is established by Council in accordance with the MGA.
- 56 The SDAB shall perform such duties as specified in this Bylaw and the 'Appeal and Review Panel Bylaw C-7717-2017,' as amended or replaced from time to time.

## Development Permit Decisions

**RECEIVED APPLICATIONS**

- 57 The Development Authority shall not receive a Development Permit application where the proposed use is neither permitted nor discretionary in a given District.

**DETERMINATION OF COMPLETENESS**

- 58 The Development Authority shall determine the completeness of a received application within twenty (20) days of receipt.
- 59 In reviewing an application for completeness, the Development Authority may:
- a) Determine that the application is complete and provide an 'Acknowledgment of Completeness' to the applicant, or
  - b) Determine that the application is incomplete; provide a 'Notice of Incompleteness' and request outstanding information from the applicant, along with a time period within which the outstanding information is required.
- 60 An 'Acknowledgement of Completeness' or 'Notice of Incompleteness' shall be provided to the applicant via email.

**REVIEW PERIOD**

- 61 The Development Authority must make a decision on an application for a Development Permit within forty (40) days.
- 62 The review period commences once the 'Acknowledgement of Completeness' is provided to the applicant.

**TIME EXTENSION AGREEMENT**

- 63 The Development or Subdivision Authority may request up to a three (3) month extension of the review period of a Development Permit or Subdivision application from the applicant.
- 64 The Development or Subdivision Authority may grant up to a three (3) month extension of the review period of a Development Permit or Subdivision application at the request of the applicant.
- 65 'Time Extension Agreements' shall be agreed to by both parties in writing.
- 66 'Time Extension Agreements' on any Prior to Release conditions related to an approved Development Permit may be granted for a period of twelve (12) months to a maximum of three (3) extensions.
- 67 'Time Extension Agreements' on any conditions related to an approved subdivision may be granted for a period of twelve (12) months to a maximum of three (3) extensions.
- 68 'Time Extension Agreements' for the Commence or Completion of a Development may be granted for a period of twelve (12) months to a maximum of three (3) extensions.

**DECISIONS ON DEVELOPMENT PERMIT APPLICATIONS**

**69** The Development Authority, in making a decision on a Development Permit application for:

- a) A Permitted Use that meets all requirements:
  - i. Shall approve the application, with or without conditions, if the proposed development conforms with the Bylaw,
- b) A Permitted Use that does not meet all requirements:
  - i. May approve the application, with or without conditions, if the proposed development conforms with the Bylaw, or
  - ii. May approve the application, with or without conditions, if the proposed development does not conform with the Bylaw, subject to the approval of any required variances,
- c) A Discretionary Use:
  - i. May approve the application, with or without conditions, if the proposed development conforms with the Bylaw,
  - ii. May approve the application, with or without conditions, if the proposed development does not conform with the Bylaw, subject to the approval of any required variances, or
  - iii. May refuse the application even though it meets the requirements of the Bylaw,
- d) A Discretionary Use in a Direct Control District:
  - i. May consider and approve the application providing it meets the direction set out by Council, where Council has delegated the decision to the Development Authority.

**REVIEWING DEVELOPMENT PERMIT APPLICATIONS**

- 70** In reviewing a Development Permit application for a Permitted Use with a proposed variance or a Discretionary Use, the Development Authority shall have regard to:
- a) The purpose and intent of the applicable District,
  - b) Any Statutory Plan adopted by the County,
  - c) The purpose and intent of any other plan and pertinent policy adopted by the County, and
  - d) The circumstances and merits of the application.
- 71** Notwithstanding the provisions of the Bylaw, the Development Authority may impose more stringent development regulations or standards on a Development Permit for a Discretionary Use in order to ensure that the Development is compatible with and complementary to surrounding land use and other planning considerations.
- 72** In reviewing a Development Permit application for a parcel not serviced by a piped sewer system, the Development Authority must be satisfied that an adequate sewage disposal system exists and is not a public health hazard.

**DEEMED REFUSALS**

- 73** An application for a Development Permit shall be deemed to be refused in the following circumstances:
- a) Outstanding information requested as part of the determination of completeness is not submitted by the Applicant,
  - b) The Development Authority does not make a decision on a Development Permit within the review period identified in **Section 61**.
  - c) The Development Authority does not make a decision on a Development Permit within an agreed upon 'Time Extension Agreement'.

**NOTICE OF DECISION****Notice to Applicant:**

- 74** All decisions on Development Permit applications shall be given in writing to the applicant the same day the decision is made;
- 75** If the Development Permit application is refused, approved without conditions, or conditionally approved, the 'Notice of Decision' shall contain the conditions imposed or the reasons for the refusal or as part of the approval;

**Public Notice:**

- 76** Notice of approved Development Permit applications shall be advertised per the Public Notification Bylaw (Bylaw C-7860-2019), **as amended**. The notice shall include:
- a) The location and use of the Parcel,
  - b) The date the Development Permit was issued, and
  - c) Notice that an appeal may be made by a person affected by the decision by serving written notice of the appeal to the SDAB within twenty-one (21) days of the date of the decision on the application or the date of the deemed refusal.

**EFFECTIVE DATE**

- 77** Barring an appeal to the SDAB, a Development Permit does not come into effect until:
- a) Twenty-one (21) days from the date on which public notice was issued, and
  - b) All Prior to Release conditions have been satisfied.

**COMMENCE AND COMPLETE DEVELOPMENT**

- 78** A Development Permit shall lapse after one (1) year from the date of issuance unless development has commenced on the site or as otherwise identified in the conditions of approval.
- 79** A Development shall be completed to the satisfaction of the Development Authority within twenty-four (24) months of the Development Permit approval or as otherwise identified in the conditions of approval.

**CANCELLED OR SUSPENDED DEVELOPMENT PERMITS**

- 80** The Development Authority may cancel, suspend, or modify a Development Permit by written notice to the holder of the permit when, after a Development Permit has been issued, the Development Authority becomes aware of one the following circumstances:
- a) The application contained a misrepresentation, or
  - b) Facts concerning the application or the development were not disclosed which should have been disclosed at the time the application was considered, or
  - c) Any condition under which the development permit was issued has been contravened, or
  - d) The Development Permit was issued in error, or
  - e) The applicant has requested cancellation of the permit in writing.
- 81** A Development Permit shall be null and void if the approved use or development is discontinued or abandoned for two or more consecutive years.
- 82** An applicant whose Development Permit is cancelled, suspended, or modified may appeal to the SDAB.

**RE-APPLICATION INTERVAL**

- 83 Where an application for a Development Permit is refused, the submission of a second application for the same or similar development on the same parcel, may not be made for a period of six (6) months from the date of issue of the refusal, except where waived by Council.
- 84 If a second application is refused, a third application may not be made within one (1) year of the date of the second refusal, except where waived by Council.
- 85 The determination of what constitutes the same or similar development shall be made by the Development Authority.

## Development Permit Appeals

**APPEALING A DECISION**

- 86 Pursuant to the 'Appeal and Review Panel Bylaw C-7717-2017,' any person affected by an order, decision or Development Permit made or issued by a Development Authority, including the applicant, may appeal the decision to the SDAB;
- 87 The Process followed by the SDAB is articulated within the 'Appeal and Review Panel Bylaw C-7717-2017, as amended or replaced from time to time.

**SDAB DECISIONS**

- 88 The Development Authority issues or revokes Development Permits in accordance with SDAB decisions.
- 89 A Development Permit shall be null and void if the Development Authority's decision to approve a Development Permit application is overturned by the SDAB.



# PART THREE

## Permits and Conditions

# 3

*This part outlines the administrative requirements for development within the County.*

## Development Permits

### DEVELOPMENT PERMITS REQUIRED

- 90** Except as provided in **Section 92**, no person shall commence any development unless a Development Permit has been issued.
- 91** All development shall proceed in accordance with the terms and conditions of the Development Permit.

### DEVELOPMENT PERMITS NOT REQUIRED

- 92** A Development Permit is not required for the following development, provided it complies with all applicable provisions of the Bylaw, and does not require a variance:

**Table 2 – Development Not Requiring a Development Permit**

Development	Description
a) Agriculture (General)	<ul style="list-style-type: none"> <li>Where Agriculture (General) is listed as a permitted use</li> </ul>
b) Accessory Buildings	<ul style="list-style-type: none"> <li>The placement or construction of an accessory building in an Agricultural or Residential District where it complies with the District's parameters for a Permitted Use</li> </ul>
c) Accessory Dwelling Unit	<ul style="list-style-type: none"> <li>Where Accessory Dwelling Unit is listed as a permitted use</li> </ul>
d) Accessory Structure	<ul style="list-style-type: none"> <li>The placement or construction of an accessory structure in all Districts</li> </ul>
e) Beekeeping	<ul style="list-style-type: none"> <li>In all Agricultural Districts</li> <li>For the keeping of 3 or less hives in a Residential District where it is listed as a permitted use</li> </ul>
f) Construction Camps	<ul style="list-style-type: none"> <li>The placing of construction camps associated with a construction project under contract to the County or Alberta Transportation, providing no office,</li> </ul>

	storage or construction trailer is within 100.00 m (328.08 ft.) of a residential dwelling on an adjacent parcel
g) Deck, Balcony or Patio	<ul style="list-style-type: none"> <li>An unenclosed or uncovered deck, balcony or patio <b>that is less than or equal to 0.61 m (2.00 ft.) in height</b></li> </ul>
h) Dogs	<ul style="list-style-type: none"> <li>The keeping of three (3) or less dogs on parcels 1.6 ha (3.95 ac) or less</li> <li>The keeping of five (5) or less dogs on parcels greater than 1.6 ha (3.95 ac)</li> </ul>
i) Driveways	<ul style="list-style-type: none"> <li>So long as it does not impact existing site grades</li> </ul>
j) Dwelling Unit	<ul style="list-style-type: none"> <li>The construction of a Dwelling Unit where it is listed as a permitted use</li> </ul>
k) Fences and Enclosures	<ul style="list-style-type: none"> <li>Less than 2 metres (6.56 ft.) in height</li> </ul>
l) Food Trucks	<ul style="list-style-type: none"> <li>Large vehicles equipped with facilities for cooking and selling food when compliant with provincial regulation</li> </ul>
m) Home-Based Business (Type I)	<ul style="list-style-type: none"> <li>Home-Based Business (Type I) in all districts</li> </ul>
n) Livestock	<ul style="list-style-type: none"> <li>The keeping of livestock in all Agricultural and Residential Districts and where Agricultural (General) is a permitted use</li> </ul>
o) Maintenance or Repair	<ul style="list-style-type: none"> <li>To any building or structure or parking lot, including interior and exterior repairs provided that such work: <ul style="list-style-type: none"> <li>Does not include additions to buildings and/or impact the existing building footprint and/or encroach on property line setbacks, or</li> <li>Does not constitute a change in the use or the intensity of the use of a building or lands, or</li> <li>Does not impact existing site grades</li> </ul> </li> </ul>
p) Grain Bins and Stock Shelters	<ul style="list-style-type: none"> <li>Placement of metal grain bins and three-sided stock shelters <b>less than 27.87 m<sup>2</sup> (300.00 ft<sup>2</sup>) on an Agricultural District parcel greater than 3.00 ha (7.41 ac). However, no bins or stock shelters shall be placed within 30.00 m (98.42 ft.) of a corner of the site that is formed by the intersection of two roads.</b></li> </ul>
q) Second Dwelling Unit	<ul style="list-style-type: none"> <li>The construction of a second Dwelling Unit on a lot that has an area of 32.40 ha (80.06 ac) or greater, which complies with the provisions of the Bylaw</li> </ul>
r) Signs	<ul style="list-style-type: none"> <li>Signs displayed by or on behalf of the federal, provincial, or local government</li> <li>Banners and pennant flags that are not permanently installed and which are displayed for a period not exceeding thirty (30) days</li> <li>Election Signs, subject to the standards outlined in <b>Section 215</b></li> <li>Real Estate Signs, subject to the standards outlined in <b>Section 221</b></li> <li>Sandwich Boards, subject to the standards outlined in <b>Section 223</b></li> <li>Temporary Signs, subject to the standards outlined in <b>Section 224</b></li> <li>The alteration of a sign which only includes routine maintenance, painting or change in face, copy or lettering</li> <li>Municipal address numbers or letters displayed on premises to which they refer, and the names of the residents of a property</li> <li>A temporary, non-illuminated sign or advertisement relating to the sale or leasing of land, the sale of goods or livestock, the carrying out of the</li> </ul>

	construction of a building or similar work, the announcement of any local event provided that the advertisement is removed within 14 days of the completion of the event or works advertised
s) Special Events	<ul style="list-style-type: none"> <li>Any event or activity with an issued Special Event Permit</li> </ul>
t) Stripping, Grading, Excavation and Fill	<ul style="list-style-type: none"> <li>Development as part of a signed Development Agreement; independent of, or prior to, other development on the same parcel or site</li> <li>Ponds under 0.60 m (1.97 ft.) in depth</li> <li>Dugouts or ponds on parcels of land exceeding 16.19 ha (40.00 ac), where there is continued use of the land for agriculture</li> <li>The placing of up to 1.00 m (3.28 ft.) of fill and topsoil adjacent to or within 15.00 m (49.21 ft.) of a building under construction that has a valid Building Permit, during the course of the construction to be used to establish approved final grades</li> <li>The excavation up to 2.00 m (6.56 ft.) adjacent to or within 15.00 m (49.21 ft.) of a building under construction that has a valid Building Permit, during the course of the construction to be used to establish approved final grades</li> </ul>
u) Voting Stations	<ul style="list-style-type: none"> <li>The use of a building or part thereof as a temporary polling station, Returning Officer's headquarters, candidates campaign office, and any other official temporary use in connection with a federal, provincial or municipal election, referendum or census</li> </ul>
v) Vehicle (Commercial)	<ul style="list-style-type: none"> <li>The outside parking of a maximum of one (1) vehicle (commercial) on a Residential District parcel equal to or greater than 1.60 ha (3.95 ac), or an Agricultural District parcel that contains a dwelling, <del>single detached, a dwelling, duplex, or a dwelling, mobile home</del></li> </ul>
w) Vehicle (Recreation) and Boats	<ul style="list-style-type: none"> <li><del>The outside parking of a maximum of two (2) vehicles (recreation) and one (1) boat on a parcel in an Agricultural or Residential District</del> In an Agricultural or Residential District or S-FUD, the maximum outdoor parking of: <ul style="list-style-type: none"> <li>3 vehicles (recreation) on parcels <math>\leq 8.1</math> ha (20.01 ac)</li> <li>4 vehicles (recreation) on parcels <math>&gt; 8.1</math> ha (20.01 ac) and <math>&lt; 16.1</math> ha (39.78 ac)</li> <li>5 vehicles on parcels <math>\geq 16.1</math> ha (39.78 ac)</li> </ul> </li> </ul>

### LEGALLY NON-CONFORMING USES AND NON-CONFORMING BUILDINGS

- 93 Development rendered legally non-conforming as a result of the passage of this Bylaw shall be permitted to remain in accordance with the MGA.
- 94 Legally non-conforming buildings and uses shall be administered as outlined in the MGA. The Development Authority may issue a variance permitting a non-conforming building to be enlarged, added-to or rebuilt where:
- The proposed development is consistent with the purpose and intent of the applicable District,
  - The proposed development will not result in any additional non-compliance with the requirements of the Bylaw,
  - There is, in the opinion of the Development Authority, no significant change to the land use or an increase in the intensity of use, and
  - The Development Authority may consider a variance in any District if the non-conforming use complies with the uses authorized in the applicable District and it complies with the variance criteria for a permitted or discretionary use as set out in in the Bylaw.

**DEVELOPMENT PERMIT APPLICATION REQUIREMENTS**

- 95** An applicant applying for a Development Permit in accordance with the Bylaw shall use the Application Form provided by the County, and include the following:
- a) A completed application form,
  - b) An application fee as established within the 'Master Rates Bylaw C-7857-2019,' as amended or replaced from time to time,
  - c) A current copy of the Certificate of Title (within 30 days of submission) for the affected lands,
  - d) Current copies of any restrictive covenants or easements (within 30 days of submission),
  - e) Where the applicant is not the register owner on Title, a letter from the registered owner consenting to the application,
  - f) A copy of the Site Plan showing:
    - i. legal description of the site with north arrow and scale,
    - ii. site area and dimensions of the land to be developed including the front, rear and side yards if any,
    - iii. site drainage including any watercourses, finished lot grades, road grades and slopes greater than 15%,
    - iv. locations and distances of on-site existing or proposed water and sewer connections, septic tanks, disposal fields, water wells, culverts and crossings,
    - v. existing and proposed access and egress to and from the site,
    - vi. where applicable, the identification of trees to be cut down or removed,
    - vii. the height, dimensions and setbacks of all existing and proposed buildings and structures including parking and loading areas, retaining walls, trees, landscaping and other physical features, and
    - viii. any rights-of-way and setbacks,
  - g) When a building or structure is proposed:
    - i. building floor plans, elevation drawings and a description of exterior finishing materials,
    - ii. a table indicating: the total area of the parcel, parcel coverage, number of units, number of parking and loading spaces, building height, number of storey's and landscaping calculations, and
    - iii. building floor plans, elevation and exterior finishing materials,
  - h) Any supporting studies, plans or other information deemed necessary by the County, and
  - i) Any other additional information required for a Specific Use or Activity, as outlined in **Part 4 – Specific Uses and Activities**.

**TEMPORARY DEVELOPMENT PERMIT**

- 96** Where a proposed development is for a discretionary use, the Development Authority may issue a temporary Development Permit for that development if:
- a) The proposed development is of a temporary nature, or
  - b) The Development Authority wishes to ensure that the development authorized by the permit will cease by a specified date.
- 97** The Development Authority may create limits on the operational duration of any development or use for a period of time not to exceed ten (10) years.
- 98** When a development is approved on a temporary basis the Development Authority:
- a) Shall require the cessation of use and removal of a temporary development at the expiration of the time period stated in the development permit,

- b) Shall impose a condition that removes the County from any liability regarding costs related to cessation of the development,
- c) Shall impose a condition that requires the site to be restored to a condition acceptable to the Development Authority, and
- d) May require the applicant to post a security.

**99** When a Temporary Development Permit expires the permit is void and a new application shall be required.

## Development Permit Conditions

### CONDITIONS OF APPROVAL

**100** The Development Authority, in imposing conditions on a Development Permit may:

- a) For a Permitted Use, impose conditions only to ensure compliance with this Bylaw, or
- b) For a Discretionary Use, impose conditions as deemed appropriate, so long as they serve a legitimate planning objective and do not sub-delegate the Development Authority's discretionary powers.

### VARIANCES

**101** Unless a specific provision of the Bylaw provides otherwise, the Development Authority may allow a variance under one or more of the following circumstances:

- a) The proposed development, with variance, would not unduly interfere with neighbouring parcels, or
- b) The variance is specific to the parcel, building or sign to which it applies, not shared by a significant number of other properties in the surrounding area, or
- c) The variance is a result of an error in the siting of a building or structure, and the rectifying of the error would create unnecessary hardship to the registered owner.

**102** The Development Authority shall require a supporting rationale from the applicant in support of a variance.

**103** The amount of an individual variance is at the sole discretion of the Development Authority.

**104** Variances shall not be considered by the Development Authority in the following situations:

- a) Height within an Airport Vicinity Protection Overlay, and
- b) Setbacks to a riparian area.

**105** In the event that a variance is granted, the Development Authority shall specify that a variance has been granted in the public notification.

### ENCROACHMENT AGREEMENTS

**106** If an applicant applies for a Development Permit for a building or structure that encroaches on property owned by the County, the Development Authority may as a condition of approval require the applicant to enter into an Encroachment Agreement with the County.

### DEVELOPMENT AGREEMENTS

**107** As a condition of approval, the Development Authority may require the applicant to enter into a 'Development Agreement' with the County, in accordance with the MGA, and may require the applicant to:

- a) Construct, install or pay for any improvements and utilities that are needed to serve the development or access to it, and/or
- b) Pay a Security or Levy, and/or

- c) Repair or reinstate to original or improved condition any street furniture, curbing, sidewalk, boulevard landscaping or trees, which may be damaged, destroyed or otherwise harmed by development or building operations upon the site, and
- d) Attend to all other matters the Development Authority considers appropriate.

### CAVEATS

**108** To ensure compliance with a Development Agreement, the County may register a caveat against a property being developed which shall be discharged upon the terms of the Development Agreement being met. This requirement does not apply to development under Federal, Provincial or Municipal authority.

### LANDSCAPE PLAN REQUIREMENTS

**109** At the discretion of the Development Authority, a landscape plan may be required as part of the submission for a Development Permit and the plan must be prepared by a certified landscape architect or an arborist.

**110** The landscape plan shall include information for the proposed site as well as all adjacent boulevards and existing property, drawn at a scale of 1:500 or larger, which clearly indicates and accurately identifies the following:

- a) Name, address, e-mail and phone number of the Applicant,
- b) Legal description of the subject property,
- c) Name and/or endorsement stamp of the Landscape Architect or the County approved landscape professional,
- d) Site area in ha (ac) proposed to be landscaped, as well as the percentage of the Parcel area,
- e) North arrow, the property Lines, dimensions of the subject site and identification of adjacent land uses,
- f) Detailed grading plan showing side slope grades, drainage swale grades, existing grades on adjacent lands and all proposed site elevations,
- g) Location of all existing and proposed utilities and easements, including storm sewers, catch basins for site drainage and overhead utilities,
- h) Location of all existing and proposed buildings, parking areas, driveways and entrances,
- i) Location of all existing plant materials to be retained on the subject site,
- j) Location of all new plant materials being proposed for the subject site,
- k) Proposed trees, shrubs, flower beds and ground covers labeled with a key to a cross referenced plant list identifying the common and botanical names, quantity, size and method of planting, grass mix for sod and/or seed,
- l) Vegetation planting details for installation,
- m) Location of all proposed landscape furniture and/or landscape amenities for the subject site including height of fencing and screen walls,
- n) Details of the irrigation system when applicable,
- o) All other physical features, existing or proposed, including berms, walls, fences, outdoor furniture, lighting and decorative paving, and the
- p) Location and type of all outdoor lighting.

**111** Any changes to an approved landscape plan requires a new approval of the Development Authority prior to the landscaping being installed.

# Securities

## DEVELOPMENT SECURITIES

**112** The County may require a security, in the form of an Irrevocable Letter of Credit or Refundable Security, in association with:

- a) Conditions of a Development Permit,
- b) A Development Agreement, and/or
- c) Any other case where the Development Authority deems a security is required to ensure that work is carried out in a timely manner and to the satisfaction of the Development Authority.

**113** The amount required as development security shall be ~~as required by Council Policy C-407, as amended or replaced from time to time. based on 150% of the estimated cost of construction of on-site and off-site infrastructure unless otherwise determined in the terms of the Development Permit approval or a Development Agreement.~~

**114** ~~The amount required as a temporary development security shall be \$5,000 or 25% of the estimated construction cost of development, whichever is greater.~~

**114** Where a security is required, a cost estimate, subject to review and verification by the Development Authority, shall be provided by the applicant.

**115** Where a security is required, it shall be provided by the applicant prior to release of the development permit.

## LANDSCAPING SECURITIES

**116** The County may require a security, in the form of an irrevocable letter of credit, in association with the landscaping of a parcel(s).

**117** The amount required as a landscaping security shall be ~~as required by Council Policy C-407, as amended or replaced from time to time. based on 150% of the estimated landscaping cost.~~

**118** The projected cost of the landscaping shall be calculated by the developer/owner and shall be based on information provided in an approved landscape plan.

**119** If in the opinion of the Development Authority, these projected costs are inadequate, the Development Authority may establish a higher landscaping cost to determine the value of the landscaping security.

**120** Where development has been approved in phases, the Development Authority may allow that a landscaping security be provided only on that portion of the site approved in each phase plus the amount required to minimally landscape the balance of the site should future development not proceed in a timely fashion.

**121** In the event that the developer/owner does not complete the required landscaping or fails to maintain the landscaping in a healthy condition, and the proceeds from the letter of credit are insufficient for the County to complete the required work, then the developer/owner shall pay such deficiency to the County immediately upon being invoiced. The County shall provide an accounting to the developer/owner indicating how the proceeds of the letter of credit were applied, within sixty (60) days of completing or maintaining the landscaping.

# PART FOUR

# Specific Uses and Activities

# 4

*This part outlines specific regulations that apply to particular types of Development within the County.*

## ACCESSORY DWELLING UNIT

### 122 Accessory Dwelling Unit General Requirements:

- a) Where an Accessory Dwelling Unit is not located within another Dwelling Unit, it shall be considered part of the total building area of an accessory building,
- b) Accessory Dwelling Units shall:
  - i. Be constructed on a permanent foundation,
  - ii. Comply with the regulations in the applicable District,
  - iii. Not exceed a gross floor area of 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>),
  - iv. Include sleeping, sanitary, and cooking facilities,
  - v. Provide a minimum of one dedicated on-site parking stall, and
  - vi. Have a distinct County address to facilitate accurate emergency response.

### 123 Accessory Dwelling Unit Site Requirements:

- a) A parcel shall be limited to one Accessory Dwelling Unit, unless otherwise stated in a given District.

### 124 Accessory Dwelling Unit Development Permit Requirements:

- a) A Development Permit application will respond to **Section 122** and **123** and further set out:
  - i. The architectural character of the Accessory Dwelling Unit,
  - ii. The location and setbacks of the Accessory Dwelling Unit,
  - iii. Amenity space for the Accessory Dwelling Unit, and
  - iv. Any landscaping or screening.

## BED AND BREAKFAST

### 125 Bed and Breakfast General Requirements:

- a) Bed and Breakfasts are an accessory use of a principal dwelling,
- b) Bed and Breakfasts shall not be permitted in a principal dwelling which has an existing Home-Based Business (Type I) or Home-Based Business (Type II), and



- c) Bed and Breakfasts shall be limited to no more than three (3) guest rooms.

**126 Bed and Breakfast Site Requirements:**

- a) One (1) Fascia Sign or Freestanding Sign is permitted, at the discretion of the Development Authority.

**127 Bed and Breakfast Development Permit Requirements:**

- a) A Development Permit application will respond to **Section 125** and **126**, and
- b) The maximum term of a Development Permit issued is five (5) years.

## CAMPGROUND

**128 Campground General Requirements:**

- a) There shall be no more than twenty (20) campsites per hectare (eight (8) campsites per acre),
- b) At least ten percent (10%) of a campground's gross area shall be set aside as a common outdoor space, and
- c) Campgrounds shall not be used for year-round vehicle (recreation) storage.

**129 Campground Site Requirements:**

- a) No campground will be approved within 250.0 m (820.21 ft.) of a Residential District as measured from property boundary to property boundary.

**130 Campground Development Permit Requirements:**

- a) A Development Permit application will respond to **Section 128** and **129** and further set out:
  - i. What onsite facilities will be provided,
  - ii. If roads are to be open year-round, provision for snow removal and snow storage, and
  - iii. The screening, storage, collection and disposal of septic and solid waste,
- b) An applicant is required to submit a Water and Wastewater Servicing Plan in support of a Development Permit, and
- c) The maximum term of a Development Permit issued is five (5) years.

## CANNABIS CULTIVATION AND CANNABIS PROCESSING

**131 Cannabis Cultivation and Cannabis Processing General Requirements:**

- a) Cannabis Cultivation and/or Cannabis Processing shall not occur in a building where a residential use is located, and
- b) A residential development constructed or created on a parcel after the approval of a Cannabis Cultivation or Cannabis Processing use shall not be considered a residential use for the purposes of the Bylaw.

**132 Cannabis Cultivation and Cannabis Processing Site Requirements:**

- a) In all Districts, Cannabis Cultivation and/or Cannabis Processing must have a minimum separation distance of:
  - i. At least 150.0 m (492.13 ft.) from a parcel with a Care Facility (Clinic),
  - ii. At least 150.0 m (492.13 ft.) from a parcel with a School,
  - iii. At least 100.0 m (328.08 ft.) from a parcel that is designated as Municipal School Reserve on title,
  - iv. At least 100.0 m (328.08 ft.) from a Residential District parcel, and
  - v. At least 100.0 m (328.08 ft.) from a Dwelling Unit.
- b) Notwithstanding a), in B-AGR, C-LRD and I-HVY Districts the minimum separation distance of Cannabis Cultivation and/or Cannabis Processing may be reduced to:
  - i. 75.0 m (246.06 ft.) from a Residential District parcel, and/or
  - ii. 75.0 m (246.06 ft.) from a Dwelling Unit,

- c) The minimum separation distance shall be measured from the closest point of the Cannabis Cultivation and/or Cannabis Processing building.

**133 Cannabis Cultivation and Cannabis Processing Development Permit Requirements:**

- a) A Development Permit application will respond to **Section 131** and **132**, and
- b) The maximum term of a Development Permit issued is ten (10) years.

### **CANNABIS RETAIL STORE**

**134 Cannabis Retail Store Site Requirements:**

- a) Cannabis Retail Stores must have a minimum separation distance of:
  - i. At least 300.0 m (984.25 ft.) from another Cannabis Retail Store,
  - ii. At least 150.0 m (492.13 ft.) from a parcel with a Care Facility (Clinic),
  - iii. At least 150.0 m (492.13 ft.) from a parcel with a School, and
  - iv. At least 100.0 m (328.08 ft.) from a parcel that is designated as a Municipal School Reserve on title,
- b) The minimum separation distance shall be measured from the closest portion of the Cannabis Retail Store building.

**135 Cannabis Retail Store Development Permit Requirements:**

- a) A Development Permit application will respond to **Section 134**, and
- b) The maximum term of a Development Permit issued is ten (10) years.

### **EQUESTRIAN CENTRE**

**136 Equestrian Centre General Requirements:**

- a) The maximum number of spectators for an event shall not exceed one hundred (100) persons, or as set out in the Development Permit conditions,
- b) Overnight camping may be allowed for a maximum of five (5) consecutive nights, or as set out in the Development Permit conditions, and
- c) The number of persons camping shall not exceed twenty (20) at any time, or as set out in the Development Permit conditions.

**137 Equestrian Centre Site Requirements:**

- a) A maximum of fifty (50) animals are allowed onsite at any time, or as set out in the Development Permit conditions.

**138 Equestrian Centre Development Permit Requirements:**

- a) A Development Permit application will respond to **Section 136** and **137**, and further set out:
  - i. Maximum number of horses and/or cattle that may be kept on the site at any one time,
  - ii. Maximum number of animals allowed to participate in an event, which shall be in addition to the animals kept on the site,
  - iii. Whether overnight camping of event participants may be allowed,
  - iv. Garbage and manure control, and
  - v. On-site stock trailer parking and participant/spectator parking,
- b) If the maximum number of spectators is anticipated to exceed one hundred (100) persons an applicant is required to submit the following in support of a Development Permit:
  - i. A Water and Wastewater Servicing Plan, and
  - ii. A Traffic Impact Analysis.

**FILM PRODUCTION****139 Film Production General Requirements:**

- a) Setback and height requirements do not apply to set structures.

**140 Film Production Site Requirements:**

- a) The maximum area of a Film Production in an Agricultural District or S-FUD shall be 16.19 ha (40.00 ac) or 25% of the parcel, whichever is less.

**141 Film Production Development Permit Requirements:**

- a) A Lighting Plan,
- b) A Traffic and Access Plan, and
- c) A Solid Waste Management Plan.

**HOME-BASED BUSINESS (TYPE I)****142 Home-Based Business (Type I) General Requirements:**

- a) Home-Based Business (Type I) are an accessory use of a principal dwelling,
- b) Home-Based Business (Type I) shall have no employees that are not permanent residents of the dwelling,
- c) Home-Based Business (Type I) may generate up to two (2) business-related visits per day, defined as two (2) vehicles visiting the business per day,
- d) Home-Based Business (Type I) shall not operate between the hours of 18:00 and 8:00 if the business generates noise,
- e) Typical businesses include private tutoring, web-based businesses or a private consultant's office, and
- f) Retail, restaurants, and automotive related businesses shall not be permitted as a Home-Based Business (Type I).

**143 Home-Based Business (Type I) Site Requirements:**

- a) Home-Based Business (Type I) shall not:
  - i. Change the residential character and external appearance of the land and buildings,
  - ii. Have any outside storage of equipment, goods, materials, commodities, or finished products,
  - iii. Have any vehicle (commercial) parked onsite, unless the parcel is 1.6 ha (3.95 ac) or greater in which case it may have a maximum of one (1) vehicle (commercial) parked onsite, and
  - iv. Have any signs that describe or advertise the Home-Based Business (Type I).

**144 Home-Based Business (Type I) Development Permit Requirements:**

- a) A Development Permit application is not required for Home-Based Business (Type I), so long as it is a Permitted Use in a given District and adheres to **Section 142** and **143**.

**HOME-BASED BUSINESS (TYPE II)****145 Home-Based Business (Type II) General Requirements:**

- a) Home-Based Business (Type II) is an accessory use of a principal dwelling and may utilize its accessory buildings and outside storage,
- b) Home-Based Business (Type II) may generate up to eight (8) business-related visits per day in an Agricultural District and up to four (4) business-related visits per day in all other Districts,
- c) Home-Based Business (Type II) shall not operate between the hours of 18:00 and 8:00 if the business generates noise,
- d) The number of non-resident employees shall not exceed two (2) at any time,

- e) Typical businesses include landscaping contractors, hairdressers, music teachers and day homes, and
- f) Retail, restaurants, and automotive related businesses shall not be permitted as a Home-Based Business (Type II).

**146 Home-Based Business (Type II) Site Requirements:**

- a) Outside storage may be permitted at the discretion of the Development Authority provided it complies with the following requirements, which may form conditions for approval:
  - i. Be screened from view of adjacent lands and roads,
  - ii. Meet the minimum setback requirements for buildings, and
  - iii. Not exceed 400.0 m<sup>2</sup> (4305.56 ft<sup>2</sup>) or 1% pf the parcel area, whichever is less,
- b) One (1) Fascia Sign or Freestanding Sign is permitted, at the discretion of the Development Authority.

**147 Home-Based Business (Type II) Development Permit Requirements:**

- a) A Development Permit application will respond to **Section 145** and **146**,
- b) The maximum term of a Development Permit issued for a Home-Based Business (Type II) is one (1) year,
- c) If a subsequent application is applied for before the one (1) year Development Permit has expired, the new Development Permit can be issued for up to five (5) years if:
  - i. The application is for the same Home-Based Business (Type II),
  - ii. The Home-Based Business has not violated the conditions of its Development Permit, and
  - iii. There are no active Bylaw enforcement orders related to the Home-Based Business (Type II).

**LIVESTOCK****148 Livestock General Requirements:**

- a) Livestock is permitted in R-RUR, R-CRD and any parcel where Agricultural (General) is a listed use.
- b) Where livestock is kept, pastures shall be maintained to ensure that there is no overgrazing, and
- c) Where livestock is kept, manure shall be managed to ensure there is no runoff onto adjacent lands, riparian areas, or watercourses, in a manner that mitigates odour.

**149 Livestock Site Requirements:**

- a) The maximum number of animals permitted on a parcel of land are as follows:

**Table 3 – Animal Units by Parcel Size**

Parcel Size	Max. Animal Units
<1.4 ha (<3.46 ac)	0
≥1.4 to ≤2.0 ha (≥3.46 to ≤4.94 ac)	2
>2.0 to ≤3.0 ha (>4.94 to ≤7.41 ac)	3
>3.0 to ≤4.0 ha (>7.41 to ≤9.88 ac)	4
>4.0 to ≤5.0 ha (>9.88 to ≤12.36 ac)	5
>5.0 to ≤6.0 ha (>12.36 to ≤14.83 ac)	6
>6.0 to ≤7.0 ha (>14.83 to ≤17.29 ac)	7
>7.0 to ≤8.0 ha (>17.29 to ≤19.77 ac)	8
>8.0 to ≤9.0 ha (>19.77 to ≤22.24 ac)	9
>9.0 to ≤10.0 ha (>22.24 to ≤24.71 ac)	10
>10.0 to ≤12.1 ha (>24.71 to ≤29.90 ac)	15
>12.1 to ≤16.1 ha (>29.90 to ≤39.78 ac)	20
>16.1 ha (>39.78 ac)	No Maximum

- b) Notwithstanding a), up to ten (10) chickens (hens, no roosters) are allowed on a Residential District parcel that is smaller than 1.4 ha (3.46 ac),
- c) The number of animals that constitute an animal unit are as follows:

**Table 4 – Animal Unit Table**

Animal Type	# of Animals = 1 Animal Unit
Cattle	1
Pigs	2
Horses/Ponies	1
Donkeys/Mules	1
Poultry (including Pheasants)	20
Sheep	5
Rabbit/Mink	20
Goats	5
Elk	1
Emu	4
Ostrich	2
Bison	0.5
Deer	4
Alpaca/Llama	5

- d) Notwithstanding c), calves, foals, lambs, gilts, kids at mothers' side (not weaned) are not considered to be Animal Units and wild boars are not permitted in the County.

**150 Livestock Development Permit Requirements:**

- a) A Development Permit is not required for Livestock so long as **Section 148** and **149** are adhered to,
- b) On parcels smaller than 16.1 ha (39.78 ac), livestock owners, wishing to increase the number of animals on a parcel, shall submit the following information as part of a Development Permit application:

- i. A Pasture Management Plan, and
- ii. A Manure Management Plan,
- c) A Development Permit for increasing the number of animals on a Non-Agricultural parcel shall not exceed five (5) years.

## SIGNAGE

### 151 Signage General Requirements:

- a) Signs shall be compatible with the general character of the prescribed District, to the satisfaction of the Development Authority,
- b) No sign or any part of a sign is allowed in a road allowances or County rights-of-way, and
- c) No sign or any part of a sign shall be within 3.0 m (9.84 ft) of overhead power and service lines.

### 152 Signage Site Requirements:

- a) A sign shall be located entirely within the site unless prior written approval granting permission for the sign to overhang another property is submitted by the affected owner, and
- b) The Development Authority may require an easement if a sign overhangs another property.

### 153 Signage Development Permit Requirements:

- a) A Development Permit is required for all signs, excluding those listed in **Section 92**,
- b) A Development Permit application will respond to **Section 151** and **152**, and detail the following:
  - i. All dimensions of the sign, including height of the sign and the sign Structure,
  - ii. Area of copy face(s),
  - iii. Design of copy face(s),
  - iv. Type of construction and finishing to be utilized,
  - v. Method of support,
  - vi. Material specifications,
  - vii. Details of sign illumination,
  - viii. Distance from roadway(s), and
  - ix. Such other considerations as the Development Authority may deem to be relevant,
- c) An applicant may be required to submit the following in support of a Development Permit:
  - i. A Site Plan showing sign location in relation to property boundaries and Buildings, and
  - ii. Photographs of the proposed site showing adjacent properties and signs within approximately 30.0 m (98.43 ft.) of the proposed sign location.

## SPECIAL FUNCTION BUSINESS

### 154 Special Function Business General Requirements:

- a) May only be located on a parcel for 15 cumulative days in a calendar year, excluding the time used to erect or dismantle any temporary structures.

### 155 Special Function Business Site Requirements:

- a) The maximum area of a Special Function Business shall not exceed 400.0 m<sup>2</sup> (4305.56 ft<sup>2</sup>) or 1% pf the parcel area, whichever is less.

### 156 Special Function Business Development Permit Requirements:

- a) A Development Permit application will respond to **Section 154** and **155**, and
- b) A Development Permit for a special function business shall not exceed three (3) years.

**STRIPPING, GRADING, EXCAVATION AND/OR FILL**

**157** Site stripping, grading, excavation, or fill is a discretionary use in all land use districts.

**158** Site stripping, grading, excavation, or fill Development Permit Requirements:

- a) A Development Permit is required for all Stripping, Grading, Excavation and/or Fill,
- b) A Development Permit application will detail the following:
  - i. Location and area of the site on which the development is proposed,
  - ii. Existing land use,
  - iii. Type of excavation, stripping, or grading proposed, showing dimensions of the operation or the area of the land and depth to which the topsoil is to be removed, and the effect on existing drainage patterns,
  - iv. Pre-development grading plan and post-development grading plan,
  - v. A soil-handling plan depicting movement of fill on the site and confirmation that soil will be transported when it is in a favourable condition,
  - vi. Location of wetlands and watercourses and any ecologically sensitive features,
  - vii. Timing of works, which shall not coincide with bird nesting seasons, as determined,
  - viii. Location where the excavation, stripping, or grading is to be taking place,
  - ix. Proposed access, haul routes and haul activities,
  - x. Methods to prevent dust and erosion,
  - xi. A traffic control plan,
  - xii. A Weed management plan,
  - xiii. Costs to reclaim the site, and
  - xiv. The condition in which the excavation, stripping, or grading is to be left when the operation is complete (including submission of site grading or re-contouring plans if required by the Development Authority), or the use of the area from which the topsoil is removed,
- c) The Development Authority may require a:
  - i. Stormwater Management Plan,
  - ii. Fill Management Plan,
  - iii. Soil Quality Report, and/or
  - iv. Letter of credit for performance of approval conditions based on the cost of remediation.

**TEMPORARY RESIDENCE**

**159** Temporary Residence General Requirements:

- a) **Temporary Residence is a discretionary use in all land use districts.**
- b) A Development Permit for a Temporary Residence may be issued for a vehicle (recreation), providing that a Building Permit has been issued for the construction of a Principal Dwelling on the same parcel.

**160** Temporary Residence Site Requirements:

- a) A Temporary Residence is restricted to Districts in which a dwelling is a permitted use, and
- b) A Temporary Residence shall be removed within 30 days of the occupancy of the principal dwelling.

**161** Temporary Residence Development Permit Requirements:

- a) A Development Permit application will respond to **Section 159 and 160** the above noted Requirements,
- b) The maximum term of a Development Permit issued for a Temporary Residence is one (1) year, and

- c) A Security shall be posted for a Temporary Residence in alignment with ~~Section 114~~.

### TEMPORARY SALES CENTRE AND SHOW HOME

#### 162 Temporary Sales Centre and Show Home General Requirements:

- a) ~~Temporary Sales Centre and Show Home are discretionary uses in all Residential Districts and C-MIX,~~
- b) A temporary sales centre and/or a show home shall not be occupied as a residence,
- c) Public viewing hours shall not be earlier than 8:00 am and not later than 8:00 pm, and
- d) Conditions of the permit do not limit the private showing by appointment of the show home at any time.

#### 163 Temporary Sales Centre and Show Home Site Requirements:

- a) A temporary sales centre and/or a show home shall be located close to the entrance of a new development, to the satisfaction of the Development Authority.

#### 164 Temporary Sales Centre and Show Home Development Permit Requirements:

- a) A Development Permit application will respond to ~~Section 162~~ and ~~163~~ and further set out:
  - i. The removal of all advertising signs and features when the use ceases, and
  - ii. Signs posted at any adjacent occupied residences by the show home builder indicating that these homes are private and not for viewing,
- b) A Development Permit may be issued prior to the registration of a phase of a development, providing that the phase has received approval by the Subdivision Authority, and there is a Development Agreement in place,
- c) The maximum term of a Development Permit for a temporary sales centre and/or a show home is five (5) years, and
- d) A security shall be posted for a temporary sales centre and/or a show home in alignment with ~~Section 114~~.



# PART FIVE

## General Regulations

# 5

*This part outlines general regulations that apply to development within the County.*

### Buildings and Structures

#### ADDRESSING

**165** All Principal Buildings shall have the civic address clearly displayed and easily visible from the street.

#### SERVICING

**166** All buildings shall have sanitary and sewer servicing to the satisfaction of the Development Authority.

#### BUILDING DESIGN

**167** A building's character and appearance may be considered in the review of proposed developments with respect to:

- a) Consistency with the prescribed District,
- b) Compatibility with nearby buildings, and
- c) Compliance to the provisions of any Statutory Plan, which sets out specific guidelines as to the design, character, appearance, or building materials used in a development.

#### MECHANICAL HOUSING

**168** In all Non-Agriculture Districts, a building's mechanical housing shall be screened, to the satisfaction of the Development Authority.

#### BUILDING HEIGHT

**169** The height of a building is determined by the average height of all elevations.

**170** The average height of an elevation shall be determined based on the finished grade to the highest point of the building.

**171** The highest point of a building shall not include the following: elevator housing, mechanical housing or its screening, roof stairway entrance, ventilation fans, a skylight, a steeple, a smokestack, a parapet wall, a flagpole, or similar device not structurally essential to the building.

**172** The finished grade shall be determined by the average of the highest and lowest grade adjacent to the façade of the building.

**ACCESSORY BUILDINGS**

**173** An Accessory Building on a parcel in a Residential District shall be similar to, and complement, the Principal Building in exterior material, colour and appearance.

**174** Where the Accessory Building is a Shipping Container it:

- a) Shall not be attached, in any way, to a principal building;
- b) Shall not be stacked in any Non-Industrial District; and
- c) Shall be visually screened from public roads and adjacent properties in a manner which satisfies the Development Authority.

**ACCESSORY STRUCTURES**

**175** Accessory structures are not required to comply with applicable yard setbacks.

**BEEKEEPING**

**176** Where Beekeeping is a permitted use in a Residential District, a maximum of three (3) Beehives are allowed.

**177** Beehives shall follow the same setbacks for Accessory Buildings in a given District.

**MIXED-USE BUILDINGS**

**178** A building may be occupied by a combination of one or more of the uses listed for this District and each use shall be considered as a separate use, and each use shall obtain a Development Permit.

**179** In a Mixed-Use Building:

- a) Dwelling Units shall have at grade access that is separate from the access for commercial premises,
- b) Direct access from a residential Dwelling Unit to a commercial premise shall not be permitted, and
- c) The minimum amenity area shall be of 4.00 m<sup>2</sup> (43.06 ft<sup>2</sup>) per Dwelling Unit.

**180** 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.

## Parcels and Setbacks

**HISTORICAL SETBACKS**

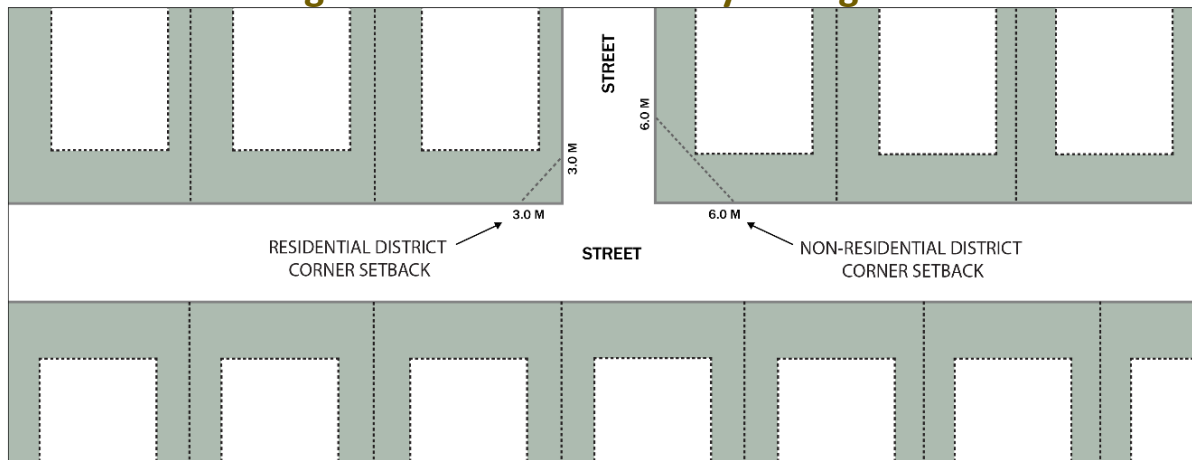
**181** The setbacks for all buildings constructed prior to March 12, 1985 are deemed to comply with this Bylaw.

**CORNER VISIBILITY**

**182** In a Residential District, private buildings, structures, fences and landscaping shall be setback at least 3.0 m (9.84 ft.) from the intersection of two roads to maintain corner visibility, as illustrated in **Figure 1 – Corner Visibility Triangle**.

**183** In a Non-Residential Districts, private buildings, structures, fences and landscaping shall be setback at least 6.0 m (19.69 ft.) from the intersection of two roads to maintain corner visibility, as illustrated in **Figure 1 – Corner Visibility Triangle**.

**184** Corner setbacks may be varied to align with Alberta Transportation requirements at the discretion of the Development Authority.

**Figure 1 – Corner Visibility Triangle****DRIVEWAYS**

**185** In a Residential District, the driveway to a public road shall be a minimum length of 6.0 m (19.69 ft.), measured from the back of sidewalk, or back of curb where there is no sidewalk.

**EXTENSIONS INTO YARDS**

**186** The following items are permitted to extend into any rear or side yard:

- a) Cantilever extensions up to 0.6 m (1.97 ft.) in length, and
- b) ~~Decks or Patio up to 2.0 m (6.56 ft.) that are less than or equal to 0.61 m (2.00 ft.) in height.~~ Decks and patios that are greater than 0.61 m (2.00 ft.) in height shall not extend further than 2.00 m (6.56 ft.) and the resulting required minimum rear or side yard shall not be less than 1.20 m (3.94 ft.).

**EMERGENCY ACCESS**

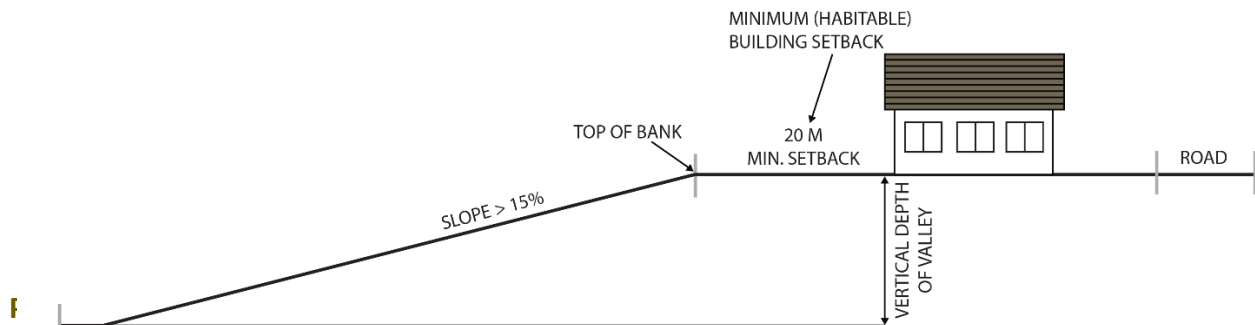
**187** Comprehensively planned areas shall be so designed that streets and access routes for firefighting vehicles and equipment are provided in accordance with the requirements of the *Safety Codes Act*, as amended or replaced from time to time.

**188** Setbacks in any District may be increased at the discretion of the Development Authority in order to provide adequate emergency access.

**SETBACKS FROM SLOPES AND BANKS**

**189** Buildings shall be located at least 20.0 m (65.62 ft.) back from the top-of-bank of an escarpment where the grade exceeds fifteen per cent (15%), as illustrated in **Figure 2 – Setback Requirements**.

**190** The Development Authority may, at their discretion, reduce the setback requirements if the applicant provides a Geotechnical Study, prepared by a qualified engineer, that provides satisfactory proof of bank stability.

**Figure 2 – Setback Requirements**

**191** For the purposes of this Bylaw, a parcel is a parcel without access if:

- a) the parcel does not abut a public or private roadway,
- b) the only public roadway that the parcel abuts is an undeveloped road allowance, semi-private road, or low maintenance road, or
- c) the parcel abuts a public or private roadway developed to County Standards, to which the road is subject to an active Cost Recovery Agreement.

**192** A parcel is not a parcel without access when it abuts a road approved in a condominium plan of subdivision or a plan of and such roadway directly accesses a County road.

**192** The **Land Use Map in Schedule B** identifies the parcels without access. In the event of any discrepancy between this section and the **Land Use Map**, the **Land Use Map** shall prevail.

**193** Notwithstanding a) above, the Development Authority may, at its discretion, determine that a parcel without access is, for the purposes of this Bylaw, a parcel having access, provided the road which provides access to the parcel is not subject to an active Cost Recovery Agreement.

**194** Notwithstanding the parameters of the District in which a parcel without access is located, Agriculture (General), Accessory Buildings, and Utilities shall be permitted uses; all other development is discretionary.

## **FLOOD HAZARD AREAS**

### **General Restrictions to Development:**

**195** All development in a Flood Hazard Area is considered to be discretionary, notwithstanding any other section of the Bylaw.

**196** No development shall be permitted within a Floodway, except for the:

- a) Repair or maintenance of existing buildings, or
- b) Replacement of existing buildings, provided flood-proofing design measures are undertaken, which do not involve construction below the Floodway.

**197** No building or structure shall be developed where the location of the building or structure is on a site where the undisturbed ground elevation:

- a) Is less than 6.0 m (19.69 ft.) above the normal summer low water level and is less than 1,200.0 m (3937.01 ft.) from the edge of the normal summer water channel of a watercourse, major, or
- b) Is less than 3.0 m (9.84 ft.) above the normal summer low water level and is less than 300.0 m (984.25 ft.) from the edge of the normal summer water channel of a watercourse, minor, or
- c) Unless the ground elevation adjacent to and within 5.0 m (16.40 ft.) of the building or structure is 1.0 m (3.28 ft.) above the 1:100 year flood elevation as determined by Alberta Environment and Parks.

**198** The placing of fill within the 1:100 year Flood Hazard Area shall not be permitted unless and until Alberta Environment and Parks has determined that the placing of the fill will not have a detrimental effect on the flow of water, either in the watercourse or on adjacent lands.

**Bragg Creek Flood Development Restrictions:**

**199** In addition to **Sections 195 to 198**, the following provision applies to properties in the Hamlet of Bragg Creek, ~~as identified in the Land Use Map:~~

- a) The minimum area of a site, when a lot or portion of a lot is within the Floodway, is the lot area as defined in the Title to the lands registered in the Alberta Land Titles Office as of January 1, 1995.

**Elbow River Development Restrictions:**

**200** In addition to **Sections 195 to 198**, the following provisions apply to properties along the Elbow River, ~~as identified in the Land Use Map:~~

- a) No development shall take place **in the floodway**, except for:
  - i. Roads and bridges,
  - ii. Flood or erosion protection measures or devices,
  - iii. Pathways that are constructed level with the existing natural grades, and
  - iv. Recreation facilities, provided there are no buildings, structures, or other obstructions to flow in the floodway,
- b) All development shall be such that during construction and upon completion there shall not be a negative impact on lands in terms of 1:100 flood levels of water flow velocity upstream and downstream of the site. The Development Authority may require an applicant to provide a Flood Modelling Study to demonstrate this requirement.

**FLOOD FRINGE AREAS**

**201** In a flood fringe area, mechanical and electrical equipment within a building shall be located at or above the designated flood level. The minimum ground floor elevation should be above the designated flood level when possible.

**202** If development is approved within the flood fringe, the first floor of all buildings shall be located at or above the 1:100 year flood level plus 0.5 m (1.64 ft.) freeboard. The Development Authority may allow for variances on the freeboard requirement depending on site specific conditions.

**203** When a Development Permit is made for any building on an existing lot which is or may be affected by a Floodway or Flood Fringe area, the Development Authority shall require the applicant to submit a geotechnical report or a flood plain/flood hazard mapping study or both, prepared by a qualified professional in accordance with County requirements. These studies shall confirm that there is a minimum contiguous developable area suitable for the building and related land on the subject lot and specify any flood mitigation measures to reduce potential damage from a flood event.

**RIPARIAN PROTECTION AREAS**

**Determination of the Riparian Protection Area:**

**204** The extent of the Riparian Protection Area, as measured from the top of bank or furthest extent of a wetted area, shall be:

- a) Minimum of 30.0 m (98.43 ft.) if the underlying soil type is glacial till,
- b) Minimum of 60.0 m (196.85 ft.) if the underlying soil type is alluvial sediment, or
- c) As otherwise established by a geotechnical assessment and environmental assessment prepared by licensed professionals that is acceptable to the Development Authority.

- 205** Notwithstanding **Section 204**, the Riparian Protection Area for the Bow River and Elbow River shall be measured from the river's legal bank, as determined by a qualified professional surveyor in accordance with the *Surveys Act*, R.S.A. 2000 Chapter S-26, as amended or replaced from time to time.
- 206** No tree clearing shall occur within any part of the riparian setback, and no vegetation shall be disturbed within a minimum of 10.0 m (32.81 ft.) from the top of bank or furthest extent of a wetted area.
- 207** If a development setback is required under other section(s) of the Bylaw that results in setback greater than the Riparian Protection Area, that greater setback shall prevail.

**Bragg Creek Flood Area Structure Plan Lands:**

- 208** Notwithstanding **Sections 204 to 207**, the following applies for lands within the Greater Bragg Creek Area Structure Plan:
- a) Outside the Hamlet of Bragg Creek, a 50.0 m (164.04 ft.) Riparian Protection Area extends outside of the active floodplain of the Elbow River,
  - b) Outside the Hamlet of Bragg Creek, a 30.0 m (98.43 ft.) Riparian Protection Area extends from the edge of a stream or wetted area as measured from the high-water mark,
  - c) Within the Hamlet of Bragg Creek, a 50.0 m (164.04 ft.) Riparian Protection Area extends from the active floodway of the Elbow River, and
  - d) Within the Hamlet of Bragg Creek, a 30.0 m (98.43 ft.) Riparian Protection Area extends from the edge of a stream or wetted area as measured from the high-water mark.

**Uses Restricted in the Riparian Protection Area:**

- 209** For any development within the Riparian Protection Area the Development Authority shall require a Development Permit to be issued subject to conditions the Development Authority deems necessary for the purpose of minimizing the impact of the development on the Riparian Protection Area. The Development Permit conditions may include but are not limited to:
- a) Preservation of natural vegetation,
  - b) Sediment and erosion control during construction,
  - c) Siting of construction equipment away from a watercourse, and
  - d) Siting of proposed development away from a watercourse.
- 210** Where no buildable area on a lot exists due to the Riparian Protection Area regulations, the following development may be approved by the Development Authority within the Riparian Protection Area:
- a) Buildings,
  - b) Accessory Structures,
  - c) Private Sewage Treatment System and Decentralized Wastewater Systems,
  - d) Communications Facilities,
  - e) Parking lots,
  - f) Stormwater ponds, swimming pools, artificial water bodies, and dugouts, and
  - g) Stripping, fill, excavation, grading, and/or re-contouring.

**Riparian Protection Areas Compliance:**

- 211** Notwithstanding **Sections 204 to 210**, any development which either has a Development Permit or was exempt from requiring a Development Permit pursuant to the Land Use Bylaw in place at the time of construction may be deemed to be in compliance with the provisions of this Section and shall not be considered as a non-conforming use or building.

# Signage

## SIGN ILLUMINATION

**212** No sign shall be digital, animated, flashing, or lit by an intermittent light source.

## AWNING/CANOPY SIGNS

**213** Means a sign which either forms part of, or is attached to, a retractable or permanently affixed canopy, adhering to the following requirements:

Permit Required	Yes
District	Agriculture Permitted
	Residential Prohibited
	Business/Commercial Permitted
	Industrial Permitted
	Special Discretionary
Maximum Sign Dimensions	N/A
Standards	<ul style="list-style-type: none"> <li>Shall be constructed of durable, waterproof, colourfast material</li> <li>Shall be attached to the Structure to which it refers</li> <li>Shall at the minimum project 0.6 m (1.97 ft.) from the Building</li> <li>Shall have a minimum clearance of 3.0 m (9.84 ft.) above grade</li> </ul>

## BILLBOARD SIGNS

**214** Means a sign which stands independently of a Building for the purposes of third-party advertising of a product or service, adhering to the following requirements:

Permit Required	Yes
District	Agriculture Discretionary
	Residential <del>Discretionary</del> Prohibited
	Business/Commercial Discretionary
	Industrial Discretionary
	Special Discretionary
Maximum Sign Dimensions	<ul style="list-style-type: none"> <li>35.0 m<sup>2</sup> (376.74 ft<sup>2</sup>) sign area</li> <li>12.0 m (39.37 ft.) sign height</li> </ul>
Standards	<ul style="list-style-type: none"> <li>Shall be a minimum 90.0 m (295.28 ft.) apart from any other Billboard</li> <li>May be illuminated by a constant source of light</li> <li>Shall be setback at a minimum of 5.0 m (16.40 ft.) from any Parcel line</li> <li>Shall have no part of the sign face less than 2.4 m (7.87 ft.) above grade</li> <li>Shall be setback a minimum of 300.0 m (984.25 ft.) from another Billboard Sign</li> <li>Shall be setback a minimum of 300.0 m (984.25 ft.) from a highway</li> <li>Shall not be attached to a vehicle</li> </ul>

**ELECTION SIGNS**

**215** Means a sign displayed during an election period, referendum or plebiscite, adhering to the following requirements:

<b>Permit Required</b>		<b>No</b> , provided it meets the following standards and adheres to the 'Election Sign Bylaw' Bylaw No. C-7504-2015, as amended or replaced from time to time.
<b>District</b>	Agriculture	Permitted
	Residential	Permitted
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Permitted
<b>Maximum Sign Dimensions</b>		<ul style="list-style-type: none"> <li>• 2.0 m<sup>2</sup> (21.53 ft<sup>2</sup>) sign area</li> <li>• 1.5 m (4.92 ft.) sign height</li> </ul>
<b>Standards</b>		<ul style="list-style-type: none"> <li>• Shall be erected no more than sixty (60) days prior to an election and shall be removed within twenty-four (24) hours after the election to which they refer</li> <li>• Shall not be placed on any centre median or in any location that affects traffic safety or visibility</li> <li>• Shall not be illuminated</li> </ul>

**FASCIA SIGNS**

**216** Means a flat sign that is attached flush to a Building face or is painted on, adhering to the following requirements:

<b>Permit Required</b>		<b>Yes</b>
<b>District</b>	Agriculture	Permitted
	Residential	<b>Discretionary</b> <del>Prohibited</del>
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Discretionary
<b>Maximum Sign Dimensions</b>		<ul style="list-style-type: none"> <li>• Special Districts, sign area ≤ 20% of the Building face</li> <li>• <del>Commercial and Industrial</del> <b>Non-Special</b> Districts, sign area ≤ 40% of the Building face</li> </ul>
<b>Standards</b>		<ul style="list-style-type: none"> <li>• Shall be projected a maximum of 0.3 m (0.98 ft.)</li> <li>• Shall have no exposed wiring or bulbs</li> <li>• May be illuminated and may include changeable copy</li> <li>• For attached fascia signs, shall be safely and securely attached to the Building by means of metal anchors, bolts or expansion screws</li> <li>• Shall not exceed 0.5 m<sup>2</sup> (5.38 ft<sup>2</sup>) in area for a Bed and Breakfast or Home-Based Business (Type II)</li> <li>• Shall not exceed 1.5 m (4.92 ft.) in height for a Bed and Breakfast or Home-Based Business (Type II)</li> </ul>





**FREESTANDING SIGNS**

**217** Means a sign, other than a billboard, that is self-supporting in a fixed location and not attached to a Building, adhering to the following requirements:

Permit Required		Yes
<b>District</b>	Agriculture	Discretionary
	Residential	Discretionary
	Business/Commercial	Discretionary
	Industrial	Discretionary
	Special	Discretionary
<b>Maximum Sign Dimensions</b>		<ul style="list-style-type: none"> <li>Residential District, 1.5 m<sup>2</sup> (16.15 ft<sup>2</sup>) sign area</li> <li>Residential District, 1.5 m (4.92 ft.) sign height</li> <li>Non-Residential District, 7.0 m<sup>2</sup> (75.35 ft<sup>2</sup>) sign area</li> <li>Non-Residential District, 12.0 m (39.37 ft.) sign height</li> </ul>
<b>Standards</b>		<ul style="list-style-type: none"> <li>May be illuminated and may include changeable copy, unless deemed to distract highway users.</li> <li>Shall be wholly located on the site of the Building or land use to which the sign refers, except where the sign is approved to contain third-party advertising</li> <li>Shall not project over any property line</li> <li>Shall not exceed 0.5 m<sup>2</sup> (5.38 ft<sup>2</sup>) in area or 1.5 m (4.92 ft.) in height for a Bed and Breakfast or Home-Based Business – Type II</li> <li>In Agricultural Districts, shall be setback a minimum of 300.0 m (984.25 ft.) from another Freestanding Sign</li> <li>In Non-Agricultural Districts, only one (1) sign shall be permitted per parcel, except where sites have 60.0 m (196.85 ft.) or more of street frontage and signs are placed no closer than 30.0 m (98.43 ft.) apart</li> <li>The area around Freestanding Signs shall be kept clean and free of overgrown vegetation and free from refuse material;</li> <li>For the purpose of marketing or guiding traffic to a new development: <ul style="list-style-type: none"> <li>i. Shall be located a minimum of 25.0 m (82.02 ft.) from a roadway intersection and 10.0 m (32.81 ft.) from another such sign for the same development</li> <li>ii. Shall be placed no further than the nearest arterial road to the new subdivision or development</li> </ul> </li> </ul>



**INFLATABLE SIGNS**

**218** Means a sign that is inflated, adhering to the following requirements:

Permit Required		Yes
District	Agriculture	Discretionary
	Residential	Prohibited
	Business/Commercial	Discretionary
	Industrial	Discretionary
	Special	Discretionary
Maximum Sign Dimensions		N/A
Standards		<ul style="list-style-type: none"> <li>• Shall be affixed securely</li> <li>• Shall be a minimum of 10.0 m (32.81 ft.) from power and service lines and road rights-of-way</li> </ul>

**PORTABLE SIGNS**

**219** Means a sign mounted on a frame, stand or similar Structure that is easily transported, but does not include a sandwich board, adhering to the following requirements:

Permit Required		Yes
District	Agriculture	Discretionary
	Residential	Prohibited
	Business/Commercial	Discretionary
	Industrial	Discretionary
	Special	Discretionary
Maximum Sign Dimensions		<ul style="list-style-type: none"> <li>• 5.0 m<sup>2</sup> (53.82 ft<sup>2</sup>) sign area</li> <li>• 3.0 m (9.84 ft.) sign height</li> </ul>
Standards		<ul style="list-style-type: none"> <li>• Not more than one (1) Portable Sign is allowed for any one Parcel</li> <li>• Shall only be placed on the ground but shall not be permanently fastened to the ground</li> <li>• May be issued for a maximum of ninety (90) days, or longer at the discretion of the Development Authority</li> </ul>

**PROJECTING SIGNS**

**220** Means a sign that is attached to a wall of a Building and horizontally extends more than 0.3 m (0.98 ft.) from the face of that wall, adhering to the following requirements:

Permit Required		Yes
District	Agriculture	Permitted
	Residential	Prohibited
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Discretionary
Maximum Sign Dimensions		<ul style="list-style-type: none"> <li>Industrial Districts, 9.0 m<sup>2</sup> (96.88 ft<sup>2</sup>) sign area</li> <li>Non-Industrial Districts, 5.0 m<sup>2</sup> (53.82 ft<sup>2</sup>) sign area</li> </ul>
Standards		<ul style="list-style-type: none"> <li>Shall not project more than 2.0 m (6.56 ft.) from the Building face</li> <li>Shall not be placed at a height less than 2.4 m (7.87 ft.) from grade to the bottom of the sign</li> <li>Shall not project above the roof or parapet of a Building</li> <li>Shall not be located within 0.6 m (1.97 ft.) from the back of the curb of a public road</li> <li>Shall be fixed in place</li> <li>Only one (1) projecting sign shall be permitted per parcel</li> <li>Businesses located in the same building may combine their allowable sign areas to form a single projecting sign</li> </ul>

**REAL ESTATE SIGNS**

**221** Means any temporary, non-illuminated sign that is displayed on a property for the purpose of advertising the sale, lease or rent of that property, adhering to the following requirements:

Permit Required		No, provided it meets the following standards
District	Agriculture	Permitted
	Residential	Permitted
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Permitted
Maximum Sign Dimensions		<ul style="list-style-type: none"> <li>Residential Districts, 0.5 m<sup>2</sup> (5.38 ft<sup>2</sup>) sign area</li> <li>Non-Residential Districts, 3.0 m<sup>2</sup> (32.29 ft<sup>2</sup>) sign area</li> <li>3.0 m (9.84 ft.) sign height</li> </ul>
Standards		<ul style="list-style-type: none"> <li>Shall only be located on the property that is for sale</li> <li>Shall be removed within seven (7) days after the closing date of the sale of the property</li> <li>Shall be restricted to a maximum of two (2) signs per development, or Dwelling Unit in multi-unit dwellings</li> </ul>

**ROOF SIGNS**

**222** Means any sign erected upon, against, or directly above a building, adhering to the following requirements:

Permit Required		Yes
District	Agriculture	Permitted
	Residential	Prohibited
	Business/Commercial	Discretionary
	Industrial	Discretionary
	Special	Prohibited
Maximum Sign Dimensions		<ul style="list-style-type: none"> <li>• &lt;20% of the area formed by the building face</li> <li>• 1.0 m (3.28 ft.) sign height</li> </ul>
Standards		<ul style="list-style-type: none"> <li>• Shall be erected so that the supporting structure is not visible</li> <li>• Shall not rotate or employ any flashing or intermittent lights, devices or means to create the impression of flashing lights</li> <li>• Shall have a minimum building clearance of 1.2 m (3.94 ft.)</li> </ul>

**SANDWICH BOARDS**

**223** Means an "A" shaped form of freestanding sign, sometimes referred to as an A-frame, which is set on but not attached to the ground and has no external supporting Structure for commercial or point-of-sale use, adhering to the following requirements:

Permit Required		No, provided it meets the following standards
District	Agriculture	Permitted
	Residential	Permitted
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Permitted
Maximum Sign Dimensions		<ul style="list-style-type: none"> <li>• 0.8 m<sup>2</sup> (8.61 ft.2) sign area</li> <li>• 1.0 m (3.28 ft.) sign height</li> </ul>
Standards		<ul style="list-style-type: none"> <li>• Shall be located in proximity to the business advertised and permitted only during hours of operation</li> <li>• Shall not include any illumination or electronic message display</li> <li>• Shall be constructed of a rigid material such that a stable frame is created</li> <li>• Shall not obstruct pedestrian or vehicular traffic</li> <li>• Shall maintain a separation distance of 10.0 m (32.81 ft.) from another Sandwich Board Sign</li> </ul>

**TEMPORARY SIGNS**

**224** Means a sign which is not permanently installed and is limited to advertising a yard sale, garage sale or other Special Event, adhering to the following requirements:

Permit Required		No, provided it meets the following standards
District	Agriculture	Permitted
	Residential	Permitted
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Permitted
Maximum Sign Dimensions		<ul style="list-style-type: none"> <li>0.5 m<sup>2</sup> (5.38 ft.<sup>2</sup>) sign area</li> </ul>
Standards		<ul style="list-style-type: none"> <li>Shall not be erected for more than a forty-eight (48) hour period, unless the appropriate Special Event permit has been issued</li> <li>Signs may be removed by the County after forty-eight (48) hours without notice</li> <li>If proposed within County road allowances, signs are governed by the 'Temporary and/or Election Sign Bylaw (No. C-7504-2015)' as amended or replaced from time to time.</li> </ul>

## Lighting

**OUTDOOR LIGHTING – GENERAL PROVISIONS**

**225** All outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.

**226** Full cut-off (shielded) outdoor fixtures shall be installed for all exterior lighting.

**227** The maximum mounting height for an outdoor light fixture shall be 6.0 m (19.69 ft.) in any Residential District or any parcel that abuts a Residential District.

**OUTDOOR LIGHTING – BUSINESS/COMMERCIAL AND INDUSTRIAL**

**228** Business/Commercial and Industrial District lighting shall minimize light pollution, glare, and light trespass into adjacent properties to a degree that maintains on-site visibility of product displays during evening hours of operation.

**229** The maximum mounting height for an outdoor light fixture shall be 12.0 m (39.37 ft.).

**230** The County may require an applicant to provide a plan, completed by a qualified professional, indicating the location of all exterior lights, a description of any measures taken to shield direct glare onto adjacent properties, and the projected light patterns in relation to adjacent properties, roadways, and developments.

**231** No flashing, strobe, or revolving lights shall be installed on any structure, which may impact the safety of motorists using adjacent public roadways.

# Onsite Parking and Loading

## GENERAL PROVISIONS

- 232** Where any development is proposed, parking shall be provided and maintained by the owner in accordance with the requirements of the Bylaw.
- 233** Barrier-free parking stalls are intended for use by mobility-reduced persons and shall be included in the calculation of the applicable minimum parking requirement.
- 234** Parking areas shall be freely accessible at all times during which the facility is in operation.
- 235** Parking stalls shall have a minimum vertical clearance of 1.99 m (6.53 ft.).

## NUMBER OF STALLS

- 236** The minimum number of parking stalls required is as follows:

**Table 5 – Parking Minimums**

Use	Required Parking Stalls
Accessory Dwelling Unit	1 additional stall
Agricultural (General)	N/A
Agricultural (Intensive)	1 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Agricultural (Regulated)	Determined by Direct Control District
Agricultural (Processing)	1 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Alcohol Production	1 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Animal Health (Inclusive)	1 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Animal Health (Small Animal)	1 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Auctioneering	7.5 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Automotive Services (Minor)	1 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Automotive Services (Major)	2 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Bed and Breakfast	1 per Guest Room
Campground	1 visitor parking stall per 5 campsites
Cannabis Cultivation	1 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Cannabis Processing	1 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Cannabis Retail Store	2 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Car Wash	2 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area (minimum of 2)
Care Facility (Child)	3 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Care Facility (Clinic)	2 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Care Facility (Group)	2 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Care Facility (Seniors)	1 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Care Facility (Medical)	3 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Cemetery and Funeral Services	2 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Conference Centre	2 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Dwelling or Dwelling Unit	2 per unit
Dwelling, Multiple Unit	1 per unit
Dwelling, Duplex/Semi	2 per unit
Dwelling, Single Detached	2 per unit
Equestrian Centre	1 per spectator (as determined within the Development Permit)
Establishment (Eating)	5 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area

Establishment (Drinking)	5 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Establishment (Entertainment)	5 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Establishment (Restricted)	5 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Farm Gate Sales	N/A
Farmers Market	7.5 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Film Production	Applicant shall submit a parking assessment for consideration by the Development Authority
Home Based Business (Type I)	1 additional stall
Home Based Business (Type II)	2 additional stalls
Hotel/Motel	3 plus 1 per guest room
Industrial (Light)	1 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Industrial (Medium)	1 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Industrial (Heavy)	1 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Industrial (Logistics)	1 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area for the first 40000m <sup>2</sup> (430057.0 ft <sup>2</sup> ), 0.2 per each additional 100m <sup>2</sup> (1076.36 ft <sup>2</sup> )
Kennel	1 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Manure Storage Facility	Determined by Direct Control District
Natural Gas Plant	Determined by Direct Control District
Natural Resource Extraction/Processing	Determined by Direct Control District
Office	3 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Outdoor Storage	0.5 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area (minimum of 4)
Park	N/A
Post-Secondary	3 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Recreation (Culture & Tourism)	5 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Recreation (Private)	5 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Recreation (Public)	5 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Recycling/Compost Facility	N/A
Religious Assembly	7.5 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Retail (Small) < 1000 m <sup>2</sup>	2 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Retail (General) 1000-4000 m <sup>2</sup>	2 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Retail (Large) > 4000 m <sup>2</sup>	3 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Retail (Groceries)	3 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Retail (Restricted)	2 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Retail (Garden Centre)	3 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Retail (Shopping Centre)	2 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area
Riding Arena	N/A
School	Elementary School (K-6): 2.5 per classroom Middle School (7-9): 2.25 per classroom High School (10-12): 4.5 per classroom
Show Home	Same as Dwelling Type
Station (Gas/Electric)	2 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area (minimum of 2)
Station (Bulk Fuel)	2 per 100.0 m <sup>2</sup> (1076.39 ft <sup>2</sup> ) gross floor area (minimum of 2)
Temporary Sales Centre	Same as Dwelling Type
Utilities	N/A
Vacation Rental	Same as Dwelling Type
Waste Management Facility	Determined by Direct Control District

**237** Where a use is not listed, the number of spaces shall be determined by the Development Authority, having regard for similar uses and the estimated parking demand of the proposed use.

**238** Where a calculation does not yield a whole number, the required number of spaces shall be rounded down to the next whole number.

### SIZE OF PARKING STALLS

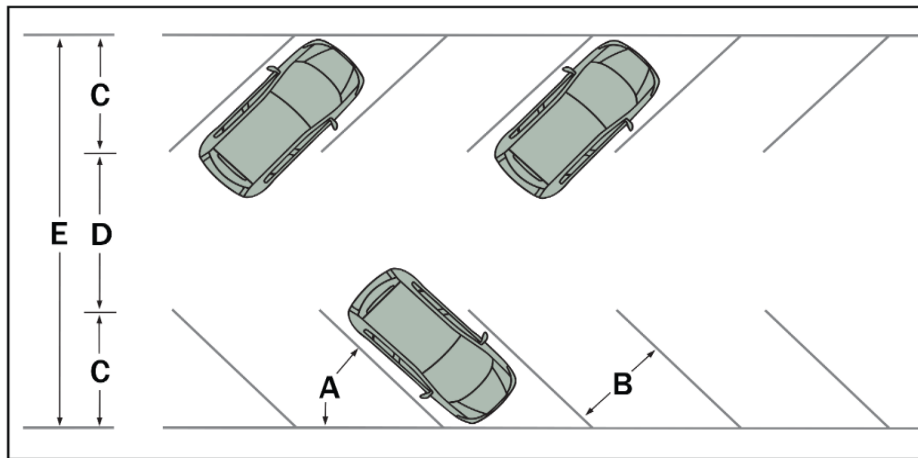
**239** Minimum parking stall dimensions, illustrated **Figure 3 – Parking Stall Dimensions**, are as follows:

**Table 6 – Parking Minimums**

A	B	C	D	E
ANGLE OF STALL PERPENDICULAR TO AISLE	STALL WIDTH	STALL DEPTH PERPENDICULAR TO AISLE	AISLE WIDTH	OVERALL DEPTH
30°	2.6 m (8.53 ft.)	5.0 m (16.40 ft.)	3.6 m (11.81 ft.)	13.6 m (44.62 ft.)
45°	2.6 m (8.53 ft.)	6.5 m (21.33 ft.)	3.6 m (11.81 ft.)	16.6 m (54.46 ft.)
60°	2.6 m (8.53 ft.)	6.5 m (21.33 ft.)	5.5 m (18.04 ft.)	18.5 m (60.70 ft.)
90°	2.6 m (8.53 ft.)	6.0 m (19.69 ft.)	7.0 m (22.97 ft.)	19.0 m (62.34 ft.)

**240** Where parking stalls are located with access directly off a lane, the required width of the aisle may be reduced by the width of the lane, at the discretion of the Development Authority.

**Figure 3 – Parking Stall Dimensions**



### SMALL CAR PARKING

**241** For parking stalls other than parallel stalls, up to twenty per cent (20%) of the required parking stalls may be of a depth shorter than that required above, to a minimum of 4.6 m (15.09 ft.). These stalls shall be clearly marked 'SMALL CAR'.

### VISITOR PARKING

**242** For Residential uses:

- Off-street parking shall be located on the site of the development served by the parking, and
- All visitor parking should be easily accessible to the building it addresses.

**243** Where a development consists of a mix of uses, the total off-street parking requirement shall be the sum of the off-street parking requirements for each use, unless it is demonstrated through a Parking Assessment, prepared by a



qualified engineer, that there will be complementary demand for parking that warrants a reduction in the total requirement.

### ONSITE LOADING SPACES

**244** Off-street loading spaces shall be provided and maintained by the Owner in accordance with the requirements of the Bylaw.

**245** Off-street loading space shall be provided entirely within the property of the development being served.

**246** The number of off-street loading spaces shall be determined at the Development Permit stage by the Development Authority, having regard for the development's needs.

**247** Off-Street Loading Spaces Shall:

- a) Have minimum dimensions of 4.0 m (13.12 ft.) in width and 8.0 m (26.25 ft.) in length,
- b) Have overhead clearance of at least 5.0 m (16.40 ft.) above grade,
- c) Have vehicular access from a street or lane either directly or by a clearly defined traffic aisle, and
- d) Be surfaced to the satisfaction of the Development Authority.

### PARKING LOT PLANS

**248** For parking areas larger than thirty (30) stalls in Business/Commercial or Industrial Districts, a Parking Lot Plan that addresses parking requirements and landscaping design shall be completed as part of the Development Permit application to the satisfaction of the Development Authority.

### DEFICIENT PARKING OR LOADING SPACES

**249** In deciding on a proposed development that is deficient in parking or loading spaces, the Development Authority may at their discretion vary the number of parking stalls required (as supported by a parking study prepared by a qualified engineer).

**250** When a building is enlarged, or its use is changed or intensified, resulting in deficient parking or loading spaces the increased parking shall be limited to the requirements for the intensification.

### GARBAGE STORAGE AND COLLECTION

**251** Garbage storage or collection areas should not be located in a front yard or visible from the street.

**252** Any garbage storage or collection area co-existing with any parking or loading area shall be:

- a) Clearly delineated as separate from the parking and loading stalls,
- b) Located to optimize collection vehicles access, and
- c) Screened by a fence or landscaped screen.

## Landscaping

### GENERAL LANDSCAPING REGULATIONS

**253** The Development Authority shall require that landscaping be provided in conjunction with, and addressed as part of, any Development Permit in Business/Commercial and Industrial Districts, except for an Agricultural operation.

**254** Notwithstanding **Section 253**, the Development Authority may require landscaping for Agricultural (Intensive), Agricultural (Processing), and Agricultural (Regulated).

**255** As a condition of the Development Permit, the Development Authority shall require all landscaping to be completed within one (1) year of the issuance of the Development Completion Certificate, unless otherwise stated.

**256** The owner, developer and/or successor or assignees, shall be solely responsible for the necessary landscaping and proper maintenance of the development Parcel.

**257** The provision of site landscaping is a permanent obligation of a development permit and shall be installed and maintained in accordance with accepted horticultural practices and consistent with an approved landscape plan.

**258** Landscaping, including location, design, extent of plantings and other landscaping treatments provided, shall be subject to approval of the Development Authority.

**259** All tree/shrub planting required shall be suitable to Zone 3b plant hardiness as is typical in the Calgary Region.

### LANDSCAPING REQUIREMENTS

**260** All development within Business/Commercial and Industrial Districts is subject to the following landscape standards:

**Table 7 – Landscaping Standards**

	Minimum Landscaping Area	Landscaping of Parking Lots	Trees	Shrubs	Minimum Tree Size
<b>Business/Commercial</b>	A minimum of 10%, or as otherwise required by the Development Authority	For a parking and loading requiring 30 or more parking spaces, a minimum landscaped area of 1.0 m <sup>2</sup> (10.76 ft <sup>2</sup> ) per on-site parking space shall be provided for visual relief.	One tree for every 40.0 m <sup>2</sup> (430.56 ft <sup>2</sup> ) of the required landscaped area, to a minimum of four trees.	One shrub for every 60.0 m <sup>2</sup> (645.83 ft <sup>2</sup> ) of landscaped area shall be provided, to a minimum of six shrubs.	Deciduous trees shall be a minimum 63.0 mm (2.48 inches) caliper measured 450.0 mm (17.72 inches) from ground level.
<b>Industrial</b>	A minimum 6.0 m (19.69 ft.) wide landscaped yard shall be required adjacent to any public roadway.			One shrub for every 80.0 m <sup>2</sup> (861.11 ft <sup>2</sup> ) of landscaped area shall be provided, to a minimum of six shrubs.	Coniferous trees shall be 2.5 m (8.20 ft.) in height.

**261** Where the calculation of the required number of trees and shrubs results in a fraction, the values shall be rounded down to the next whole number.

### LANDSCAPING INSPECTIONS

**262** Upon receipt of a written request from the applicant, an inspection of the finished landscaping may be scheduled by the Development Authority. Landscaping inspections shall comply with the following:

- Conducted only during the normal growing season, approximately May 15<sup>th</sup> through October 15<sup>th</sup>,
- Development Authority shall perform the landscaping inspection within thirty (30) days of receipt of the inspection request subject to a) above, and
- Upon approval of the landscaping by the Development Authority, the security shall be released.

## Fencing

### GENERAL FENCING REGULATIONS

**263** Fences shall complement the character and quality of the principal building.

**264** The Development Authority may require an alternate siting of the fence in order to provide unimpeded traffic sight lines.

**265** The Development Authority may require a site to be fenced and secured if the Development Authority is of the opinion the development poses a potential safety hazard.

### FENCE HEIGHT

**266** Fence height shall be measured from grade to the highest part of the fence;

**267** Notwithstanding **Section 266**, the height measurement for a fence constructed on top of a deck, berm, or retaining wall shall include the height of the deck, berm, or the retaining wall;

**268** Fencing in a Residential District or Agricultural District shall be:

- a) No higher than 2.00 m (6.56 ft.) in side, rear and front yards on lands 0.4 ha (0.99 ac) or more, and
- b) No higher than 1.00 m (3.28 ft.) in front yards on lands less than 0.4 ha (0.99 ac).

**269** Fencing in a Business District, Commercial District or Industrial District shall be at the discretion of the Development Authority if over 2.00 m (6.56 ft.) in height.

**270** Notwithstanding c) above, fencing for Recreation (Outdoor) shall be no higher than 4.0 m (13.12 ft.).

### SHELTER BELTS

**271** All trees, hedges, shrubs, or wooden fences forming a shelter belt shall be located not closer than:

- a) 15.00 m (49.21 ft.) from the right-of-way of a road,
- b) 35.00 m (114.83 ft.) from the nearest limit of a County road rights-of-way, and
- c) 40.00 m (131.23 ft.) from the nearest limit of a highway.

**272** Notwithstanding **Section 271**, single tree planting and screening, either by berm or fence, may be located either on the property line for screening or within 2.00 m (6.56 ft.) for single tree planting.

## Stripping, Grading, Excavation and Fill

### GENERAL STRIPPING, GRADING, EXCAVATION AND FILL REGULATIONS

**273** Site stripping, filling, excavation, grading, and/or re-contouring (including construction of an artificial waterbody, but not a dugout) requires a Development Permit.

**274** Where, in the process of development, areas require levelling, filling, or grading, the topsoil shall be removed before work commences, stockpiled, and replaced following the completion of the work.

**275** Where the proposed development incorporates excavation and filling/grading, details regarding potential impacts on drainage (subject lands and adjacent) and water bodies as identified in a stormwater management plan shall be required.

**STRIPPING AND GRADING**

- 276** Stripping and grading may include stockpiling of site materials, road construction up to but not the final layer of asphalt, and underground utilities.
- 277** Repairing or resurfacing of existing approved private gravel access roads and driveways in accordance with County Standards does not require a Development Permit when approved grades are unchanged.
- 278** Unless specifically approved in a Development Permit, topsoil shall not be removed from any site.
- 279** Stripping, grading, and stockpiling for the purpose of construction site preparation incidental to an approved development does not require a Development Permit provided the following conditions are met:
- a) A Grading Plan is approved, and
  - b) Construction site preparation does not include the digging of a building foundation or the installation of pilings.

**EXCAVATION (BORROW AREA)**

- 280** The excavation of borrow areas may be allowed providing:
- a) A Development Permit has been issued for that use, including a Reclamation Plan,
  - b) The maximum area of excavation does not exceed 8.0 ha (19.77 ac), the maximum material to be removed from the site is 40,000 m<sup>3</sup> (52,318.02 yd<sup>3</sup>) and the excavated material does not contain sand or gravel,
  - c) There is no negative impact on water flows to or from adjacent lands, as determined in a stormwater management plan,
  - d) A Reclamation Plan satisfactory to the County has been prepared for the site, with the reclamation financially secured in favour of the County, and
  - e) The time from commencement of excavation to completion of reclamation does not exceed one hundred and twenty (120) days.

**FILLING**

- 281** No Person shall place or dump fill or topsoil or cause or permit fill or topsoil to be placed or dumped anywhere in the County unless:
- a) The placing of fill will not result in offsite drainage impacts to adjacent properties from changes in drainage patterns as determined in a stormwater management plan, and
  - b) A Fill Management Plan shall be submitted to the satisfaction of the Development Authority as part of an approved Development Permit application.
- 282** Notwithstanding **Section 281**, the Development Authority may require:
- a) A Development Permit for reoccurring applications of fill on any site, and
  - b) A Road Use Agreement or a written confirmation from the County that a Road Use Agreement is not required for the hauling of fill and topsoil.

**STOCKPILING**

- 283** Despite any other regulation in this Bylaw, the placing or the storage of topsoil or fill shall not be allowed in any circumstance where:
- a) The topsoil or fill is contaminated, including all hydrovac materials,
  - b) Negatively impacting water flows to and from adjacent lands, or
  - c) Placed in natural wetlands or drainage courses.
- 284** Notwithstanding **Section 283**, no fill and topsoil shall be placed and stored in a Flood Hazard Area, wetlands, Riparian Protection Area, and/or drainage courses, unless otherwise approved by the Development Authority.

# PART SIX

## Land Use Districts

# 6

*This part outlines specific regulation that applies to the County's Land Use Districts.*

### LAND USE DISTRICT MAP

**285** Districts are described in the short form on the **Land Use Map** in **Schedule B**.

**286** District boundaries are delineated on the **Land Use Map**. Where the precise location of the boundary is uncertain, the following rules apply:

- a) Where a boundary follows a street, lane, stream or canal it shall follow the centreline thereof,
- b) Where a boundary generally follows a Parcel line, it shall follow the Parcel line,
- c) Where specific dimensions are noted on the **Land Use Map**, those dimensions shall be followed, and
- d) Where there is doubt or dispute concerning the exact location of the boundary of a District, Council shall determine the location of the boundary according to the direction of the Bylaw.

**287** District boundaries shall not be altered except by an amendment to the Bylaw.

**288** Council shall maintain a list of amendments to the boundaries on the **Land Use Map**.

### GENERAL PROVISIONS FOR ALL LAND USE DISTRICTS

#### Development Regulations

**289** All applicants shall refer to **Part 5 – General Regulations** for specific regulations that apply to most types of development within the County;

**290** All applicants shall refer to **Part 4 – Specific Uses and Activities** for specific regulations that apply to particular types of development within the County.

#### Infill Development

**291** Infill development shall be in keeping with the scale and character of the surrounding area, having regard to siting, Building heights, site access, roof lines and architectural detailing, to the satisfaction of the Development Authority.

#### Building Requirements

**292** A building may be occupied by a combination of one or more uses listed in a District. A Development Permit may include a number of uses and/or units within a building.



**Applications Received**

**293** All applications received in a complete form prior to the effective date of this Bylaw shall be processed based on the previous regulations in place, unless the Applicant requests that the application be processed based on the regulations of this Bylaw.

**PERMITTED USES FOR ALL LAND USE DISTRICTS**

**294** Unless otherwise stated in the District the following uses shall be permitted in all Districts:

- a) Home-Based Business (Type I),
- b) Park, and
- c) Utilities

**LAND USE DISTRICT CONVERSION**

**295** The table below illustrates how Districts in the former Land Use Bylaw (No. C-4841-97) were transitioned into the Districts within this Bylaw. Attention was paid to the intent of the former Districts, and while some have been removed, in most cases specific policies were shifted over or merged into the new Districts.

**Table 8 – Land Use District Conversion Chart**

LAND USE BYLAW C-4841-97		LAND USE BYLAW C-8000-2020	
RF	Ranch and Farm District	A-GEN	Agricultural, General District
RF-2	Ranch and Farm District	A-SML	Agricultural, Small Parcel District
RF-3	Ranch and Farm District	A-SML	Agricultural, Small Parcel District
AH	Agricultural Holdings District	A-SML	Agricultural, Small Parcel District
F	Farmstead District	A-GEN	Agricultural, General District
R-1	Residential One District	R-CRD	Residential, Country Residential District
R-S	Silverhorn Residential District	R-CRD	Residential, Country Residential District
R-2	Residential Two District	R-RUR	Residential, Rural District
R-3	Residential Three District	R-RUR	Residential, Rural District
B-1	Highway Business District	C-HWY	Commercial, Highway District
B-2	General Business District	C-LRD	Commercial, Local Rural District
B-3	Limited Business District	I-HVY	Industrial, Heavy District
B-4	Recreation Business District	B-REC	Business, Recreation District
B-5	Agricultural Business District	B-AGR	Business, Agriculture District
B-6	Local Business District	C-LRD	Commercial, Local Rural District
NRI	Natural Resource Industrial District	S-NAT	Special, Natural Resources
HR-1	Hamlet Residential Single Family District	R-URB	Residential, Urban District
HR-2	Hamlet Residential (2) District	R-URB	Residential, Urban District
HR-3	Hamlet Residential (3) District	R-SML	Residential, Small Lot Urban District
HR-4	Hamlet Residential (4) District	R-MID	Residential, Mid-Density Urban District
HC	Hamlet Commercial District	C-LUD	Commercial, Local Urban District
HI	Hamlet Industrial District	I-LHT	Industrial, Light District
PS	Public Services District	S-PUB	Special, Public Service District
AP	Airport District	---	Direct Control
DC	Direct Control District	---	Direct Control
C-VC	Commercial, Village Centre District	C-MIX	Commercial, Mixed Urban District
C-PT	Commercial, Point Commercial District	C-LRD	Commercial, Local Rural District
C-LC	Commercial, Local Commercial District	C-REG	Commercial, Regional District
C-RC	Commercial, Regional Commercial District	C-REG	Commercial, Regional District
B-HF	Business, Highway Frontage District	C-HWY	Commercial, Highway District

B-BC	Business, Business Campus District	B-LOC	Business, Local Campus District
B-IC	Business, Industrial Campus District	I-LHT	Industrial, Light District
I-IA	Industrial, Industrial Activity District	I-HVY	Industrial, Heavy District
I-IS	Industrial, Industrial Storage District	I-HVY	Industrial, Heavy District
B-LR	Business, Leisure and Recreation District	B-REC	Business, Recreation District
B-RD	Business, Recreation Destination District	B-REC	Business, Recreation District
B-AS	Business, Agricultural Services District	B-AGR	Business, Agriculture District
C-SC	Commercial, Springbank Court District	B-REG	Business, Regional Campus District
n/a	NEW District	R-MRU	Residential, Multi-Residential Urban District
<del>n/a</del> L-W	<del>NEW District</del> Live-Work District	B-LWK	Business, Live Work District
n/a	NEW District	S-FUD	Special, Future Urban Development District
n/a	NEW District	S-PRK	Special, Parks and Recreation District
n/a	NEW District	S-NOS	Special, Natural Open Space District

### DIRECT CONTROL DISTRICTS

**296** The purpose of a Direct Control district is to provide for development with unique characteristics, unusual site conditions or innovative design that require specific regulations unavailable in other Districts.

**297** Direct Control Districts must only be used for the purpose of providing for development that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other Districts.

**298** Direct Control Districts must not be used:

- a) In substitution of any other land use district in this Bylaw that could be used to achieve the same result either with or without relaxations of this Bylaw, or
- b) To regulate matters that are regulated by subdivision or Development Permit approval conditions.

**299** The following uses must only be listed as a use on a parcel that has been designated Direct Control:

- a) Agriculture (Regulated),
- b) Airport,
- c) ~~Film Production,~~
- c) Firing Range,
- d) Manure Storage Facility,
- e) Natural Gas Plant (all new development redesignations),
- f) Natural Resource Extraction/Processing (all new development redesignations),
- g) Solar Farm,
- h) Wind Farm,
- i) Waste Management Facility, and
- j) Waste Transfer Site.

**300** Council shall consider the application and designation of a Direct Control District to those specific parcels or areas of the County where:

- a) Development regulation and control by means of the other Districts provided for in this Bylaw may be inappropriate or inadequate having regard to existing or future developments and to the interests of the applicant, the County and the public generally, or
- b) An approved statutory plan for the area could be more effectively implemented through the application of a Direct Control District, or

- c) A proposed development is of a unique form or nature not contemplated or reasonably regulated by another District provided for in the Bylaw.

**301** Where a parcel is designated Direct Control, the guidelines approved by Council at the time of such designation shall continue to apply, notwithstanding any requirement of this Bylaw to the contrary.

### **DIRECT CONTROL DISTRICT APPLICATIONS**

**302** Application requirements for the submission of a Direct Control District include:

- a) All information required by this Bylaw for an Amendment application,
- b) A written statement indicating why, in the applicant's opinion, a Direct Control District is necessary and why the same results cannot be achieved through the use of a District in the Bylaw,
- c) A list of permitted and discretionary uses proposed for the site,
- d) Plans and elevations or other documentation, that would help to substantiate the need for the Direct Control District, and
- e) Any other information as may be required by the Development Authority and Council.



**A-GEN Agricultural, General District**

**303 PURPOSE:** To provide for agricultural activities as the primary use on a Quarter Section of land or larger or on large remnant parcels from a previous subdivision, or to provide for residential and associated minor agricultural pursuits on a small first parcel out.

**304 PERMITTED USES:**

Accessory Building ≤ 500 m<sup>2</sup> (≤5381.96 ft<sup>2</sup>)  
 Accessory Dwelling Unit  
 Agriculture (General)  
 Beekeeping  
 Dwelling, Single Detached

**DISCRETIONARY USES:**

Accessory Building > 500 m<sup>2</sup> (5381.96 ft<sup>2</sup>)  
 Agriculture (Intensive)  
 Agriculture (Processing)  
 Animal Health (Inclusive)  
 Bed and Breakfast  
 Cannabis Cultivation  
 Care Facility (Child)  
 Care Facility (Clinic)  
 Care Facility (Group)  
 Communications Facility (Type A)  
 Communications Facility (Type B)  
 Communications Facility (Type C)  
 Dwelling, Manufactured  
 Dwelling, Tiny  
 Dwelling Unit, accessory to principal use  
 Equestrian Centre  
 Farm Gate Sales  
 Farmers Market  
 Film Production  
 Home-Based Business (Type II)  
 Kennel  
 Recreation (Culture & Tourism)  
 Riding Arena  
 Special Function Business  
 Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

**305 MINIMUM PARCEL SIZE:**

- a) An un-subdivided Quarter Section
- b) The portion created and the portion remaining after registration of a First Parcel Out subdivision

**306 MAXIMUM DENSITY:**

- a) On parcels less than 32.4 ha (80.0 ac), a maximum of ~~two (2)~~ Dwelling Units – one ~~Principal~~ Dwelling, **Single Detached** and one **other** ~~Accessory~~ Dwelling Unit
- b) On parcels greater than or equal to 32.4 ha (80.0 ac), a maximum of ~~four (4)~~ Dwelling Units – two ~~Principal~~ Dwellings, **Single Detached** and one ~~Accessory~~ **two other** Dwelling Units ~~per Principal Dwelling~~

**307 MAXIMUM BUILDING HEIGHT:**

- a) Dwelling Units: 12.0 m (39.37 ft.)
- b) All others: None

**308 MINIMUM SETBACKS:****Front Yard**

45.0 m (147.64 ft.) from County roads  
 60.0 m (196.85 ft.) from Highways  
 15.0 m (49.21 ft.) from service roads

**Side Yard**

45.0 m (147.64 ft.) from County roads  
 60.0 m (196.85 ft.) from Highways  
 15.0 m (49.21 ft.) from service roads  
 6.0 m (19.69 ft.) from other parcels

**Rear Yard**

30.0 m (98.43 ft.) from any road  
 15.0 m (49.21 ft.) from other parcels

**309 EXCEPTIONS:**

- a) Parcels designated by the letter “o” on the **Land Use Map** shall provide for one (1) additional First Parcel Out subdivision after September 29, 1998, and
- b) On parcels less than 4.0 ha (9.88 ac), the uses within the R-RUR District shall apply



**A-SML Agricultural, Small Parcel District**

**310 PURPOSE:** To provide for a range of mid-sized parcels for agricultural uses. To accommodate traditional and emerging trends in agriculture which may successfully be developed on smaller parcels.

**311 PERMITTED USES:**

Accessory Building  $\leq 500 \text{ m}^2$  ( $\leq 5381.96 \text{ ft}^2$ )  
 Accessory Dwelling Unit  
 Agriculture (General)  
 Beekeeping  
 Dwelling, Single Detached

**DISCRETIONARY USES:**

Accessory Building  $> 500 \text{ m}^2$  ( $5381.96 \text{ ft}^2$ )  
 Agriculture (Intensive)  
 Agriculture (Processing)  
 Animal Health (Inclusive)  
 Bed and Breakfast  
 Cannabis Cultivation  
 Care Facility (Child)  
 Care Facility (Clinic)  
 Care Facility (Group)  
 Communications Facility (Type A)  
 Communications Facility (Type B)  
 Communications Facility (Type C)  
 Dwelling, Manufactured  
 Dwelling, Tiny  
 Dwelling Unit, accessory to principal use  
 Equestrian Centre  
 Film Production  
 Farm Gate Sales  
 Farmers Market  
 Home-Based Business (Type II)  
 Kennel  
 Recreation (Culture & Tourism)  
 Riding Arena  
 Special Function Business  
 Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

**312 MINIMUM PARCEL SIZE:**

- a) 20.2 ha (49.92 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**
- c) Notwithstanding b) above, the number following the “p” shall not be less than 8.1 ha (20.01 ac)

**313 MAXIMUM DENSITY:**

- a) ~~A maximum of two (2) Dwelling Units per parcel are allowed~~ (1 Dwelling, Single Detached and 1 other Dwelling Unit)

**314 MAXIMUM BUILDING HEIGHT:**

- a) Dwelling Units: 12.0 m (39.37 ft.)
- b) All others: None

**315 MINIMUM SETBACKS:****Front Yard**

45.0 m (147.64 ft.) from County roads  
 60.0 m (196.85 ft.) from Highways  
 15.0 m (49.21 ft.) from service roads

**Side Yard**

45.0 m (147.64 ft.) from County roads  
 60.0 m (196.85 ft.) from Highways  
 15.0 m (49.21 ft.) from service roads  
 6.0 m (19.69 ft.) from other parcels

**Rear Yard**

30.0 m (98.43 ft.) from any road  
 15.0 m (49.21 ft.) from other parcels

**316 EXCEPTIONS:**

- a) On parcels less than 4.0 ha (9.88 ac), the uses within the R-RUR District shall apply

**R-RUR Residential, Rural District**

**317 PURPOSE:** To provide for residential uses in a rural setting on parcels which can accommodate limited agricultural pursuits.

**318 PERMITTED USES:**

Accessory Building ≤ 190 m<sup>2</sup> (2045.14 ft<sup>2</sup>)  
 Dwelling, Single Detached  
 Beekeeping

**DISCRETIONARY USES:**

Accessory Building > 190 m<sup>2</sup> (2045.14 ft<sup>2</sup>)  
 Accessory Dwelling Unit  
 Agriculture (Intensive)  
 Animal Health (Inclusive)  
 Bed and Breakfast  
 Care Facility (Child)  
 Care Facility (Clinic)  
 Care Facility (Group)  
 Communications Facility (Type A)  
 Dwelling, Manufactured  
 Dwelling, Tiny  
 Equestrian Centre  
 Home-Based Business (Type II)  
 Kennel  
 Riding Arena  
~~Show Home~~  
 Special Function Business  
 Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

**319 MINIMUM PARCEL SIZE:**

- a) 1.6 ha (3.95 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**
- c) Notwithstanding b), the number following the “p” shall not be less than 1.6 ha (3.95 ac)

**320 MAXIMUM DENSITY:**

- a) 2 Dwelling Units per parcel (1 ~~principal~~ Dwelling, **Single Detached** and 1 ~~Accessory~~ **other** Dwelling Unit)

**321 MAXIMUM BUILDING HEIGHT:**

- a) Accessory Buildings: 7.0 m (22.97 ft.)
- b) All others: 12.0 m (39.37 ft.)
- c) Notwithstanding b), the maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

**322 MAXIMUM ACCESSORY BUILDING PARCEL COVERAGE:**

- a) Parcels over ~~10.0~~ **4.0** ha (~~9.88~~ **24.71** ac): 380 m<sup>2</sup> (4090.29 ft<sup>2</sup>).
- b) All others: 285 m<sup>2</sup> (3067.71 ft<sup>2</sup>).

**323 MINIMUM SETBACKS:****Front Yard**

45.0 m (147.64 ft.) from County roads  
60.0 m (196.85 ft.) from Highways  
15.0 m (49.21 ft.) from other roads

**Side Yard**

45.0 m (147.64 ft.) from County roads  
60.0 m (196.85 ft.) from Highways  
15.0 m (49.21 ft.) from other uses for  
parcels over 4.0 ha (9.88 ac)  
15.0 m (49.21 ft.) from other roads  
3.0 m (9.84 ft.) from other uses

**Rear Yard**

30.0 m (98.43 ft.) from any road  
7.0 m (22.97 ft.) from all other  
30.0 m (98.43 ft.) from all other on  
parcels over 4.0 ha (9.88 ac)

**R-CRD Residential, Country Residential District**

**324 PURPOSE:** To provide for residential uses in a rural setting on small parcels which cannot accommodate agricultural pursuits.

**325 PERMITTED USES:**

Accessory Building ≤ 80 m<sup>2</sup> (861.11 ft<sup>2</sup>)  
Beekeeping  
Dwelling, Single Detached

**DISCRETIONARY USES:**

Accessory Building > 80m<sup>2</sup> (861.11 ft<sup>2</sup>)  
Accessory Dwelling Unit  
Bed and Breakfast  
Care Facility (Child)  
Care Facility (Clinic)  
Dwelling, Manufactured  
Dwelling, Tiny  
~~Show Home~~  
Special Function Business  
Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

**326 MINIMUM PARCEL SIZE:**

- a) 0.8 ha (1.98 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**
- c) Notwithstanding b), the number following the “p” shall not be less than 0.4 ha (0.98 ac).

**327 MAXIMUM DENSITY:**

- a) 2 Dwelling Units per parcel (1 principal Dwelling, **Single Detached** and 1 Accessory **other** Dwelling Unit)

**328 MAXIMUM PARCEL COVERAGE:**

- a) The total Accessory Building footprint shall not exceed 120.0 m<sup>2</sup> (1291.67 ft<sup>2</sup>)

**329 MAXIMUM BUILDING HEIGHT:**

- a) Accessory Buildings: 7.0 m (22.97 ft)
- b) All others: 12.0 m (39.37 ft)
- c) Notwithstanding b), the maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

**330 MINIMUM SETBACKS:****Front Yard**

45.0 m (147.64 ft.) from County roads  
60.0 m (196.85 ft.) from Highways  
15.0 m (49.21 ft.) from other roads

**Side Yard**

45.0 m (147.64 ft.) from County roads  
60.0 m (196.85 ft.) from Highways  
15.0 m (49.21 ft.) from other roads  
3.0 m (9.84 ft.) from all other

**Rear Yard**

30.0 m (98.43 ft.) from County roads  
30.0 m (98.43 ft.) from Highways  
30.0 m (98.43 ft.) from other roads  
6.0 m (19.69 ft.) from all other

**R-URB Residential, Urban District**

**331 PURPOSE:** To provide for single and semi-detached residential dwellings in an urban setting, such as Hamlets and comprehensively planned neighbourhoods.

**332 PERMITTED USES:**

Accessory Building ≤ 65 m<sup>2</sup> (699.65 ft<sup>2</sup>)  
 Dwelling, Single Detached  
 Dwelling, Duplex/Semi  
 Beekeeping

**DISCRETIONARY USES:**

Accessory Building > 65 m<sup>2</sup> (699.65 ft<sup>2</sup>)  
 Accessory Dwelling Unit  
 Bed and Breakfast  
 Care Facility (Child)  
 Care Facility (Group)  
 Dwelling, Manufactured  
 Dwelling, Tiny  
 Home-Based Business (Type II)  
~~Show Home~~  
 Special Function Business  
 Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

**333 MINIMUM PARCEL SIZE:**

- a) Lots not serviced by a piped sewer system: 0.18 ha (0.44 ac)
- b) All others: 0.09 ha (0.22 ac)
- c) Notwithstanding b), the minimum size for parcels designated with the letter “p” is the number indicated on the **Land Use Map**

**334 MINIMUM PARCEL WIDTH:**

- a) Lots not serviced by a piped sewer system: 30.5 m (100.07 ft.)
- b) All others: 13.5 m (44.29 ft.)
- c) Notwithstanding b), the minimum width for parcels designated with the letter “w” is the number indicated on the **Land Use Map**

**335 MAXIMUM DENSITY:**

- a) 2 Dwelling Units per parcel (1 principal ~~Dwelling~~, **Single Detached** and 1 Accessory ~~other~~ Dwelling Unit or 1 semi-detached building)

**336 MAXIMUM PARCEL COVERAGE:**

- a) 25% for principal building and 10% for total of Accessory Building

**337 MAXIMUM BUILDING HEIGHT:**

- a) Accessory Buildings: 5.5 m (18.04 ft.)
- b) All others: 12.0 m (39.37 ft.)
- c) Notwithstanding b), the maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

**338 MINIMUM SETBACKS (Principal Building):**

**Front Yard**  
 6.0 m (19.69 ft.)

**Side Yard**  
 2.4 m (7.87 ft.) with lane  
 3.0 m (9.84 ft.) one side without lane  
 3.0 m (9.84 ft.) street side of corner parcel

**Rear Yard**  
 8.0 m (26.25 ft.)



**339 MINIMUM SETBACKS** (Accessory Building):

Front Yard	Side Yard	Rear Yard
Not permitted in front yard	0.6 m (1.97 ft.)	<del>8.0 m (26.25 ft.)</del>
	3.0 m (9.84 ft.) street side of corner parcel	1.0 m (3.28 ft.)

**340 EXCEPTIONS:**

- a) Parcels designated with the letter “s” on the **Land Use Map** shall have a minimum 5.5 m (18.04 ft.) setback, street side of a corner parcel
- b) In the Hamlet of Bragg Creek, Dwellings and Accessory Buildings shall be Discretionary Uses

**R-SML Residential, Small Lot Urban District**

**341 PURPOSE:** To provide for single and semi-detached residential dwellings on small parcels in an urban setting, such as Hamlets and comprehensively planned neighbourhoods.

**342 PERMITTED USES:**

Accessory Building ≤ 65 m<sup>2</sup> (699.65 ft<sup>2</sup>)  
Beekeeping  
Dwelling, Duplex/Semi  
Dwelling, Single Detached

**DISCRETIONARY USES:**

Accessory Building > 65 m<sup>2</sup> (699.65 ft<sup>2</sup>)  
Accessory Dwelling Unit  
Bed and Breakfast  
Care Facility (Child)  
Care Facility (Group)  
Dwelling, Manufactured  
Dwelling, Tiny  
~~Show Home~~  
Special Function Business  
Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

**343 MINIMUM PARCEL SIZE:**

- a) 0.06 ha (0.15 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**

**344 MINIMUM PARCEL WIDTH:**

- a) 13.5 m (44.29 ft.).
- b) The minimum width of parcels designated with the letter “w” is the number indicated on the **Land Use Map**

**345 MAXIMUM DENSITY:**

- a) 2 Dwelling Units per parcel (1 principal Dwelling, **Single Detached** and 1 Accessory **other** Dwelling Unit, or 1 **semi-detached building**)

**346 MAXIMUM PARCEL COVERAGE:**

- a) 50% for principal building and 15% for total of Accessory Buildings

**347 MAXIMUM BUILDING HEIGHT:**

- a) Accessory Buildings: 5.5 m (18.04 ft.)
- b) All others: 12.0 m (39.37 ft.)
- c) Notwithstanding b), the maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

**348 MINIMUM SETBACKS (Principal Building):**

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft.)	1.5 m (4.92 f.t) with lane	6.0 m (19.69 ft.)
	3.0 m (9.84 ft.) one side without lane	
	3.0 m (9.84 ft.) street side of corner parcel	

**349 MINIMUM SETBACKS (Accessory Building):**

Front Yard	Side Yard	Rear Yard
Not permitted in front yard	0.6 m (1.97 ft.)	1.0 m (3.28 ft.)
	3.0 m (9.84 ft.) street side of corner parcel	

**R-MID Residential, Mid-Density Urban District**

**350 PURPOSE:** To accommodate a diverse range of low to medium density fee simple residential housing types in an urban setting, such as Hamlets and comprehensively planned area.

**351 PERMITTED USES:**

Accessory Building ≤ 75 m<sup>2</sup> (807.29 ft<sup>2</sup>)  
 Dwelling, Single Detached  
 Dwelling, Duplex/Semi  
 Dwelling, Rowhouse  
 Beekeeping

**DISCRETIONARY USES:**

Accessory Building > 75 m<sup>2</sup> (807.29 ft<sup>2</sup>)  
 Accessory Dwelling Unit  
 Bed and Breakfast  
 Care Facility (Child)  
 Care Facility (Group)  
 Communications Facility (Type A)  
 Dwelling, Manufactured  
 Dwelling, Tiny  
~~Show Home~~  
 Special Function Business  
 Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

**352 MINIMUM PARCEL SIZE** (per unit):

- |  |  |
|--|--|
| a) <b>Dwelling, Single Detached</b><br>0.03 ha (0.07 ac) | b) Notwithstanding a), the minimum parcel size on parcels designated with the letter “sp” is the number indicated on the <b>Land Use Map</b> |
| c) <b>Dwelling, Duplex/Semi</b><br>0.025 ha (0.06 ac)    | d) Notwithstanding c), the minimum parcel size on parcels designated with the letter “ip” is the number indicated on the <b>Land Use Map</b> |
| e) <b>Dwelling Rowhouse</b><br>0.02 ha (0.05 ac)         | f) Notwithstanding e), the minimum parcel size on parcels designated with the letter “rp” is the number indicated on the <b>Land Use Map</b> |
| g) <b>All Other</b><br>0.09 ha (0.22 ac)                 | h) Notwithstanding g), the minimum parcel size on parcels designated with the letter “op” is the number indicated on the <b>Land Use Map</b> |

**353 MINIMUM PARCEL WIDTH** (per unit):

- |   |  |
|---|--|
| a) <b>Dwelling, Single Detached</b><br>9.14 m (29.99 ft.) | b) Notwithstanding a), the minimum parcel width for parcels designated by the letter “sw” is the number indicated on the <b>Land Use Map</b> |
| c) <b>Dwelling, Duplex/Semi</b><br>7.92 m (25.98 ft.)     | d) Notwithstanding c), the minimum parcel width for parcels designated by the letter “iw” is the number indicated on the <b>Land Use Map</b> |
| e) <b>Dwelling, Rowhouse</b><br>6.09 m (19.98 ft.)        | f) Notwithstanding e), the minimum parcel width for parcels designated by the letter “rw” is the number indicated on the <b>Land Use Map</b> |
| g) <b>All Other</b><br>None                               | h) Notwithstanding g), the minimum parcel width for parcels designated by the letter “ow” is the number indicated on the <b>Land Use Map</b> |

**354 MAXIMUM DENSITY:**

- a) 2 Dwelling Units per parcel (1 principal Dwelling, Single Detached and 1 Accessory other Dwelling Unit)

**355 MAXIMUM PARCEL COVERAGE:**

<b>Dwelling, Single Detached</b> 50%	<b>Dwelling, Duplex/Semi</b> 50%	<b>Dwelling, Rowhouse</b> 65%	<b>Accessory Building</b> 15% per building *
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\* The total area of all Accessory Buildings shall not exceed the principal building coverage or 90.0 m<sup>2</sup> (968.75 ft<sup>2</sup>), whichever is less.

**356 MAXIMUM BUILDING HEIGHT:**

- a) Accessory Buildings: 5.5 m (18.04 ft.)
- b) All others: 12.0 m (39.37 ft.)
- c) Notwithstanding b), the maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

**357 MINIMUM SETBACKS (Principal Building): \*\***

<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>
6.0 m (19.69 ft.)	1.5 m (4.92 ft.)	6.0 m (19.69 ft.)
4.0 m (13.12 ft.) with lane	3.0 m (9.84 ft.) street side of corner parcel	
	3.0 m (9.84 ft.) on one side without lane	

\*\* There is no requirement for setbacks where a party wall separates two dwelling units

**358 MINIMUM SETBACKS (Accessory Building):**

<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>
Not permitted in front yard	0.6 m (1.97 ft.)	0.6 m (1.97 ft.)
	3.0 m (9.84 ft.) street side of corner parcel	

**359 ADDITIONAL REQUIREMENTS:**

- a) Developments shall be located within a Hamlet or Comprehensively Planned Area.

**360 EXCEPTIONS:**

- a) In the Hamlet of Bragg Creek, the Permitted Uses shall be considered Discretionary Uses.

**R-MRU Residential, Multi-Residential Urban District**

**361 PURPOSE:** To accommodate a diverse range of medium density multi-dwelling condominium residential housing types in an urban setting, such as Hamlets and comprehensively planned area.

**362 PERMITTED USES:**

Accessory Building ≤ 75 m<sup>2</sup>(807.29 ft<sup>2</sup>)  
Dwelling, Multiple Unit  
Beekeeping

**DISCRETIONARY USES:**

Accessory Building > 75 m<sup>2</sup>(807.29 ft<sup>2</sup>)  
Bed and Breakfast  
Care Facility (Child)  
Care Facility (Group)  
Communications Facility (Type A)  
~~Show Home~~  
Special Function Business  
Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

**363 MINIMUM PARCEL SIZE:**

- a) Lots not serviced by a piped sewer system: 0.18 ha (0.44 ac)
- b) All others: 0.09 ha (0.22 ac)
- c) Notwithstanding b), the minimum size for parcels designated with the letter “p” is the number indicated on the **Land Use Map**

**364 MAXIMUM DENSITY:**

- a) 50 units per ha (~~ac~~)
- b) The maximum density on parcels designated with the letter “d” is the number indicated on the **Land Use Map**

**365 MAXIMUM PARCEL COVERAGE:**

- a) 65%

**366 MAXIMUM BUILDING HEIGHT:**

- a) Accessory Buildings: 5.5 m (18.04 ft.)
- b) All others: 14.0 m (45.93 ft.)
- c) Notwithstanding b), the maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

**367 MINIMUM SETBACKS: \***

**Front Yard**  
6.0 m (19.69 ft.)

**Side Yard**  
6.0 m (19.69 ft.)

**Rear Yard**  
6.0 m (19.69 ft.)

\* There is no requirement for setbacks where a party wall separates two dwelling units

**368 ADDITIONAL REQUIREMENTS:**

- a) Developments shall be located within a Hamlet or Comprehensively Planned Area

**369 EXCEPTIONS:**

- a) In the Hamlet of Bragg Creek, the Permitted Uses shall be considered Discretionary Uses

**B-AGR Business, Agricultural District**

**370 PURPOSE:** To accommodate agricultural related business activity including the processing and retailing of agricultural products.

<b>371 PERMITTED USES:</b>	<b>PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:</b>	<b>DISCRETIONARY USES:</b>
Accessory Building ≤ 500 m <sup>2</sup> (5381.96 ft <sup>2</sup> )	Farmers Market	Accessory Building > 500 m <sup>2</sup> (5381.96 ft <sup>2</sup> )
Accessory Building	Retail (Garden Centre)	Agricultural (Intensive)
Agricultural (General)	Establishment (Eating)	Agricultural (Processing)
Animal Health (Inclusive)	Retail (Small)	Auctioneering
Communications Facility (Type A)	Recreation (Private)	Automotive Services (Major)
Communications Facility (Type B)		Automotive Services (Minor)
		Cannabis Cultivation
		Cannabis Processing
		Cannabis Retail Store
		Communications Facility (Type C)
		Dwelling Unit, accessory to principal use
		Equestrian Centre
		Kennel
		Outdoor Storage
		Recreation (Culture & Tourism)
		Recreation (Outdoor)
		Special Function Business
		Station (Gas/Electric)
		Station (Bulk Fuel)

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

**372 MINIMUM PARCEL SIZE:**

- a) 2.0 ha (4.94 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)

**373 MAXIMUM BUILDING HEIGHT:**

- a) 15.0 m (49.21 ft.)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the [Land Use Map](#)

**374 MINIMUM SETBACKS (for Buildings):**

<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>
60.0 m (196.85 ft.) from Highways	60.0 m (196.85 ft.) from Highways	30.0 m (98.43 ft.) from any road
30.0 m (98.43 ft.) from County roads	30.0 m (98.43 ft.) from County roads	15.0 m (49.21 ft.) from other parcels
15.0 m (49.21 ft.) from other roads	15.0 m (49.21 ft.) from other roads	
	6.0 m (19.69 ft.) from other parcels	

**375 MINIMUM SETBACKS (for Parking and Storage):**

<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>
15.0 m (49.21 ft.) from Highways	15.0 m (49.21 ft.) from Highways	15.0 m (49.21 ft.) from Highways
10.0 m (32.81 ft.) from County roads	10.0 m (32.81 ft.) from County roads	8.0 m (26.25 ft.) from County roads
8.0 m (26.25 ft.) from other roads	8.0 m (26.25 ft.) from other roads	8.0 m (26.25 ft.) from other roads
	6.0 m (19.69 ft.) from other parcels	6.0 m (19.69 ft.) from other parcels



**376 ADDITIONAL REQUIREMENTS:**

- a) A greater setback may be required if, in the opinion of the Development Authority, the proposed development may interfere with the amenity of adjacent parcels
- b) An Environmental Impact Assessment may be required where there may be significant risk associated with the proposed development

**B-REC Business, Recreation District**

**377 PURPOSE:** To provide local and regional recreational services, tourism opportunities, and entertainment services.

<b>378 PERMITTED USES:</b>	<b>PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:</b>	<b>DISCRETIONARY USES:</b>
Accessory Building ≤ 500 m <sup>2</sup> (5381.96 ft <sup>2</sup> )	Establishment (Eating)	Accessory Building > 500 m <sup>2</sup> (5381.96 ft <sup>2</sup> )
Recreation (Culture & Tourism)	Establishment (Drinking)	Agriculture (General)
Communications Facility (Type A)	Care Facility (Child)	Bed and Breakfast
Communications Facility (Type B)		Campground
		Communications Facility (Type C)
		Dwelling Unit, accessory to principal use
		Establishment (Restricted)
		Film Production
		Hotel/Motel
		Recreation (Outdoor)
		Recreation (Private)
		Recreation (Public)
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

**379 MINIMUM PARCEL SIZE:**

- a) 2.0 ha (4.94 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)

**380 MAXIMUM BUILDING HEIGHT:**

- a) 12.0 m (39.37 ft.)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the [Land Use Map](#)

**381 MINIMUM BUILDING SETBACKS:**

<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>
60.0 m (196.85 ft.) from Highways	60.0 m (196.85 ft.) from Highways	30.0 m (98.43 ft.) from any road
30.0 m (98.43 ft.) from County roads	30.0 m (98.43 ft.) from County roads	15.0 m (49.21 ft.) from other parcels
15.0 m (49.21 ft.) from other roads	15.0 m (49.21 ft.) from other roads	
	6.0 m (19.69 ft.) from other parcels	



**B-REG Business, Regional Campus District**

**382 PURPOSE:** To accommodate a variety of business and consumer needs in a visually appealing campus setting on a highly visible, regional, vehicular access-oriented site. Development is intended to serve regional clientele, including the traveling public, tourists and local communities.

<b>383 PERMITTED USES:</b>	<b>PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:</b>	<b>DISCRETIONARY USES:</b>
Agricultural (Intensive)	Establishment (Eating)	Accessory Building
Animal Health (Small Animal)	Retail (Small)	Agricultural (Processing)
Care Facility (Child)	Retail (Garden Centre)	Animal Health (Inclusive)
Care Facility (Clinic)	Retail (General)	Automotive Services (Minor)
Recreation (Culture & Tourism)	Retail (Grocery)	Automotive Services (Major)
Recreation (Private)	Office	Cannabis Retail Store
Recreation (Public)	Industrial (Light)	Car Wash
Communications Facility (Type A)		Cemetery and Funeral Services
Communications Facility (Type B)		Conference Centre
		Dwelling Unit, accessory to principal use
		Establishment (Drinking)
		Farmers Market
		Film Production
		Hotel/Motel
		Industrial (Medium)
		Kennel
		Outdoor Storage
		Recreation (Outdoor)
		Recycling/Compost Facility
		Religious Assembly
		Retail (Restricted)
		Retail (Shopping Centre)
		Special Function Business
		Station (Gas/Electric)

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

**384 MINIMUM PARCEL SIZE:**

- 0.8 ha (1.98 ac)
- The minimum size of parcels designated with the letter "p" is the number indicated on the [Land Use Map](#)

**385 MAXIMUM BUILDING HEIGHT:**

- 12.0 m (39.37 ft.)
- The maximum height on parcels designated with the letter "h" is the number indicated on the [Land Use Map](#)

**386 MINIMUM SETBACKS:**

<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>
6.0 m (19.69 ft.) from internal roads	6.0 m (19.69 ft.)	6.0 m (19.69 ft.)
30.0 m (98.43 ft.) from County roads	30.0 m (98.43 ft.) from County roads	60.0 m (196.85 ft.) m from Highways

**387 ADDITIONAL REQUIREMENTS:**

- a) Outdoor storage and display areas shall be integrated with site landscaping provisions to mitigate the visual impact from adjacent roads
- b) A minimum of 10% of lands shall be landscaped
- c) A high-quality visual appearance shall be achieved through building design, landscaping, or screening
- d) Public entrances shall be visually enhanced
- e) Uses which create off-site impacts or nuisances related to noise, odour, visual appearance, safety or emissions are prohibited

**B-LOC Business, Local Campus District**

**388 PURPOSE:** To accommodate a mix of office and light industrial uses within a comprehensively designed campus setting. Development is intended to serve local clientele and must be compatible with adjacent uses, including a high quality of visual design.

<b>389 PERMITTED USES:</b>	<b>PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:</b>	<b>DISCRETIONARY USES:</b>
Accessory Building ≤ 190 m <sup>2</sup> (2045.14 ft <sup>2</sup> )	Establishment (Eating)	Accessory Building > 190 m <sup>2</sup> (2045.14 ft <sup>2</sup> )
Animal Health (Small Animal)	Office	Car Wash
School, Commercial	Recreation (Private)	Care Facility (Clinic)
Communications Facility (Type A)	Retail (Small)	Communications Facility (Type C)
Communications Facility (Type B)		Establishment (Drinking)
		Film Production
		Industrial (Light)
		Post-Secondary
		Recycling/Compost Facility
		Religious Assembly
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

**390 MINIMUM PARCEL SIZE:**

- a) 4.0 ha (9.88 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)

**391 MAXIMUM BUILDING HEIGHT:**

- a) 15.0 m (49.21 ft)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the [Land Use Map](#)

**392 MINIMUM SETBACKS:**

<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>
6.0 m (19.69 ft)	6.0 m (19.69 ft)	6.0 m (19.69 ft)

**393 ADDITIONAL REQUIREMENTS:**

- a) The Development Authority may require greater setbacks for an industrial development which may interfere with the amenity of adjacent sites.
- b) A maximum of 50% of the landscaped areas shall be hard landscaping.
- c) A minimum of 25% of lands shall be landscaped.

**B-LWK Business, Live-Work District**

**394 PURPOSE:** The purpose and intent of this district is to provide for a combination of residential and light industrial or commercial activity on a single parcel, with residential as the primary use. The parcel shall be located in the Central East Rocky View Region in locations where adjacent development activity is industrial or commercial in nature.

**395 PERMITTED USES:**

Accessory Building ≤ 150.00 m<sup>2</sup> (≤ 1614.59 ft<sup>2</sup>)  
Dwelling, Single Detached

**DISCRETIONARY USES:**

Accessory Building > 150.00 m<sup>2</sup> (1614.59 ft<sup>2</sup>)  
Accessory Dwelling Unit  
Agriculture (Intensive)  
Automotive Services (Minor)  
Automotive Services (Major)  
Animal Health (Inclusive)  
Bed and Breakfast  
Care Facility (Child)  
Care Facility (Clinic)  
Care Facility (Group)  
Home-Based Business (Type II)  
Industrial (Light)  
Industrial (Medium)  
Kennel  
Outdoor Storage  
Retail (Small)  
Riding Arena, ~~only on parcels greater than 6.0 ha~~  
Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

**396 MINIMUM PARCEL SIZE:**

- a) 1.0 ha (2.47 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**

**397 MAXIMUM PARCEL SIZE:**

- a) 10.0 ha (24.71 ac)

**398 MAXIMUM PARCEL COVERAGE:**

- a) 50% for industrial and commercial uses

**399 MAXIMUM BUILDING HEIGHT:**

- a) 10 m (32.81 ft)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

**400 MINIMUM SETBACKS:****Front Yard**

45.0 m (147.64 ft) from County roads  
60.0 m (196.85 ft) from Highways  
15.0 m (49.21 ft) from service roads

**Side Yard**

45.0 m (147.64 ft) from County roads  
60.0 m (196.85 ft) from Highways  
15.0 m (49.21 ft) from service roads  
6.0 m (19.69 ft) from other parcels

**Rear Yard**

30.0 m (98.43 ft) from any road  
15.0 m (49.21 ft) from other parcels

**401 USE REQUIREMENTS:**

- a) Prior to the approval of any commercial or industrial use, a dwelling unit must be established on the parcel
- b) Commercial and industrial uses shall be located to the rear of the dwelling unit
- c) Commercial and industrial uses shall directly involve one or more residents of the parcel involved in the business or operation
- d) Hours of operation of commercial and industrial uses occurring outside of an enclosed building shall be limited to between 8:00 a.m. and 7:00 p.m.
- e) Any outside storage shall be completely screened from adjacent lands to the satisfaction of the Development Authority
- f) Any outside storage shall meet the minimum setback requirements for buildings
  - i. Any outside storage associated with a commercial or industrial use shall meet the building setback requirements for commercial and industrial buildings
- g) Commercial and industrial uses shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the Development Authority. At all times, the privacy of the adjacent residential dwellings shall be preserved and the business shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents
- h) Agriculture (Intensive) shall only be permitted on parcels greater than 6.0 ha (14.83 ac) with a surface supply of water
- i) Kennel shall only be permitted on parcels greater than 5.0 ha (12.36 ac)
- j) Riding Arena shall only be permitted on parcels greater than 1.6 ha (3.95 ac)

**402 COMMERCIAL/INDUSTRIAL USE REQUIREMENTS:**

- a) Commercial and Industrial buildings/structures shall have the following minimum setbacks:
  - i. 100.0 m (328.08 ft.) from any dwelling on adjacent parcels, or
  - ii. 50.0 m (164.04 ft.) from a parcel designated as residential land use
- b) The design, character, and appearance of all buildings shall be appropriate to and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project
- c) Building façade widths that exceed 30.0 m (98.43 ft.) shall incorporate wall plane projections or recesses of at least 3% of the width of the façade that extend at least 20% of the width
- d) Parking and outside storage related to commercial and industrial uses shall not be permitted in a minimum setback area

**403 MINIMUM LANDSCAPE BUFFER:**

- a) A 10 m (32.81 ft.) landscape buffer is required when adjacent to a Residential District, or an Agricultural District with a parcel is less than 10 ha (24.71 ac)
- b) The landscape buffer shall be located on private land to mitigate potential off-site negative visual impacts associated with non-residential land uses to nearby residential developments
- c) Development within a landscape buffer is restricted to:
  - i. Landscaping, berms, landscaped stormwater ponds, natural wetlands, trails, and linear parks, and
  - ii. Surface parking where it is screened from view from public rights-of-way by berms and/or landscaping

**404 ADDITIONAL REQUIREMENTS:**

- a) Commercial and industrial development shall be required to comply with the Business Development requirements.

**C-HWY Commercial, Highway District**

**405 PURPOSE:** To provide for development along primary and secondary highways and major transportation links including services to the traveling public and tourists, requiring high standard of visual quality and ease of access.

<b>406 PERMITTED USES:</b>	<b>PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:</b>	<b>DISCRETIONARY USES:</b>
Accessory Building ≤ 190 m <sup>2</sup> (2045.14 ft <sup>2</sup> )	Office	Accessory Building > 190 m <sup>2</sup> (2045.14 ft <sup>2</sup> )
Automotive Services (Minor)	Recreation (Private)	Campground
Recreation (Culture & Tourism)	Retail (Small)	Car Wash
Station (Gas/Electric)	Retail (General)	Conference Centre
Communications Facility (Type A)		Dwelling Unit, accessory to principal use
Communications Facility (Type B)		Automotive Services (Major)
Establishment (Eating)		Establishment (Drinking)
		Establishment (Restricted)
		Film Production
		Retail (Grocery)
		Retail (Restricted)
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

**407 MINIMUM PARCEL SIZE:**

- a) 1.0 ha (2.47 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)

**408 MAXIMUM BUILDING HEIGHT:**

- a) 15.0 m (49.21 ft.)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the [Land Use Map](#)

**409 MINIMUM SETBACKS (for Buildings):**

<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>
60.0 m (196.85 ft.) from Highways	60.0 m (196.85 ft.) from Highways	30.0 m (98.43 ft.) from any road
30.0 m (98.43 ft.) from County roads	30.0 m (98.43 ft.) from County roads	15.0 m (49.21 ft.) from other parcels
15.0 m (49.21 ft.) from other roads	15.0 m (49.21 ft.) from other roads	
	6.0 m (19.69 ft.) from other parcels	

**410 MINIMUM SETBACKS (for Parking and Storage):**

<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>
15.0 m (49.21 ft.) from Highways	15.0 m (49.21 ft.) from Highways	15.0 m (49.21 ft.) from Highways
10.0 m (32.81 ft.) from County roads	10.0 m (32.81 ft.) from County roads	8.0 m (26.25 ft.) from County roads
8.0 m (26.25 ft.) from other roads	8.0 m (26.25 ft.) from other roads	8.0 m (26.25 ft.) from other roads
	6.0 m (19.69 ft.) from other parcels	6.0 m (19.69 ft.) from other parcels

**C-LRD Commercial, Local Rural District**

**411 PURPOSE:** To accommodate isolated businesses that provide for the needs of the local community and/or provide a specialty service to the region. These uses are typically located outside of Hamlets, Conceptual Schemes or Area Structure Plans and are required to be compatible with surrounding land uses.

<b>412 PERMITTED USES:</b>	<b>PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:</b>	<b>DISCRETIONARY USES:</b>
Accessory Building ≤ 190 m <sup>2</sup> (2045.14 ft <sup>2</sup> )	Establishment (Eating)	Accessory Building > 190 m <sup>2</sup> (2045.14 ft <sup>2</sup> )
Animal Health (Small Animal)	Retail (Small)	Agriculture (General)
Care Facility (Child)	Retail (General)	Agriculture (Intensive)
Care Facility (Clinic)	Retail (Grocery)	Animal Health (Inclusive)
Communications Facility (Type A)	Office	Auctioneering
	Recreation (Private)	Automotive Services (Minor)
	Retail (Garden Centre)	Cannabis Cultivation
		Cannabis Processing
		Cannabis Retail Store
		Cemetery and Funeral Services
		Communications Facility (Type B)
		Communications Facility (Type C)
		Dwelling Unit, accessory to principal use
		Establishment (Drinking)
		Farmers Market
		Film Production
		Home-Based Business (Type II)
		Hotel/Motel
		Industrial (Light)
		Industrial (Medium)
		Kennel
		Outdoor Storage
		Recycling/Compost Facility
		Retail (Restricted)
		Special Function Business
		Station (Gas/Electric)

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

**413 MINIMUM PARCEL SIZE:**

- a) 0.5 ha (1.24 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)

**414 MAXIMUM BUILDING HEIGHT:**

- a) 10.0 m (32.81 ft.)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the [Land Use Map](#)

**415 MINIMUM SETBACKS:**

<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>
60 m (196.85 ft.) from Highways	6.0 m (19.69 ft.)	15.0 m (49.21 ft.)
15 m (49.21 ft.) from County roads		
10 m (32.81 ft.) from other roads		

**416 EXCEPTIONS:**

- a) Parcels designated with the letter “s” on the **Land Use Map** shall have a minimum setback from all property lines of 6.0 m (19.69 ft)



**C-LUD Commercial, Local Urban District**

**417 PURPOSE:** To accommodate small scale business within Hamlets and comprehensively planned neighbourhoods, in a manner sensitive to adjacent uses.

<b>418 PERMITTED USES:</b>	<b>PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:</b>	<b>DISCRETIONARY USES:</b>
Accessory Building ≤ 190 m <sup>2</sup> (2045.14 ft <sup>2</sup> )	Animal Health (Small Animal)	Accessory Building > 190 m <sup>2</sup> (2045.14 ft <sup>2</sup> )
Care Facility (Child)	Retail (Small)	Agriculture (Intensive)
Care Facility (Clinic)	Retail (Grocery)	Animal Health (Inclusive)
Establishment (Eating)	Office	Alcohol Production
		Auctioneering
		Automotive Services (Minor)
		Care Facility (Group)
		Cannabis Retail Store
		Communications Facility (Type A)
		Dwelling Unit, accessory to principal use
		Establishment (Drinking)
		Outdoor Storage
		Recreation (Culture & Tourism)
		Recreation (Private)
		Recycling/Compost Facility
		Recreation (Outdoor)
		Religious Assembly
		Retail (General)
		Retail (Restricted)
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

**419 MINIMUM PARCEL SIZE:**

- Lots not serviced by a piped sewer system: 0.18 ha (0.44 ac)
- All others: 0.09 ha (0.22 ac)
- Notwithstanding b) above, the minimum size for parcels designated with the letter “p” is the number indicated on the **Land Use Map**

**420 MINIMUM PARCEL WIDTH:**

- 15.0 m (49.21 ft)
- The minimum width of parcels designated with the letter “w” is the number indicated on the **Land Use Map**

**421 MAXIMUM BUILDING HEIGHT:**

- 10.0 m (32.81 ft)
- The maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

**422 MINIMUM SETBACKS (for buildings):**

<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>
6.0 m (19.69 ft)	None required but if provided, as least 1.2 m (3.94 ft)	6.0 m (19.69 ft)

**423 ADDITIONAL REQUIREMENTS:**

- A minimum of 10% of the site area shall be landscaped

**424 EXCEPTIONS:**

- a) Parcels designated by the letter “S” on the **Land Use Map** shall have the following regulations:

<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>
8.6 m (28.22 ft)	None required but if provided, as least 1.2 m (3.94 ft)	6.0 m (19.69 ft)

- b) In the Hamlet of Bragg Creek, the Permitted Uses shall be considered Discretionary Uses

**C-MIX Commercial, Mixed Urban District**

**425 PURPOSE:** To provide for small scale business needs in support of comprehensive communities, where mixed use buildings may accommodate a variety of business types and scale. Development is intended to serve small to moderate sized residential communities and provide opportunities for local employment. The district includes high quality urban design standards. Vehicle oriented uses should be located so as to preserve and enhance the integrity of a pedestrian network.

<b>426 PERMITTED USES:</b>	<b>PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:</b>	<b>DISCRETIONARY USES:</b>
Accessory Building ≤ 75 m <sup>2</sup> (807.29 ft <sup>2</sup> )	Establishment (Eating)	Accessory Building > 75 m <sup>2</sup> (807.29 ft <sup>2</sup> )
Animal Health (Small Animal)	Farmers Market	Cannabis Retail Store
Care Facility (Child)	Office	Car Wash
Care Facility (Clinic)	Retail (Small)	Care Facility (Group)
Communications Facility (Type A)	Retail (Garden Centre)	Care Facility (Seniors)
	Retail (General)	Conference Centre
	Retail (Grocery)	Dwelling Unit accessory to principle use
	Recreation (Culture & Tourism)	Dwelling, Multiple Unit
	Recreation (Public)	Establishment (Drinking)
	Recreation (Private)	Hotel/Motel
		Post-Secondary
		Retail (Restricted)
		Station (Gas/Electric)
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

**427 MINIMUM PARCEL SIZE:**

- Lots not serviced by a piped sewer system: 1858.0 m<sup>2</sup> (19999.35 ft<sup>2</sup>)
- All others: 929.0 m<sup>2</sup> (9999.67 ft<sup>2</sup>)
- Notwithstanding b), the minimum size for parcels designated with the letter “p” is the number indicated on the **Land Use Map**

**428 MINIMUM PARCEL WIDTH:**

- 15.0 m (49.21 ft)
- The minimum width of parcels designated with the letter “w” is the number indicated on the **Land Use Map**

**429 MAXIMUM BUILDING HEIGHT:**

- 14.0 m (45.93 ft)
- The maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

**430 MINIMUM SETBACKS:**

<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>
6.0 m (19.69 ft)	6.0 m (19.69 ft)	6.0 m (19.69 ft)

**431 ADDITIONAL REQUIREMENTS:**

- Pedestrian movement throughout the development area shall be facilitated through a well-developed network of sidewalks, pathways, and public gathering areas with at least one connection to the main building entrance
- A minimum of 10% of lands shall be landscaped

- c) The minimum amenity space shall be 4.0 m<sup>2</sup> (43.06 ft<sup>2</sup>) per Dwelling Unit with no minimum dimension less than 2.0 m (21.53 ft.)
- d) A Site Development Plan shall be required to guide decisions on Development Permit applications, including building locations and uses, parking areas, vehicular access and egress, internal circulation routes, landscaping, at-grade amenity areas, pedestrian connections and other matters deemed necessary by the Development Authority

**432 EXCEPTIONS:**

- a) In the Hamlet of Bragg Creek, the Permitted Uses shall be considered Discretionary Uses

**C-REG Commercial, Regional District**

**433 PURPOSE:** To accommodate large scale development including a combination of shops, services, offices, entertainment, accommodation and institutional uses within comprehensively designed areas serving the needs of a regional clientele.

<b>434 PERMITTED USES:</b>	<b>PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:</b>	<b>DISCRETIONARY USES:</b>
Accessory Building ≤ 190 m <sup>2</sup> (2045.14 ft <sup>2</sup> )	Animal Health (Small Animal)	Accessory Building > 190 m <sup>2</sup> (2045.14 ft <sup>2</sup> )
Care Facility (Child)	Farmers Market	Automotive Services (Minor)
Care Facility (Clinic)	Office	Automotive Services (Major)
Establishment (Eating)	Retail (Garden Centre)	Cannabis Retail Store
Retail (Small)	Retail (General)	Car Wash
Communications Facility (Type A)	Retail (Grocery)	Conference Centre
Communications Facility (Type B)	School, Commercial	Communications Facility (Type C)
		Dwelling Unit, accessory to principal use
		Establishment (Drinking)
		Establishment (Restricted)
		Industrial (Light)
		Recreation (Culture & Tourism)
		Recreation (Private)
		Recycling/Compost Facility
		Religious Assembly
		Retail (Large)
		Retail (Restricted)
		Retail (Shopping Centre)
		Post-Secondary
		Station (Gas/Electric)
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

**435 MINIMUM PARCEL SIZE:**

- a) 12.0 ha (29.65 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)

**436 MAXIMUM BUILDING HEIGHT:**

- a) 15.0 m (49.21 ft.)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the [Land Use Map](#)

**437 MINIMUM SETBACKS:**

**Front Yard**  
6.0 m (19.69 ft)

**Side Yard**  
6.0 m (19.69 ft)

**Rear Yard**  
6.0 m (19.69 ft)

**I-LHT Industrial, Light District**

**438 PURPOSE:** To accommodate a combination of office and industrial activity, including storage and support businesses, where nuisance factors are confined to the site area. Development shall address issues of compatibility and transition with respect to adjacent uses.

<b>439 PERMITTED USES:</b>	<b>PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:</b>	<b>DISCRETIONARY USES:</b>
Accessory Building ≤ 500 m <sup>2</sup> (5381.96 ft <sup>2</sup> )	Establishment (Eating)	Accessory Building > 500 m <sup>2</sup> (5381.96 ft <sup>2</sup> )
Animal Health (Inclusive)	Office	Cemetery and Funeral Services
Auctioneering	School, Commercial	Dwelling Unit, accessory to principal use
Automotive Services (Minor)	Retail (Small)	Establishment (Drinking)
Care Facility (Clinic)	Recreation (Private)	Film Production
Communications Facility (Type A)		Industrial (Heavy)
Communications Facility (Type B)		Industrial (Medium)
Communications Facility (Type C)		Kennel
Industrial (Light)		Outdoor Storage
		Post-Secondary
		Recreation (Outdoor)
		Recycling/Compost Facility
		Retail (Groceries)
		Retail (Restricted)
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

**440 MINIMUM PARCEL SIZE:**

- a) 1.0 ha (2.47 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)

**441 MAXIMUM BUILDING HEIGHT:**

- a) 20.0 m (65.62 ft.)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the [Land Use Map](#)

**442 MINIMUM SETBACKS (for Buildings):**

<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>
6.0 m (19.69 ft)	6.0 m (19.69 ft) 2.4 m (7.87 ft) in Hamlets No setback abutting a railway	6.0 m (19.69 ft) No setback abutting a railway

**443 MINIMUM SETBACKS (for Parking and Storage):**

<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>
15.0 m (49.21 ft) from Highway/County road 8.0 m (26.25 ft) from service roads	15.0 m (49.21 ft) from Highway/County road 8.0 m (26.25 ft) from service roads No setback from same/similar use 6.0 m (19.69 ft) from other parcels	15.0 m (49.21 ft) from any road No setback from same/similar use 6.0 m (19.69 ft) from other parcels

**444 ADDITIONAL REQUIREMENTS:**

- a) A minimum of 10% of the lands shall be landscape
- b) The quality and extent of landscaping shall be maintained for the life of the development
- c) Storage shall be located to the rear and side of the principal building

**I-HVY Industrial, Heavy District**

**445 PURPOSE:** To provide for a range of industrial activity that may have off-site nuisance impacts, including support services and storage.

<b>446 PERMITTED USES:</b>	<b>PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:</b>	<b>DISCRETIONARY USES:</b>
Accessory Building ≤ 500 m <sup>2</sup> (5381.96 ft <sup>2</sup> )	Office	Accessory Building > 500 m <sup>2</sup> (5381.96 ft <sup>2</sup> )
<del>Accessory Building</del>	Industrial (Light)	Auctioneering
Communications Facility (Type A)	<del>Industrial (Logistics)</del>	Cannabis Cultivation
Communications Facility (Type B)	<del>Industrial (Medium)</del>	Cannabis Processing
Communications Facility (Type C)		Cannabis Retail Store
Industrial (Logistics)		Dwelling Unit, accessory to principal use
Industrial (Medium)		Film Production
		Industrial (Heavy)
		Outdoor Storage
		Recycling/Compost Facility
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

**447 MINIMUM PARCEL SIZE:**

- a) 1.0 ha (2.47 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**

**448 MAXIMUM BUILDING HEIGHT:**

- a) 20.0 m (65.61 ft.)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

**449 MINIMUM SETBACKS (for Buildings):**

<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>
15.0 m (49.21 ft.)	15.0 m (49.21 ft.) 6.0 m (19.69 ft.) from an Industrial District	15.0 m (49.21 ft.) 6.0 m (19.69 ft.) from an Industrial District

**450 MINIMUM SETBACKS (for Parking and Storage):**

<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>
15.0 m (49.21 ft.) from Highway/County road 8.0 m (26.25 ft.) from service roads	15.0 m (49.21 ft.) from Highway/County road 8.0 m (26.25 ft.) from service roads  No setback from an Industrial District	15.0 m (49.21 ft.) from any road No setback from an Industrial District 6.0 m (19.69 ft.) from other parcels

**451 ADDITIONAL REQUIREMENTS:**

- a) A minimum of 10% of the lands shall be landscaped
- b) Storage shall be screened from public ROWs and adjacent parcels

**S-PUB Special, Public Service District**

**452 PURPOSE:** To provide for the development of Institutional, Educational and Recreational uses.

**453 PERMITTED USES:**

Accessory Building ≤ 90 m<sup>2</sup> (968.75 ft<sup>2</sup>)  
 Recreation (Culture & Tourism)  
 Recreation (Outdoor)  
 Recreation (Public)

**DISCRETIONARY USES:**

Accessory Building > 90 m<sup>2</sup> (968.75 ft<sup>2</sup>)  
 Campground  
 Care Facility (Child)  
 Care Facility (Clinic)  
 Care Facility (Medical)  
 Communications Facility (Type A)  
 Communications Facility (Type B)  
 Communications Facility (Type C)  
 Dwelling Unit, accessory to the principal use  
 Farmers Market  
 Post-Secondary  
 Recreation (Private)  
 Religious Assembly  
 Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

**454 MINIMUM PARCEL SIZE:**

- a) 0.5 ha (1.24 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)

**455 MAXIMUM BUILDING HEIGHT (Principal Building):**

- a) 14.0 m (45.93 ft)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the [Land Use Map](#)

**456 MAXIMUM BUILDING HEIGHT (Accessory Building):**

- a) 7.0 m (22.97 ft)

**457 MINIMUM SETBACKS (within a Hamlet):**

**Front Yard**  
 6.0 m (19.69 ft)

**Side Yard**  
 3.0 m (9.84 ft)

**Rear Yard**  
 8.0 m (26.25 ft)

**458 MINIMUM SETBACKS (outside a Hamlet):**

**Front Yard**  
 60.0 m (196.85 ft) from Highways  
 30.0 m (98.43 ft) from County roads  
 15.0 m (49.21 ft) from other roads

**Side Yard**  
 60.0 m (196.85 ft) from Highways  
 30.0 m (98.43 ft) from County roads  
 15.0 m (49.21 ft) from other roads  
 6.0 m (19.69 ft) from other parcels

**Rear Yard**  
 30.0 m (98.43 ft) from any road  
 15.0 m (49.21 ft) from other parcels

**459 ADDITIONAL REQUIREMENTS:**

- a) A minimum of 10% of the parcel area shall be landscaped



**S-FUD Special, Future Urban Development District**

**460 PURPOSE:** 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, while accommodating agricultural uses.

**461 PERMITTED USES:**

Accessory Building ≤ 500 m<sup>2</sup> (5381.96 ft<sup>2</sup>)  
Agriculture (General)  
Dwelling, Single Detached

**DISCRETIONARY USES:**

Accessory Building ≥ 500 m<sup>2</sup> (5381.96 ft<sup>2</sup>)  
Accessory Dwelling Unit  
Agriculture (Intensive)  
Animal Health (Inclusive)  
Bed and Breakfast  
Communications Facility (Type A)  
Communications Facility (Type B)  
Communications Facility (Type C)  
Equestrian Centre  
Film Production  
Home-Based Business (Type II)  
Outdoor Storage  
Recreation (Outdoor)  
Riding Arena  
Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

**462 MINIMUM PARCEL SIZE:**

- a) An un-subdivided Quarter Section.
- b) The portion created and the portion remaining after registration of a First Parcel Out subdivision.

**463 DENSITY:**

- a) ~~A maximum of two (2) Dwelling Units per parcel are allowed.~~

**464 MAXIMUM BUILDING HEIGHT:**

- a) Dwelling Units: 12.0 m (39.37 ft.)
- b) All others: None

**465 MINIMUM SETBACKS:****Front Yard**

45.0 m (147.64 ft.) from County roads  
60.0 m (196.85 ft.) from Highways  
15.0 m (49.21 ft.) from service roads

**Side Yard**

45.0 m (147.64 ft.) from County roads  
60.0 m (196.85 ft.) from Highways  
15.0 m (49.21 ft.) from service roads  
6.0 m (19.69 ft.) from other parcels

**Rear Yard**

30.0 m (98.43 ft.) from any road  
15.0 m (49.21 ft.) from other parcels

**S-NAT Special, Natural Resources**

**466 PURPOSE:** to provide for the development of industrial uses related to non-renewable natural resource extraction and processing. **This District shall not be applied to new parcels upon Bylaw C-8000-2020 coming in to full force and effect going forward.**

**467 PERMITTED USES:**

Accessory Building ≤ 250 m<sup>2</sup> (2,690.98 ft<sup>2</sup>)

**DISCRETIONARY USES:**

Accessory Building > 250 m<sup>2</sup> (2,690.98 ft<sup>2</sup>)  
 Agriculture (General)  
 Communications Facility (Type A)  
 Communications Facility (Type B)  
 Communications Facility (Type C)  
 Dwelling, accessory for a principal use  
 Natural Gas Plant  
 Natural Resource Extraction/Processing

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

**468 MINIMUM SETBACKS:****Front Yard**

60.0 m (196.85 ft.) from Highways  
 30.0 m (98.43 ft.) from County roads  
 15.0 m (49.21 ft.) from other roads

**Side Yard**

60.0 m (196.85 ft.) from Highways  
 30.0 m (98.43 ft.) from County roads  
 15.0 m (49.21 ft.) from other roads

**Rear Yard**

30.0 m (98.43 ft.) from any road  
 15.0 m (49.21 ft.) from other parcels

**469 EXCEPTIONS:**

- a) A dwelling shall not be located in close proximity to the active operation on the land that may have an adverse impact on the residential use (i.e. air quality, noise, noxious odours, etc.). Measures to mitigate any adverse impacts shall be assessed by the Development Authority when issuing a permit for a dwelling.

**S-PRK Special, Parks and Recreation District**

**470 PURPOSE:** To provide for the development of active and passive recreational areas at the local, neighbourhood and regional levels.

**471 PERMITTED USES:**

Accessory Building  $\leq 90 \text{ m}^2$  (968.75  $\text{ft}^2$ )  
School

**DISCRETIONARY USES:**

Accessory Building  $> 90 \text{ m}^2$  (968.75  $\text{ft}^2$ )  
Campground  
Communications Facility (Type A)  
Communications Facility (Type B)  
Communications Facility (Type C)  
Establishment (Eating)  
Recreation (Public)  
Recreation (Outdoor)  
Recreation (Culture & Tourism)  
Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

**472 ADDITIONAL REQUIREMENTS:**

- a) All parcel and development regulations shall be at the discretion of the Development Authority

**S-NOS Special, Natural Open Space District**

**473 PURPOSE:** To ~~create conservation areas or~~ protect environmentally sensitive areas by restricting development and providing access to the public in a manner that programs and preserves the land ~~in accordance with the MGA, as amended or replaced from time to time.~~

**474 PERMITTED USES:**

Accessory Building  $\leq 90 \text{ m}^2$  (968.75 ft<sup>2</sup>)

**DISCRETIONARY USES:**

Accessory Building  $> 90 \text{ m}^2$  (968.75 ft<sup>2</sup>)

Communications Facility (Type A)

Communications Facility (Type B)

Communications Facility (Type C)

Recreation (Outdoor)

Recreation (Culture & Tourism)

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

**475 ADDITIONAL REQUIREMENTS:**

- a) All parcel and development regulations shall be at the discretion of the Development Authority and shall proceed in a manner to minimize impacts on the natural environment.



# PART SEVEN

## Land Use Overlays

# 7

*This part outlines specific regulation that applies to the County's Land Use Overlay's.*

### Live-Work Overlay

**476** The purpose of this Overlay is to create an opportunity for more commercial uses of greater size and intensity than is generally permitted within the District. The live-work overlay boundaries are indicated in **Schedule A**.

**477** The following uses are additional uses, discretionary on the parcels identified in **Schedule A – Live-Work Overlay**:

- a) Accessory buildings greater than 150.00 m<sup>2</sup> (1614.59 ft<sup>2</sup>) building area and less than 500.00 m<sup>2</sup> (5,381.96 ft<sup>2</sup>) building area,
- b) Animal Health (Inclusive),
- c) Care Facility (Clinic),
- d) Care Facility (Group),
- e) Care Facility (Medical),
- f) Care Facility (Seniors),
- g) Retail (Small),
- h) Industrial (Light), and
- i) Office.

#### GENERAL REGULATIONS

**478** The General Regulations apply as contained in **Part 5 – Land Use Districts** of this Bylaw, the underlying District, as well as the following provisions. Any new discretionary uses within the area shown in **Schedule A – Live-Work Overlay** shall be subject to the requirements of the underlying District and this overlay.

#### BUILDING REGULATIONS

**479** Maximum height:

- a) Principal building - 10.00 m (32.81 ft.), and
- b) Buildings for business activities – 10.00 m (32.81 ft.) for all uses, discretionary pertaining to this overlay; uses, permitted and discretionary, in the underlying district shall adhere to the maximum accessory building height for the underlying District.



**480** The total building area for all buildings associated with the uses identified within the Live-work Overlay shall not exceed 500.00 m<sup>2</sup> (5381.96 ft<sup>2</sup>).

**481** Exterior of buildings should match or complement the residence.

### OPERATIONAL REGULATIONS

**482** The maximum number of non-resident employees is six.

**483** For those activities occurring outside of an enclosed building, hours of operation are limited to between 8:00 a.m. and 7:00 p.m.

### ADDITIONAL REGULATIONS

**484** Outside storage, if allowed in a condition of a Development Permit, shall be completely screened from adjacent lands, shall meet the minimum setback requirements for buildings, and shall not exceed 1% of the parcel or 400.00 m<sup>2</sup> (4305.56 ft<sup>2</sup>), whichever is the lesser.

**485** Uses identified in the Live-Work Overlay shall directly involve one or more residents of the parcel involved in the business or operation.

**486** A landscape buffer of 10 m (32.81 ft.) is required.

**487** The landscape buffer will be located on private land to mitigate potential on-site negative visual impacts associated with non-residential land uses to nearby residential developments.

**488** Development within a landscape buffer identified in a local plan is restricted to:

- a) Landscaping, berms, landscaped stormwater ponds, natural wetlands, trails, and linear parks, and
- b) Surface parking where it is screened from view from public rights-of-way by berms and/or landscaping.

# PART EIGHT

## Definitions

# 8

*This part provides definitions for terms used within the Land Use Bylaw.*

Please note, definitions pertaining to specific uses are **HIGHLIGHTED** below:

**“Abutting”** means to have a common boundary, to border on.

**“Accessory Building”** means a detached building, with or without a permanent foundation, which is subordinate or incidental to the Principal Use or Principal Building located on the same site. Typical accessory buildings include, but are not limited to, fabric covered buildings, garages, sheds, chicken coop etc. Accessory Building does not include Accessory Structure.

**“Accessory Structure”** means a detached unenclosed structure which is subordinate or incidental to the Principal Use or Principal Building located on the same site. Typical accessory structures include, but are not limited to, flagpoles, grain bins, three sided stock shelters less than 27.87 m<sup>2</sup> (300.00 ft<sup>2</sup>), personal swimming pools, personal hot tubs, satellite dishes, personal play structures, utility covers, personal ground mounted solar collectors, etc.

**“Accessory Dwelling Unit”** means a subordinate Dwelling Unit that may be located within a principal building or an accessory building. An Accessory Dwelling Unit that is external to the principal building shall be on a permanent foundation and has a minimum gross floor area (GFA) of 37.1 m<sup>2</sup> (399.34 ft<sup>2</sup>).

**“Accessory Use”** means a use customarily incidental and subordinate to the principal use or building and is located on the same parcel as such principal use or building.

**“Adjacent”** means contiguous or would be contiguous if not for an easement, right-of-way, road (excluding a highway), or natural feature.

**“Agriculture (General)”** means the raising of crops or the rearing of livestock, either separately or in conjunction with one another and includes buildings and other structures limited to the regulations of the District. This use does not include Cannabis Cultivation or Cannabis Processing.

**“Agriculture (Intensive)”** means a use where plants or animals are intensively grown and processed for food or non-food use. Typical uses include greenhouses, nurseries, tree farms, market gardens, mushroom farming, vermiculture and aquaculture. This use does not include Cannabis Cultivation or Cannabis Processing.

**“Agriculture (Regulated)”** means a use where the intensity of agriculture operations has significant land or water demands and may include off-site impacts that are licensed under provincial or federal regulations. Typical uses include abattoirs, and fertilizer plants. This use does not include Cannabis Cultivation or Cannabis Processing.

**“Agricultural (Processing)”** means a use for storage and upgrading of agricultural products for distribution or sale through value added processes such as mixing, drying, canning, fermenting; applying temperature, chemical, biological or other treatments to plant matter, the cutting, smoking, aging, wrapping and freezing of meat, or similar production methods. This use does not include Agriculture (Intensive or Regulated), Cannabis Cultivation or Cannabis Processing.

**“Alcohol Production”** means a use where beer, spirits and other alcoholic beverages are manufactured that may have a private hospitality area where products made on the premises are provided to private groups for tasting and consumption as a Special Event and are sold to the general public for consumption on the premises and that may include the retail sale of products. Typical uses include breweries, distilleries, wineries, and meaderies.

**“Animal Health (Inclusive)”** means a use for the care, treatment, or impoundment of animals both considered as domestic pets or farm animals. This would include pet clinics, animal veterinary clinics and veterinary offices with or without outdoor pens, runs and enclosures.

**“Animal Health (Small Animal)”** means a development such as a hospital or shelter used for the temporary or overnight accommodation, care, treatment or impoundment of animals considered as domestic pets, but not farm animals. Typical uses include pet clinics, animal veterinary clinics and veterinary offices without outdoor pens, runs or enclosures.

**“Applicant”** means a person who is lawfully entitled to make, and makes, an application for any document, approval, permit or other thing that may be issued, made or done under the authority of the Bylaw.

**“Application Form”** means a form provided to an Applicant pursuant to the Bylaw, including Text Amendment Application Forms, Land Use Redesignation Application Forms and Development Permit Application Forms etc.

**“Auctioneering”** means a use where goods, motor vehicles or livestock are auctioned, including the temporary storage of such goods.

**“Automotive Services (Minor)”** means a use where the servicing and repair of vehicles occurs, excluding the sale of gasoline and related fuels. Typical uses include standalone mechanics shops, transmission and muffler shops, and auto body paint and repair facilities.

**“Automotive Services (Major)”** means a use where the sale, servicing and repair of vehicles occurs that may include the sale of gasoline and related fuels. Typical uses include automotive dealerships and truck stops and may include ancillary uses such as Establishment (Eating).

**“Bed and Breakfast”** means a use where temporary sleeping accommodation is provided for up to three guest rooms.

**“Beehive”** means a dome shaped or boxlike structure in which bees are kept.

**“Beekeeping”** means the activity of housing bees for the production of honey and/or pollination of agricultural crops, in accordance with the *Bee Act*, as amended or replaced from time to time.

**“Building”** means any structure used or intended for supporting or sheltering any use or occupancy.

**“Building – Common Terms”**

- a) **“Awning”** means a cloth like or lightweight shelter projecting from a building.
- b) **“Balcony”** means a projecting elevated platform on a building, which is enclosed by a railing or parapet and is greater than 0.6 m above grade and width. Access is from the building only.



- c) **"Basement"** means that portion of a building or structure which is wholly or partially below grade and has no more than 1.8 m. of its clear height above grade and lies below the finished level of the floor directly above. A basement does not constitute a storey for the purpose of the Bylaw.
- d) **"Bay"** means a self-contained unit of part of a building or of the whole building which can be sold or leased for individual occupancy.
- e) **"Canopy"** means a non-retractable solid projection extending from the wall of the building intended to be used as a protection against weather, other than normal architectural features such as lintels, sills, moldings, architraves and pediments, but includes the structure known as the theatre marquee.
- f) **"Cantilever"** means a long projecting beam or girder fixed at only one end.
- g) **"Deck"** means an above grade open-sided roofless platform that is detached or adjoining a building.
- h) **"Foundation"** means the lower portion of a building, usually concrete or masonry, and includes the footings, which transfers the weight of and loads on a building to the ground.
- i) **"Parapet"** means a low wall or railing to protect the edge of a roof.
- j) **"Patio"** means an uncovered open platform or area situated directly on the ground.
- k) **"Porch"** means a roofed structure having direct access to and projecting from the principal building with walls that are unenclosed and open to the extent of at least 50% and may be glazed or screened.

**"Business"** means:

- a) a commercial, merchandising or industrial activity or undertaking, or
- b) a profession, trade, occupation, calling or employment, or
- c) an activity providing goods and services, whether or not for profit and however organized or formed, including a co-operative or association of persons.

**"Building Permit"** means a permit issued in writing by a designated Safety Codes Officer authorizing the commencement of a use, occupancy, relocation, construction, or demolition of any building.

**"Bylaw"** means the County Land Use Bylaw.

**"Campground"** means a use where holiday trailers, motor homes, tents, campers, and similar vehicles, are used for recreation, and is not normally used as year-round storage, or accommodation for residential uses.

**"Cannabis Cultivation"** means the growing and harvesting of cannabis as licensed by Health Canada.

**"Cannabis Processing"** means a development, as licensed by Health Canada, where cannabis is grown, harvested, processed, tested, destroyed and/or stored on site, but does not include Cannabis Retail Store.

**"Cannabis Retail Store"** means a building or a portion thereof that is licensed by the Province of Alberta for the sale of cannabis and cannabis accessories for consumption off the premises.

**"Car Wash"** means a facility for the washing of motor vehicles on a commercial basis.

**"Cemetery and Funeral Services"** means a use where the entombment of the deceased occurs and may include such facilities as crematories, cineraria, columbaria, mausoleums, memorial parks, burial grounds, cemeteries, and gardens of remembrance.

**"Care Facility (Child)"** means the use of a *building* or portion thereof for the provision of care, instruction, *maintenance* or supervision of seven or more children under the age of 13 years, by persons other than one related by blood or marriage, for periods not exceeding 24 consecutive hours. Typical uses include all day-care centres, early childhood services, nurseries and after-school or baby-sitting programs.

**“Care Facility (Clinic)”** means a use where the principal use is to provide medical and health care services on an outpatient basis only. Typical uses include medical and dental offices, health care clinics, pre-natal clinics and counseling services.

**“Care Facility (Group)”** means a use where individuals who are either disabled or in need of supervision reside on a temporary or long-term basis, in accordance with their individual needs. Typical uses include foster or boarding homes for children, group homes, family homes and long-term care facilities.

**“Care Facility (Seniors)”** means a use where accommodation with moderate care provisions for residents in a congregate setting. Residents do not require continuous access to professional services or on-site professional services. Room and board services, light housekeeping services, twenty-four (24) hour availability of assistance and oversight with personal care and social and recreation support may be provided. Typical uses include lodges and senior homes.

**“Care Facility (Medical)”** means a development providing room, board, and surgical or other medical treatment for the sick, injured, or infirm including out-patient services and accessory staff residences. Typical facilities would include hospitals, sanitariums, convalescent homes, psychiatric hospitals, auxiliary hospitals, and detoxification centres.

**“Communications Facility (Type A)”** means a commercial communications facility with an antennae that is incorporated within or are mounted on existing structures, no more than 4.00 meters (13.12 feet) above the highest point of the structure.

**“Communications Facility (Type B)”** means a commercial communications facility with either a tower or pole structures between 4.00 and 20.00 meters (13.12 to 65.62 feet) in height, to which antennae are mounted for the purpose of telecommunications broadcast or signal transmission.

**“Communications Facility (Type C)”** means a commercial communications facility with either a tower or pole structures greater than 20.00 meters (65.62 feet) in height, to which antennae are mounted for the purpose of telecommunications broadcast or signal transmission.

**“Compatible”** means the characteristics of different uses or activities or designs which allow them to be located near or Adjacent to each other in harmony. Compatibility does not mean “same as”. Rather, compatibility refers to the sensitivity of development proposals in maintaining the character of existing developments.

**“Comprehensively Planned Area”** means areas of the County that are guided by a comprehensive plan such as an Area Structure Plan, Area Redevelopment Plan, Conceptual Scheme, Hamlet Plan, and/or Master Site Development Plan. These plans recognize the physical, economic, social, political, aesthetic, and related factors of the community involved.

**“Conceptual Scheme”** means a non-statutory plan that provides detailed land use direction, subdivision design, and development guidance. A Conceptual Scheme is subordinate to an area structure plan, and may be adopted by bylaw or resolution.

**“Conference Centre”** means an establishment used for the holding of meetings, conventions, seminars, workshops, product and trade shows, or similar activities, and may include dining and lodging facilities for the use of participants, as well as compatible accessory facilities.

**“Construct”** means to build, rebuild, or relocate and without limiting the generality of the word, also includes: any preliminary operation such as excavation, filling or draining; altering an existing building or structure by addition, enlargement, extension, or other structural change; and any work which requires a Building Permit.

**“Council”** means the Council for the County.

**“County”** means Rocky View County.

**“County Road”** means a road owned and maintained by Rocky View County, including Township and Range Roads.

**“Density”** means the number of Dwelling Units on a site expressed in units per hectare (uph).

**"Designated Officer(S)"** means those persons designated by bylaw under the MGA and for purposes of the Bylaw, are the Development Officer, Bylaw Enforcement Officer, and CAO of the County or their Designate.

**"Development"** means:

- a) An excavation or stockpile and the creation of either of them, or
- b) A building or an addition to or replacement or repair of a building and the construction or placing of any of them on, in, over or under land, or
- c) A change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or
- d) 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 or is likely to result in a change in the intensity of use of the land or building.

**"Development Agreement"** means an agreement which is a contract between a developer and the County regarding the sharing of costs arising from the construction or servicing of a development.

**"Development Authority"** means a Development Authority established pursuant to the MGA to exercise development powers and duties on behalf of the County.

**"Development Commencement"** means the moment construction is started on site (i.e. excavation) or the land use has begun for the purposes of the Development Permit application.

**"Development Completion"** means the moment the required Building/Development Permit conditions and requirements have been met for the purposes of the Development Permit application and/or the final inspection reports have been received.

**"Development Completion Certificate"** means a certificate issued by a Development Authority confirming that the requirements of a development permit have been satisfactorily completed.

**"Development Permit"** means a document or permit, which may include attachments, issued pursuant to this Bylaw authorizing a development.

**"Direct Control District"** means a district in the Land Use Bylaw which details guidelines established by Council for control over the use and development of an area pursuant to the provisions of the MGA.

**"District"** means a Land Use District.

**"Dwelling" or "Dwelling Unit"** a building or portion of a building consisting of one or more rooms operated or intended to be operated as a permanent residence for a household, containing cooking, sleeping and sanitary-facilities only for that unit. All Dwellings or Dwelling Units shall have a permanent foundation.

**"Dwelling, Manufactured"** means a detached Dwelling Unit consisting of a transportable dwelling that is designed and built to CAN/CSA Standard, to be moved, from one point to another as a single unit, and which is upon its arrival at the site where it is to be located, ready for occupancy except for incidental building operations such as connection to utilities. A Dwelling, Manufactured shall have a minimum GFA of 37.1 m<sup>2</sup> (399.34 ft<sup>2</sup>).

**"Dwelling, Multiple Unit"** means a dwelling with three (3) or more Dwelling Units. This use includes condominium style housing types such as Townhouses, Stacked-Townhouses and Four-plexes or Apartments. Accessory Dwelling Units are not permitted in Multiple Unit Dwellings.

**"Dwelling, Duplex/Semi"** means a dwelling containing two (2) Dwelling Units having the dwelling area of one located above the dwelling area of the other each with a private entry or a dwelling containing not more than two (2) Dwelling Units sharing a common wall, which may be subdivided along the common wall.

**“Dwelling, Rowhouse”** means a dwelling containing three (3) or more Dwelling Units located side by side, have direct access to grade, and are separated by a common party wall extending from the foundation to the roof; which may be subdivided along the common wall.

**“Dwelling, Single Detached”** means a dwelling which is supported on a permanent foundation or basement and has a minimum GFA of 37.1 m<sup>2</sup> (399.34 ft<sup>2</sup>).

**“Dwelling, Tiny”** means a detached Dwelling Unit less than 37.1 m<sup>2</sup> (399.34 ft<sup>2</sup>).

**“Dwelling Unit, Accessory to a Principal Use”** means a dwelling that is accessory to a non-residential principal use of the parcel.

**“Easement”** means a right to use land generally for access to other property or as a right-of-way for a public utility.

**“Natural Gas Plant”** means a use where electrical power is produced and distributed from, including on-site transformers and electrical transmission lines.

**“Equestrian Centre”** means public facilities (buildings, shelters or other structures) at which horses are exercised or trained, training in equestrian skills or equestrian competitions or shows rodeos or other similar events are held, where a fee has been paid to participate, attend or use the facilities.

**“Establishment (Eating)”** means an establishment where food is prepared and served on the premises for sale to the public. Ancillary activities may include entertainment and the serving of alcoholic beverages when licensed by the Alberta Gaming and Liquor Commission. Typical uses include restaurants, cafes, delicatessens, tea rooms, lunchrooms, refreshment stands, take-out restaurants and catering services.

**“Establishment (Drinking)”** means an establishment, licensed by the Alberta Gaming and Liquor Commission, in which alcoholic beverages are served for a fee for consumption on the premises, and any preparation or serving of food is accessory thereto, and includes a licensed lounge that is ancillary to a Restaurant. Typical uses include pubs, bars, lounges, nightclubs, theatre restaurants and banquet facilities.

**“Establishment (Entertainment)”** means a use where live performances or motion pictures are shown. Typical uses include auditoria, cinemas and theatres, but does not include Establishment (Restricted).

**“Establishment (Restricted)”** means a use where potentially controversial goods and services are offered to the public. Typical uses include gambling venues such as casino’s and bingo halls.

**“Excavation”** means any breaking of ground, except common household gardening and ground care.

**“Farm”** means an agricultural operation.

**“Farm Building”** means a building exclusively used for the housing of livestock, the storage of farm machinery, the storage of farm produce or the storage of feed for livestock.

**“Farm Gate Sales”** means a use where the sale of farm products which are produced in the same farming operation takes place.

**“Farmers Market”** means a market which has a primary use of selling goods produced in farming operations, and operates on a regular but temporary occurrence, and can include use of a building, structure or lot for the purpose of selling any or all produce and crafts and may include retail stores and restaurants.

**“Fence”** means a vertical physical barrier constructed to prevent visual intrusions, unauthorized access, or provide sound abatement and may include confinement of livestock and protection of livestock from wind.

**“Filling”** means the import and placement of natural uncontaminated earth or aggregate materials (e.g. clay, silt, sand, gravel) on a parcel for the purposes of altering/modifying grades, drainage, or building up a site for a proposed building or development, but does not include the import and placement of dry-waste, hydro vac material or land fill waste materials, and does not include the placing of topsoil.

**“Film Production”** means a premises, set structures, props, or installations used in the production of any form of motion picture, television program, live broadcast, special effects, recording, or visual or audio arts projects and may include (but is not limited to) lighting, outdoor storage, parking, temporary trailers, food service (for staff), signage and any other activities reasonably associated with film production.

**“Firing Range”** means a specialized practice range for target practice, located within an enclosed building or outside area, including targets for rifles or handguns practice.

**“First Parcel Out”** means a single residential or agricultural parcel created from a previously un-subdivided Quarter Section.

**“Flood Fringe”** means the portion of the flood hazard area outside of the floodway, as determined by the Province of Alberta. Water in the flood fringe is generally shallower and flows slower than in the floodway.

**“Flood Hazard Area”** means the area of land bordering a water course or water body that would be affected by a design flood and includes the flood fringe, floodway, and may include areas of overland flow, as determined by the Province of Alberta.

**“Floodway”** means the portion of the flood hazard area where flows are deepest, fastest, and most destructive, as determined by the Province of Alberta. The floodway typically includes the main channel of a watercourse and a portion of the adjacent overbank area.

**“Floor Area”** means the total floor area of a building within the exterior walls. This does not include basement areas parking areas below grade, and areas devoted exclusively to mechanical or electrical equipment servicing the development.

**“Government Services”** means a use where municipal, provincial or federal government services directly to the public or the community at large, and includes development required for the public protection of persons or property. Typical facilities would include police stations, fire stations, courthouses, post offices, municipal offices, social service offices, employment offices and airport terminals.

**“Ground Cover”** means vegetation, other than grass, commonly used for landscaping purposes and includes herbaceous perennials and flowers.

**“Grade, Building”** means the ground elevation established for the purpose of regulating the number of stories and the height of a building. The grade, building shall be the level adjacent to the walls of the building if the finished grade is level. If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for the four elevations.

**“Grade, Drainage”** means the ground elevation established in a lot drainage plan attached to an approved Development Permit for the purpose of controlling the flow of surface water on the lot.

**“Hamlet”** means unincorporated area as defined by the MGA or as declared by a bylaw and Public Hearing process.

**“Highway”** means a provincial highway pursuant to the *Highways Development and Protection Act*, S.A. 2004 Chapter H-8.5, as amended or replaced from time to time.

**“Home-Based Business (Type I)”** means a use where business is conducted in a Principal Building with limited weekly visits and employees that reside in the Principal Building. Uses are secondary to the residential use of the parcel and do not change the residential appearance of the land and buildings.

**“Home-Based Business (Type II)”** means a use where business is conducted in a Principal Building or Accessory Building with moderate weekly visits and with one employee who does not live on the property. Uses are secondary to the residential use of the parcel and do not change the residential appearance of the land and buildings.

**“Hotel/Motel”** means a building used primarily for sleeping accommodations and ancillary services provided in rooms or suites of rooms, which may contain bar/kitchen facilities; the building may also contain commercial or

other uses and may or may not offer such additional services as party facilities, restaurant or dining room services, or public convention facilities.

**“Industrial (Light)”** means those developments where activities and uses are primarily carried on within an enclosed building and no significant nuisance factor is created or apparent outside an enclosed building. Any development, even though fully enclosed, where, in the opinion of a Development Authority, there is significant risk of interfering with the amenity of adjacent sites because of the nature of the site, materials or processes, shall not be considered Industrial (Light). Typical uses include laboratories, general contractors and landscaping services, construction firms, self storage facilities and warehouse sales of furniture, floor coverings etc.

**“Industrial (Medium)”** means those developments in which all or a portion of the activities and uses are carried on outdoors, without any significant nuisance such as noise, appearance, or odour, extending beyond the boundaries of the site. Any development where the risk of interfering with the amenity of adjacent or nearby sites, because of the nature of the site, materials or processes, cannot be successfully mitigated shall be considered Industrial (Heavy). Typical uses include manufacturing and processing plants that do not pose a Nuisance.

**“Industrial (Heavy)”** means those developments that may have an effect on the safety, use, amenity, or enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods, but does not include Cannabis Cultivation or Cannabis Processing. Typical uses include wreckage and salvage yards, and manufacturing and processing facilities that create a Nuisance.

**“Industrial (Logistics)”** means a use accommodating the storage and inter-modal (rail, highway) distribution of goods resulting in larger traffic volume. Typical uses include shipping/receiving facilities, transshipment and distribution centres.

**“Infill Development”** is the process of developing vacant or under-used parcels within existing areas that are already largely developed.

**“Internal Subdivision Road”** means a public roadway providing access to lots within a registered multi-parcel subdivision and which is not designated as a Township or Range Road.

**“Kennel”** means a facility for the keeping, breeding, boarding, caring, or training of dogs and/or other domestic pets over three months of age, excluding livestock.

**“Landscaping”** means to change or modify the natural features of a site so as to make it more attractive by adding lawns, trees, shrubs, ornamental plantings, fencing, walks, drives, or other structures and materials.

**“Lane”** means a public thoroughfare which provides a secondary means of access to a parcel. Commonly referred to as a ‘Back Alley’.

**“Livestock”** means horses, cattle, sheep, swine, live poultry, fur-bearing animals raised in captivity, game-production animals within the meaning of the *Livestock Industry Diversification Act*, as amended or replaced from time to time.

**“Loading Space”** means a space for parking a vehicle (commercial) while being loaded or unloaded.

**“Maintenance”** means the upkeep of a building or property that does not involve structural change, the change of use, or the change of intensity of use.

**“Manure Storage Facility”** means a structure, reservoir, catch basin, lagoon, cistern, gutter, tank, or bermed area for containing livestock wastes prior to the waste being used or disposed. It does not include a vehicle, motor or any mobile equipment used for transportation or disposal of livestock wastes.

**“Master Site Development Plan”** means a non-statutory plan that is adopted by Council resolution. A master site development plan provides design guidance for the development of a large area of land with little or no anticipated subdivision.



**“Mixed-Use Building”** means a building used partly for residential use and partly for commercial use.

**“Mixed-Use Development”** means a parcel of land or a building or structures developed for two or more different uses that may include uses such as residential, office, manufacturing, retail, public, or entertainment.

**“Natural Resource Extraction/Processing”** means a use where raw materials are removed, extracted or processed. Typical resources and raw materials would include oil and gas, peat, sand, silt and gravel, shale, clay, marl, limestone, gypsum or other minerals, timber and coal. Typical facilities or uses would include gravel pits (and associated crushing operations), asphalt processing, sand pits, clay or marl pits, peat extraction, stripping of topsoil, timber removal, sawmills and related timber/wood processing and oil and gas processing plants or refineries.

**“Non-Conforming Building”** means a building:

- a) That is lawfully constructed or lawfully under construction at the date a land use bylaw affecting the building or the land on which the building is situated becomes effective, and
- b) That on the date the land use bylaw becomes effective does not, or when constructed will not, comply with the land use bylaw.

**“Non-Conforming Use”** means a lawful specific use:

- a) Being made of land or a building or intended to be made of a building lawfully under construction at the date a land use bylaw affecting the land or building becomes effective, and
- b) That on the date the land use bylaw becomes effective does not, or in the case of a building under construction will not, comply with the land use bylaw.

**“Nuisance”** means anything that interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses.

**“Occupancy”** means the utilization of a building or land for the use for which it was approved.

**“Occupancy Permit”** means a permit issued under the *Alberta Safety Codes Act*, as amended or replaced from time to time, for the right to occupy or use the bay, building or structure for the use intended.

**“Office”** means a Building that provides space for professional, management, administrative, consulting and similar office and business support services.

**“Outdoor Storage”** means an outdoor area that may contain a building or structure used for the accessory keeping of goods, inventory, materials, machinery, equipment, **unregistered vehicles**, or Vehicles (Recreation), outside in association with the primary use on the parcel.

**“Overland Flow”** means special areas of the flood fringe, as determined by the Province of Alberta.

**“Parcel”** means the aggregate of the one or more areas of land described in a Certificate of Title or described in a Certificate of Title by reference to a plan filed or registered in a Land Titles Office. May also be referred to as a site.

**“Parcel Area”** means the total area of a parcel.

**“Parcel Coverage”** means the combined area of all buildings or structures upon the parcel, measured at the approved grades, including all porches and verandas, enclosed terraces, steps, cornices, eaves, and similar projections; such area shall include air wells, and all other space within an enclosed building.

**“Parcel Frontage”** means the length of a street boundary measured along the front line of a parcel.

**“Parcel, Corner”** means a parcel that abuts two (2) intersecting streets.

**“Parcel, Double Fronting”** means a parcel which abuts two (2) non-intersecting streets (excluding lanes).

**“Parcel, Interior”** means a parcel which is bounded by only one (1) street.

**“Park”** means a use where land is designated for active or passive recreational use by the public which does not require dedicated facilities beyond supporting accessory buildings or structures and landscaping. Typical uses include playspaces, walkways, trails, nature interpretation areas, picnic areas, athletic fields and similar uses.

**“Parking Lot”** means a portion of land or of a building set aside for the short-term parking of motor vehicles.

**“Portable Grain Bins”** means a manufactured cylindrical steel bin that is less than 5.60 m in diameter and less than 6,000 bushels in capacity and is placed on skids.

**“Post-Secondary”** means a building or facility of a post-secondary institution such as a technical college, college or university.

**“Principal Building”** means a building, which in the opinion of the Development Authority occupies the major or the central portion of a site, or is the chief or the main one among the buildings on the site, or constitutes by reason of its use the primary purpose for which the site is used.

**“Principal Use”** means the use of a site or of a building which in the opinion of the Development Authority constitutes the primary purpose for which the site is used.

**“Property Line”** means any boundary of a lot or parcel, and includes the rear, front and side property lines of a lot.

**“Quarter Section”** means a titled area of: 64.7 ha (160 ac) more or less; or a gore strip greater than 32.38 ha (80 ac) in size, that has not been subdivided, excluding subdivisions for boundary adjustments, road widening, and public uses such as a school site, community hall, and rights of way of roads, railroads, and canals.

**“Recreation (Culture & Tourism)”** means a use where public or private cultural or tourism recreation occurs. Typical uses include tourist information centres, libraries, museums, or other cultural facilities, but does not include Recreation (Public) facilities.

**“Recreation (Outdoor)”** means a use where outdoor recreation occurs. Typical uses include outdoor skating rinks, lawn bowling greens, tennis courts, swimming and wading pools, water spray parks, rodeo grounds, go-cart tracks, miniature golf, theme parks and golf courses.

**“Recreation (Private)”** means a use where sports or recreation, that is privately owned, occurs within an enclosed Building. Typical uses include private clubs or lodges, health or fitness clubs, or private recreation facilities such as bowling alleys, arcades or racquet courts.

**“Recreation (Public)”** means a use where sports or recreation, that is open to the public, occurs within an enclosed building. Typical uses include recreation centres, community halls, public swimming pools, curling rinks and arenas, but does not include Government Services.

**“Recycling/Compost Facility”** means the use of premises for the collection and sorting of garbage or compost, and the packaging of paper, newspapers, clothing, cans, or bottles and similar domestic or commercial garbage. This use does not include a manure storage facility as defined in the *Agricultural Operation Practices Act*, as amended or replaced from time to time.

**“Redesignation”** means the conversion of land from one land use to another.

**“Reserve, Municipal (MR)”** means the land designated as Municipal Reserve per the MGA.

**“Reserve, Environmental (ER)”** means the land designated as Environmental Reserve per the MGA.

**“Religious Assembly”** means a development owned by a religious organization used for worship and related religious, philanthropic, or social activities and includes accessory rectories, manses, meeting rooms, classrooms, dormitories, and other buildings. Typical facilities would include churches, chapels, mosques, temples, synagogues, parish halls, convents, and monasteries.

**“Retail (Small)”** means a use where the sale of goods and services occur in a building with a Gross Floor Area less than 1,000.0 m<sup>2</sup>. Typical uses include a convenience store or sandwich shop or personal services such as



hairdressers/salons, massage clinics, laundromats, or tailors but does not include Retail (Groceries), Retail (Restricted) or Cannabis Retail Store.

**“Retail (General)”** means a use where the sale of goods and services occur in a building with a Gross Floor Area between 1,000.0 - 4,000.0 m<sup>2</sup>. Typical uses include a clothing store, pharmacy, or bank but does not include Retail (Groceries), Retail (Restricted) or Cannabis Retail Store.

**“Retail (Large)”** means a where the sale of goods and services occur in a building with a Gross Floor Area larger than 4,000.0 m<sup>2</sup>. Typical uses include ‘big box’ retailer but does not but does not include Retail (Groceries), Retail (Restricted) or Cannabis Retail Store.

**“Retail (Groceries)”** means use where the retail of raw or prepared foods (with a Gross Floor Area less than 4,500.0 m<sup>2</sup>) that may include ancillary uses such as a pharmacy, optometrist or postal services but does not include Retail (Groceries), Retail (Restricted) or Cannabis Retail Store.

**“Retail (Restricted)”** means a use where potentially controversial goods and services are offered to the public for sale for use or consumption off-site. Typical uses include liquor stores and adult goods stores, firearm sales but does not include Cannabis Retail Store.

**“Retail (Garden Centre)”** means a development providing for the sale of bedding, household and ornamental plants, and associated merchandise, and may include display gardens but does not include Cannabis Retail Store.

**“Retail (Shopping Centre)”** means a use where commercial establishments are grouped on a site planned, developed, and managed as a single unit with on-site parking provided.

**“Retaining Wall”** means a wall for holding in place, a mass of earth or the like, as at the edge of a terrace or excavation.

**“Riding Arena”** means a private ~~building~~ **facility** for the training, exercising, and boarding of horses. The arena shall not be used for horse shows, rodeos, teaching sessions or similar events to which there is a fee to participate in or to use the facilities.

**“Riparian Protection Area”** means the lands adjacent to naturally occurring watercourses, which the County has deemed necessary to protect by limiting certain forms of development within this area. The purpose and intent of the riparian protection area is to conserve and manage riparian lands. The riparian protection area is based on the Province of Alberta’s “Stepping Back from the Water Guidelines: A Beneficial Management Practices Guide for New Development near Water Bodies in Alberta’s Settled Region” as amended or replaced from time to time.

**“School, Commercial”** means a service commercial establishment which provides instruction in any subject for profit or gain, typical uses include a trade school, a secretarial college or school, a dance school or studio, a school of music, a modeling school, a charm school, a ceramics school, or studio but does not include a public school, separate school, or private school.

**“School”** means a place of instruction operated with public funds pursuant to the *School Act*, as amended or replaced from time to time, which may be located on reserve land pursuant to the MGA. This use does not include a School, Commercial.

**“Screening”** means a fence, earth berm, row of trees, hedge, or established shelterbelt used to visually and/or physically separate areas or functions.

**“Servicing Standards”** means the County’s technical requirements that govern infrastructure design, construction, testing, inspection, maintenance, and transfer of public works.

**“Setback”** means the perpendicular distance as measured between that part of a building nearest to the front, side or rear property lines of a parcel. In the case of a setback involving a yard, front, it means the distance measured perpendicularly from the front property line of the parcel, to the nearest point of the building.

**“Set Structures”** means any structure associated with film production facility activities. Set structures may undergo aesthetic or structural modifications as part of a project or between different projects. These are primarily shell structures and shall not be used for residential, commercial, or industrial occupancy.

**“Shelterbelt”** means a planting made up of one or more rows of trees or shrubs planted in such a manner as to provide shelter from the wind and to protect soil from erosion.

**“Shipping Container”** means a painted steel container (also known as a “Sea Can”), 2.6 m in height, that was once used to transport goods and is typically used for storage.

**“Show Home”** means the use of an unoccupied residential building as a sales office and/or as a facility to demonstrate a builder’s housing product.

**“Sidewalk”** means a pathway or right-of-way for pedestrian traffic.

**“Sign”** means an object or device intended to advertise or call attention to a person, matter, event or location.

**“Sign – Common Terms”**

- a) **“Copy”** means the letters, graphics or characters that make up the message on the sign face.
- b) **“Changeable Copy”** means that portion of the copy that can be readily changed either manually or electronically.
- c) **“Building Face”** means any exterior wall of a Building.
- d) **“Third Party Advertising”** means advertising which directs attention to a business, commodity, service or event that is conducted, sold or offered elsewhere than on the premises on which the sign is located.

**“Solar Farm”** means an installation or area of land in which a large number of solar panels are set up in order to generate electricity.

**“Special Event”** means an event regulated by Bylaw C-7990-2020 as amended.

**“Special Function Business”** means a use where events are held on a semi-regular basis that may or may not include the erection of structures. Typical uses include wedding venues, concerts, galas, and tradeshow.

**“Station (Gas/Electric)”** means a use where fuel for vehicles, such as gasoline and/or electric vehicle charging stations are sold, typically including a Small Retail component. This use does not include a Bulk Fuel Facility.

**“Station (Bulk Fuel)”** means a use where gas and petroleum products are stored for distribution to customers.

**“Statutory Plan”** means an inter-municipal development plan, a municipal development plan, an area structure plan or an area redevelopment plan adopted by a municipality under the MGA, as amended or replaced from time to time.

**“Stockpile”** means an accumulation of goods, materials or raw materials, including snow dumps, stored outdoors in a pile-like formation.

**“Street”** means a public thoroughfare, often paved and referred to interchangeably as a road.

**“Subdivision”** the process of dividing land into smaller Parcels, overseen by the Subdivision Authority.

**“Temporary”** means a use which is limited in its permanence.

**“Temporary Sales Centre”** means a building less than 150 m<sup>2</sup> located on a parcel of land used as a sales office and/or as a facility to demonstrate a builder’s housing product.

**“Top-Of-Bank”** means the line where the surrounding tableland is broken by a valley slope and forms the escarpment as determined by a Geotechnical Engineer.

**“Topsoil”** means the uncontaminated uppermost layer of soil.

**“Underlying Soil”** means the layer of soil underneath the Topsoil. The typology of which is determined by the Alberta Geological Survey or by a qualified professional.

**“Use”** means the utilization of a parcel of land for a particular development activity.

**“Use, Discretionary”** means the use of land or a building provided for in this Bylaw for which a decision on a Development Permit may be issued upon a Development Permit application having been made and subject to the enabling conditions for each proposed development being satisfied.

**“Use, Permitted”** means the use of land or a building provided for in this Bylaw for which a Development Permit shall be approved and issued by the Development Authority when the proposed development conforms to all applicable requirements and rules of this Bylaw, with or without conditions, upon application having been made to the Development Authority.

**“Use, Intensity Of”** means the degree or scale of operation of use or activity in relation to the amount of land and buildings associated with the use, vehicular traffic generation resulting thereof, amount of parking facilities required for the particular land use activity, etc.

**“Use, Similar”** means a use of a site or building in a District which, in the opinion of the Development Authority, is so similar to a Permitted Use or Discretionary Use in that District that it meets the intent of Council for the development of that District as set out in the purpose and intent statement, but does not include a use that is specifically defined as a Permitted or Discretionary Use in any other District.

**“Utilities”** means a system or works used to provide services such as potable water, sewage disposal, waste management or storm systems, as well as the Buildings that house the public utility, and any offices or equipment.

**“Vacation Rental”** means a Dwelling Unit that is rented online via a hospitality service brokerage company that arranges lodging such as Airbnb, Vrbo, TurnKey, HomeAway etc.

**“Variance”** means a variation, relaxation or waiver of a development regulation or other requirement of the Bylaw.

**“Vehicle (Agriculture)”** means a vehicle, motor, implements of husbandry and trailers that are commonly used in an agricultural, general operation including but not limited to combines, tractors, cattle liners, grain trucks and carts, and horse/stock trailers.

**“Vehicle (Commercial)”** means a vehicle, motor, used for commercial or industrial business operations, exceeding 5,500kg or 7.0m in length, such as gravel trucks, gravel trailers, highway truck tractors, highway truck trailers, crane trucks, welding trucks, and vacuum trucks, and any vehicle not meeting the definition of a “private passenger vehicle” in the *Traffic Safety Act*, as amended or replaced from time to time.

**“Vehicle (Recreation)”** means a vehicle designed to be transported on its own wheels or by other means (including units mounted permanently or otherwise on trucks), which will permit its use for sleeping or living purposes for one or more persons on a short-term basis. **Vehicle (Recreation) may include but not limited to motorized watercraft, 5<sup>th</sup> wheels, and recreational vehicles (RVs).** Vehicle (Recreation) shall not be used as a Dwelling Unit.

**“Walkway”** means a public right-of-way for pedestrian use on which no motor vehicles are allowed

**“Waste Management Facility”** means a facility or landfill for the collection, storage, treatment or disposal of waste as defined in the County’s Waste Control Regulation.

**“Waste Transfer Site”** means the use of land or a facility for the collection of waste, recyclables, household hazardous waste, and compost into bulk containers for sorting and preparation for further transport to a waste management facility or recycling/compost facility.

**“Water Body”** means any location where water flows, is standing or is present, whether or not the flow or the presence of water is continuous, intermittent, or occurs only during a flood, and includes but is not limited to wetlands and aquifers, but does not include part of irrigation works if the irrigation works are subject to a license

and the irrigation works are owned by the licensee, except in the circumstances prescribed in the *Water Act*, as amended or replaced from time to time.

**“Watercourse”** means a naturally occurring flowing body of water including but not limited to a river, creek, or stream, whether it conveys water continuously or intermittently, as identified by the County's Surface Water Data, Geomorphic Data, and Ortho-imagery Data, but excludes any human-made water features including but not limited to irrigation canals, ditches, reservoir, and drainage swales.

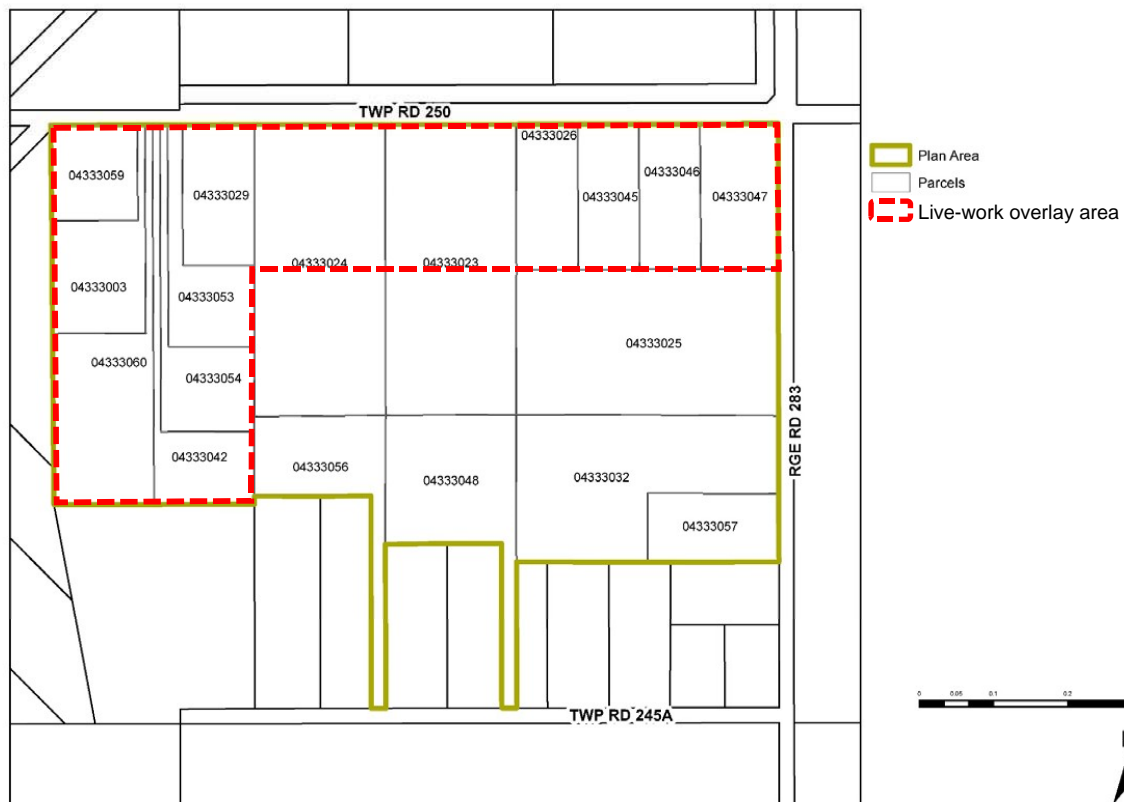
**“Wind Farm”** means an area of land with a commercial-scale group of energy-producing windmills or wind turbines. Ancillary structures may include equipment shelters.

**“Yard”** means a part of a parcel unoccupied by any portion of a Building or Accessory Building.

# Schedule

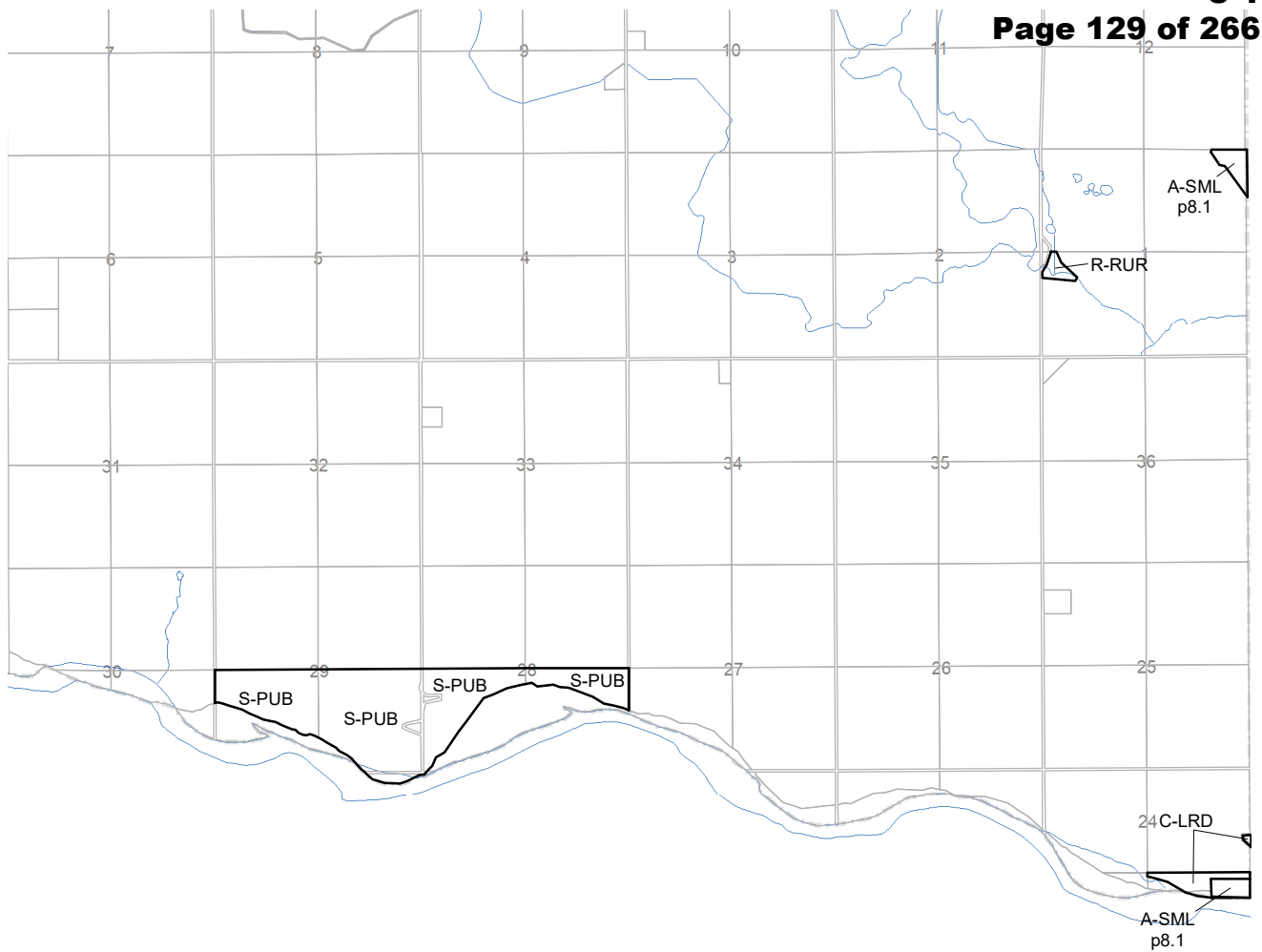
## Live-Work Overlay

# A



# Schedule Land Use Map

# B

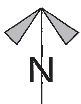


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the  
County Planning  
Department for  
Official Confirmation

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C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

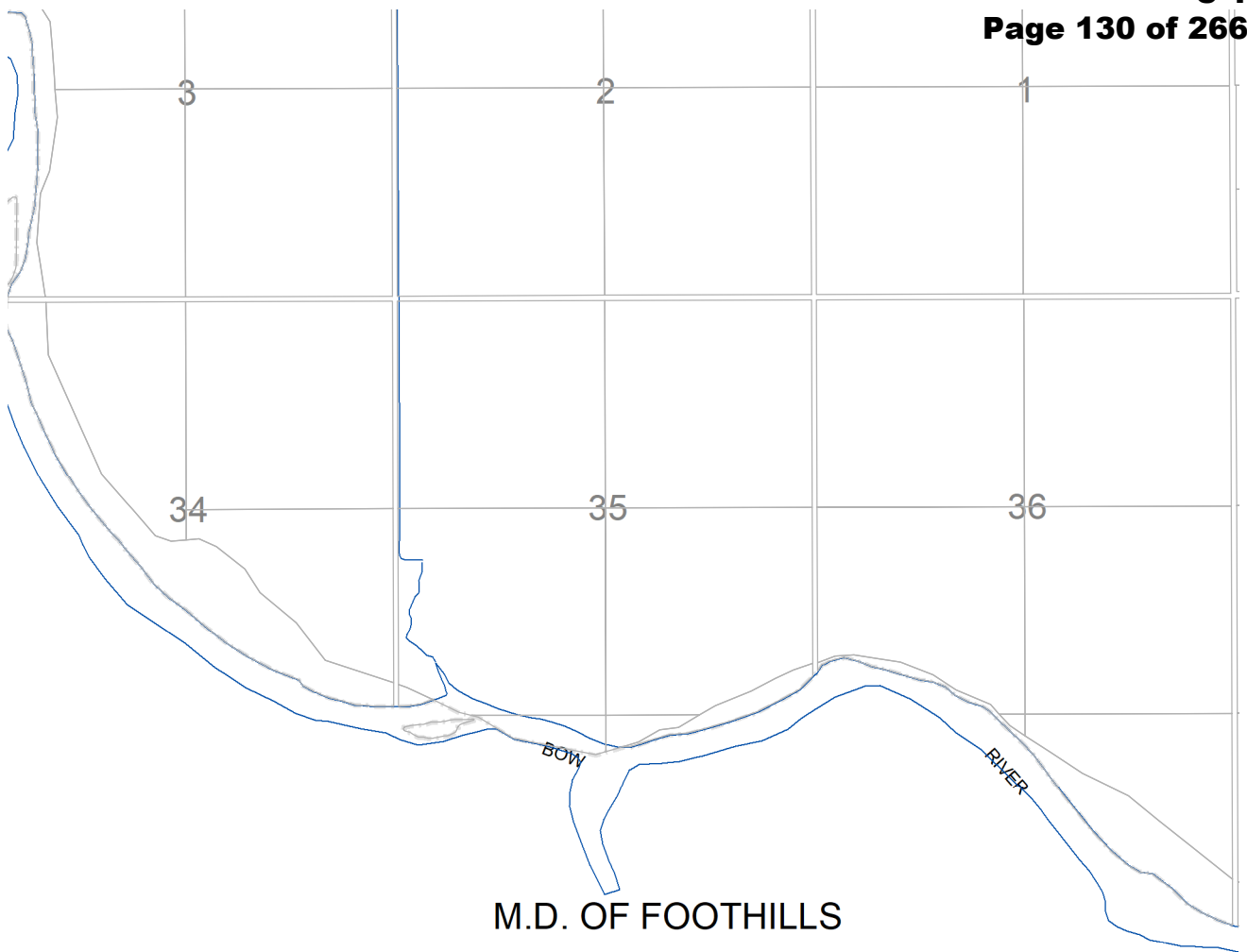


ROCKY VIEW COUNTY  
TWP. 21-27-W4M

LAND USE MAP NO. 12

Date: Feb 14, 2020

**AGENDA**



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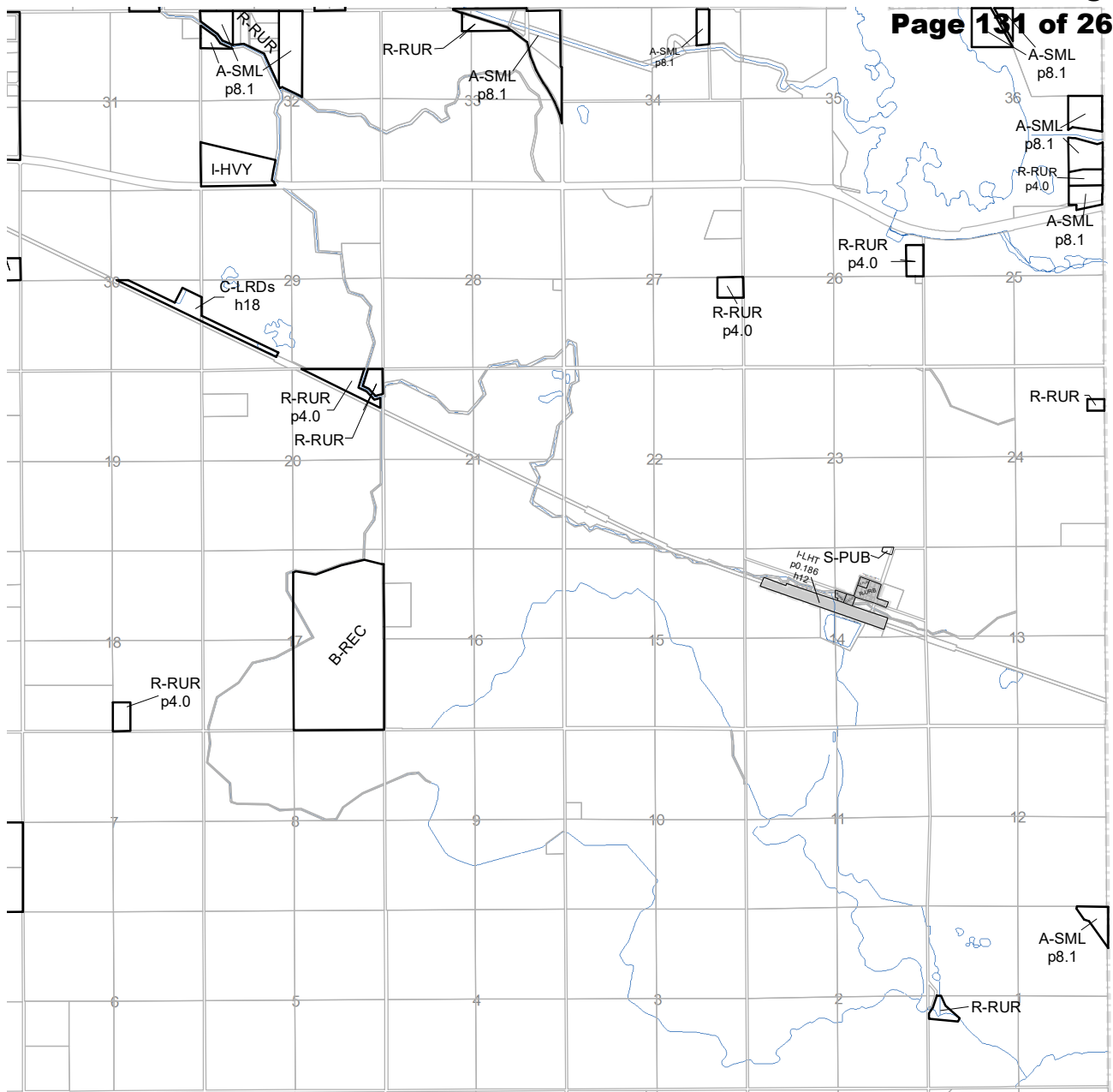
ROCKY VIEW COUNTY  
TWP. 21-28-W4M

LAND USE MAP NO. 13

Date: Feb 14 , 2020

**AGENDA**





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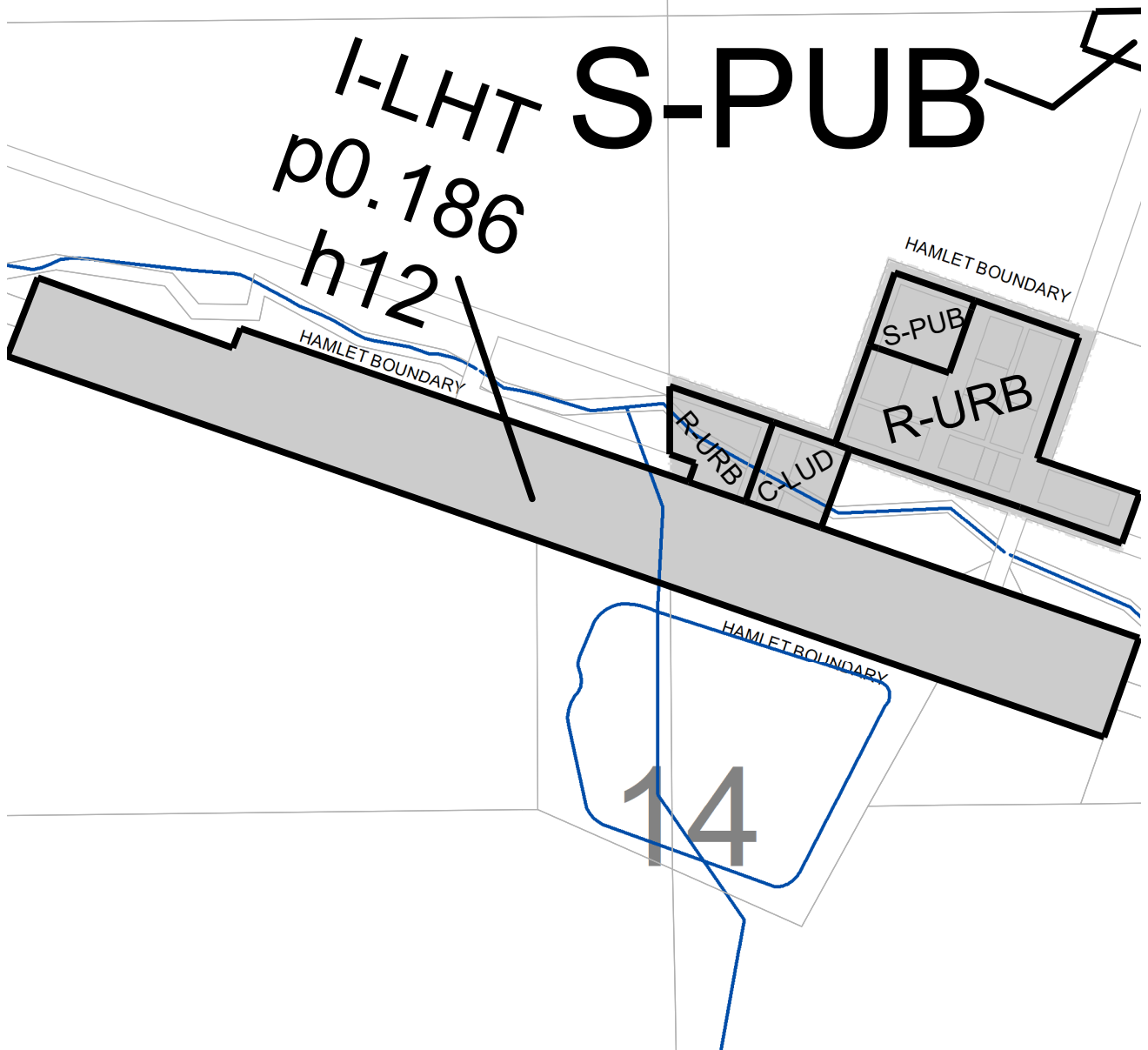


ROCKY VIEW COUNTY  
TWP. 22-27-W4M

LAND USE MAP NO. 22

Date: Feb 14, 2020

**AGENDA**

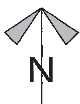


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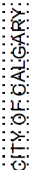


ROCKY VIEW COUNTY  
HAMLET OF DALEMEAD

LAND USE MAP NO. 22-1

Date: Feb 14, 2020

**AGENDA**

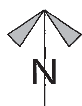


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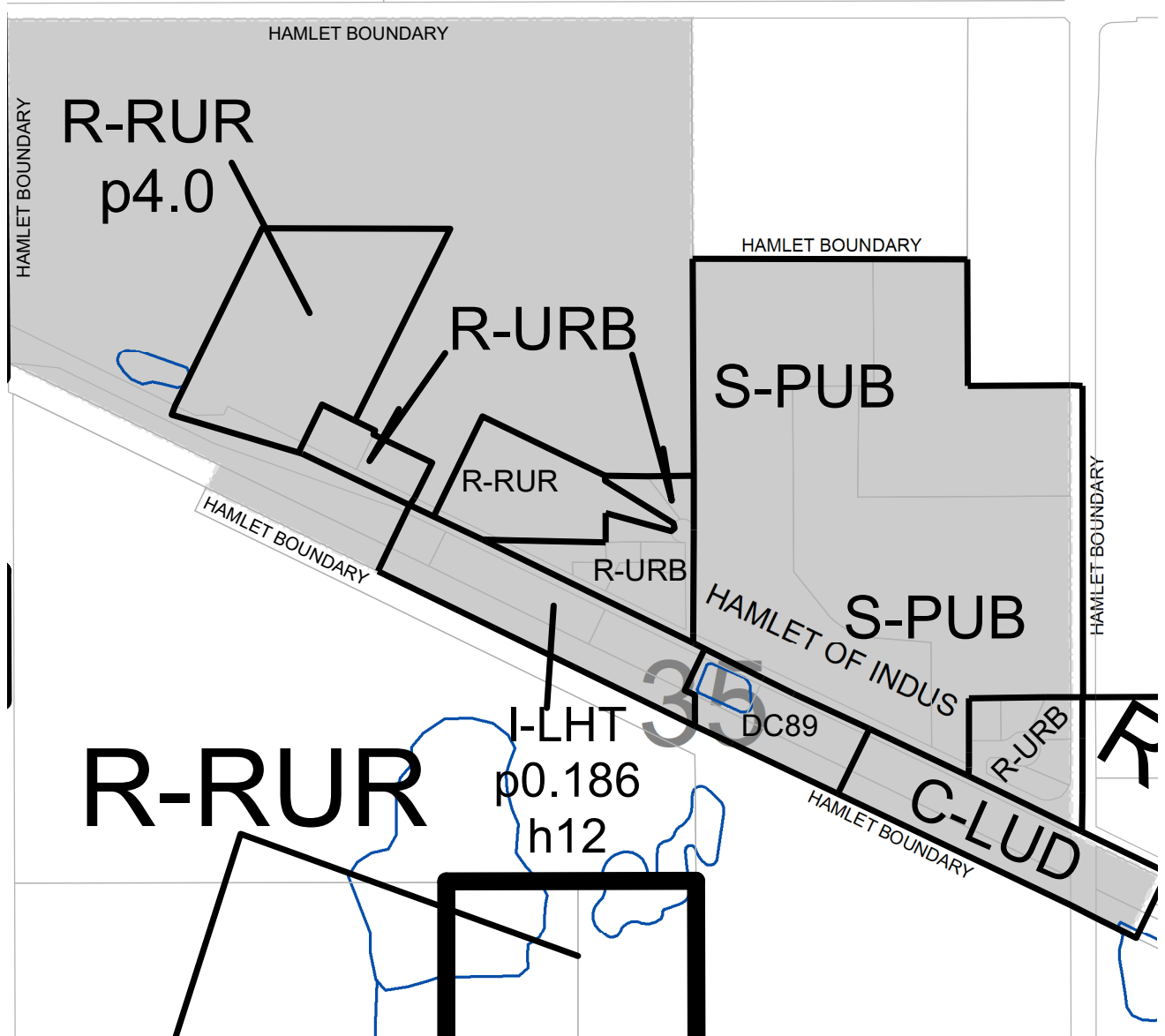


ROCKY VIEW COUNTY  
TWP. 22-28-W4M

LAND USE MAP NO. 23

Date: Feb 14 , 2020

## AGENDA



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the  
County Planning  
Department for  
Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

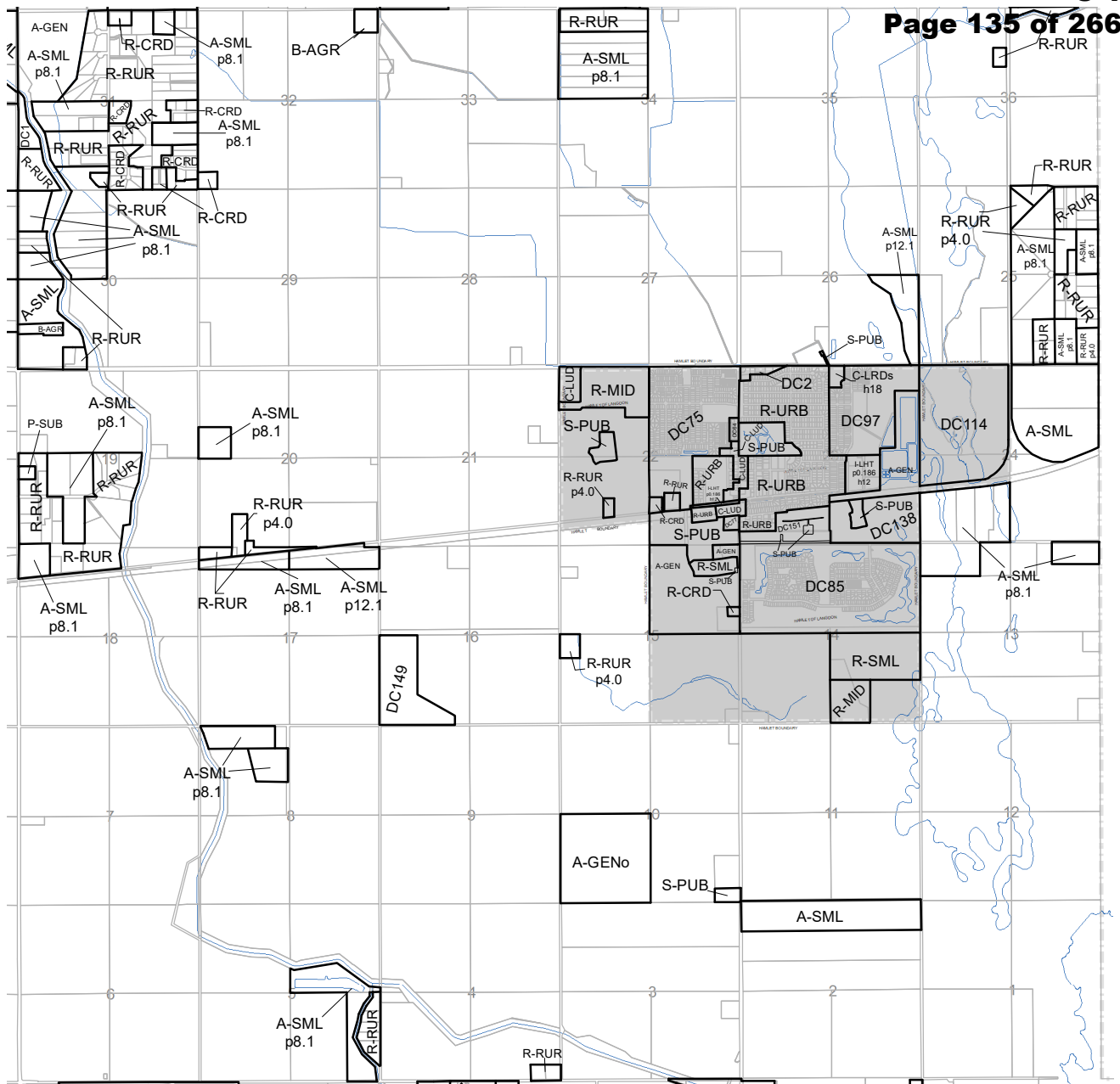


ROCKY VIEW COUNTY  
HAMLET OF INDUS

LAND USE MAP NO. 23-1

Date: Feb 14, 2020

**AGENDA**



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
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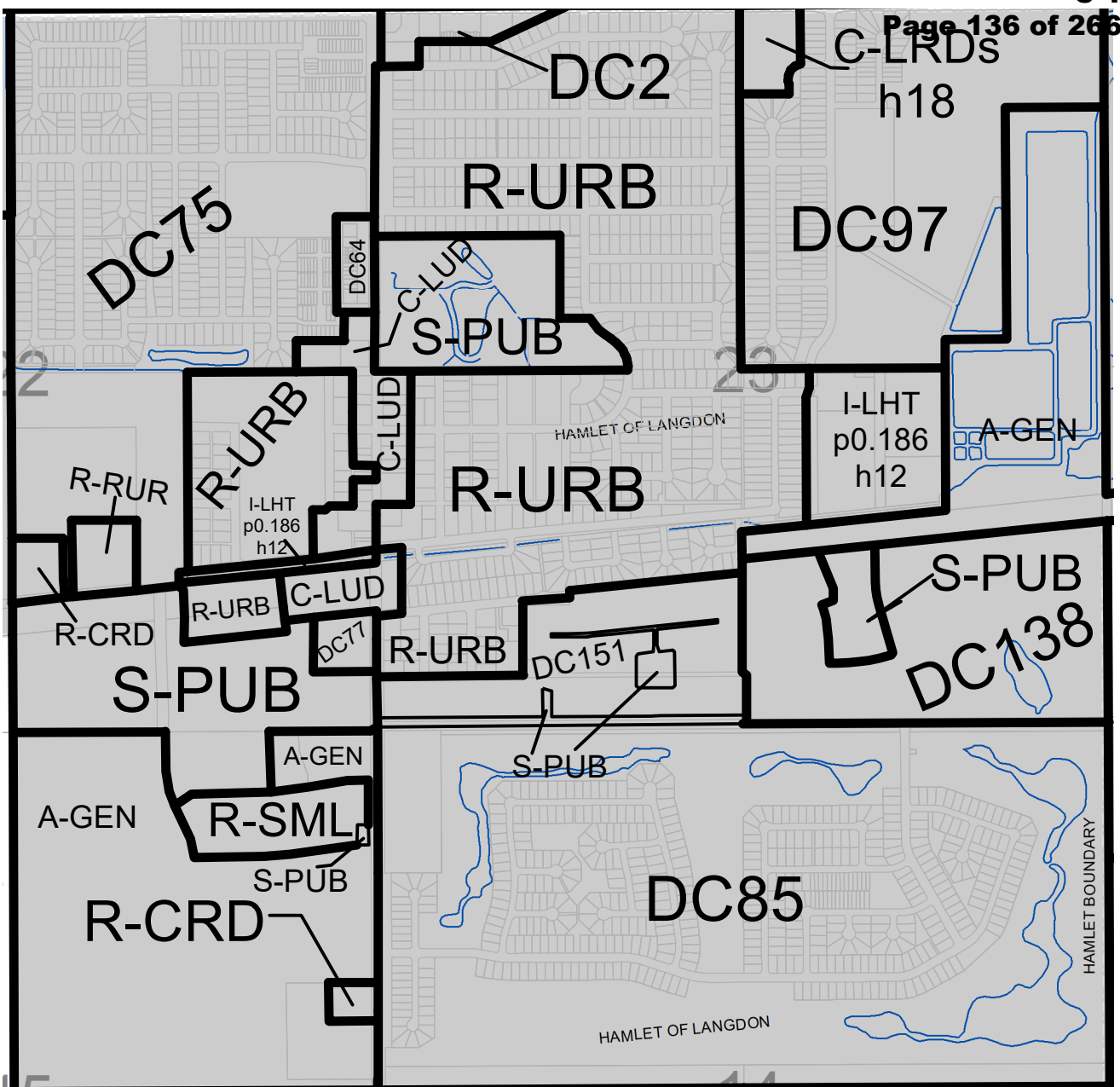


ROCKY VIEW COUNTY  
TWP. 23-27-W4M

LAND USE MAP NO. 32

Date: Feb 14, 2020

**AGENDA**



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
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Official Confirmation

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ROCKY VIEW COUNTY  
HAMLET OF LANGDON

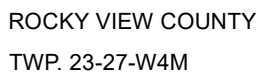
LAND USE MAP NO. 32-1

Date: Feb 14, 2020

**AGENDA**

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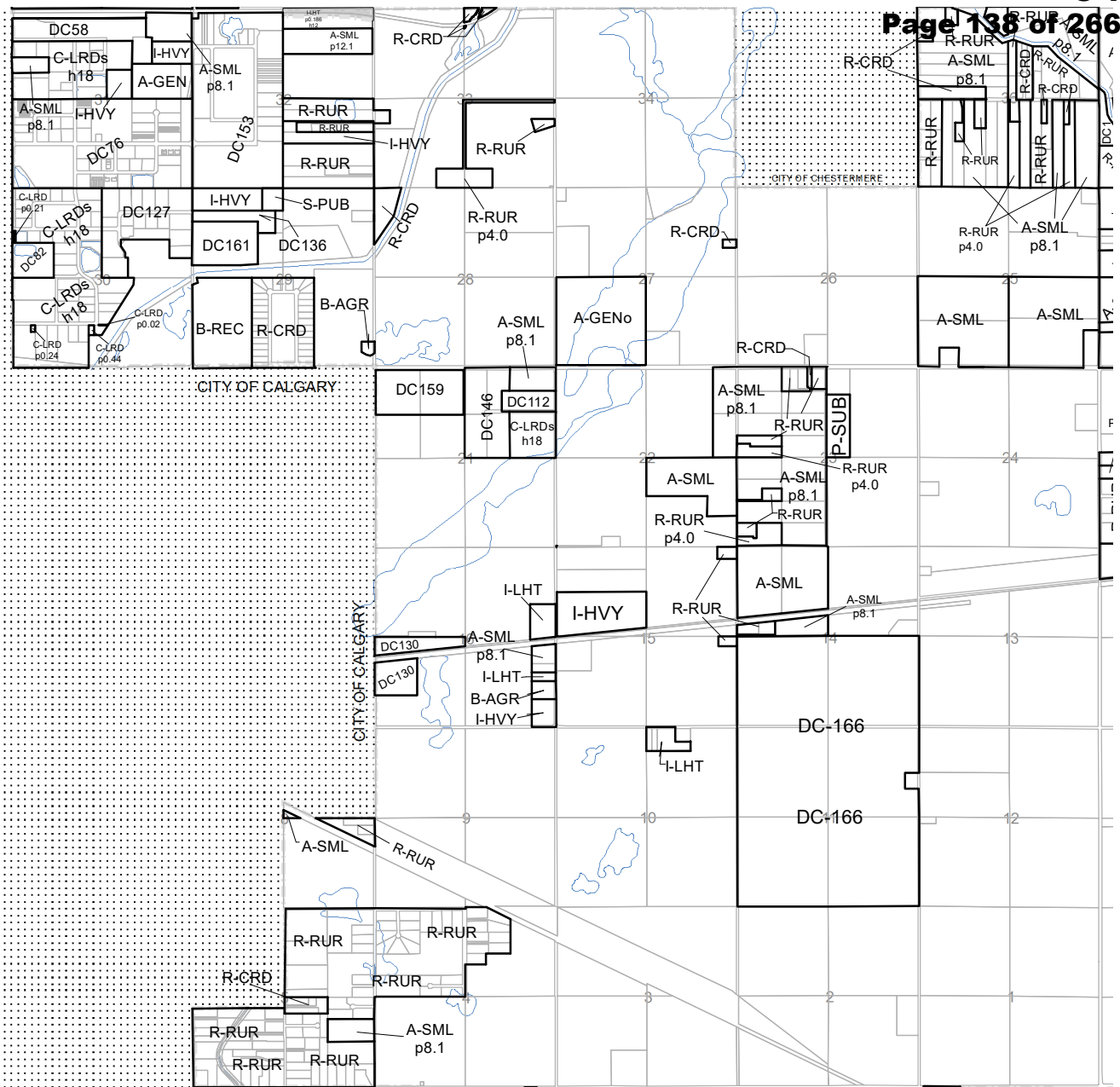
Contact the  
County Planning  
Department for  
Official Confirmation

**F**

Date: Feb 14 , 2020

Page 139 of 268





ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

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ROCKY VIEW COUNTY  
TWP. 23-28-W4M

LAND USE MAP NO. 33

Date: Feb 14, 2020

**AGENDA**



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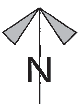
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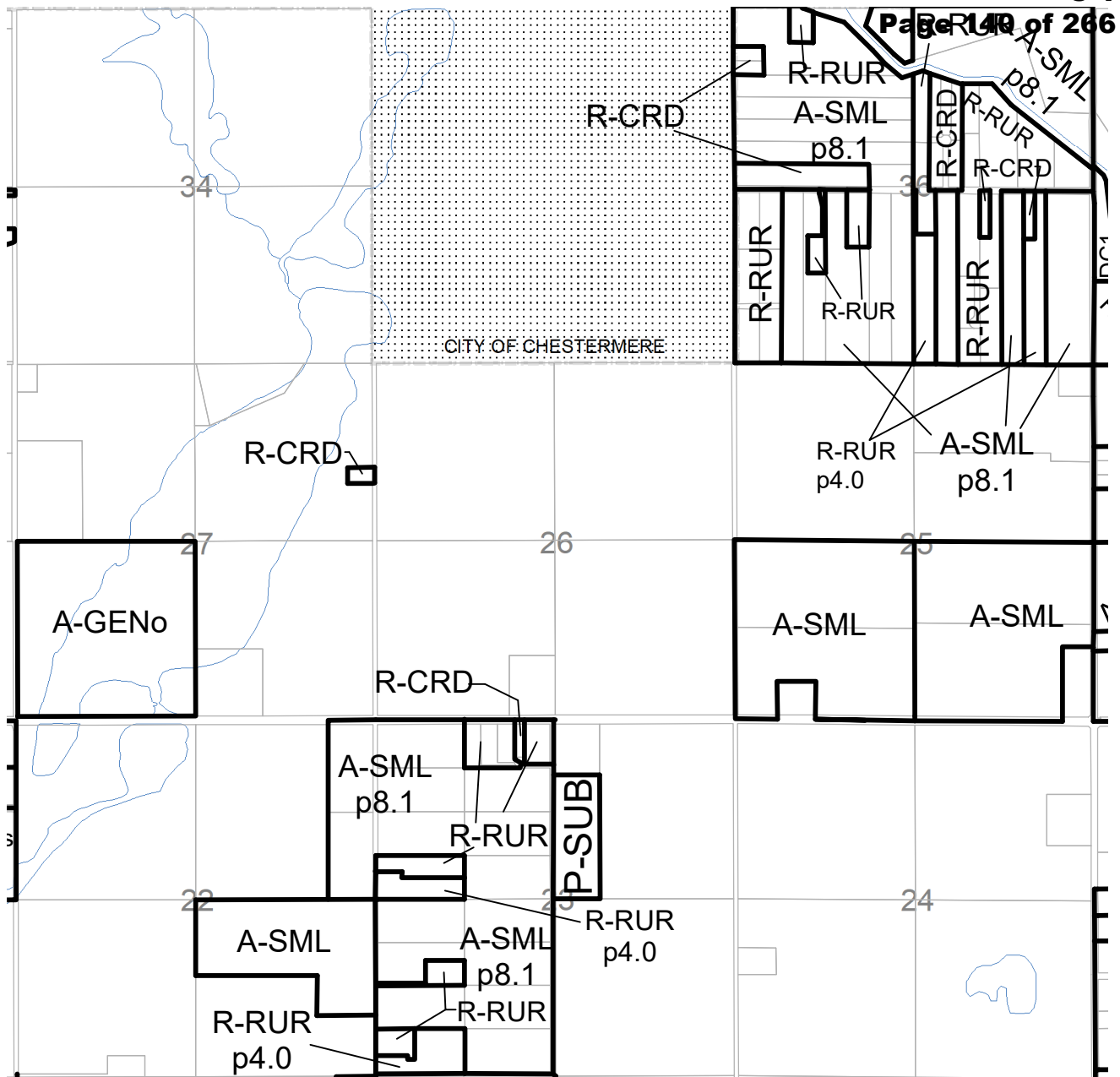


ROCKY VIEW COUNTY  
HAMLET OF JANET

LAND USE MAP NO. 33-2

Date: Feb 14 , 2020

**AGENDA**



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

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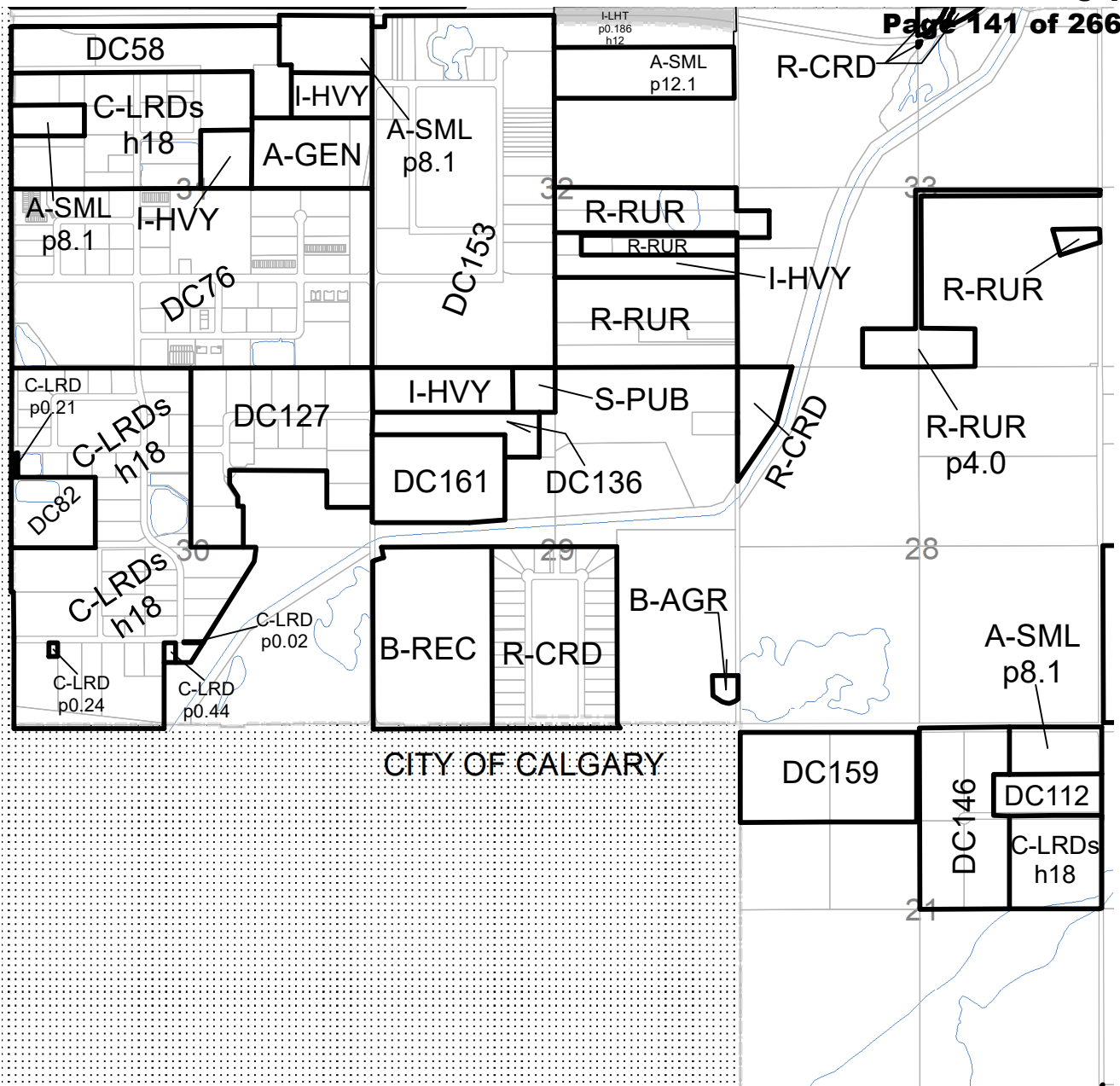


ROCKY VIEW COUNTY  
TWP. 23-28-W4M

LAND USE MAP NO. 33-NE

Date: Feb 14, 2020

**AGENDA**



CITY OF CALGARY

ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

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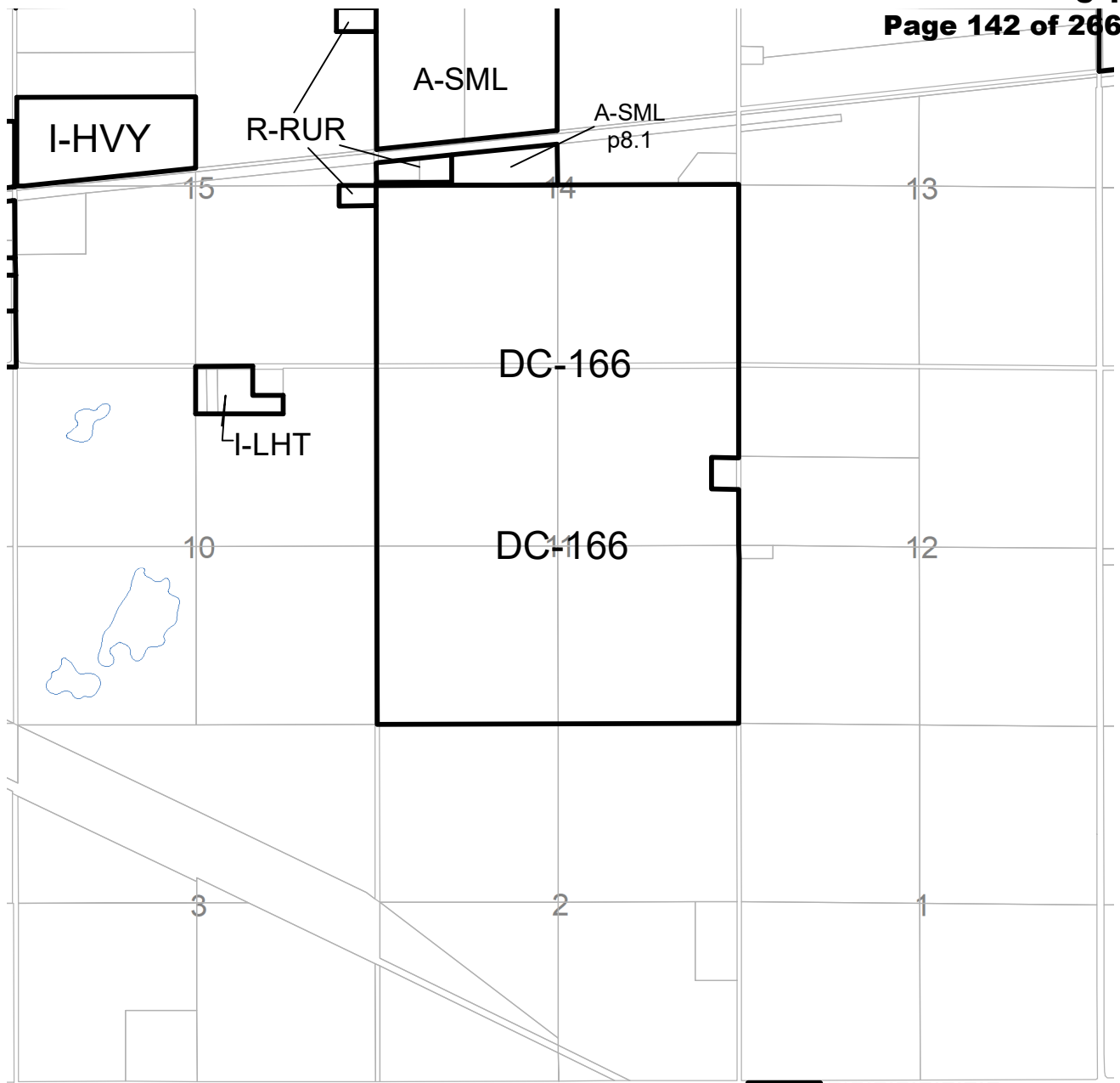


ROCKY VIEW COUNTY  
TWP. 23-28-W4M

LAND USE MAP NO. 33-NW

Date: Feb 14, 2020

**AGENDA**



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

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County Planning  
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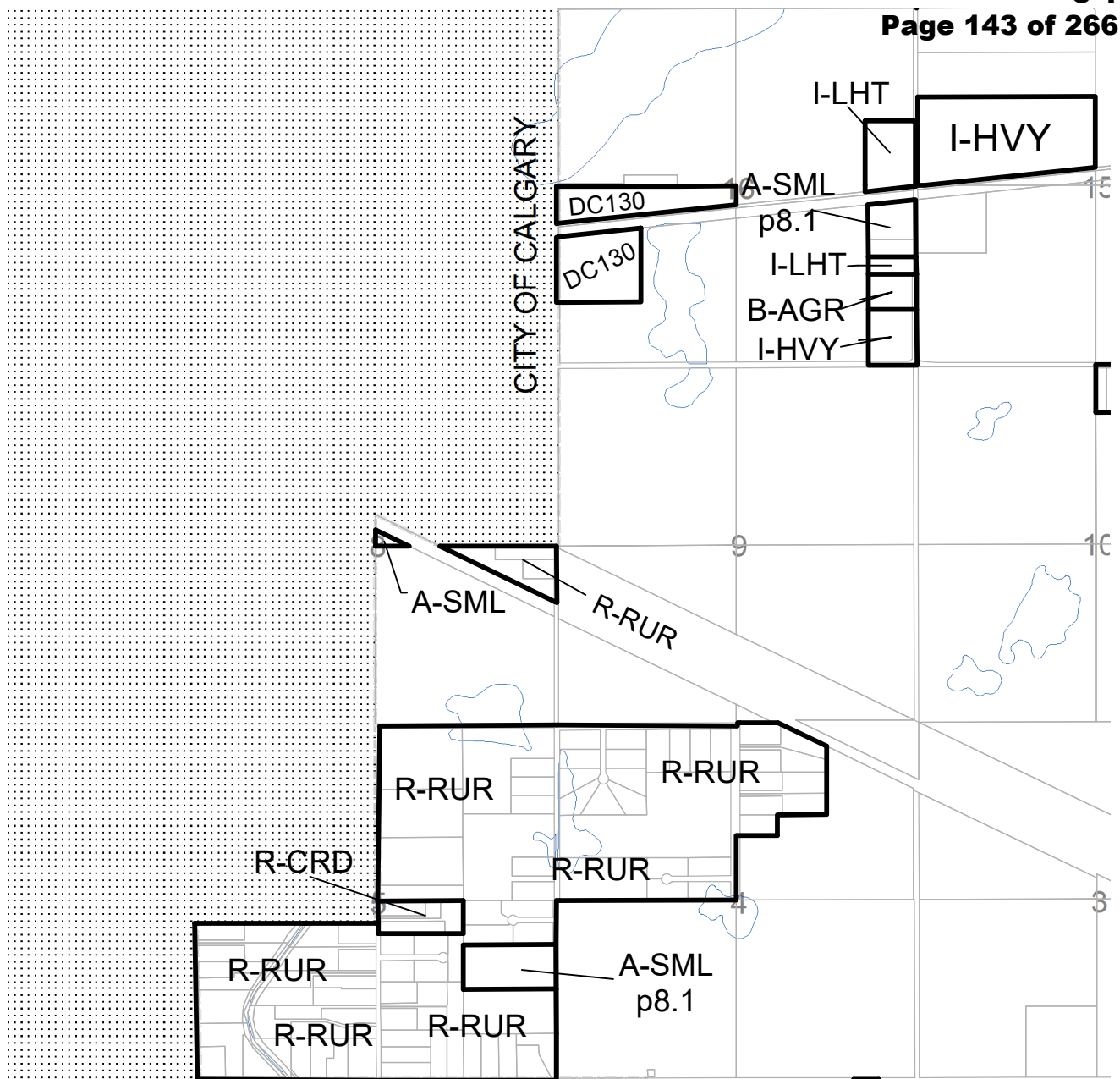


ROCKY VIEW COUNTY  
TWP. 23-28-W4M

LAND USE MAP NO. 33-SE

Date: Feb 14, 2020

**AGENDA**



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
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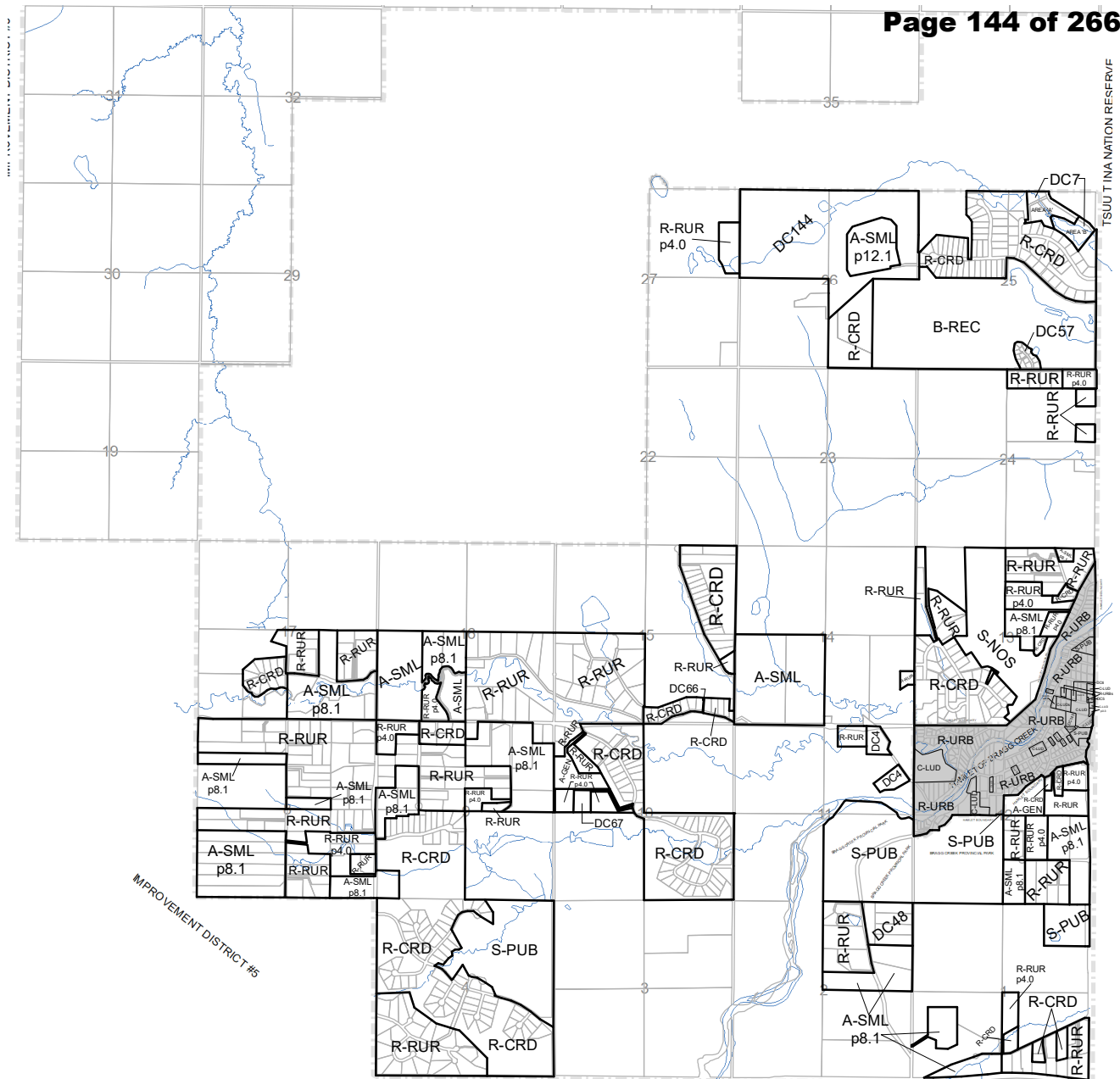


ROCKY VIEW COUNTY  
TWP. 23-28-W4M

LAND USE MAP NO. 33-SW

Date: Feb 14, 2020

**AGENDA**



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Official Confirmation

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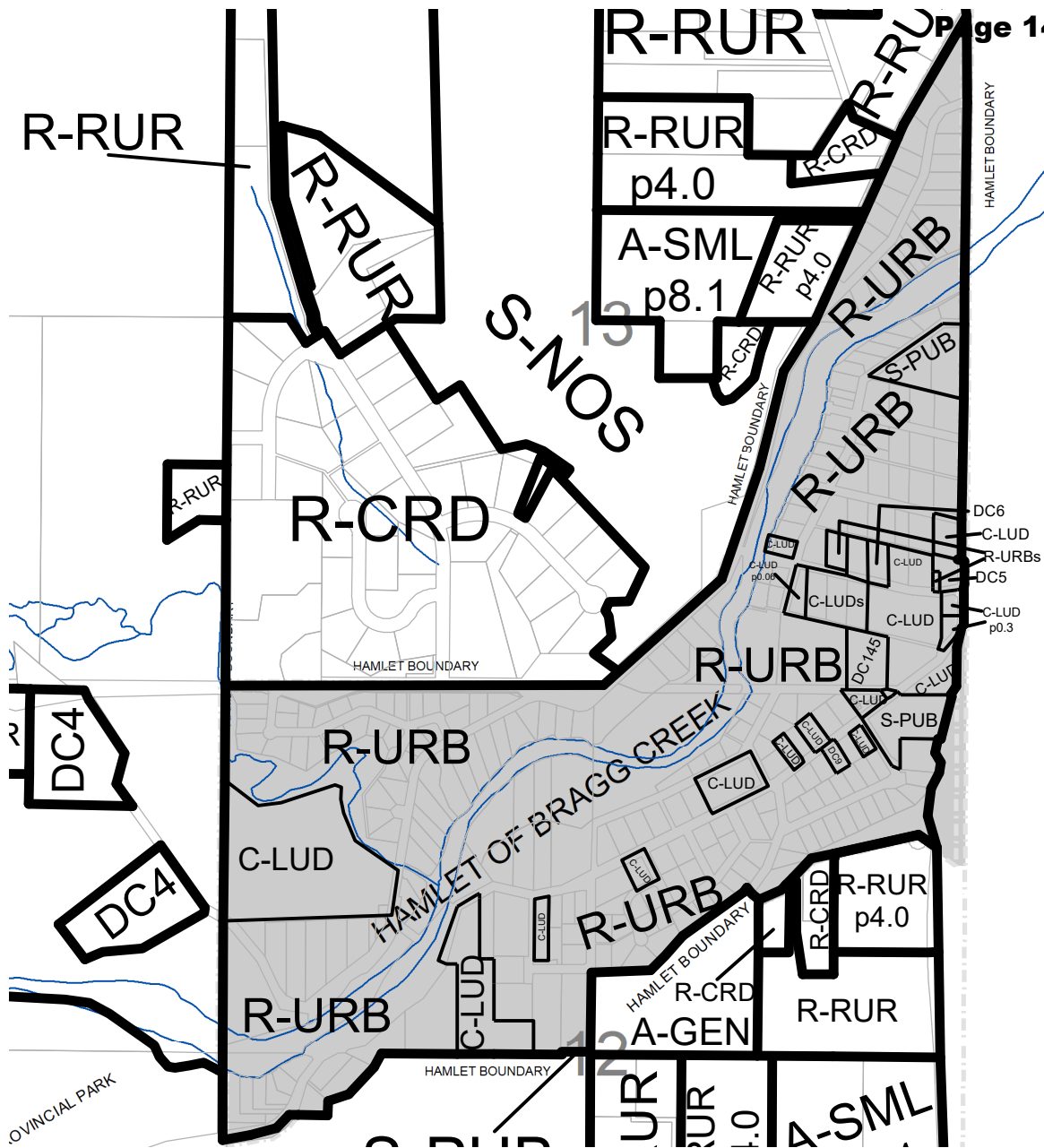


ROCKY VIEW COUNTY  
TWP. 23-5-W5M

LAND USE MAP NO. 39

Date: Feb 14, 2020

**AGENDA**



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
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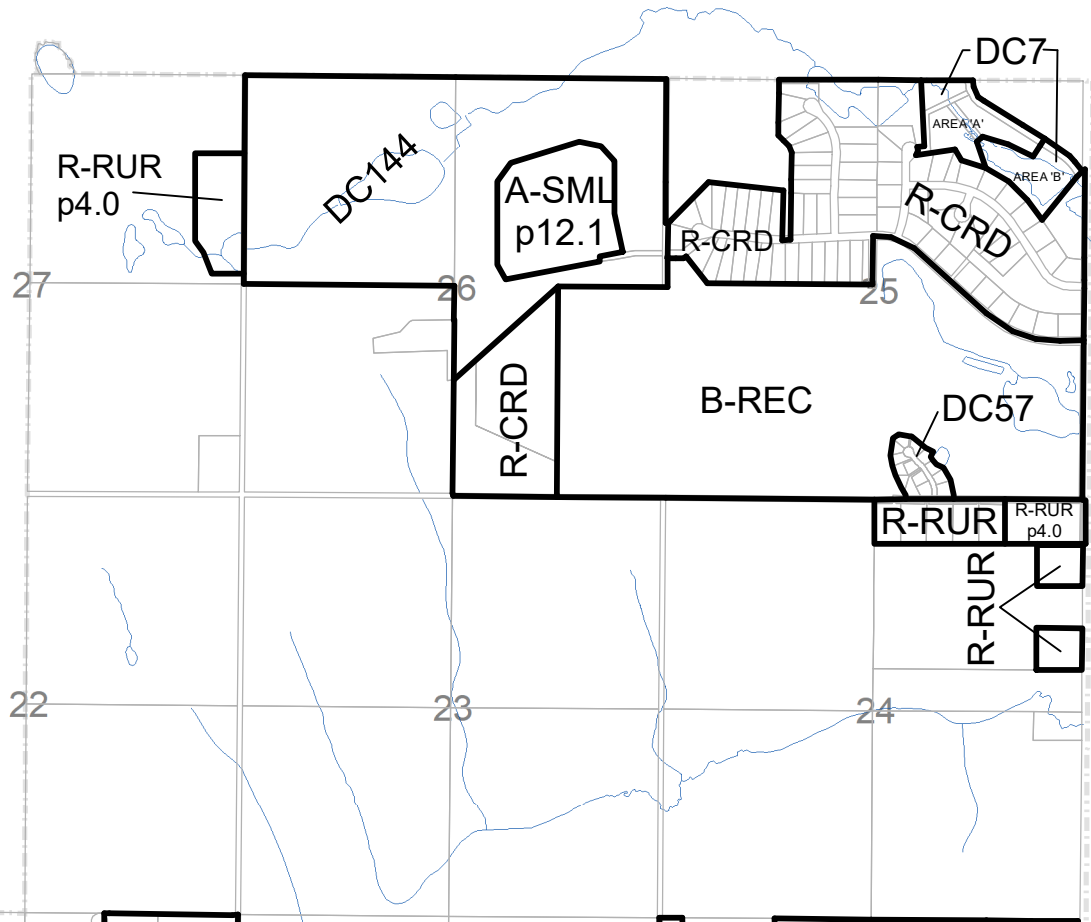


ROCKY VIEW COUNTY  
HAMLET OF BRAGG CREEK

LAND USE MAP NO. 39-1

Date: Feb 14, 2020

**AGENDA**



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

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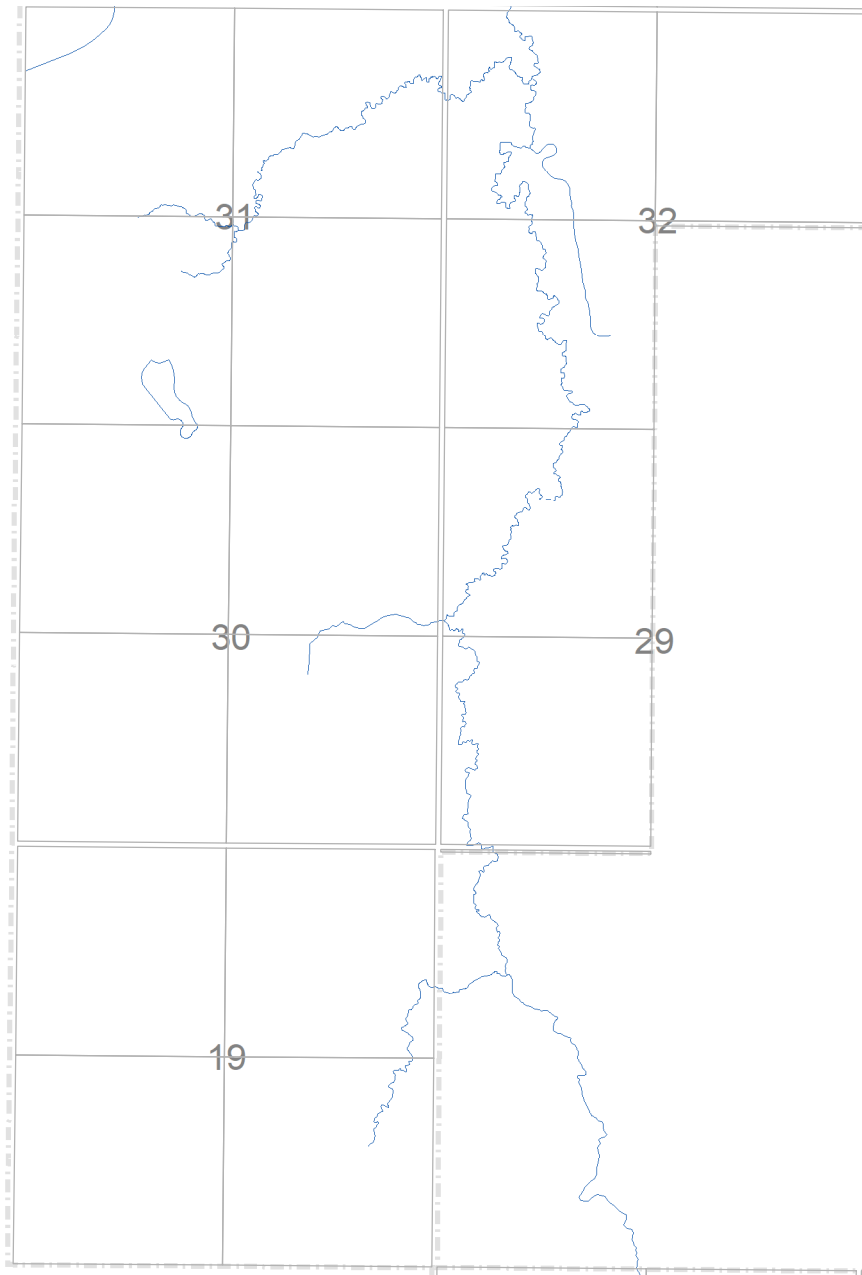
ROCKY VIEW COUNTY  
TWP. 23-5-W5M

LAND USE MAP NO. 39-NE

Date: Feb 14, 2020

**AGENDA**





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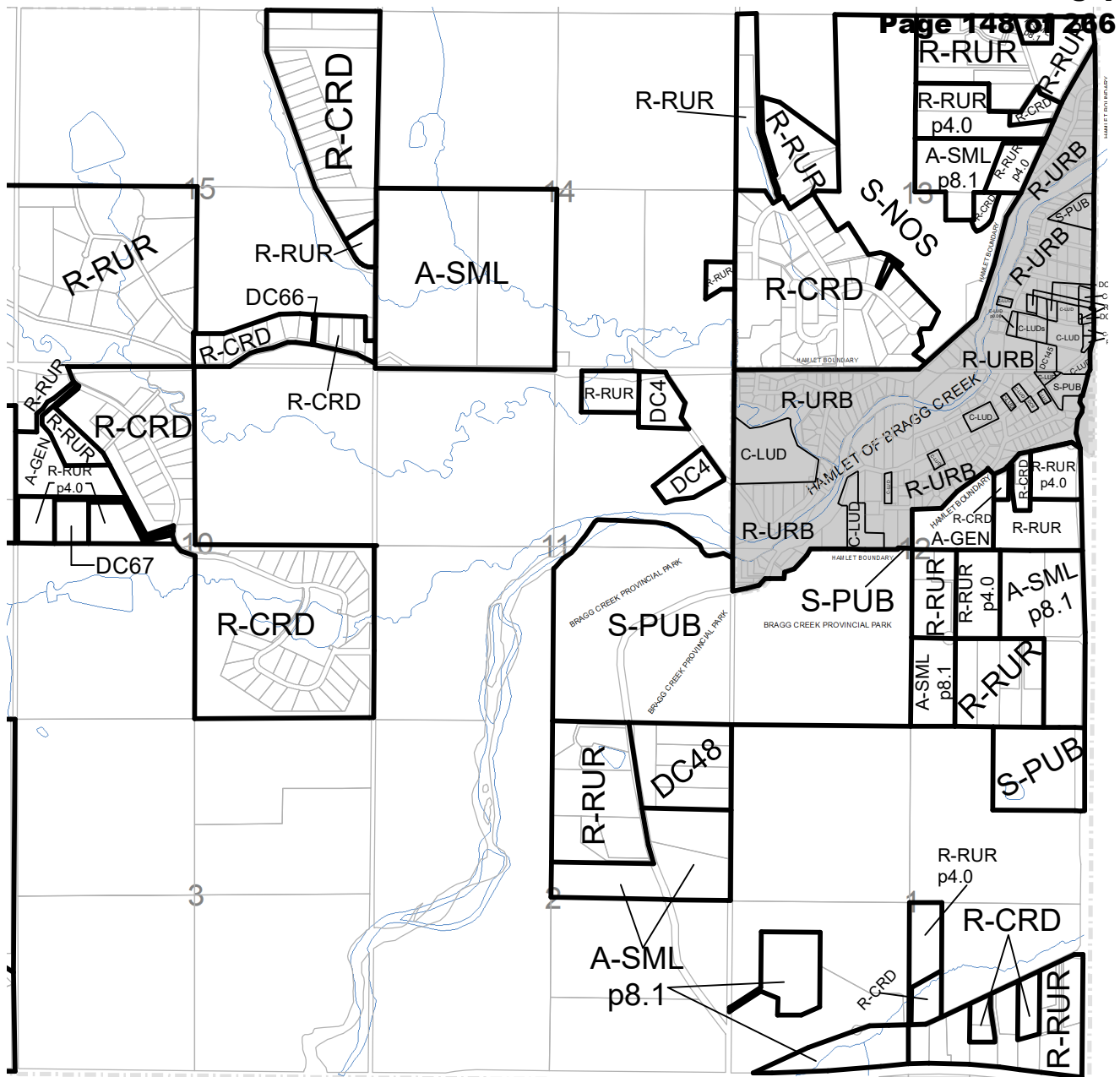


ROCKY VIEW COUNTY  
TWP. 23-5-W5M

LAND USE MAP NO. 39-NW

Date: Feb 14 , 2020

**AGENDA**



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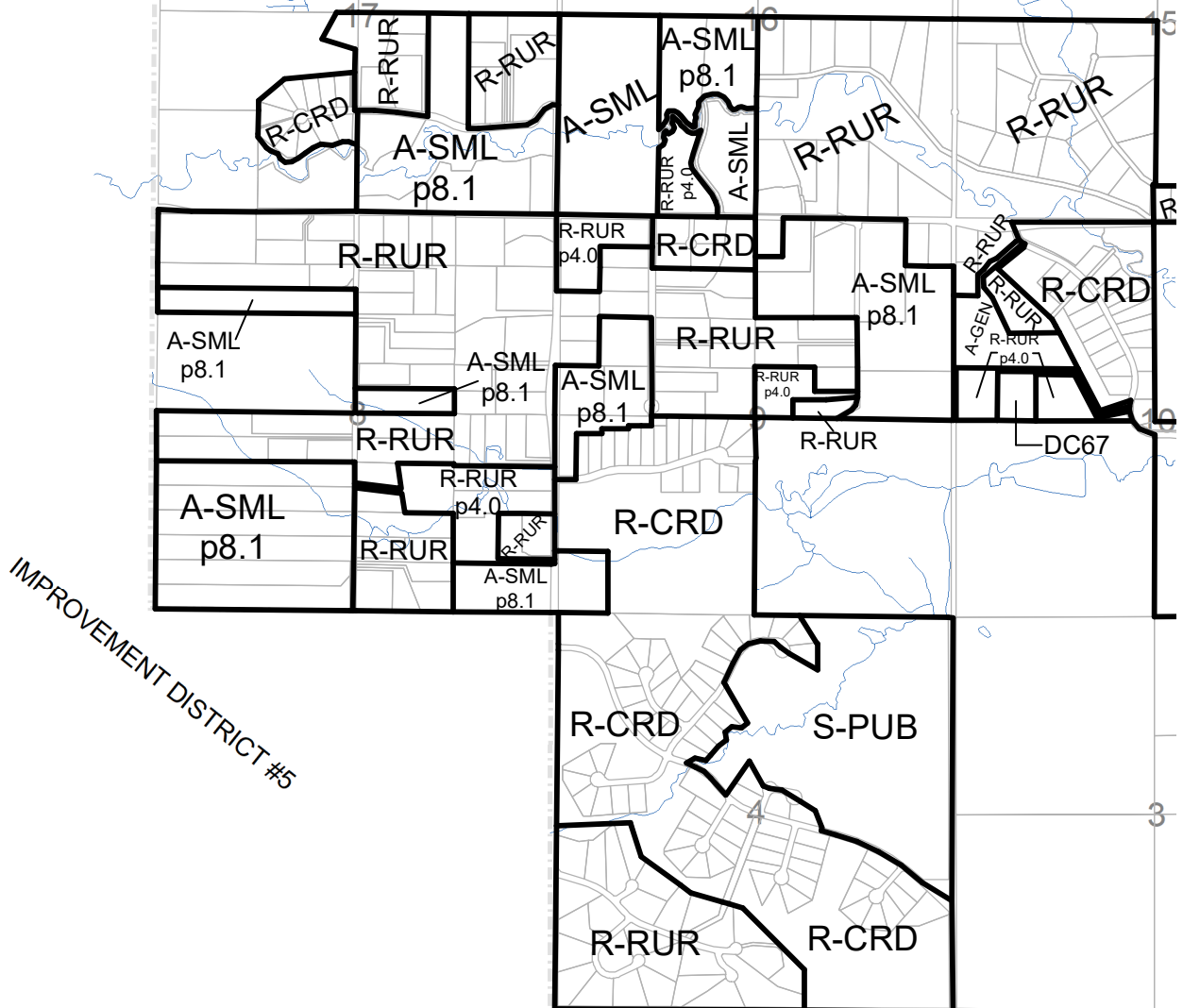


ROCKY VIEW COUNTY  
TWP. 23-5-W5M

LAND USE MAP NO. 39-SE

Date: Feb 14, 2020

**AGENDA**

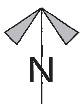


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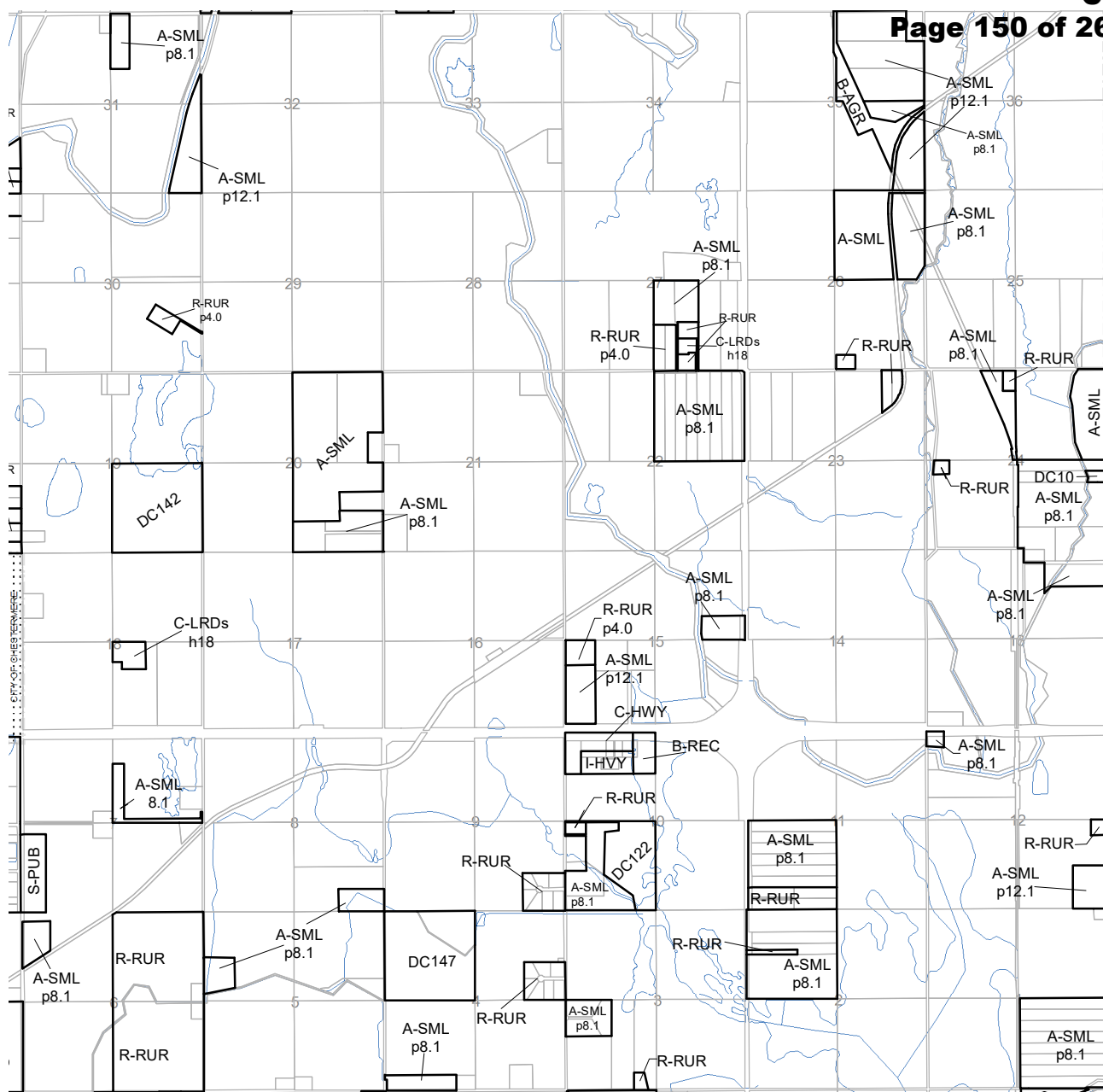


ROCKY VIEW COUNTY  
TWP. 23-5-W5M

LAND USE MAP NO. 39-SW

Date: Feb 14 , 2020

**AGENDA**

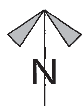


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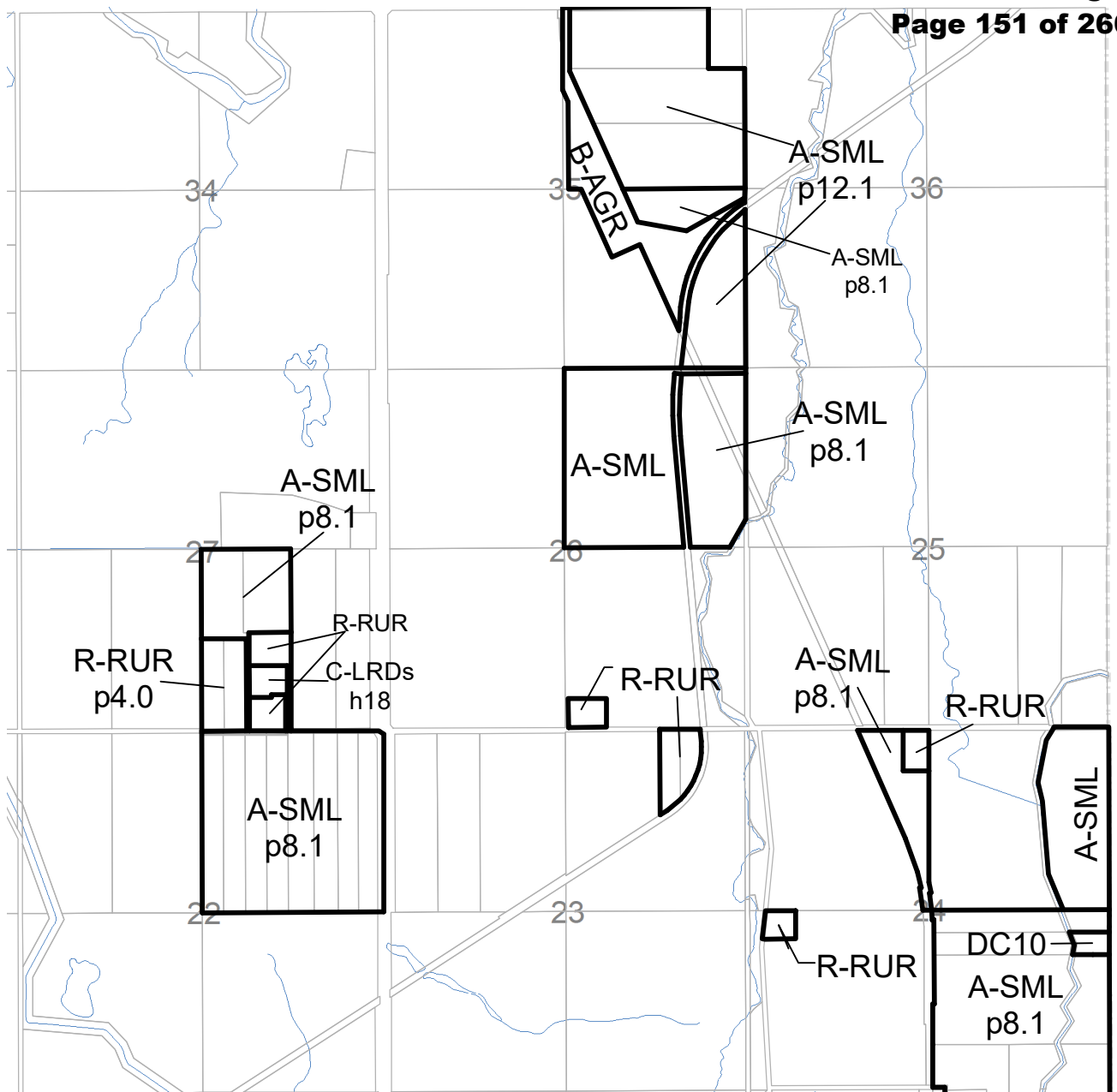


ROCKY VIEW COUNTY  
TWP. 24-27-W4M

LAND USE MAP NO. 42

Date: Feb 14 , 2020

## AGENDA



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the  
County Planning  
Department for  
Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

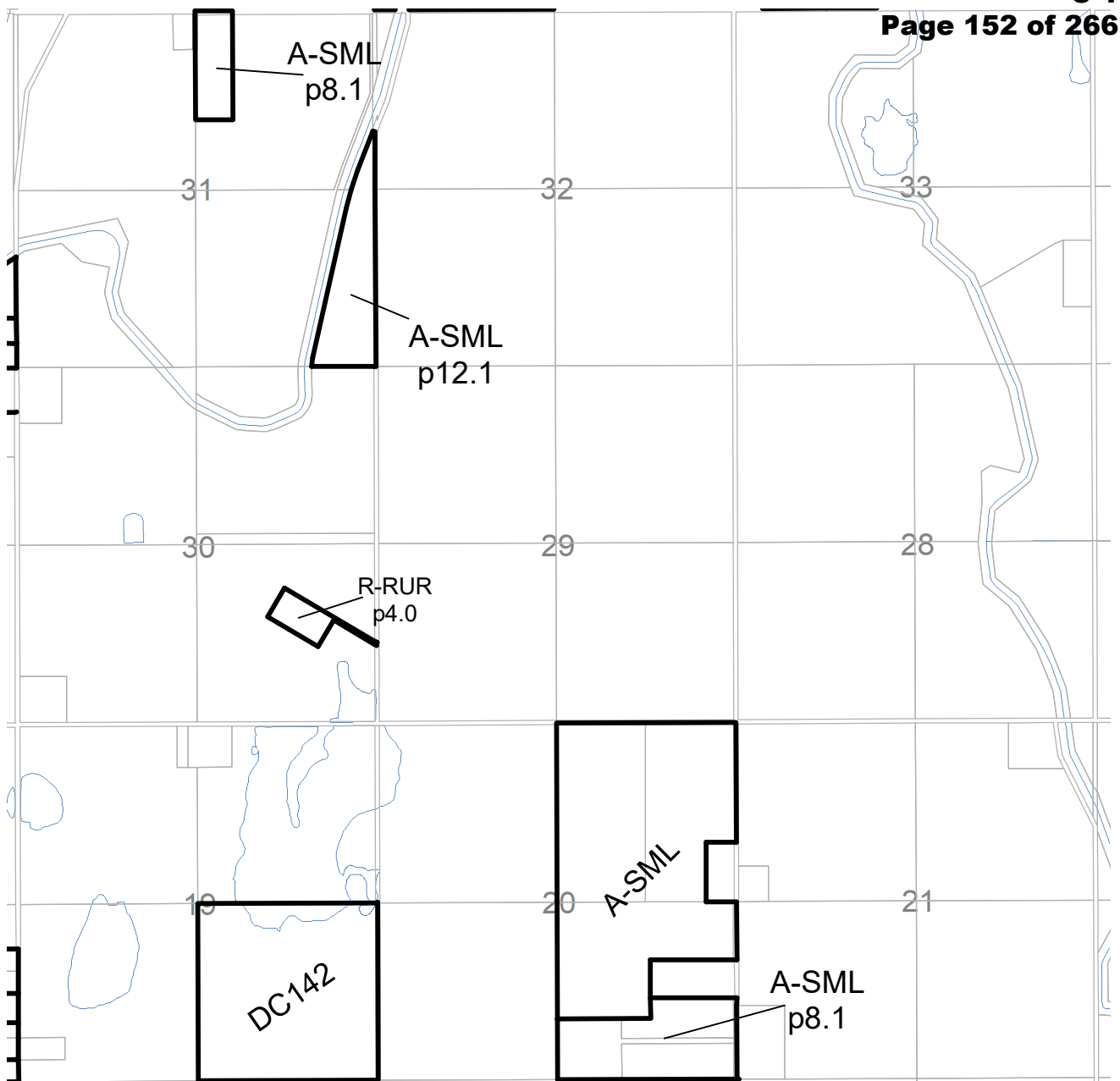


ROCKY VIEW COUNTY  
TWP. 24-27-W4M

LAND USE MAP NO. 42-NE

Date: Feb 14, 2020

**AGENDA**



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
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C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
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C-MIX	Commercial, Mixed Urban District
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S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

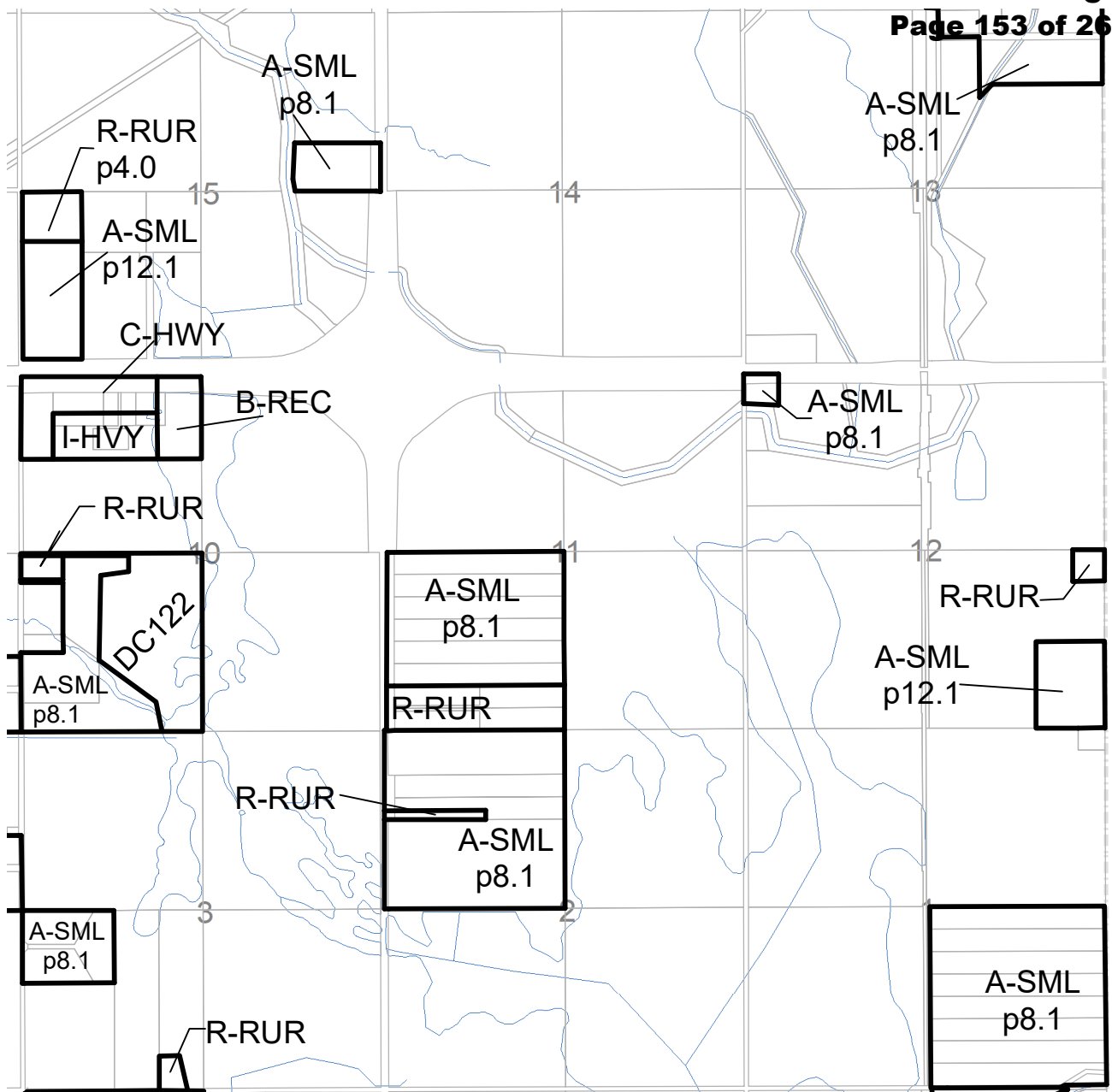


ROCKY VIEW COUNTY  
TWP. 24-27-W4M

LAND USE MAP NO. 42-NW

Date: Feb 14 , 2020

**AGENDA**



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Official Confirmation

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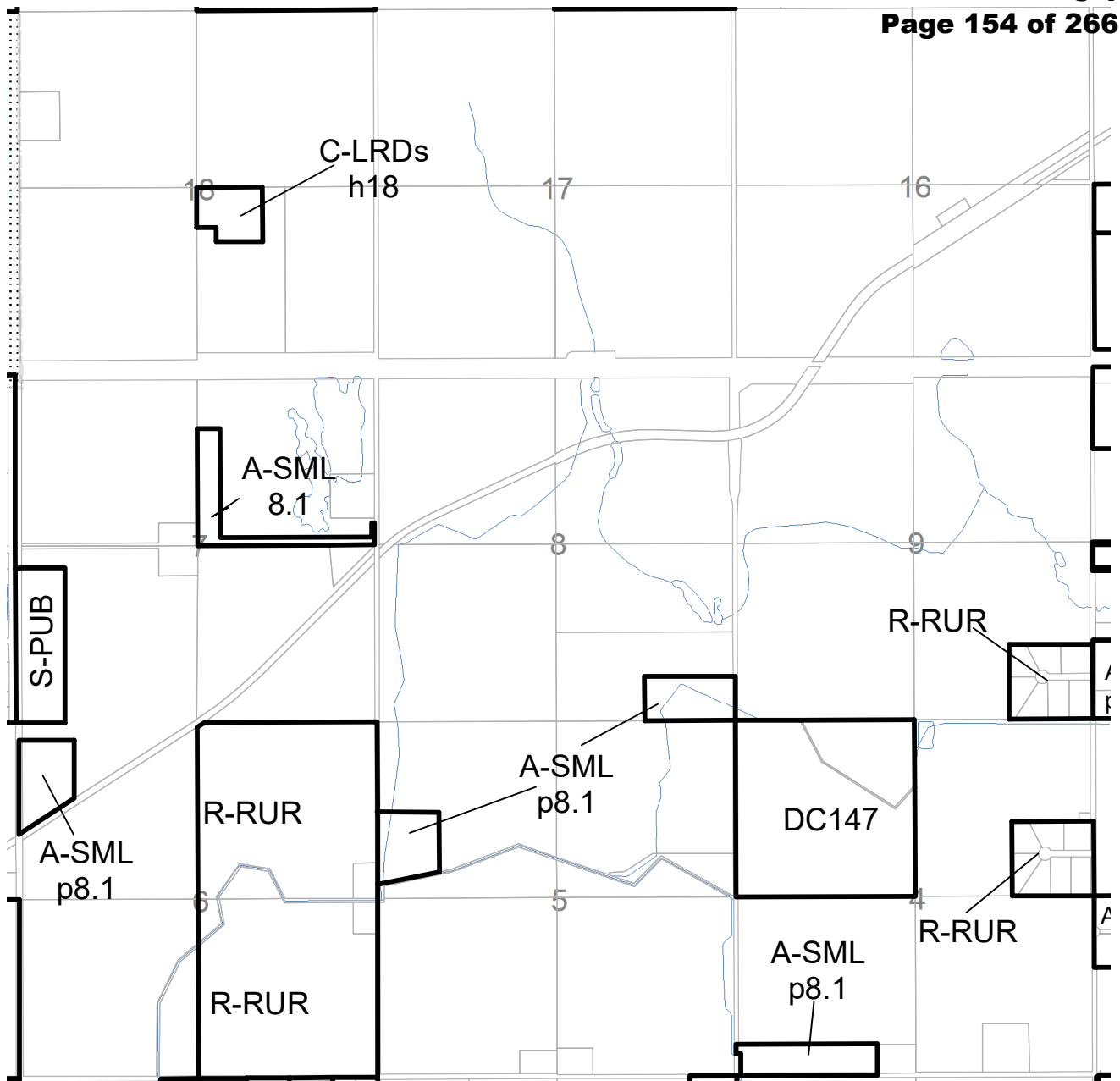


ROCKY VIEW COUNTY  
TWP. 24-27-W4M

LAND USE MAP NO. 42-SE

Date: Feb 14, 2020

**AGENDA**



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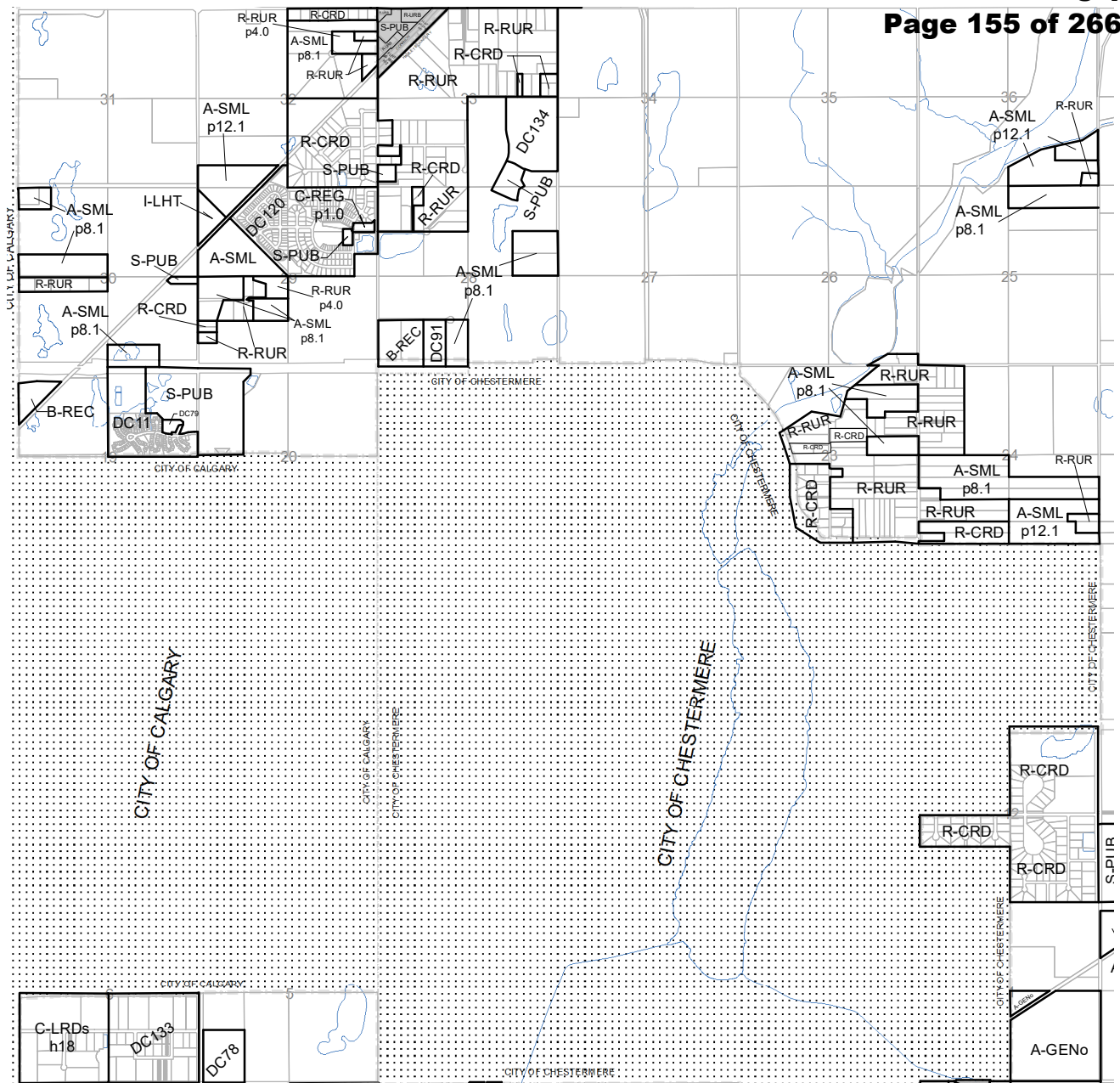
ROCKY VIEW COUNTY  
TWP. 24-27-W4M

LAND USE MAP NO. 42-SW

Date: Feb 14, 2020

**AGENDA**





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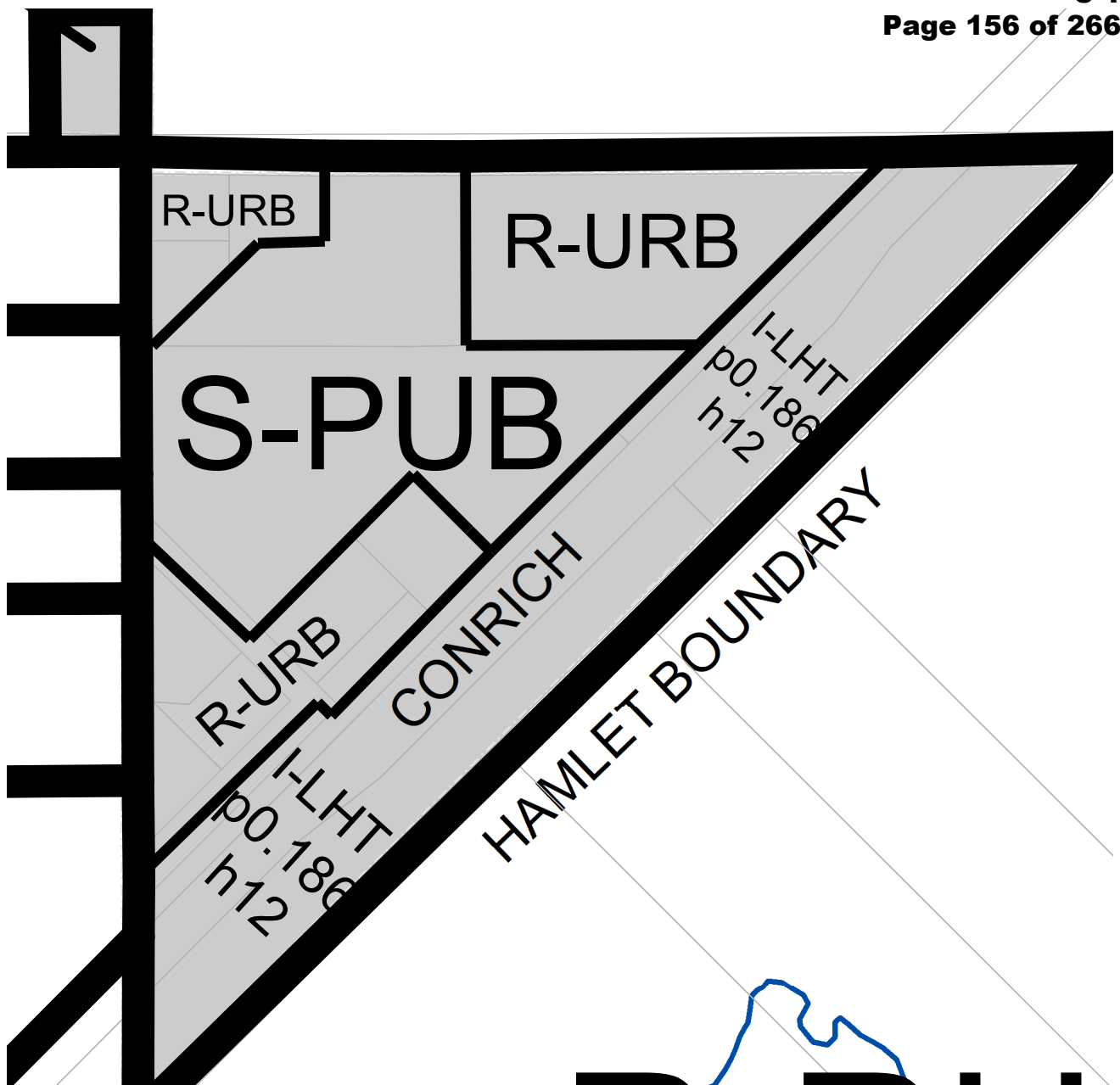


ROCKY VIEW COUNTY  
TWP. 24-24-W4M

LAND USE MAP NO. 43

Date: Feb 14, 2020

**AGENDA**



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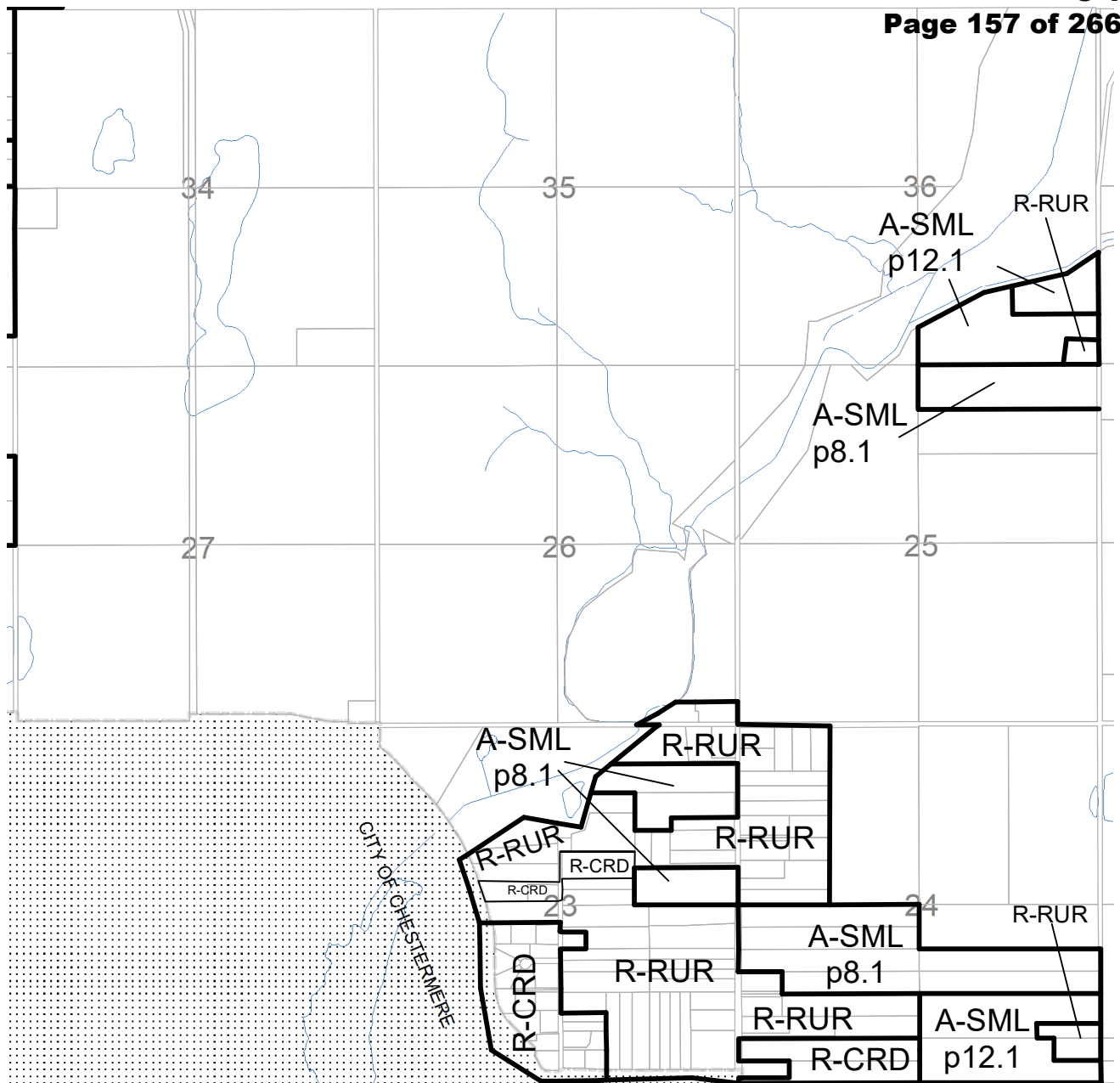


ROCKY VIEW COUNTY  
HAMLET OF CONRICH

LAND USE MAP NO. 43-1

Date: Feb 14, 2020

**AGENDA**



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

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ROCKY VIEW COUNTY  
TWP. 24-28-W4M

LAND USE MAP NO. 43-NE

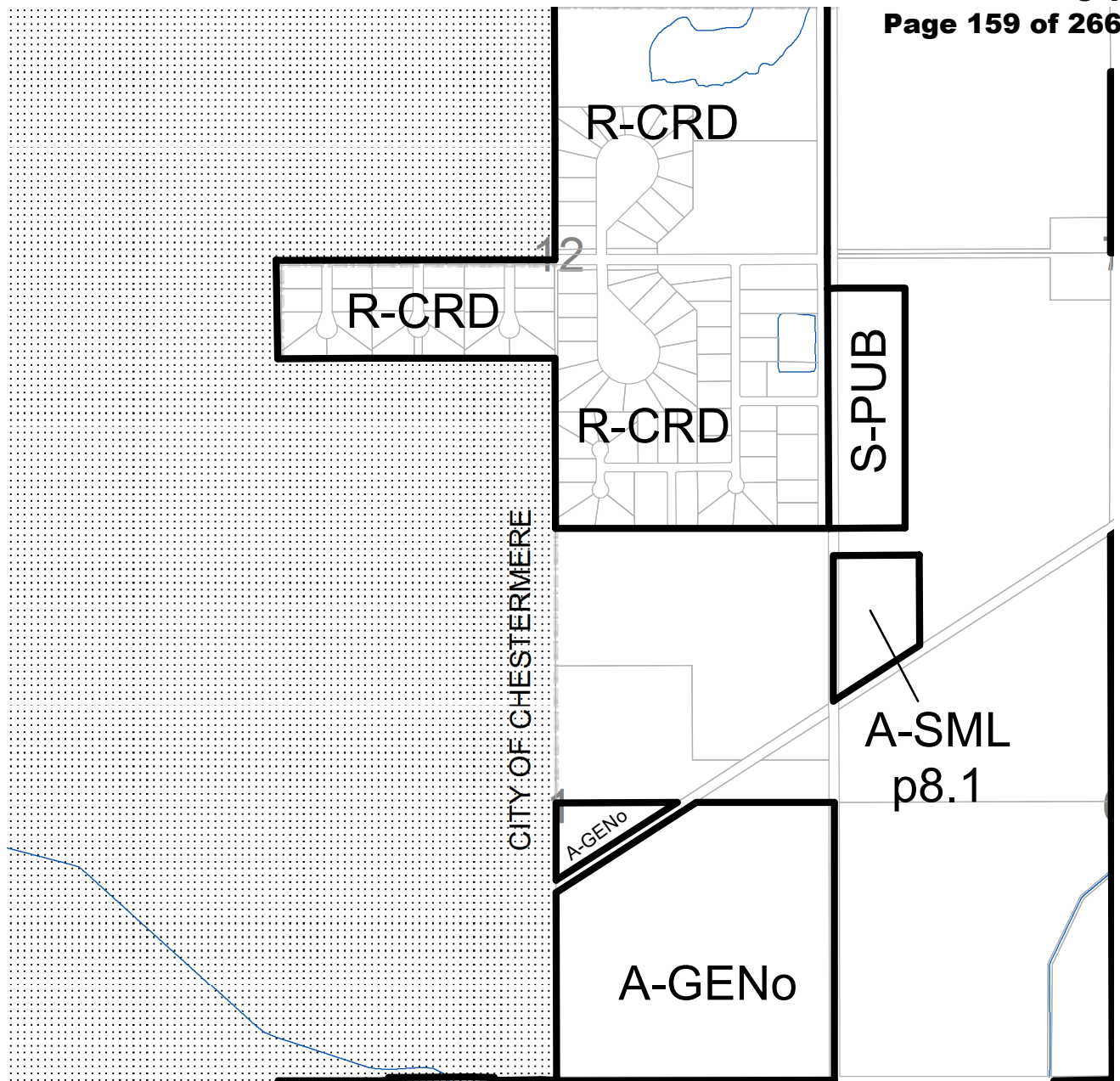
Date: Feb 14, 2020

**AGENDA**



C-HWY	Commercial, Highway District
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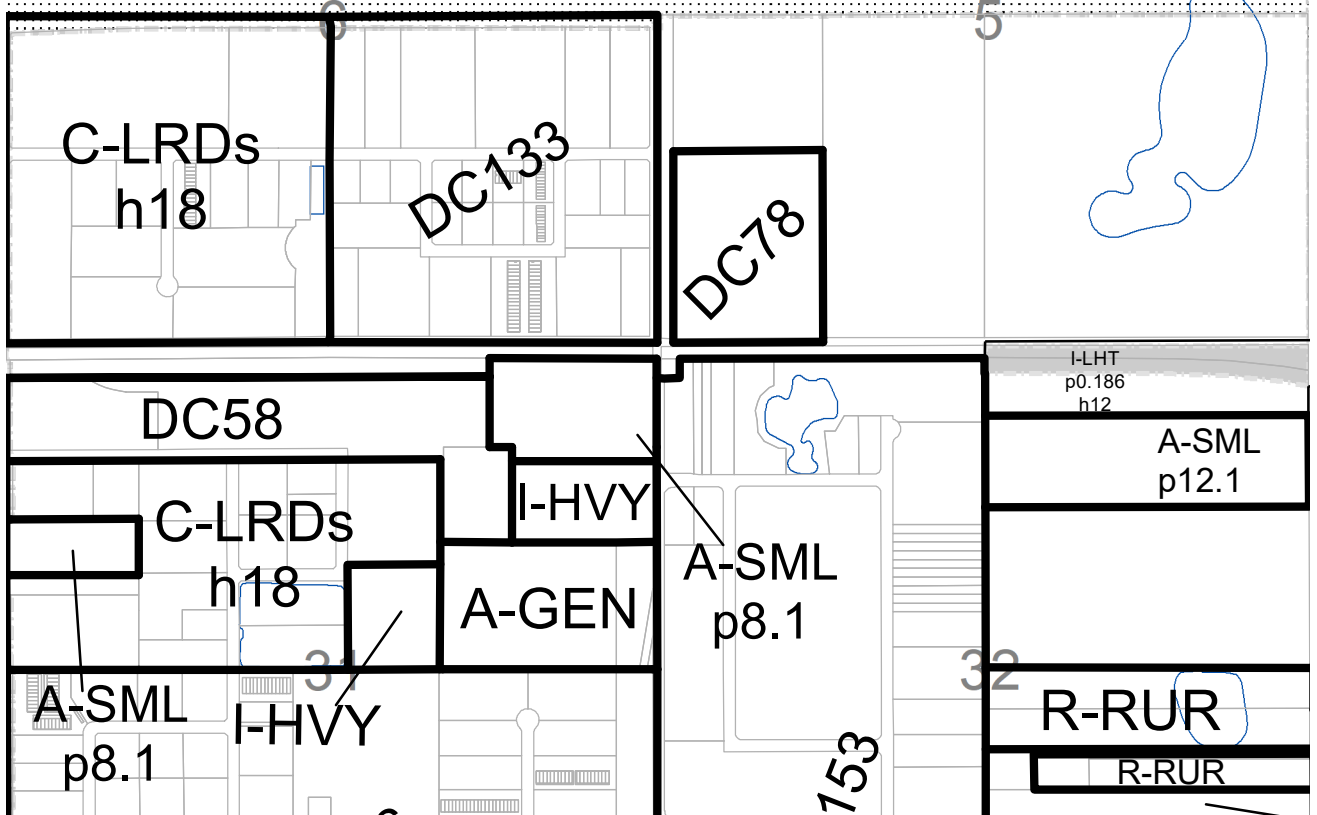
ROCKY VIEW COUNTY  
TWP. 24-24-W4M

LAND USE MAP NO. 43-SE

Date: Feb 14, 2020

**AGENDA**

CITY OF CALGARY



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

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ROCKY VIEW COUNTY  
TWP. 24-24-W4M

LAND USE MAP NO. 43-SW

Date: Feb 14, 2020

**AGENDA**



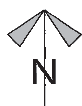


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Department for  
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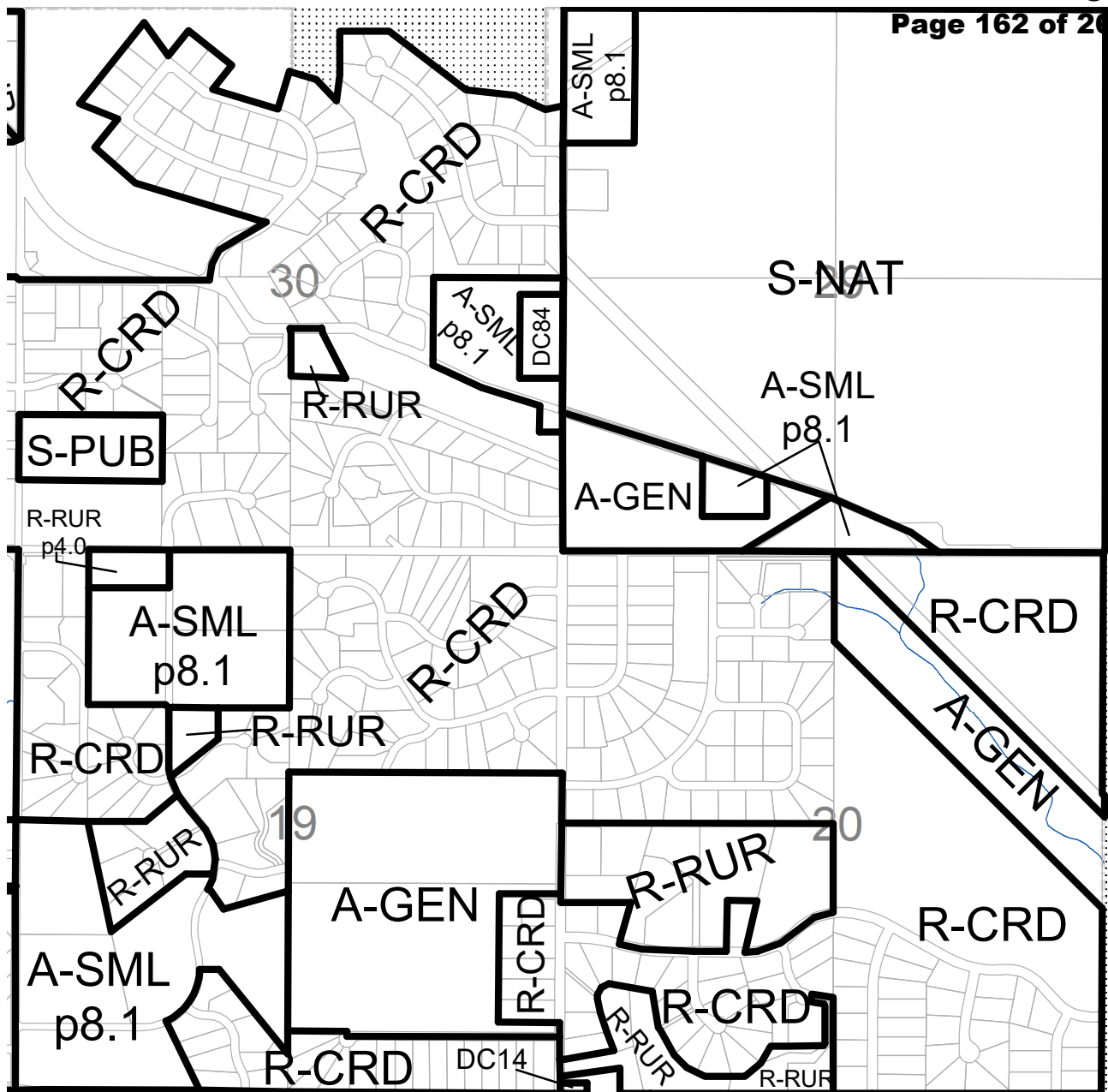


ROCKY VIEW COUNTY  
TWP. 24-2-W5M

LAND USE MAP NO. 46

Date: Feb 14 , 2020

## AGENDA



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

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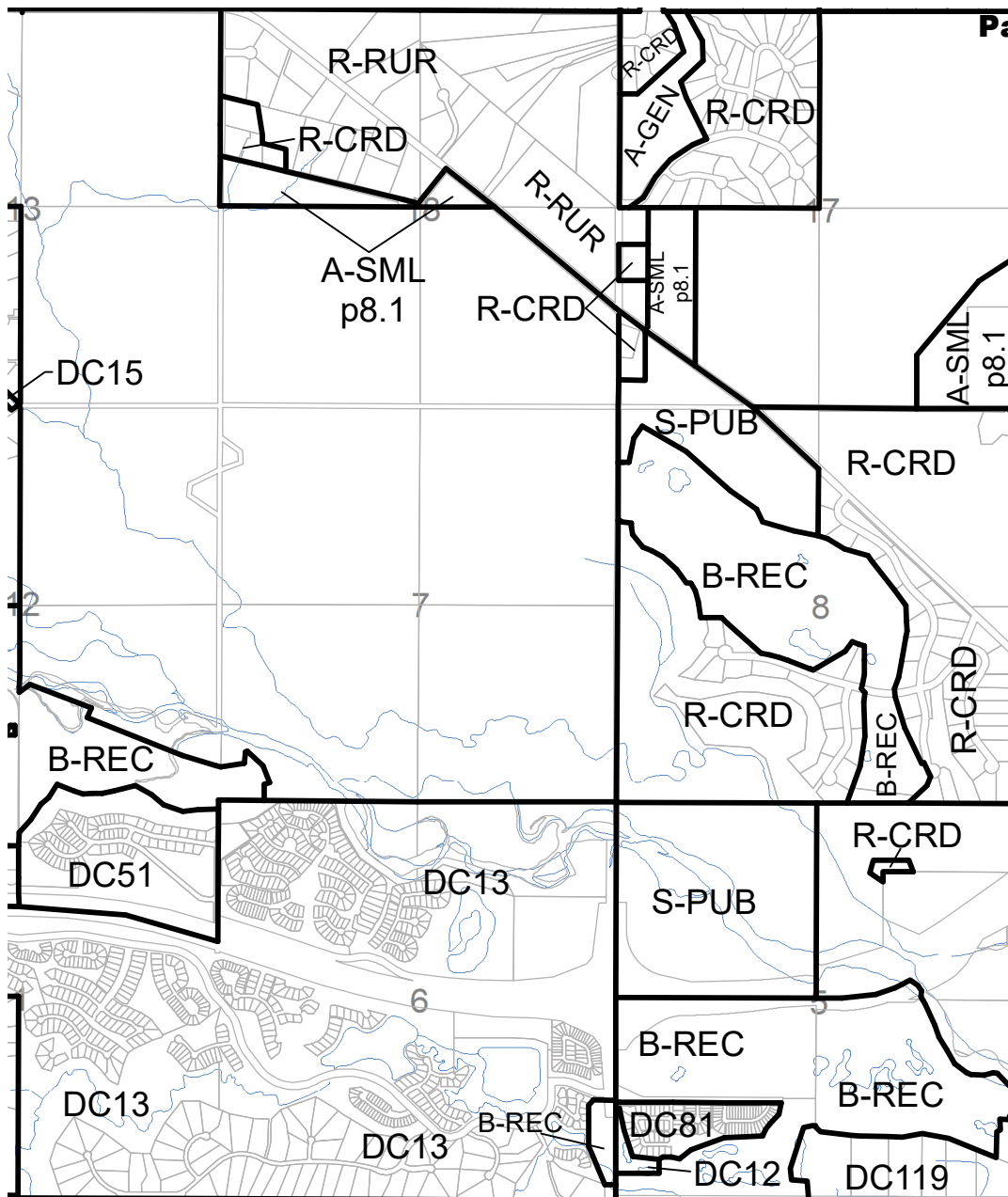
ROCKY VIEW COUNTY  
TWP. 24-2-W5M

LAND USE MAP NO. 46-NORTH

Date: Feb 14, 2020

**AGENDA**





CITY OF CALGARY

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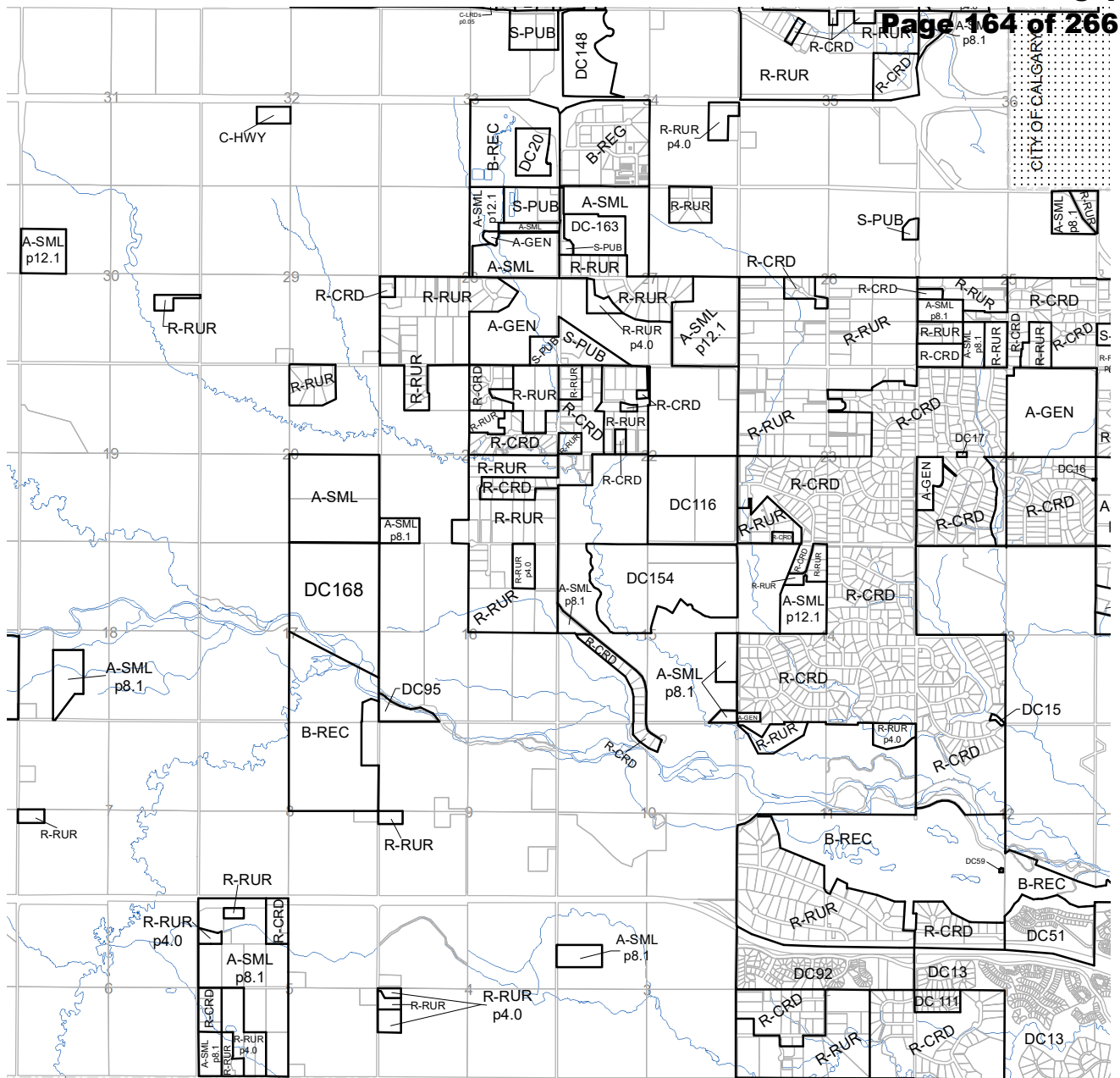


ROCKY VIEW COUNTY  
TWP. 24-2-W5M

LAND USE MAP NO. 46-SOUTH

Date: Feb 14, 2020

**AGENDA**



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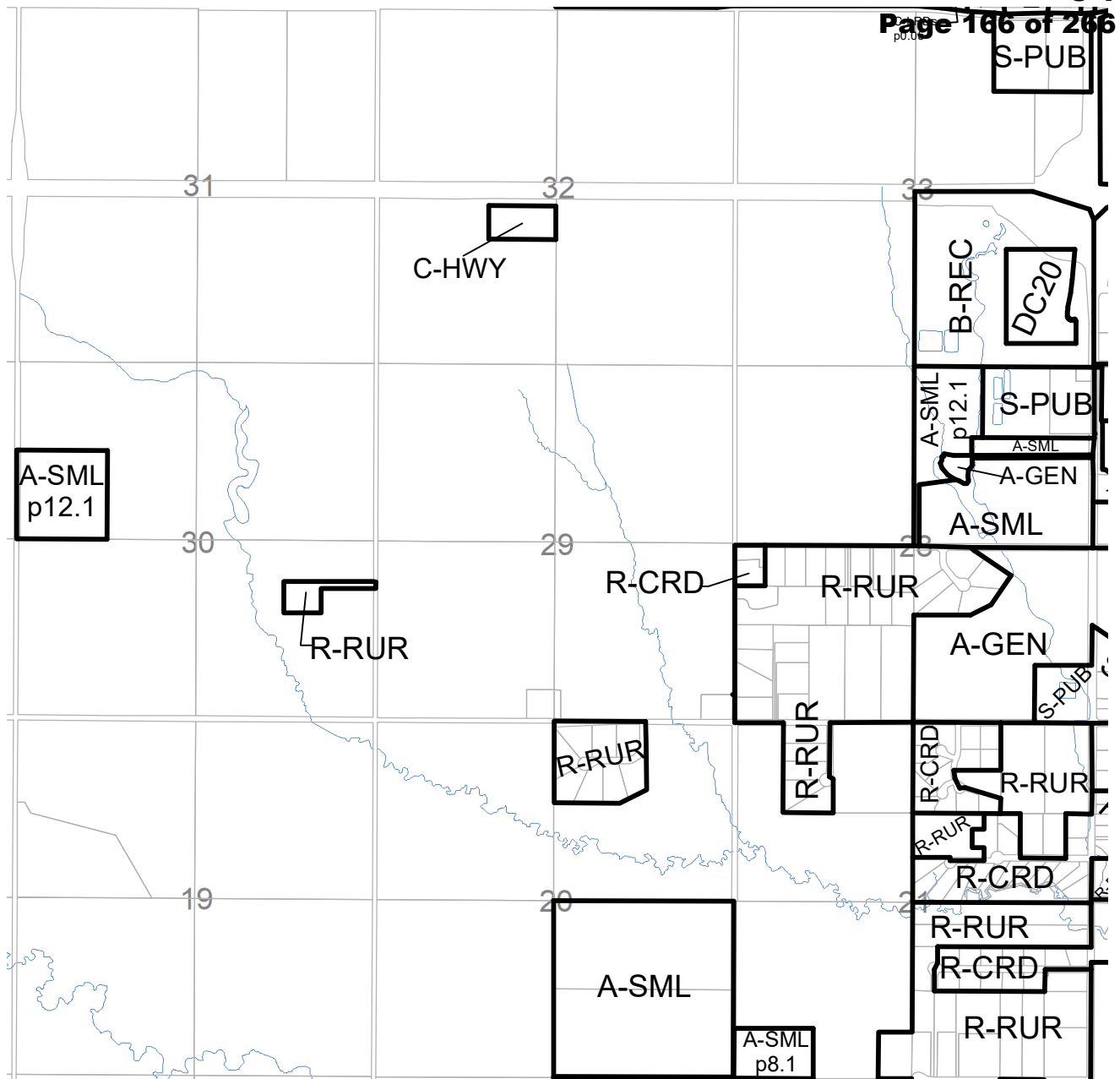
ROCKY VIEW COUNTY  
TWP. 24-3-W5M

LAND USE MAP NO. 47

Date: Feb 14, 2020

**AGENDA**





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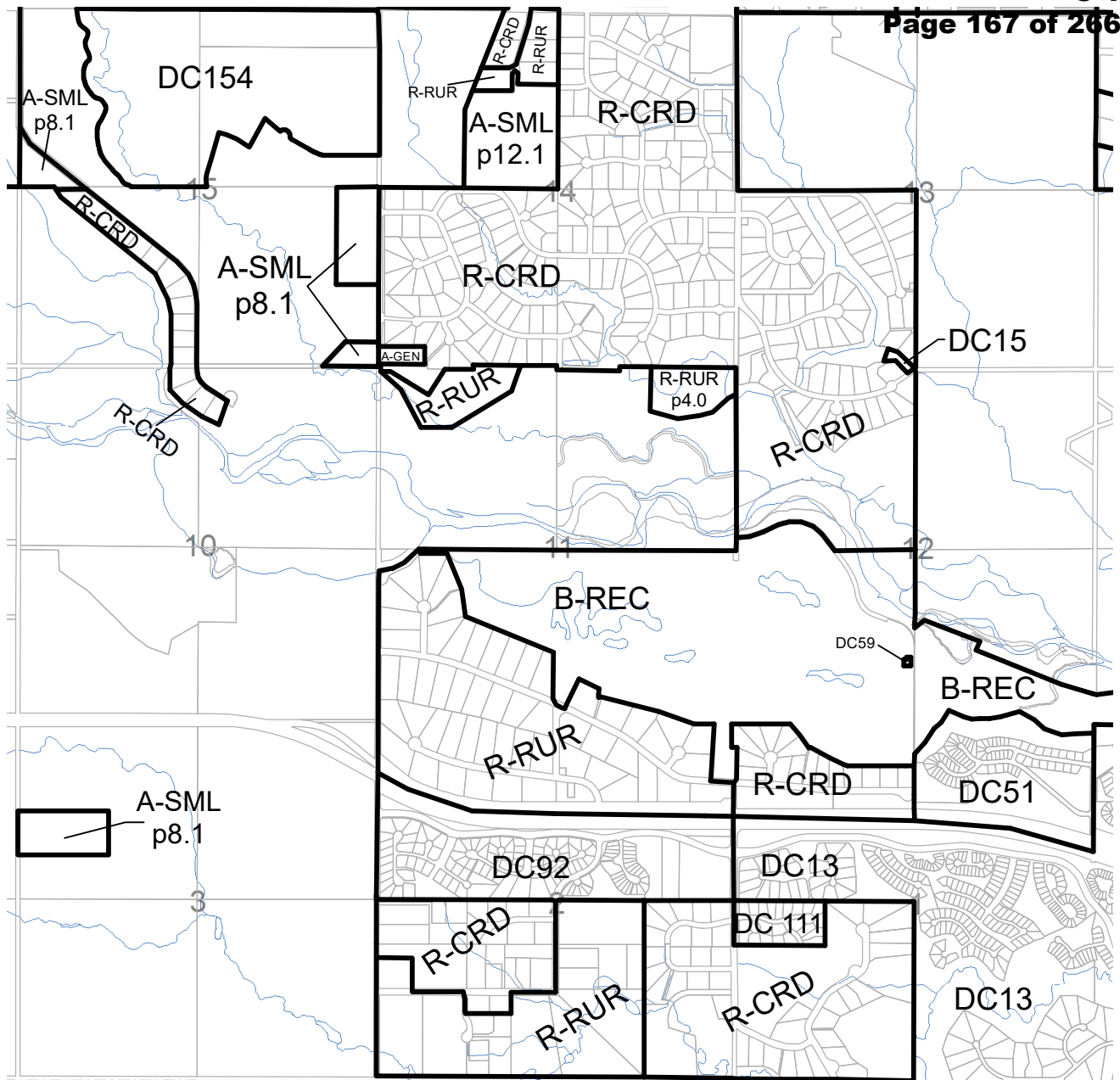


ROCKY VIEW COUNTY  
TWP. 24-3-W5M

LAND USE MAP NO. 47-NW

Date: Feb 14, 2020

**AGENDA**



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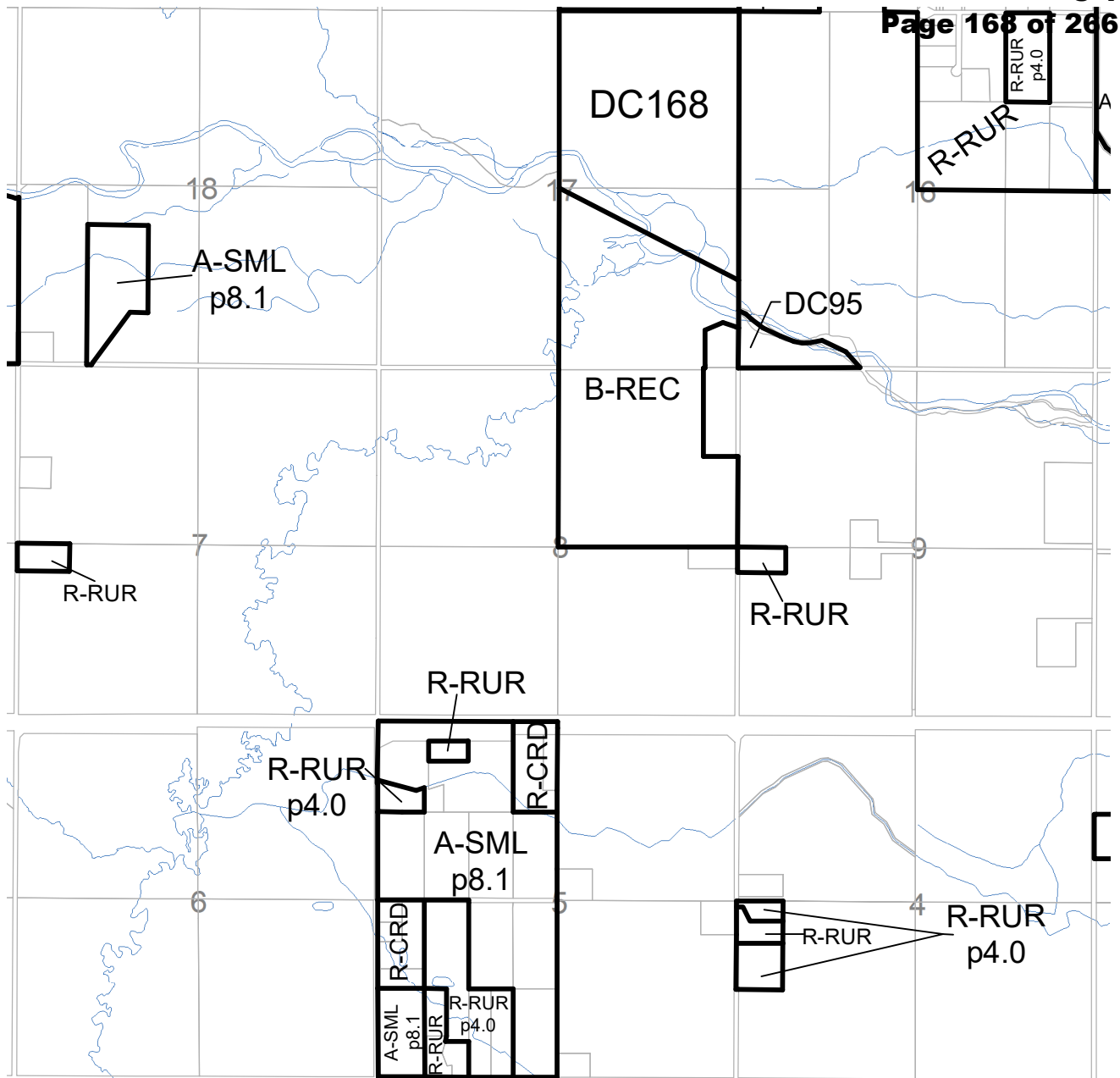


ROCKY VIEW COUNTY  
TWP. 24-3-W5M

LAND USE MAP NO. 47-SE

Date: Feb 14, 2020

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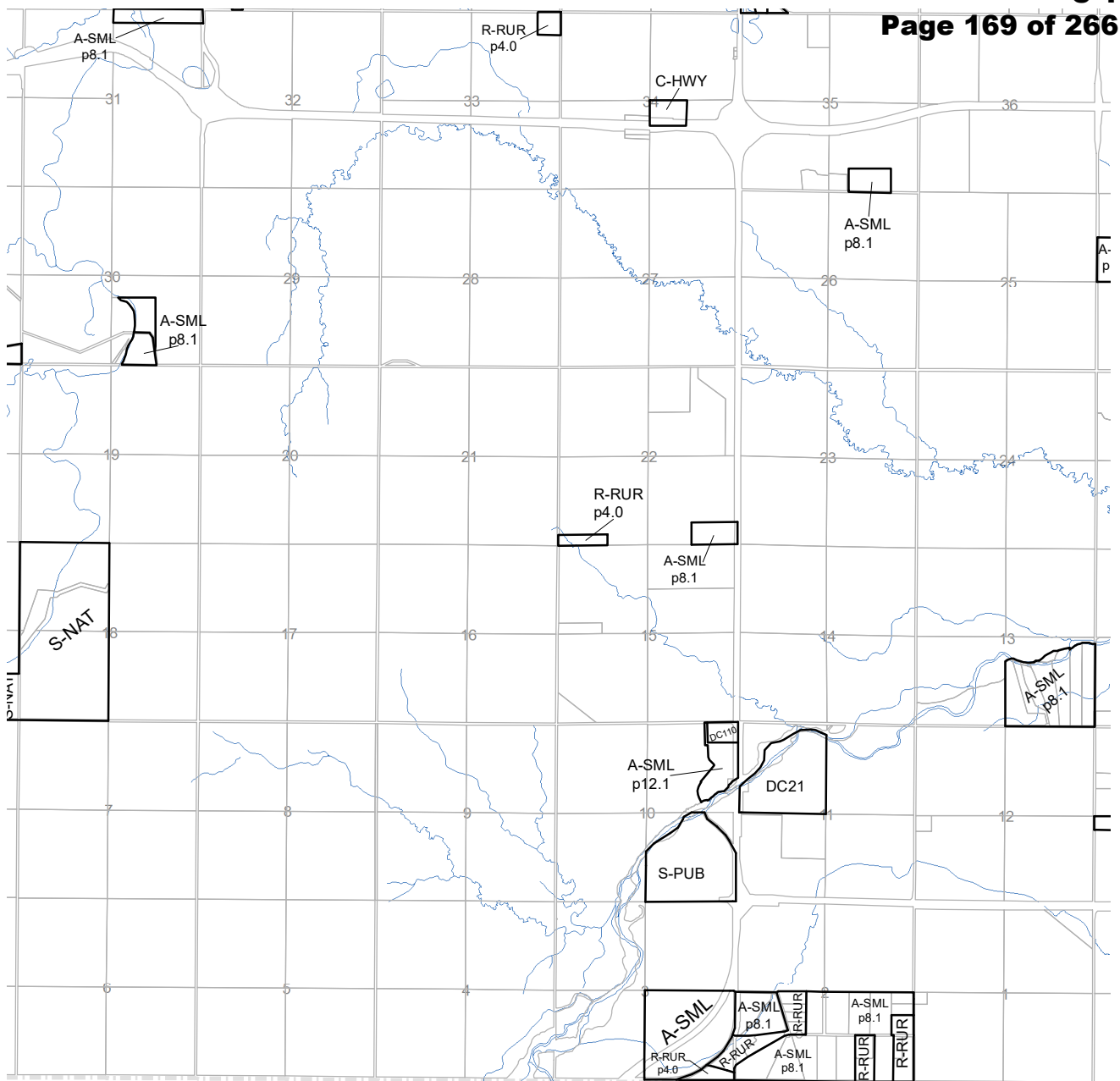
ROCKY VIEW COUNTY  
TWP. 24-3-W5M

LAND USE MAP NO. 47-SW

Date: Feb 14, 2020

**AGENDA**





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S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

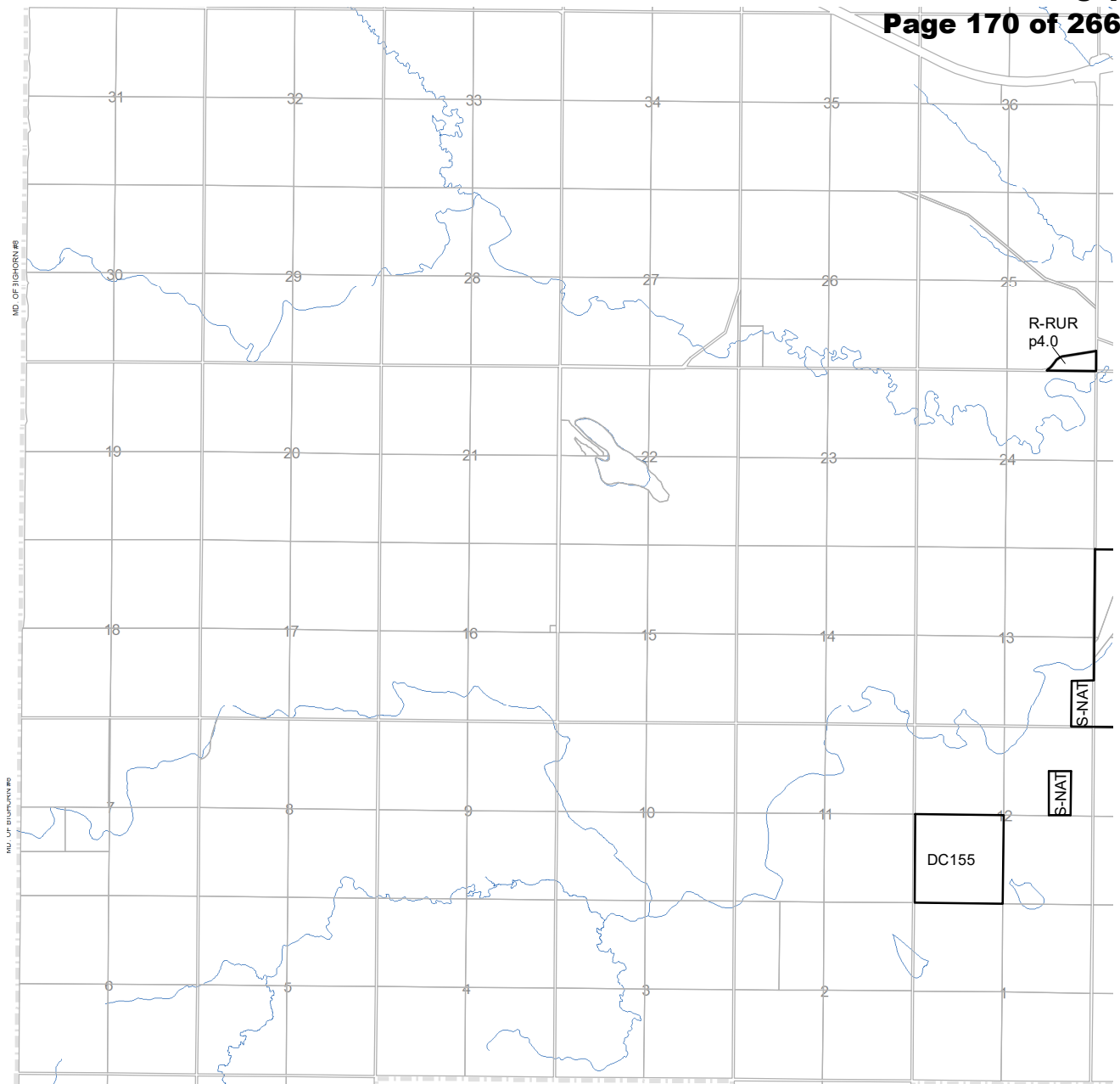


ROCKY VIEW COUNTY  
TWP. 24-4-W5M

LAND USE MAP NO. 48

Date: Feb 14, 2020

**AGENDA**

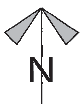


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the  
County Planning  
Department for  
Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY  
TWP. 24-5-W5M

LAND USE MAP NO. 49

Date: Feb 14, 2020

**AGENDA**





**Land Use Bylaw C-8000-2020**  
**Appendix 'E'**  
**Schedule of Text Amendments**

*The motions in Appendix 'D' can be made as a single consolidated motion:*

**Motion #1** THAT the motions to amend Bylaw C-8000-2020 to regulate and allow digital signs, increase the area of accessory buildings as permitted uses in Agricultural Districts, and remove restrictions on the personal keeping of dogs, as detailed in Appendix 'D', be approved.

*Alternatively, each of the amendments can be made as separate motions:*

**Motion #1.1** THAT Bylaw C-8000-2020 be amended by deleting section 210 and replacing it with:

**DIGITAL DISPLAYS**

**Section 210** Digital Display General Requirements

- a) Where a sign contains a digital display, it shall be a discretionary use.
- b) Copy shown on a digital display must be static and remain in place for a minimum of 6.0 seconds before switching to the next copy.
- c) The maximum transition time between each digital copy must not exceed 0.25 seconds.
- d) Copy on a digital display shall not use full motion video or otherwise give the appearance of animation or movement.
- e) The transition between each digital copy shall not be displayed using any visible effects, including but not limited to action, motion, fading in and out, dissolving, blinking, intermittent or flashing light, or the illusion of such effects.
- f) Copy shall not be shown in a manner that requires the copy to be viewed or read over a series of sequential copy messages on a single digital display, or sequenced on multiple digital displays.
- g) All digital displays must be equipped with an ambient light sensor.
- h) A digital display shall not increase the light levels adjacent to the digital display by more than 3.0 LUX above the ambient light level.
- i) The light output of a digital display shall be set in accordance with the following maximum luminance levels when measured from the sign face at its maximum brightness:
  - i. From sunrise to sunset, 7500 Nits in all districts; and
  - ii. From sunset to sunrise:
    - a. 500 Nits in Industrial Districts;



- b. 350 Nits in Business and Commercial Districts; and
- c. 300 Nits in all other districts.
- j) If any component on the sign fails or malfunctions in any way, or fails to operate as indicated on the approved development permit plans, the sign must be turned off until all components are fixed and operating as required.
- k) The backs of all digital displays and all cutouts shall be enclosed.
- l) The space between the faces of a double-faced digital display shall be enclosed.

**Section 210.1** Digital Display Site Requirements:

- a) Where a digital display is visible from and located within 125.0 m (410.11 ft.) of a building containing a Dwelling Unit, the sign must not operate, or must only display a black screen between 10 p.m. and 7 a.m.
- b) The electrical power supply to a digital Message Sign must be provided underground.
- c) A digital display must be located at least 300.0 m (984.25 ft.) from another digital display.
- d) Trees required under an approved development permit must not be removed or altered in any way to accommodate the placement or visibility of a digital display.
- e) The lighting or orientation of a digital display shall not adversely affect any neighbouring residential areas.

**Section 210.2** Digital Display Development Permit Requirements

- a) A Development Permit application will respond to **Section 210** and **Section 210.1**, and further set out:
  - i. The name and telephone contact information of a person(s) having access to the technology controls for the sign, who can be contacted 24 hours a day in the event that the sign malfunctions.
  - ii. A detailed specification sheet or operating standards from the manufacturers must be included that identifies both the NITS and that there is a dimming option for night time hours.
- b) The maximum term of a Development Permit issued is three (3) years except where copy only displays the date, time, temperature, motor vehicle fuel price, or Drive-Through menu board.
- c) Any other requirements of a Development Permit set out in **Sections 211** through **222** based on the sign type.

**Motion #1.2** THAT Bylaw C-8000-2020 be amended by adding the following definitions to Part 8 Definitions:



**“Digital Display”** means a device intended to display copy using electronic screens, projection, television, computer video monitors, liquid crystal displays (LCD), light emitting diode (LED) displays, or any other similar electronic, computer generated or digital technology.

**“NIT”** A nit is a unit of measurement of luminance, or the intensity of visible light.

**Motion #1.3** THAT Bylaw C-8000-2020 be amended by deleting section 301 and replacing it with:

**Section 301 PERMITTED USES:**

Accessory Building  $\leq 930 \text{ m}^2$  (10010.40 ft<sup>2</sup>)  
 Accessory Dwelling Unit  
 Agriculture (General)  
 Beekeeping  
 Dwelling, Single Detached

**DISCRETIONARY USES:**

Accessory Building  $> 930 \text{ m}^2$  (10010.40 ft<sup>2</sup>)  
 Agriculture (Intensive)  
 Agriculture (Processing)  
 Animal Health (Inclusive)  
 Bed and Breakfast  
 Cannabis Cultivation  
 Care Facility (Child)  
 Care Facility (Clinic)  
 Care Facility (Group)  
 Communications Facility (Type A)  
 Communications Facility (Type B)  
 Communications Facility (Type C)  
 Dwelling, Manufactured  
 Dwelling, Tiny  
 Dwelling Unit, accessory to principal use  
 Equestrian Centre  
 Farm Gate Sales  
 Farmers Market  
 Home-Based Business (Type II)  
 Kennel  
 Recreation (Culture & Tourism)  
 Riding Arena  
 Special Function Business  
 Vacation Rental

Those uses that are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District, may be Discretionary Uses.

**Motion #1.4** THAT Bylaw C-8000-2020 be amended by deleting section 308 and replacing it with:

**Section 308 PERMITTED USES:**

Accessory Building  $\leq 930 \text{ m}^2$  (10010.40 ft<sup>2</sup>)  
 Accessory Dwelling Unit  
 Agriculture (General)  
 Beekeeping  
 Dwelling, Single Detached

**DISCRETIONARY USES:**

Accessory Building  $> 930 \text{ m}^2$  (10010.40 ft<sup>2</sup>)  
 Agriculture (Intensive)  
 Agriculture (Processing)  
 Animal Health (Inclusive)  
 Bed and Breakfast  
 Cannabis Cultivation  
 Care Facility (Child)  
 Care Facility (Clinic)



Care Facility (Group)  
 Communications Facility (Type A)  
 Communications Facility (Type B)  
 Communications Facility (Type C)  
 Dwelling, Manufactured  
 Dwelling, Tiny  
 Dwelling Unit, accessory to principal use  
 Equestrian Centre  
 Farm Gate Sales  
 Farmers Market  
 Home-Based Business (Type II)  
 Kennel  
 Recreation (Culture & Tourism)  
 Riding Arena  
 Special Function Business  
 Vacation Rental

Those uses that are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District, may be Discretionary Uses.

**Motion #1.5** THAT Bylaw C-8000-2020 be amended by deleting section h) in Table 2 – Development Not Requiring a Development Permit and replacing it with:

h) Dogs	The keeping of dogs for personal use.
---------	---------------------------------------

**Land Use Bylaw C-8000-2020****Appendix 'F'****Schedule of Map Amendments**

**Motion #1** THAT Schedule B, Land Use Map, of Bylaw C-8000-2020 be amended to reflect the following redesignations approved since first reading:

- Bylaw C-7848-2018
- Bylaw C-7923-2019
- Bylaw C-7944-2019
- Bylaw C-7923-2019
- Bylaw C-7951-2019
- Bylaw C-7940-2019
- Bylaw C-7953-2019
- Bylaw C-7981-2019
- Bylaw C-7950-2019
- Bylaw C-7963-2019
- Bylaw C-7960-2019
- Bylaw C-7951-2019
- Bylaw C-7983-2019
- Bylaw C-7984-2019
- Bylaw C-7982-2019
- Bylaw C-7993-2020
- Bylaw C-8027-2020



ROCKY VIEW COUNTY

## BYLAW C-7994-2020

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

The Council of Rocky View County enacts as follows:

#### PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7994-2020.

#### PART 2 – DEFINITIONS

In this Bylaw the definitions and terms shall have the meanings given to them in Rocky View County Land Use Bylaw C-8000-2020 and the *Municipal Government Act*.

#### PART 3 – EFFECT OF BYLAW

**THAT** Lot BESK Plan 8410320, Lots 101-110 Plan 8410320, Lots 201-212 Plan 8410320, and Lots 301-312 Plan 8410320 within 16-25-28-W4M be designated Direct Control (DC-164) as shown on the attached Schedule 'A' forming part of this Bylaw.

**THAT** The special regulations of the Direct Control District (DC-164) are as detailed in Schedule 'B' attached to and forming part of this Bylaw.

#### PART 4 – TRANSITIONAL

Bylaw C-7994-2020 is passed when it receives third reading, and is signed by the Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Bylaw C-7994-2020 comes into full force and effect when Rocky View County Land Use Bylaw C-8000-2020 comes into full force and effect.

**Division: 6**  
**File: 1015-565**

READ A FIRST TIME IN COUNCIL this 28<sup>th</sup> day of January , 2020

*PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2020*

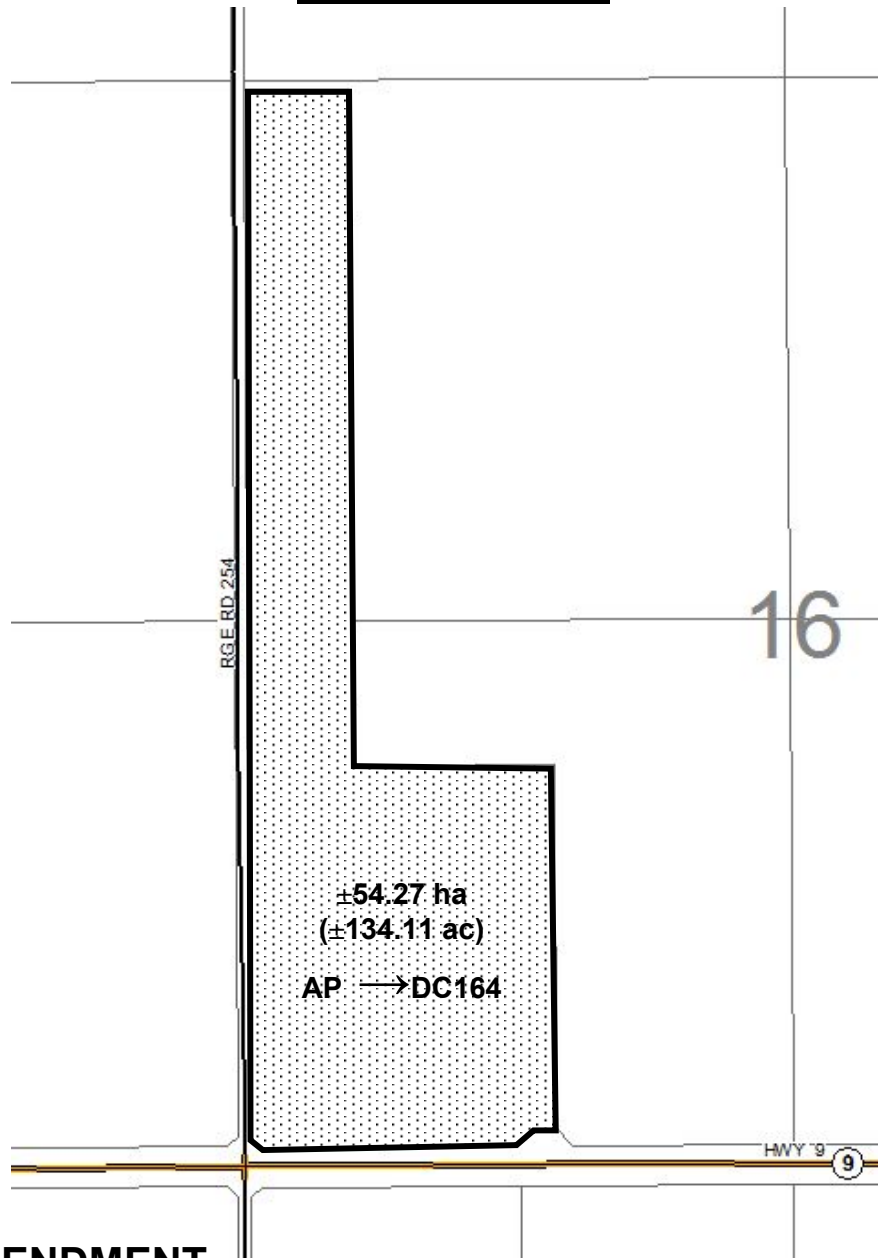
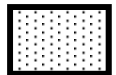
READ A SECOND TIME IN COUNCIL this day of , 2020

READ A THIRD TIME IN COUNCIL this day of , 2020

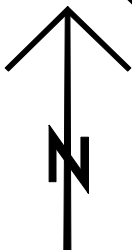
\_\_\_\_\_  
Reeve

\_\_\_\_\_  
CAO or Designate

\_\_\_\_\_  
Date Bylaw Signed

**SCHEDULE "A"****BYLAW:** C-7994-2020**AMENDMENT****FROM** Airport District **TO** Direct Control District 164

Subject Land \_\_\_\_\_

**LEGAL DESCRIPTION:** SW/W-16-28-25-W4M**FILE:** 1015-585**DIVISION:** 6

**SCHEDULE 'B' TO BYLAW C-7994-2020****A Bylaw of Rocky View County to amend Land Use Bylaw C-8000-2020**

The Council of Rocky View County enacts as follows:

**PART 1 – TITLE**

This Bylaw shall be known as Bylaw C-7994-2020.

**PART 2 – DEFINITIONS**

In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw C-8000-2020 and the *Municipal Government Act*, unless otherwise defined in this Direct Control.

**PART 3 – EFFECT OF BYLAW**

**THAT** This Direct Control shall apply to the portion of the Land Use District Map of Bylaw C-8000-2020 identified as DC-164.

**1.0 PURPOSE**

1.1. The purpose and intent of this District is to provide for the development of Airports in the County.

**2.0 COMPLIANCE WITH BYLAW C-8000-2020**

2.1. Unless otherwise specified, the rules and provisions of Parts 1, 2, 3, 4, 5, 6, 7, and 8 of Bylaw C-8000-2020 apply to this Direct Control District Bylaw.

**3.0 REFERENCE TO BYLAW C-8000-2020**

3.1. Within this Direct Control District Bylaw, a reference to a section of Bylaw C-8000-2020 is deemed to be a reference to the section as amended from time to time.

**4.0 VARIANCES**

4.1. The Development Authority may vary any of the rules contained in this Direct Control District in accordance with Sections 102, 103, 104, 105 and 106 of Bylaw C-8000-2020.

**5.0 USES**

- 5.1. Accessory Building/Structure
- 5.2. Agriculture (General)
- 5.3. Awning/Canopy Signs
- 5.4. Bed and Breakfast
- 5.5. Billboard Signs
- 5.6. Dwelling, Single Detached
- 5.7. Election Signs
- 5.8. Establishment (Drinking)
- 5.9. Establishment (Eating)





- 5.10. Establishment (Entertainment)
- 5.11. Fascia Signs
- 5.12. Freestanding Signs
- 5.13. Hotel/Motel
- 5.14. Industrial (Light)
- 5.15. Inflatable Signs
- 5.16. Office
- 5.17. Portable Signs
- 5.18. Projecting Signs
- 5.19. Real Estate Signs
- 5.20. Recreation
- 5.21. Recreation (Culture & Tourism)
- 5.22. Recreation (Outdoor)
- 5.23. Recreation (Private)
- 5.24. Roof Signs
- 5.25. Sandwich Boards
- 5.26. Storage (Outdoor)
- 5.27. Temporary Signs
- 5.28. Vacation Rental

## **6.0 USES NOT DEFINED**

- 6.1. Those uses which are not otherwise defined in this Bylaw, which in the opinion of the Development Authority, are similar to the Uses listed in Section 5 of this Direct Control and which conform to the purpose of this district may be Uses as approved by the Development Authority.

## **7.0 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT**

- 7.1. Provided the requirements of Bylaw C-8000-2020 are met, the following development does not require a Development Permit:
  - 7.1.1. Election Signs
  - 7.1.2. Real Estate Signs
  - 7.1.3. Sandwich Boards
  - 7.1.4. Temporary Signs

## **8.0 MAXIMUM BUILDING HEIGHT**

- 8.1. Principal Building: 15.0 m
- 8.2. Accessory Building/Structure: 15.0 m



## 9.0 MINIMUM SETBACKS

- 9.1. Front Yard
  - 9.1.1. 60.0 m from Highways
  - 9.1.2. 60.0 m from County roads where the opposite side of the County road is a Residential District.
  - 9.1.3. 30.0 m from County roads where the opposite side of the County road is not a Residential District.
  - 9.1.4. 10.0 m from service roads adjacent to a Highway
  - 9.1.5. 6.0 m from all others
- 9.2. Side Yard
  - 9.2.1. 60.0 m from Highways
  - 9.2.2. 30.0 m from County road
  - 9.2.3. 15.0 m from service roads adjacent to a Highway
  - 9.2.4. 15.0 m from all others
- 9.3. Rear Yard
  - 9.3.1. 30.0 m from any road
  - 9.3.2. 6.0 m from all others

## 10.0 ADDITIONAL REQUIREMENTS

- 10.1. All applications for Development Permits in NEF areas over 25 shall be referred to the appropriate agency and comments shall be received prior to a decision being made.
- 10.2. Building Requirements
  - 10.2.1. Extensions to existing buildings shall be constructed with compatible materials to the existing building and be satisfactory to the Development Authority.
  - 10.2.2. The exterior design of all buildings and structures shall be subject to approval by the Development Authority.
  - 10.2.3. Where more than one use is to be carried on in a particular site, separation between buildings and construction of separating walls shall be in accordance with the Alberta Building Code.
  - 10.2.4. Garbage and waste must be stored in weatherproof and animal/bird proof containers, properly screened, and be in a location easily accessible to containerized garbage pickup.
- 10.3. Parking, Outdoor Storage, and Display of Products shall be:
  - 10.3.1. 15.0 m from any Highway
  - 10.3.2. 15.0 m from any County Road
  - 10.3.3. 8.0 m from any other road
  - 10.3.4. 6.0 m from all others
  - 10.3.5. Screened to the satisfaction of the Development Authority



ROCKY VIEW COUNTY

## BYLAW C-7995-2020

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

The Council of Rocky View County enacts as follows:

#### PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7995-2020.

#### PART 2 – DEFINITIONS

In this Bylaw the definitions and terms shall have the meanings given to them in Rocky View County Land Use Bylaw C-8000-2020 and the *Municipal Government Act*.

#### PART 3 – EFFECT OF BYLAW

- THAT** Lots: 5-8, 10-14, 81, 82, 84, 85, 87, 108, 109, 113, 208, 256-259 Block: 1 Plan: 7610509; Lots: 91, 93-96 Plan: 8410970; Lots: 14, 15, 130, 209, 210, 255 Block: 1, Plan: 7610506; Lots: 121, 124, 129 Block: 1 Plan: 9711537; Lots: 125-127 Block: 1 Plan: 9710111; Lots: 123, 128 Plan: 9710111; Lots: 20, 21, 88, 89 Plan: 7610509; Lots: 111 & 92 Plan: 9410166 and 8410970; within SW-04-25-03-W5M and SW-04-25-03-W5M be designated Direct Control (DC-165) as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT** Lots: 1-4, 9, 102, 112 Block: 1 Plan: 7610509; and Lots Area A, B, C, & D Plan: 9710111 within SE-05-25-03-W5M be designated Direct Control (DC-165) as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT** Block 1, Plan 7610506 within W ½-04-25-03-W5M be designated Direct Control (DC-165) as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT** NE-04-25-03-W5M be designated Direct Control (DC-165) as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT** SE-08-25-03-W5M be designated Direct Control (DC-165) as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT** The special regulations of the Direct Control District (DC-165) are as detailed in Schedule 'B' attached to and forming part of this Bylaw.

#### PART 4 – TRANSITIONAL

Bylaw C-7995-2020 is passed when it receives third reading, and is signed by the Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Bylaw C-7995-2020 comes into full force and effect when Rocky View County Land Use Bylaw C-8000-2020 comes into full force and effect.

**Division: 2**  
**File: 1015-565**

READ A FIRST TIME IN COUNCIL this 28<sup>th</sup> day of January , 2020

*PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2020*

READ A SECOND TIME IN COUNCIL this day of , 2020

READ A THIRD TIME IN COUNCIL this day of , 2020

Proposed Bylaw C-7995-2020

Page 1 of 2

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Reeve

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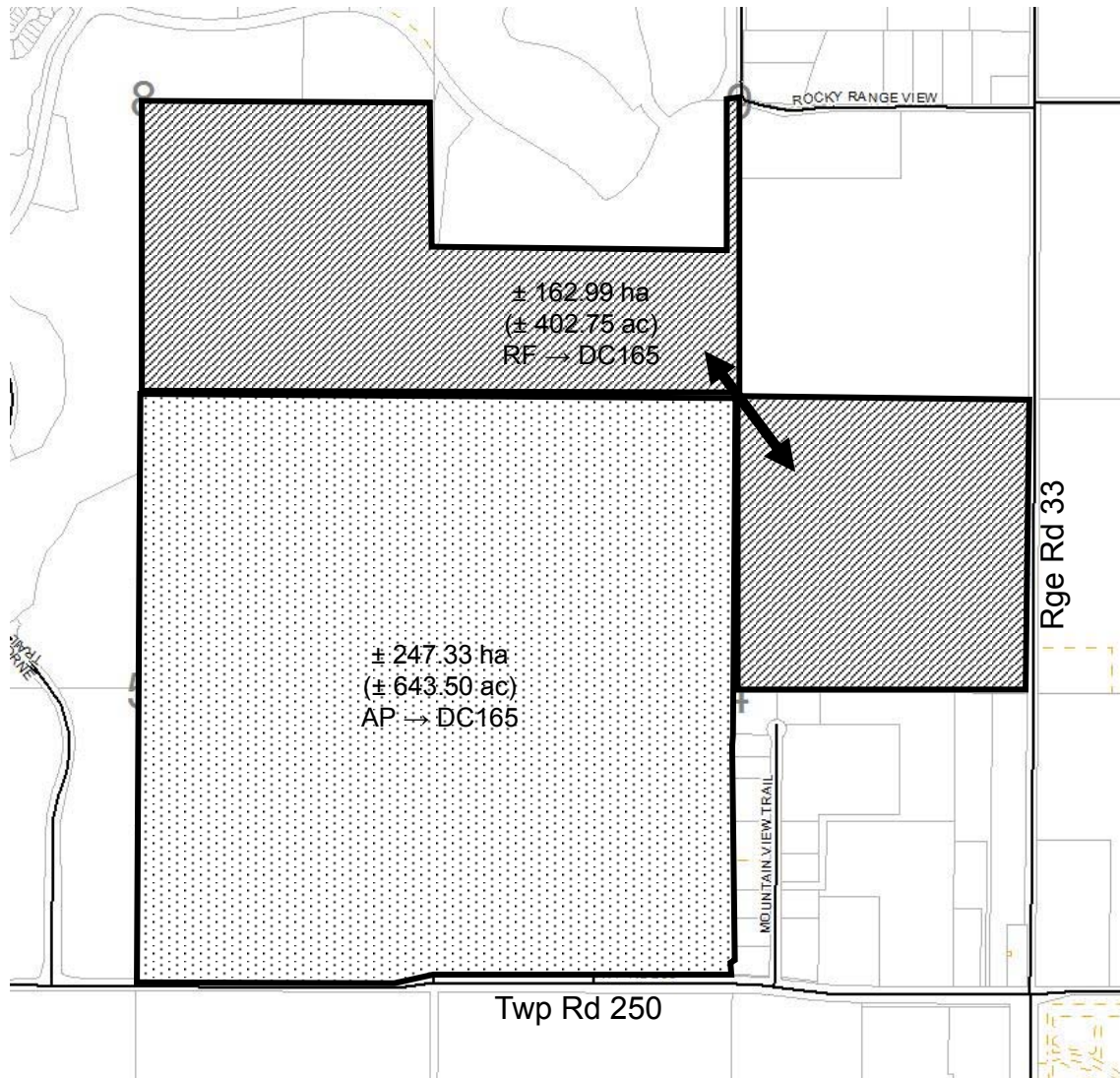
CAO or Designate

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Date Bylaw Signed

## SCHEDULE "A"

**BYLAW:** C-7995-2020

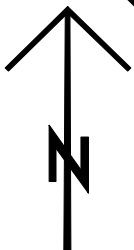


## AMENDMENT

**FROM** Airport District **TO** Direct Control District 165

**FROM** Ranch and Farm District **TO** Direct Control District 165

## Subject Land



**LEGAL DESCRIPTION:** W½/NE-4-25-3-W5M,  
SE-8-25-3-W5M, SW-9-25-3-W5M



ROCKY VIEW COUNTY

**FILE:** 1015-585

## DIVISION: 2



## **SCHEDULE 'B' TO BYLAW C-7995-2020**

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

The Council of Rocky View County enacts as follows:

#### **PART 1 – TITLE**

This Bylaw shall be known as Bylaw C-7995-2020.

#### **PART 2 – DEFINITIONS**

In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw C-8000-2020 and the *Municipal Government Act*, unless otherwise defined in this Direct Control.

#### **PART 3 – EFFECT OF BYLAW**

**THAT** This Direct Control shall apply to the portion of the Land Use District Map of Bylaw C-8000-2020 identified as DC-165.

##### **1.0 PURPOSE**

- 1.1. The purpose and intent of this District is to provide for the development of Airports in the County.

##### **2.0 COMPLIANCE WITH BYLAW C-8000-2020**

- 2.1. Unless otherwise specified, the rules and provisions of Parts 1, 2, 3, 4, 5, 6, 7, and 8 of Bylaw C-8000-2020 apply to this Direct Control District Bylaw.

##### **3.0 REFERENCE TO BYLAW C-8000-2020**

- 3.1. Within this Direct Control District Bylaw, a reference to a section of Bylaw C-8000-2020 is deemed to be a reference to the section as amended from time to time.

##### **4.0 VARIANCES**

- 4.1. The Development Authority may vary any of the rules contained in this Direct Control District in accordance with Sections 102, 103, 104, 105 and 106 of Bylaw C-8000-2020.

##### **5.0 USES**

- 5.1. Accessory Building/Structure
- 5.2. Agriculture (General)
- 5.3. Awning/Canopy Signs
- 5.4. Bed and Breakfast
- 5.5. Billboard Signs
- 5.6. Dwelling, Single Detached
- 5.7. Election Signs
- 5.8. Establishment (Drinking)
- 5.9. Establishment (Eating)



- 5.10. Establishment (Entertainment)
- 5.11. Fascia Signs
- 5.12. Freestanding Signs
- 5.13. Hotel/Motel
- 5.14. Industrial (Light)
- 5.15. Inflatable Signs
- 5.16. Office
- 5.17. Portable Signs
- 5.18. Projecting Signs
- 5.19. Real Estate Signs
- 5.20. Recreation
- 5.21. Recreation (Culture & Tourism)
- 5.22. Recreation (Outdoor)
- 5.23. Recreation (Private)
- 5.24. Roof Signs
- 5.25. Sandwich Boards
- 5.26. Storage (Outdoor)
- 5.27. Temporary Signs
- 5.28. Vacation Rental

## **6.0 USES NOT DEFINED**

- 6.1. Those uses that are not otherwise defined in this Bylaw, which in the opinion of the Development Authority are similar to the Uses listed in Section 5 or Section 6 of this Direct Control and which conform to the purpose of this district, may be Uses as approved by the Development Authority.

## **7.0 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT**

- 7.1. Provided the requirements of Bylaw C-8000-2020 are met, the following development does not require a Development Permit:
  - 7.1.1. Election Signs
  - 7.1.2. Real Estate Signs
  - 7.1.3. Sandwich Boards
  - 7.1.4. Temporary Signs

## **8.0 MAXIMUM BUILDING HEIGHT**

- 8.1. Principal Building: 15.0 m
- 8.2. Accessory Building/Structure: 15.0 m



## 9.0 MINIMUM SETBACKS

### 9.1. Front Yard

- 9.1.1. 60.0 m from Highways
- 9.1.2. 60.0 m from County roads where the opposite side of the County road is a Residential District.
- 9.1.3. 30.0 m from County roads where the opposite side of the County road is not a Residential District.
- 9.1.4. 10.0 m from service roads adjacent to a Highway
- 9.1.5. 6.0 m from all others

### 9.2. Side Yard

- 9.2.1. 60.0 m from Highways
- 9.2.2. 30.0 m from County roads
- 9.2.3. 15.0 m from service roads adjacent to a Highway
- 9.2.4. 15.0 m from all others

### 9.3. Rear Yard

- 9.3.1. 30.0 m from any road
- 9.3.2. 6.0 m from all others

## 10.0 ADDITIONAL REQUIREMENTS

- 10.1. All applications for Development Permits in NEF areas over 25 shall be referred to the appropriate agency, and comments shall be received prior to a decision being made.

### 10.2. Building Requirements

- 10.2.1. Extensions to existing buildings shall be constructed with compatible materials to the existing building and be satisfactory to the Development Authority.
- 10.2.2. The exterior design of all buildings and structures shall be subject to approval by the Development Authority.
- 10.2.3. Where more than one use is to be carried on in a particular site, separation between buildings and construction of separating walls shall be in accordance with the Alberta Building Code.
- 10.2.4. Garbage and waste must be stored in weatherproof and animal/bird proof containers, properly screened, and be in a location easily accessible to containerized garbage pickup.

### 10.3. Parking, Outdoor Storage, and Display of Products shall be:

- 10.3.1. 15.0 m from any Highway
- 10.3.2. 15.0 m from any County Road
- 10.3.3. 8.0 m from any other road
- 10.3.4. 6.0 m from all others
- 10.3.5. Screened to the satisfaction of the Development Authority





ROCKY VIEW COUNTY

## BYLAW C-7996-2020

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

The Council of Rocky View County enacts as follows:

#### PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7996-2020.

#### PART 2 – DEFINITIONS

In this Bylaw the definitions and terms shall have the meanings given to them in Land Use Bylaw C-8000-2020 and the *Municipal Government Act*.

#### PART 3 – EFFECT OF BYLAW

**THAT** SE/NE/SW/NW-11-23-28-W04M; and SW/SE-14-23-28-W04M; and Lot 1, Block 1, Plan 0713500 be designated Direct Control (DC-166) as shown on the attached Schedule 'A' and Schedule 'B' forming part of this Bylaw.

**THAT** The special regulations of the Direct Control District (DC-166) are as detailed in Schedule 'C' attached to and forming part of this Bylaw.

#### PART 4 – TRANSITIONAL

Bylaw C-7996-2020 is passed when it receives third reading, and is signed by the Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Bylaw C-7996-2020 comes into full force and effect when Rocky View County Land Use Bylaw C-8000-2020 comes into full force and effect.

**Division: 4**  
**File: 1015-565**

READ A FIRST TIME IN COUNCIL this 28<sup>th</sup> day of January , 2020

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2020

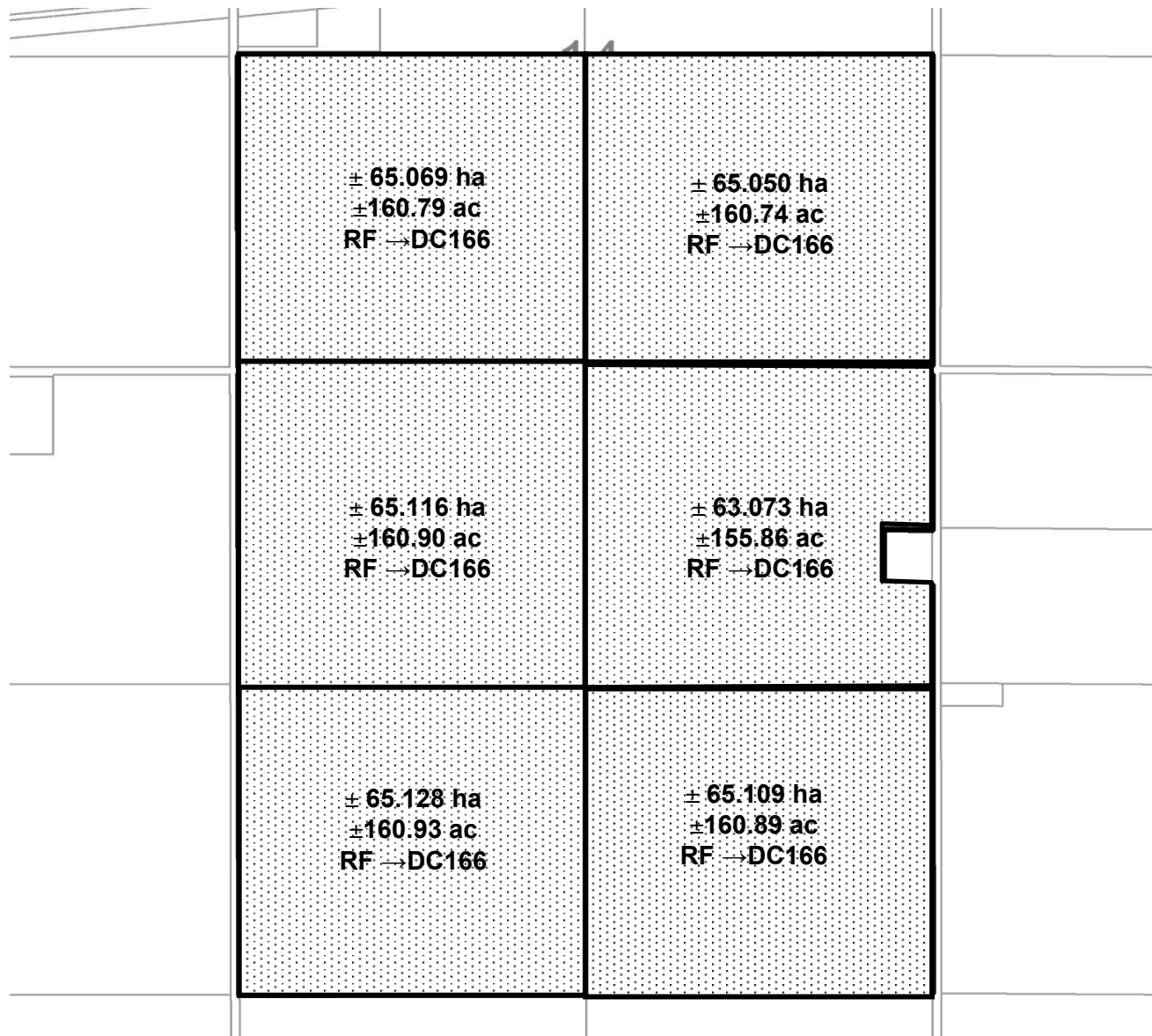
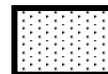
READ A SECOND TIME IN COUNCIL this day of , 2020

READ A THIRD TIME IN COUNCIL this day of , 2020

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
CAO or Designate

\_\_\_\_\_  
Date Bylaw Signed

**SCHEDULE "A"****BYLAW:** C-7996-2020**AMENDMENT****FROM** Ranch and Farm District **TO** Direct Control District 166

Subject Land \_\_\_\_\_

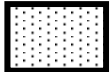
**LEGAL DESCRIPTION:** SE/NE/SW/NW-11-23-28-W04M  
& SW/SE-14-23-28-W04M.03311001/02/03/04/03314001/02**FILE:** 1015-565**DIVISION: 4**

ROCKY VIEW COUNTY

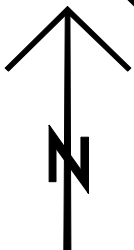
**SCHEDULE "B"****BYLAW:** C-7996-2020

RGE-RD-263

± 32.37 ha  
 ± 80.00 ac  
 RF → DC166

**AMENDMENT****FROM** Ranch and Farm District **TO** Direct Control District 166

Subject Land \_\_\_\_\_

**LEGAL DESCRIPTION:** Lot 1, Block 1, Plan 0713500  
SW-03-28-26-W04M
**FILE:** 08103010 1015-565**DIVISION:** 6

ROCKY VIEW COUNTY



## **SCHEDULE 'C' TO BYLAW C-7996-2020**

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

The Council of Rocky View County enacts as follows:

#### **PART 1 – TITLE**

This Bylaw shall be known as Bylaw C-7996-2020.

#### **PART 2 – DEFINITIONS**

In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw C-8000-2020 and the *Municipal Government Act*, unless otherwise defined in this Direct Control.

#### **PART 3 – EFFECT OF BYLAW**

**THAT** This Direct Control shall apply to the portion of the Land Use District Map of Bylaw C-8000-2020 identified as DC-166.

##### **1.0 PURPOSE**

1.1. The purpose and intent of this District is to provide for the development of ~~Airports~~ **Solar Farms** in the County.

##### **2.0 COMPLIANCE WITH BYLAW C-8000-2020**

2.1. Unless otherwise specified, the rules and provisions of Parts 1, 2, 3, 4, 5, 6, 7, and 8 of Bylaw C-8000-2020 apply to this Direct Control District Bylaw.

##### **3.0 REFERENCE TO BYLAW C-8000-2020**

3.1. Within this Direct Control District Bylaw, a reference to a section of Bylaw C-8000-2020 is deemed to be a reference to the section as amended from time to time.

##### **4.0 VARIANCES**

4.1. The Development Authority may vary any of the rules contained in this Direct Control District in accordance with Sections 102, 103, 104, 105 and 106 of Bylaw C-8000-2020.

##### **5.0 ADMINISTRATION AS DEVELOPMENT AUTHORITY USES**

5.1. The permitted and discretionary uses of the Agricultural, General (A-GEN) District of Bylaw C-8000-2020 are the permitted and discretionary uses in this Direct Control District.

##### **6.0 COUNCIL AS DEVELOPMENT AUTHORITY USES**

6.1. Notwithstanding Section 5.1 of this Direct Control District, the following shall be additional discretionary uses where Council is the Development Authority.

6.1.1. Solar Farm



## **7.0 USES NOT DEFINED**

- 7.1. Those uses that are not otherwise defined in this Bylaw, which in the opinion of the Development Authority are similar to the Uses listed in Section 5 or Section 6 of this Direct Control and which conform to the purpose of this district, may be Uses as approved by the Development Authority.

## **8.0 BYLAW C-8000-2020 DISTRICT RULES**

- 8.1. Unless otherwise specified, the rules of Agricultural, General (A-GEN) District of Bylaw C-8000-2020 apply in this Direct Control District.

## **9.0 MINIMUM SETBACKS**

- 9.1. For Solar Farms and related infrastructure:
- 9.1.1. 15.0 m from any property line
- 9.2. Notwithstanding 9.1, the Development Authority may required a greater setback for the a Solar Farm if, in the opinion of the Development Authority, the proposed development may unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land.

## **10.0 ADDITIONAL REQUIREMENTS**

- 10.1. Prior to a Solar Farm development permit being issued on the subject lands, the following technical assessments and/or plans may be required at the discretion of the Development Authority:
- 10.1.1. Biophysical Impact Assessment
- 10.1.2. Noise Impact Assessment
- 10.1.3. Erosion and Sediment Control Plan
- 10.1.4. Decommissioning Plan
- 10.1.5. Emergency Response Plan
- 10.1.6. Construction Management Plan
- 10.1.7. Landscaping Plan
- 10.2. Landscaping for Solar Farms 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.
- 10.2.1. 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 to the satisfaction of the Development Authority.
- 10.2.2. Additional landscaping may be required when fronting or abutting a developed or undeveloped road and or acreage/ residence, to the satisfaction of the Development Authority.
- 10.2.3. Elevated mounding may be required when adjacent to an acreage/ residence, to the satisfaction of the Development Authority.



ROCKY VIEW COUNTY

## BYLAW C-7997-2020

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

The Council of Rocky View County enacts as follows:

#### PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7997-2020.

#### PART 2 – DEFINITIONS

In this Bylaw the definitions and terms shall have the meanings given to them in Land Use Bylaw C-8000-2020 and the *Municipal Government Act*.

#### PART 3 – EFFECT OF BYLAW

**THAT** A portion of within NE-27-22-28-W4M be designated Direct Control (DC-167) as shown on the attached Schedule 'A' forming part of this Bylaw.

**THAT** The special regulations of the Direct Control District (DC-167) are as detailed in Schedule 'C' attached to and forming part of this Bylaw.

#### PART 4 – TRANSITIONAL

Bylaw C-7997-2020 is passed when it receives third reading, and is signed by the Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Bylaw C-7997-2020 comes into full force and effect when Rocky View County Land Use Bylaw C-8000-2020 comes into full force and effect.

**Division: 4**  
**File: 1015-565**

READ A FIRST TIME IN COUNCIL this 28<sup>th</sup> day of January , 2020

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2020

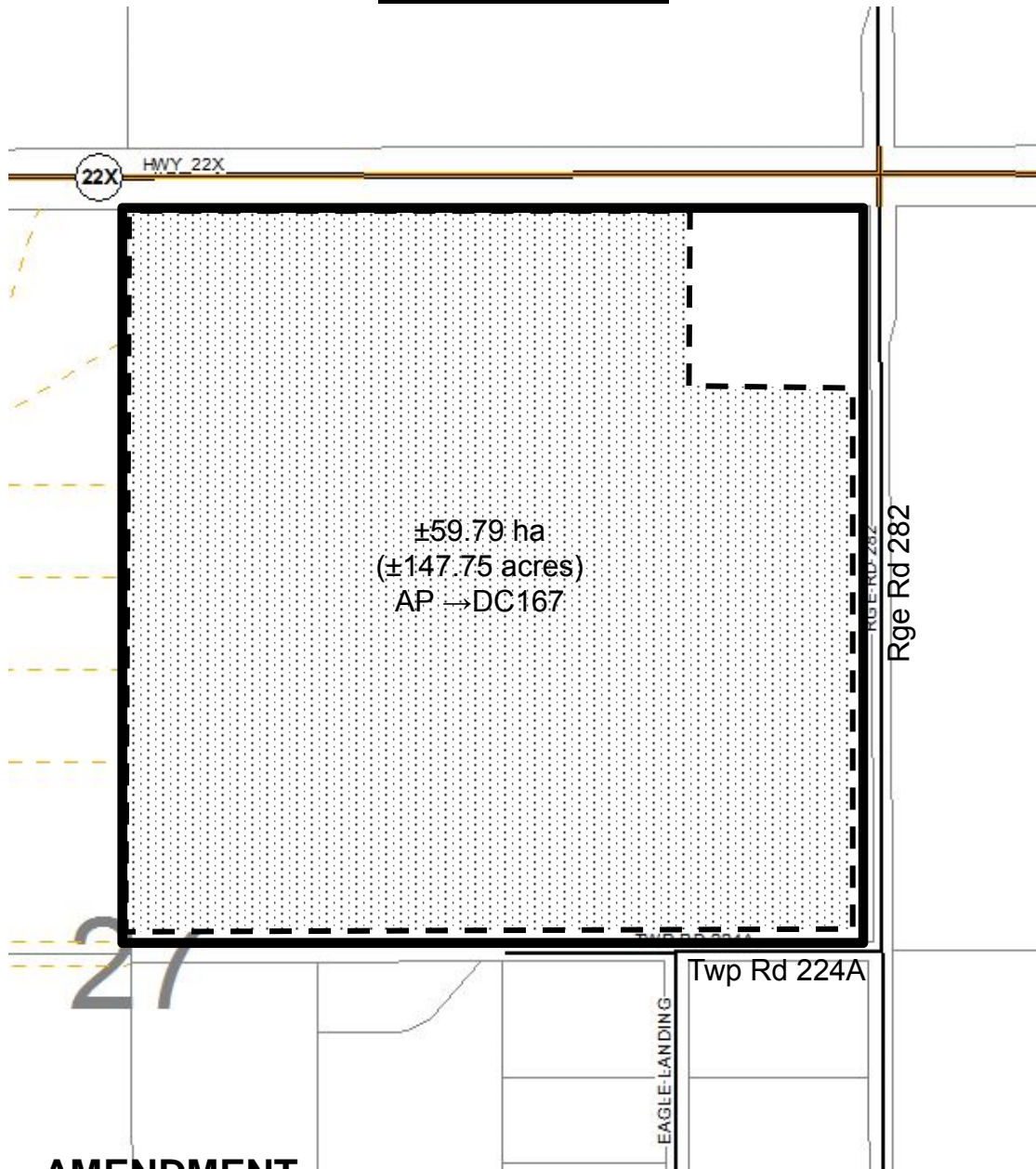
READ A SECOND TIME IN COUNCIL this day of , 2020

READ A THIRD TIME IN COUNCIL this day of , 2020

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
CAO or Designate

\_\_\_\_\_  
Date Bylaw Signed

**SCHEDULE "A"****BYLAW:** C-7997-2020**AMENDMENT****FROM** Airport District **TO** Direct Control District 167

Subject Land \_\_\_\_\_

**LEGAL DESCRIPTION:** NE-27-22-28-W4M**FILE:** Roll:02327004 File:1015-585**DIVISION: 4**

ROCKY VIEW COUNTY

**SCHEDULE 'B' TO BYLAW C-7997-2020****A Bylaw of Rocky View County to amend Land Use Bylaw C-8000-2020**

The Council of Rocky View County enacts as follows:

**PART 1 – TITLE**

This Bylaw shall be known as Bylaw C-7997-2020.

**PART 2 – DEFINITIONS**

In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw C-8000-2020 and the *Municipal Government Act*, unless otherwise defined in this Direct Control.

**PART 3 – EFFECT OF BYLAW**

**THAT** This Direct Control shall apply to the portion of the Land Use District Map of Bylaw C-8000-2020 identified as DC-167.

**1.0 PURPOSE**

1.1. The purpose and intent of this District is to provide for the development of Airports in the County.

**2.0 COMPLIANCE WITH BYLAW C-8000-2020**

2.1. Unless otherwise specified, the rules and provisions of Parts 1, 2, 3, 4, 5, 6, 7, and 8 of Bylaw C-8000-2020 apply to this Direct Control District Bylaw.

**3.0 REFERENCE TO BYLAW C-8000-2020**

3.1. Within this Direct Control District Bylaw, a reference to a section of Bylaw C-8000-2020 is deemed to be a reference to the section as amended from time to time.

**4.0 VARIANCES**

4.1. The Development Authority may vary any of the rules contained in this Direct Control District in accordance with Sections 102, 103, 104, 105 and 106 of Bylaw C-8000-2020.

**5.0 USES**

- 5.1. Accessory Building/Structure
- 5.2. Agriculture (General)
- 5.3. Awning/Canopy Signs
- 5.4. Bed and Breakfast
- 5.5. Billboard Signs
- 5.6. Dwelling, Single Detached
- 5.7. Election Signs
- 5.8. Establishment (Drinking)
- 5.9. Establishment (Eating)





## ROCKY VIEW COUNTY

- 5.10. Establishment (Entertainment)
- 5.11. Fascia Signs
- 5.12. Freestanding Signs
- 5.13. Hotel/Motel
- 5.14. Industrial (Light)
- 5.15. Inflatable Signs
- 5.16. Office
- 5.17. Portable Signs
- 5.18. Projecting Signs
- 5.19. Real Estate Signs
- 5.20. Recreation
- 5.21. Recreation (Culture & Tourism)
- 5.22. Recreation (Outdoor)
- 5.23. Recreation (Private)
- 5.24. Roof Signs
- 5.25. Sandwich Boards
- 5.26. Storage (Outdoor)
- 5.27. Temporary Signs
- 5.28. Vacation Rental

**6.0 USES NOT DEFINED**

- 6.1. Those uses that are not otherwise defined in this Bylaw, which in the opinion of the Development Authority are similar to the Uses listed in Section 5 of this Direct Control and which conform to the purpose of this district, may be Uses as approved by the Development Authority.

**7.0 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT**

- 7.1. Provided the requirements of Bylaw C-8000-2020 are met, the following development does not require a Development Permit:
  - 7.1.1. Election Signs
  - 7.1.2. Real Estate Signs
  - 7.1.3. Sandwich Boards
  - 7.1.4. Temporary Signs

**8.0 MAXIMUM BUILDING HEIGHT**

- 8.1. Principal Building: 15.0 m
- 8.2. Accessory Building/Structure: 15.0 m



## 9.0 MINIMUM SETBACKS

- 9.1. Front Yard
  - 9.1.1. 60.0 m from Highways
  - 9.1.2. 60.0 m from County roads where the opposite side of the County road is a Residential District.
  - 9.1.3. 30.0 m from County roads where the opposite side of the County road is not a Residential District.
  - 9.1.4. 10.0 m from service roads adjacent to a Highway
  - 9.1.5. 6.0 m from all others
- 9.2. Side Yard
  - 9.2.1. 60.0 m from Highways
  - 9.2.2. 30.0 m from County roads
  - 9.2.3. 15.0 m from service roads adjacent to a Highway
  - 9.2.4. 15.0 m from all others
- 9.3. Rear Yard
  - 9.3.1. 30.0 m from any road
  - 9.3.2. 6.0 m from all others

## 10.0 ADDITIONAL REQUIREMENTS

- 10.1. All applications for Development Permits in NEF areas over 25 shall be referred to the appropriate agency and comments shall be received prior to a decision being made.
- 10.2. Building Requirements
  - 10.2.1. Extensions to existing buildings shall be constructed with compatible materials to the existing building and be satisfactory to the Development Authority.
  - 10.2.2. The exterior design of all buildings and structures shall be subject to approval by the Development Authority.
  - 10.2.3. Where more than one use is to be carried on in a particular site, separation between buildings and construction of separating walls shall be in accordance with the Alberta Building Code.
  - 10.2.4. Garbage and waste must be stored in weatherproof and animal/bird proof containers, properly screened, and be in a location easily accessible to containerized garbage pickup.
- 10.3. Parking, Outdoor Storage, and Display of Products shall be:
  - 10.3.1. 15.0 m from any Highway
  - 10.3.2. 15.0 m from any County Road
  - 10.3.3. 8.0 m from any other road
  - 10.3.4. 6.0 m from all others
  - 10.3.5. Screened to the satisfaction of the Development Authority



June 10, 2020

Rocky View County  
262075 Rocky View Point  
Rocky View County, Alberta  
T4A 0X2

Attention: Andrea Bryden – Planner

***Request to consider adding uses to the B-REC District in the Land Use Bylaw Update C-8000-2020, District B-REC***

Dear Andrea,

On behalf of Calalta Amusement Ltd. (Calalta), please consider this a formal request to consider adding uses to the B-REC District, as proposed in the Draft Land Use Bylaw (LUB) C-8000-2020. We submit this letter for Council consideration in advance of the Public Hearing scheduled for June 25, 2020.

**1. Background**

Dillon Consulting Limited (Dillon) has reviewed the proposed updates to the LUB and assessed the implications to the property located at SE ¼ 33-24-3 W5M (Calaway Park). This site is currently split zoned with the Business District 4 (B-4) and Direct Control District (DC-20). It is our understanding that upon approval of the new LUB that Calaway Park will transition from the B-4 District designation to B-REC District, and the DC-20 will remain.

Calalta's long term goals include upgrading and enhancement of the existing amusement park and campground. Additional development on the currently undeveloped portion of the quarter section would include a future hotel/motel and food and beverage establishments (which are proposed in the B-REC district). In addition, Calalta would like the opportunity to develop moderate retail opportunities and office space. This plan will enable Calaway Park to service the current clientele (campers and amusement park attendees) as well as service the local community. These plans will support economic growth in the County and will bring new businesses, employment, and services to the community.

**2. Proposed Additions to the B-REC District**

In the future, recreational sites could become more active, year round sites, with a mix of uses to support or complement the main use, attraction, or local community. Dillon has reviewed the proposed B-REC District with Calalta, and we would like to propose three additional uses be added to this district:

- Retail (small) Discretionary Use
- Retail (general) Discretionary Use

334-11<sup>th</sup> Avenue SE  
Suite 200  
Calgary, Alberta  
Canada  
T2G 0Y2  
Telephone  
403.215.8880  
Fax  
403.215.8889

Dillon Consulting  
Limited

Rocky View County  
Page 2  
June 8, 2020



#### Office Discretionary Use

We believe these additional discretionary uses would be complimentary to the uses in the B-REC District, and would support the general intention and main function of activities that could be located in the B-REC District.

### 3. General Planning Merits of the Request

The purpose of the B-REC District is to provide local and regional recreational services, tourism opportunities, and entertainment services to the community. Adding the proposed uses to the B-REC District has the following merits:

- 1) The additional uses will provide direct benefits to Rocky View County, including non-residential tax base and local employment, and expands service provision to County residents and visitors. The additional uses could be complementary to the main use or support the year round use of a site zoned B-REC, while providing local services and businesses to the community.
- 2) The uses are proposed to be Discretionary; therefore, the Municipal Planning Commission would consider individual applications and ensure the general intent of the area and proposed use aligns with the County vision and direction.

### 4. Alignment with the Draft Springbank Area Structure Plan (ASP)

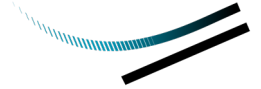
The Springbank ASP (pre-release draft) identifies Calaway Park as *Business Commercial* in the future Land Use Strategy (Map 5, page 34). In general, this land use exists to:

- provide a wide range of services to County residents and the region, contributing to the fiscal sustainability of the County;
- create high-quality business areas, supplementing existing developments within the Highway 1 corridor; and
- improve the benefits from proximity to Highway 1.

The addition of retail and office uses aligns with the business goals of the Draft Springbank ASP, and enables the development of high-quality business areas, contributing to the County's fiscal growth and employment opportunities. We believe adding these uses to the B-REC District will provide landowners in the County with more opportunity and flexibility regarding what can operate at their facility. This addition will also allow for more year round activities to operate on sites that typically see more seasonal operations.

The benefits to adding the proposed discretionary uses to the Calaway Park site includes the following:

Rocky View County  
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June 8, 2020



- 1) A general land use district will be available for the site that provides flexibility and options to allow the site to offer more year round services.
- 2) One land use on the site rather than a split land use with a general land use district and an older DC.
- 3) A land use district that complements rather than competes with the Bingham Crossing, kitty corner to the site.

We look forward to working with the County throughout the LUB update process, and appreciate administration and Council's consideration of the above request. Please do not hesitate to contact me with any questions.

Sincerely,


**DILLON CONSULTING LIMITED**

Kristen Harder  
Planner, BA, MPI

Our file: 18-7987

cc. Councillor Kim McKylor  
Jessica Anderson, Planner

Attachment: Land use map with subject lands identified



1



Rocky View County

# Land Use Bylaw Review

Engagement Summary

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## Project and Process Summary

The County adopted the current [Land Use Bylaw](#) in 1998. Although the Bylaw has been amended over time, a comprehensive review has not been undertaken since its enactment.

The Land Use Bylaw controls development by dividing Rocky View County into land use districts, prescribing the uses of land and buildings, and establishing a system for issuing development permits. The County is in the process of a full review and update of the current Land Use Bylaw per Council's direction in the adopted [Terms of Reference](#).

The County, along with ISL Engineering, has undertaken the review of the content and structure of the Land Use Bylaw to:

- Consider land use regulation best practices
- Align with existing County policies and Provincial requirements
- Provide clarity to existing development regulations
- Improve readability and reduce misinterpretation of regulations
- Simplify the development permit process
- Keep current development/subdivision rights
- Consolidate, simplify, and rename regulations
- Remove unnecessary regulations
- Modernize regulations to reflect current development trends
- Minimize red tape for residents and stakeholders

As part of the review, it was identified that there were numerous land use districts significantly similar to each other. To remove redundancy, these districts were consolidated.

**Figure 1** below identifies which existing districts were consolidated in the Draft Land Use Bylaw.

**Figure 1 – Land Use District Conversions**

New Consolidated District	Current Districts	New Consolidated District	Current Districts
A-LRG	RF, F	C-HWY	B-1, B-HF
A-SML	RF-2, RF-3, AH	C-LRD	B-2, B-6, B-PT
R-RUR	R-2, R-3	C-LUD	HC
R-CRD	R-S, R-1	C-MIX	C-VC
R-URB	HR-1, HR-2	C-REG	C-LC, C-RC
R-SML	HR-3	I-LHT	HI, B-IC
R-MID	HR-4	I-HVY	B-3, I-IA, I-IS
B-AGR	B-5, B-AS	S-PUB	PS
B-REC	B-4, B-LR, B-RD	S-FUD	*New District*
B-REG	C-SC	S-PRK	*New District*
B-LOC	B-BC	S-NOS	*New District*
B-LWK	L-W		

This process resulted in a draft Land Use Bylaw for public and stakeholder engagement.

## What We Did

### Advertisement and Outreach

#### Letters from the County

As all non-Direct Control properties within the County were being converted to new Land Use Districts with naming conventions different than those currently within the Land Use Bylaw, a letter was sent out to every property within the County, with the exception of County owned properties.

The letters identified the intent, principles, Open House dates/locations, and project webpage. The letters also identified the tax roll number of the owner's property, its current land use designation, and its new proposed land use designation.

In total 23,494 letters were sent out to property owners.

Letters were mailed out on September 20, 2019, and it is anticipated that they began to arrive in mailboxes on September 25, 2019.

#### Project Email Updates

Project email updates were provided to residents and stakeholders who signed up to receive the updates (either through the project website or at the Open House events) on September 24, 2019, October 9, 2019, and October 22, 2019.

#### Rocky View Weekly Advertisement

The Open Houses were advertised in the Rocky View Weekly on September 24, 2019, October 1, 2019, and October 8, 2019.

#### Rocky View Weekly Article

An article on the Land Use Bylaw Review was published in the Rocky View Weekly on October 15, 2019.

#### County Website

A project-specific information page is located at [www.rockyview.ca/landusebylawreview](http://www.rockyview.ca/landusebylawreview) on the County's website, including project timelines, background, draft of documents, and how to get involved or seek additional information.

#### Social Media Posts

Project updates and advertisements for the Open Houses and online survey were published on the County's Facebook and Twitter accounts on October 4, 2019 and October 15, 2019.

### Public Engagement

#### Open Houses

The County held three in-person public Open Houses. To provide ease of access to the events, an Open House was held in each of the following three areas: west, central, and east. When determining the specific venues for the Open Houses, venues were chosen based on the capacity of the venue to hold over 100 residents and their proximity to highways for ease of access.

Figure 2 – Open House Locations and Attendance

	West	Central	East
<b>Date and Time</b>	October 7, 2019 5:00 to 8:00 p.m.	October 10, 2019 5:00 to 8:00 p.m.	October 17, 2019 5:00 to 8:00 p.m.
<b>Location</b>	C3 Church	County Hall	Prince of Peace Manor
<b>Highway Access</b>	Highway 1	Highway 566	Highway 1
<b>Number of Attendees</b>	120	120	110
<b>Feedback Forms Received</b>	35	10	40

Several information panels were displayed at each of the Open Houses. As the Land Use Bylaw covers all development and subdivision regulations for all types of development, not all regulation topics were able to be displayed on their own separate information panel.

Based on the project team's experience with applicants and residents, regulation topics were identified and the team anticipated that the majority of attendees would have specific questions regarding the regulations. Those topics included:

- Project timeline
- What is a land use district and what does it do?
- Consolidated land use districts and how do they work
- How are Direct Control Districts being treated
- Accessory building regulations for residential and agricultural properties
- Livestock regulations
- Residential keeping of animals (dogs, chickens, bees)
- Business Use of Residential Properties (short-term vacation rentals, home-based businesses, special event businesses)
- Alternative Housing Types (tiny homes, accessory dwelling units, manufactured homes)

Information panels were created based on these topics for presentation and information gathering at the Open Houses.

In addition to the identified topics above, an "Other Thoughts" information panel was created to capture other input from residents on regulation topics without their own specific panel.

A voluntary feedback form was also provided to obtain feedback on the event itself and how the County can improve engagement with residents for future projects.

### Online Survey

For those residents unable to attend the in person Open Houses, the County held an online survey from October 7<sup>th</sup> to 27<sup>th</sup>, 2019.

The online survey was hosted on <https://www.surveymonkey.com/r/RVCLandUseBylawReview>.

## What We Asked

### Open Houses

The Open House feedback form featured 11 information panels and a map of the County for reference purposes.

On panels anticipated to have a significant number of comments, areas for sticky notes were provided on the panel. Sharpies and sticky notes were provided for all panels for attendees to provide comments, regardless if there was a specific allocated spot for sticky notes.

The panels provided at the Open Houses were:

- Project Overview
  - Timeline and project principles
- Land Use Districts
  - What are they and project approach
- Land Use District Conversion
  - Which districts are being consolidated
- Direct Control Districts
  - What are they, what they do, and project approach
- Changes to Accessory Building in Residential and Agricultural Areas
  - Proposed removal of specific regulations
- Livestock Animal Units
  - Increase number of animal units permitted without a permit
- Residential Keeping of Animals
  - Dogs, Chickens, Bees
- Business Use of Residential Properties
  - Short-Term Vacation Rentals, Home-Based Businesses, Special Event Businesses
- Alternative Housing Types
  - Tiny Homes, Accessory Dwelling Units, Manufactured Homes

The Open House panels and transcribed input provided by attendees via sticky notes are located in **Appendix A**.

### Open House Feedback Form

In order to obtain feedback from attendees at the Open Houses regarding event expectations, a feedback form was provided. The feedback form was aimed at understanding how the County could improve future engagement opportunities. The areas for feedback asked in the form were related to:

- Event advertising
- Preferred method of notice for similar events in the future
- Event location and timing
- How the event met the attendees expectations
- Level of information provided at the event
- Suggestions for the future

The feedback form results and transcribed open-ended responses are located in **Appendix B**.

### Online Survey

To provide the same opportunity for input for those that were unable to attend the in person Open Houses, the online survey consisted of 25 questions mirroring the information panels from the Open Houses as closely as possible.

The information provided and the questions asked in the online survey are located in **Appendix C**.

## What We Heard

Through the Open Houses and online survey, residents and stakeholders had the opportunity to provide their input in their own words. The verbatim input collected can be found in the appendices to this report.

Input provided at Open Houses was collected through sticky notes. This input has been transcribed in **Appendix A**. Input collected through the online survey is located in **Appendix B**.

As information collected has been transcribed verbatim, where personal information was provided (ex: names, phone numbers, addresses, etc.), that information has been redacted from this report.

## Input From Engagements

### Input Review Methodology

There were a total of 350 attendees at the Open Houses who provided a total of 469 comments through sticky notes and feedback forms. The majority of this feedback (448 comments) was collected through the use of sticky notes on information panels, however in some instances, feedback on specific types of regulations was provided by attendees in their feedback form (21 comments).

There was also a total of 155 online surveys completed, which included 22 questions regarding the Land Use Bylaw regulations, and three (3) questions regarding demographic information.

To analyze the open-ended comments collected, comments were categorized into four main areas: existing regulations, new/emerging development trends, general comments, and comments out of project scope.

Comments received often touched on multiple topics. For instance, a comment received regarding accessory buildings states:

*“Maintain building height maximum. Horse shelters, moveable buildings should not apply.”*

This example illustrates three comments: support for the existing regulations, support for less regulations, and provides a regulatory suggestion.

Therefore, to accurately categorize comments, a matrix was created so that a single comment can be broken down and categorized into multiple topic areas. In doing so, the total number of open-ended comments received through Open Houses was 619 and 443 through the online survey.

In addition, many of the online survey questions allowed users to “select all that apply” for various questions such as:

*“Please select where you think short-term vacation rentals should be allowed.  
(select all that apply)”*

As such, each question created multiple data points, resulting in 4,107 closed ended question comments.

In total, 5,191 comments were received.

### Existing Regulations

#### Animal Units

In regard to livestock, a total of 288 comments were received. 140 comments indicated that livestock should have less regulations/restrictions applied to them, compared to 74 comments that wanted more regulations/restrictions and 47 comments that supported the current level of the regulation.

Based on the input collected, there is strong support for reducing the requirements for livestock to obtain a development permit.

**Figure 3 – Animal Units**

		Total	Support Less Regulations/Restrictions	Support More Regulations/Restrictions	Support Current Regulations	Regulatory Suggestions	General Comments
Open House	Open Ended	36	14	7	1	14	0
Survey	Open Ended	26	9	2	2	10	3
	Q2	116	68 <sup>1</sup>	48 <sup>2</sup>	0	0	0
	Q3	110	49 <sup>3</sup>	17 <sup>4</sup>	44 <sup>5</sup>	0	0
<b>Total</b>		<b>288</b>	<b>140</b>	<b>74</b>	<b>47</b>	<b>24</b>	<b>3</b>

<sup>1</sup> survey responses of strongly agree and agree

<sup>2</sup> survey responses of disagree and strongly disagree

<sup>3</sup> survey responses of more than currently

<sup>4</sup> survey responses of all livestock should require a permit and less than currently

<sup>5</sup> survey responses of keep the same

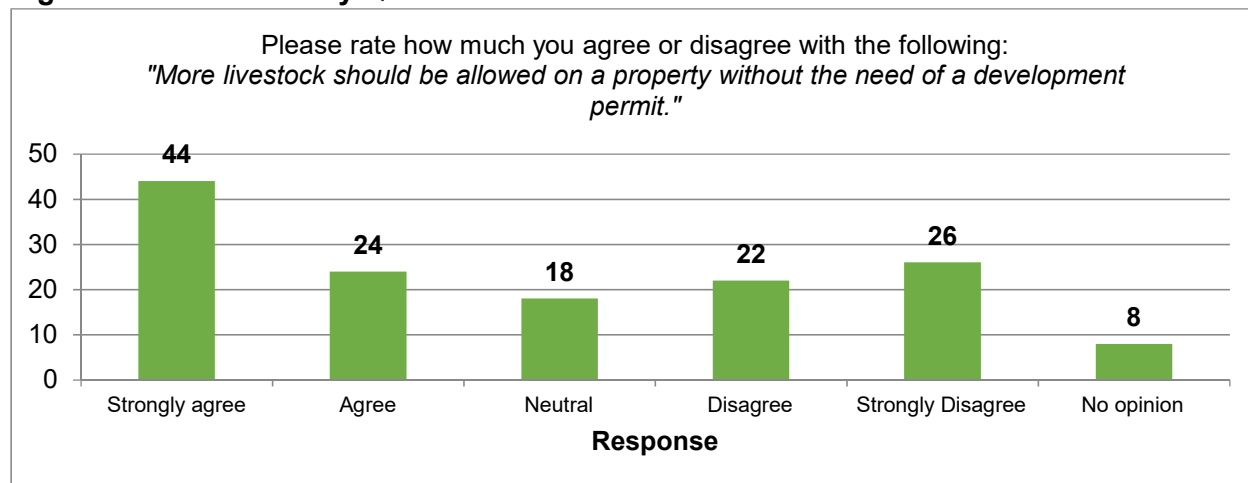
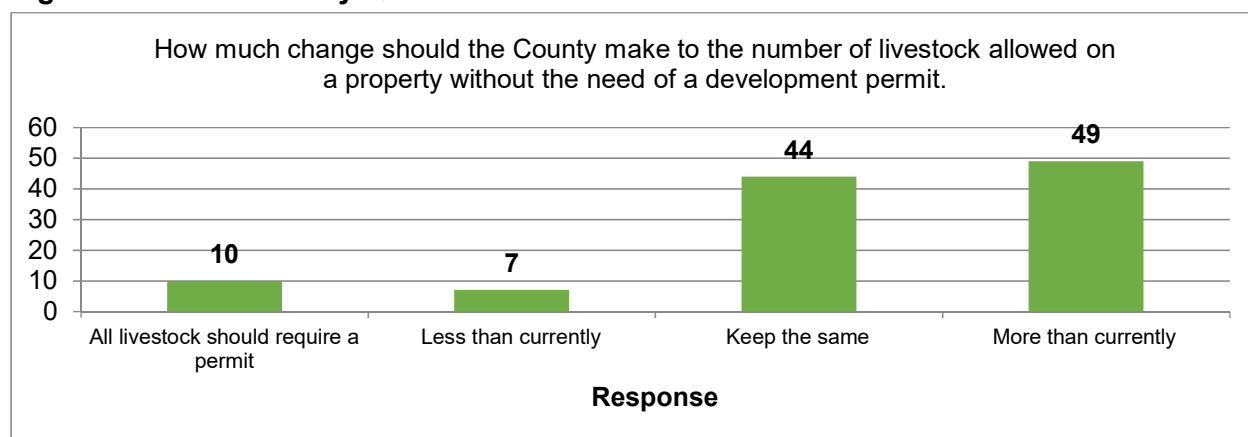
**Figure 4 – Online Survey Question 2**

Figure 5 – Online Survey Question 3



### Accessory Buildings

A total of 301 comments were received regarding accessory buildings. 190 comments indicated that accessory buildings should have less regulations/restrictions applied to them, compared to 48 comments that wanted more regulations/restrictions and 4 comments that supported the current level of regulation.

Based on the input collected, there is strong support for reducing the requirements on accessory buildings; particularly on the number of accessory buildings on a property, footprint of a single accessory building, and combined footprint of all accessory buildings.

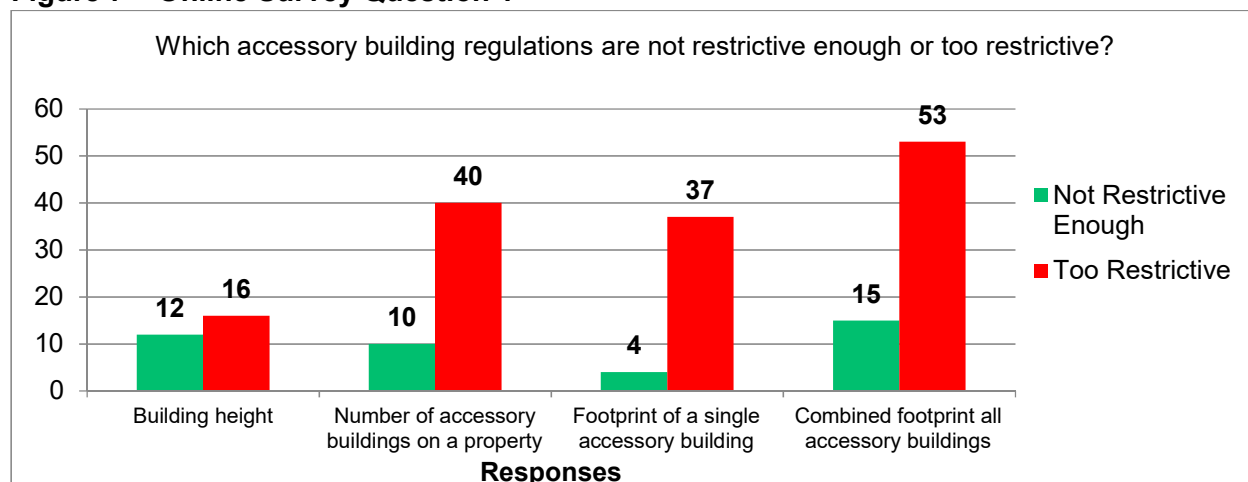
Figure 6 – Accessory Buildings

	Total	Support Less Regulations/Restrictions	Support More Regulations/Restrictions	Support Current Regulations	Regulatory Suggestions	General Comments
Open House	77	35	3	4	30	5
Open Ended	37	9	4	0	13	11
Survey	187	146 <sup>1</sup>	41 <sup>2</sup>	0	0	0
<b>Total</b>	<b>301</b>	<b>190</b>	<b>48</b>	<b>4</b>	<b>43</b>	<b>16</b>

<sup>1</sup> survey responses of too restrictive

<sup>2</sup> survey responses of not restrictive enough

Figure 7 – Online Survey Question 1





### Accessory Dwelling Units

In total, 161 comments were received regarding accessory dwelling units (ADU). 78 comments indicated that ADUs should have less regulations/restrictions applied to them, compared to 44 comments that wanted more regulations/restrictions and 7 comments that supported the current level of regulation.

Based on the input collected, there is support for reducing the requirements on ADUs; particularly on the minimum and maximum floor areas. There is also some support for increased regulation on building height and parking.

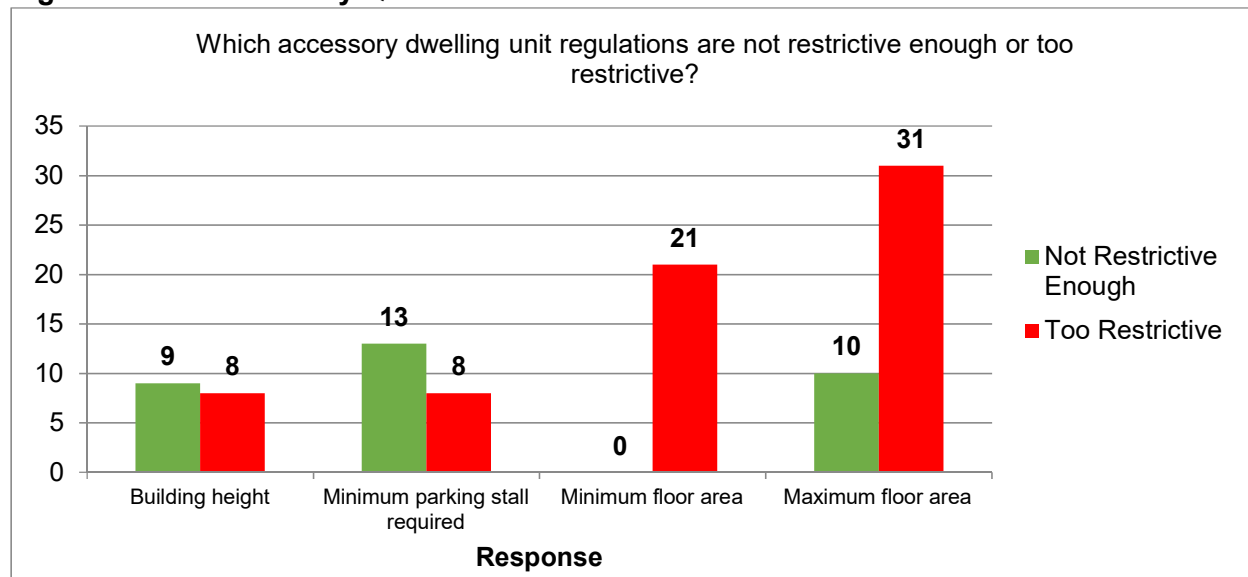
**Figure 8 – Accessory Dwelling Units**

		Total	Support Less Regulations/ Restrictions	Support More Regulations/ Restrictions	Support Current Regulations	Regulatory Suggestions	General Comments
Open House	Open Ended	33	3	11	1	12	6
Survey	Open Ended	28	7	1	8	4	8
	Q20	100	68 <sup>1</sup>	32 <sup>2</sup>	0	0	0
	Total	161	78	44	7	16	14

<sup>1</sup> survey responses of too restrictive

<sup>2</sup> survey responses of not restrictive enough

**Figure 9 – Online Survey Question 20**



### Keeping of Dogs

A total of 301 comments were received regarding the residential keeping of dogs. 80 comments indicated that the residential keeping of dogs should have less regulations/restrictions applied to them as compared to 24 comments that wanted more regulations/restrictions and 45 comments that supported the current level of regulation.

Based on the input collected there is support for reducing the requirements for the residential keeping of dogs to obtain a development permit.

**Figure 10 – Residential Keeping of Dogs**

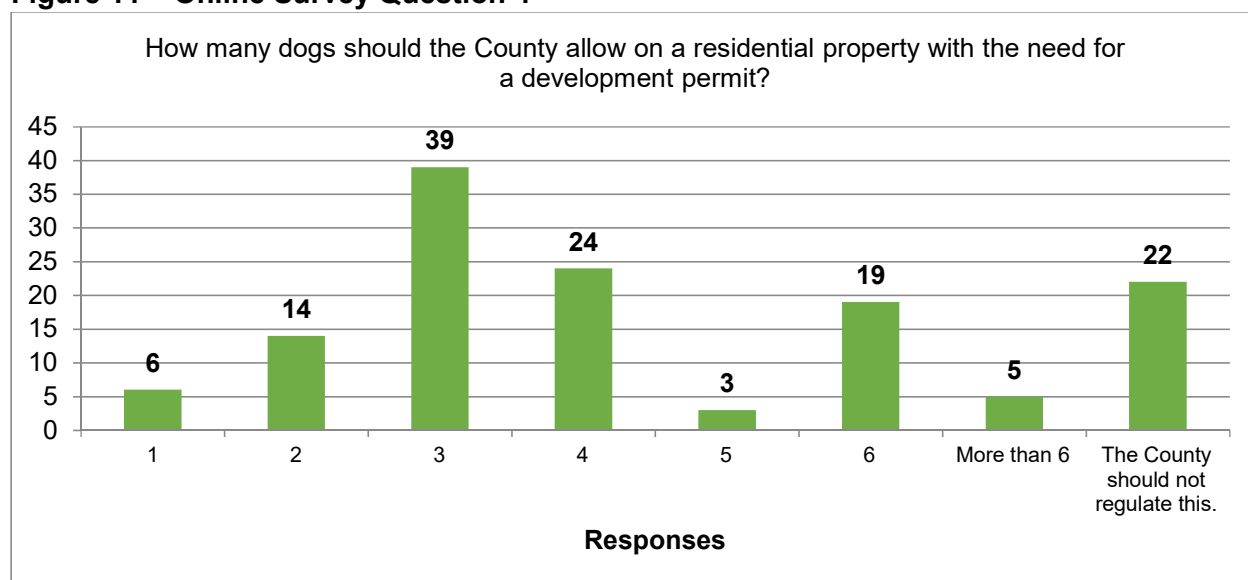
		Total	Support Less Regulations/Restrictions	Support More Regulations/Restrictions	Support Current Regulations	Regulatory Suggestions	General Comments
Open House	Open Ended	44	7	4	6	26	1
Survey	Open Ended	0	0	0	0	0	0
	Q4	132	73 <sup>1</sup>	20 <sup>2</sup>	39 <sup>3</sup>	0	0
	Total	176	80	24	45	26	1

<sup>1</sup> survey responses of 4, 5, 6, more than 6, and the County should not regulate this

<sup>2</sup> survey responses of 1, and 2

<sup>3</sup> survey responses of 3

**Figure 11 – Online Survey Question 4**



### Home-Based Businesses

A total of 742 comments were received regarding home-based businesses. 176 comments indicated that the home-based businesses should have less regulations/restrictions applied to them as compared to 282 comments indicating wanting more regulations/restrictions and 225 comments that supported the current level of regulation.

Based on the input collected, there is strong support for increasing the requirements on home-based businesses; particularly on restricting automotive, restaurant, and retail businesses.

**Figure 12 – Home-Based Businesses**

		Total	Support Less Regulations/ Restrictions	Support More Regulations/ Restrictions	Support Current Regulations	Regulatory Suggestions	General Comments
Open House	Open Ended	35	7	9	2	9	8
Survey	Open Ended	74	8	17	7	40	2
	Q15	312	36 <sup>1</sup>	221 <sup>2</sup>	55 <sup>3</sup>	0	0
	Q16	103	41 <sup>4</sup>	0	62 <sup>5</sup>	0	0
	Q17	116	52 <sup>6</sup>	9 <sup>7</sup>	55 <sup>8</sup>	0	0
	Q18	102	32 <sup>9</sup>	26 <sup>10</sup>	44 <sup>11</sup>	0	0
<b>Total</b>		<b>742</b>	<b>176</b>	<b>282</b>	<b>225</b>	<b>49</b>	<b>10</b>

<sup>1</sup> survey responses of the county should not regulate this

<sup>2</sup> survey responses of general contractors, landscaping, restaurants, automotive, and special event business

<sup>3</sup> survey responses of retail

<sup>4</sup> survey responses of 9 to 12, 13 to 16, and over 16

<sup>5</sup> survey responses of 0 to 4 and 5 to 8

<sup>6</sup> survey responses of 3 to 4, 5 to 6, over 6, and the county should not regulate this

<sup>7</sup> survey responses of 0

<sup>8</sup> survey responses of 1 to 2

<sup>9</sup> survey responses of more than currently and the county should not regulate this

<sup>10</sup> survey responses of less than currently and no outdoor storage should be allowed

<sup>11</sup> survey responses of keep the same

**Figure 13 – Online Survey Question 15**

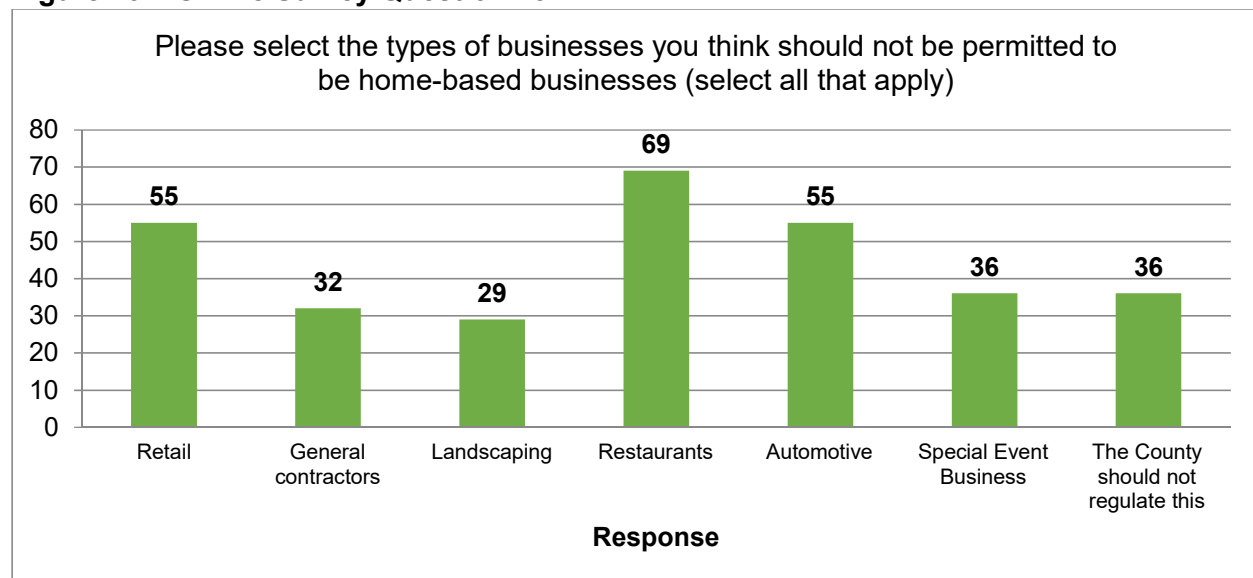


Figure 14 – Online Survey Question 16

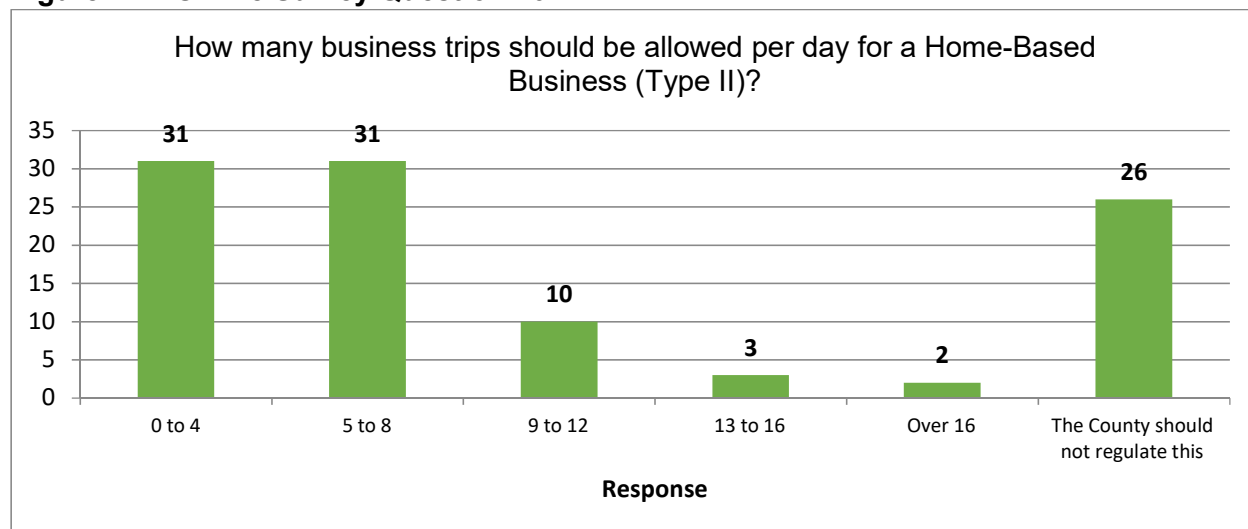


Figure 15 – Online Survey Question 17

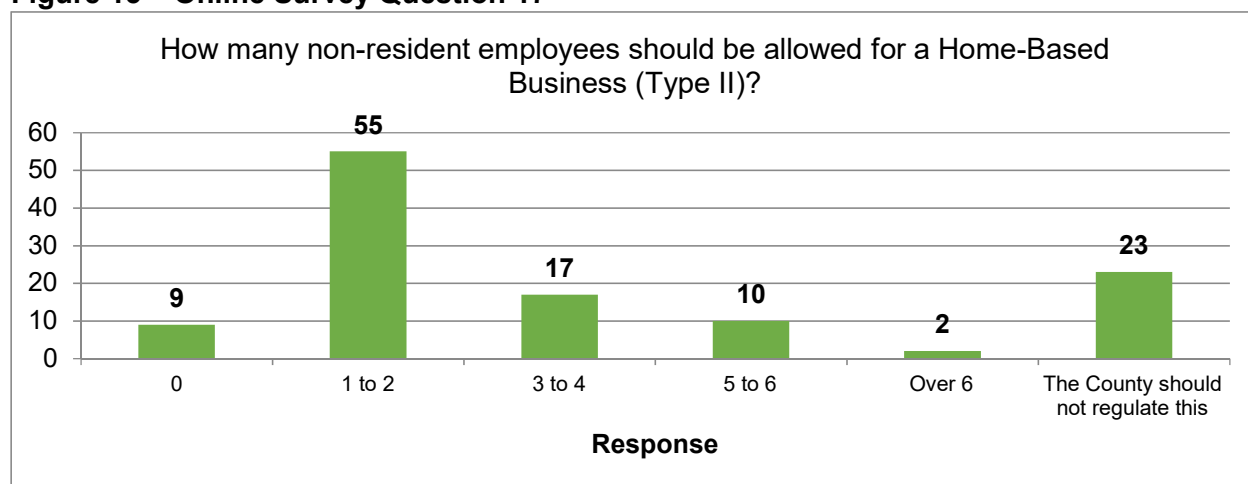
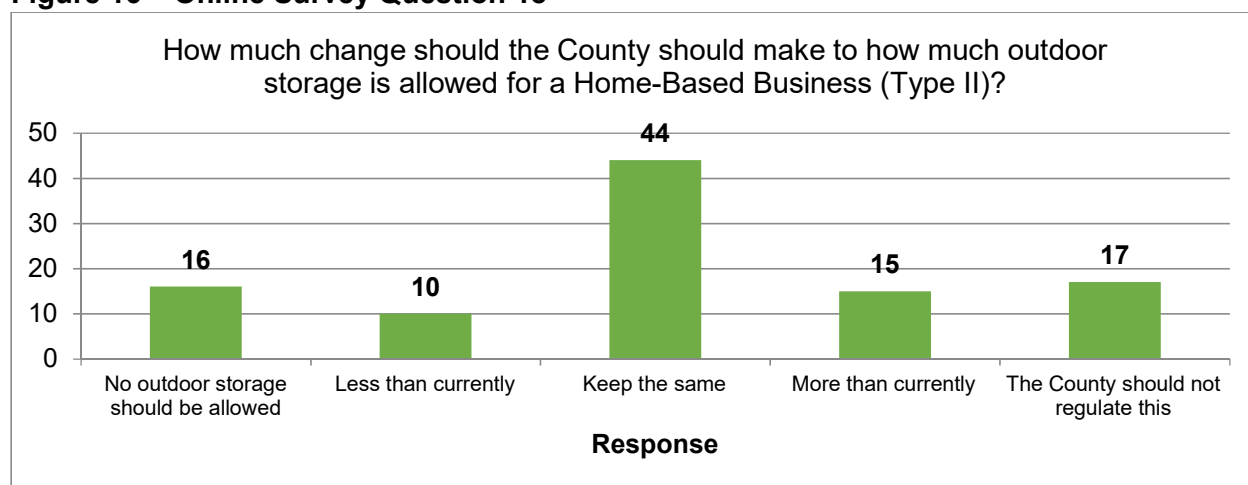


Figure 16 – Online Survey Question 18



## New/Emerging Development Trends

## Residential Keeping of Chickens

Of the open ended comments received, 8 comments supported the residential keeping of chickens with no restrictions, compared to 17 comments support with some restrictions, 2 comments opposing, and 1 general support comment.

98 comments from the online survey agreed to allow chickens on residential properties less than 1.6 ha (3.95 ac), compared to 28 comments that disagreed. 64 comments supported 10 or less chickens per parcel, compared to 27 comments that supported 11 or more chickens, and 17 comments indicating that the County should not regulate this.

Regarding chicken coops, there were similar numbers of responses indicating support for the same (35) or greater setbacks (36) for chicken coops and buildings, however, there was also number or responses (26) stating that the County should not regulate this.

Based on the input collected there is support allowing up to 10 chickens on a parcel less than 1.6 ha (3.95 ac). With regard to the location of chicken coops on a property, there are mixed levels of support.

Figure 17 – Residential Keeping of Chickens

	Total	Support with No Restrictions	Support with Some Restrictions	Oppose	Regulatory Suggestions	General Support	General Comment
Open House	32	7	17	2	5	0	1
Survey	3	1	0	0	1	1	0
Total	35	8	17	2	6	1	1

Figure 18 – Online Survey Question 5

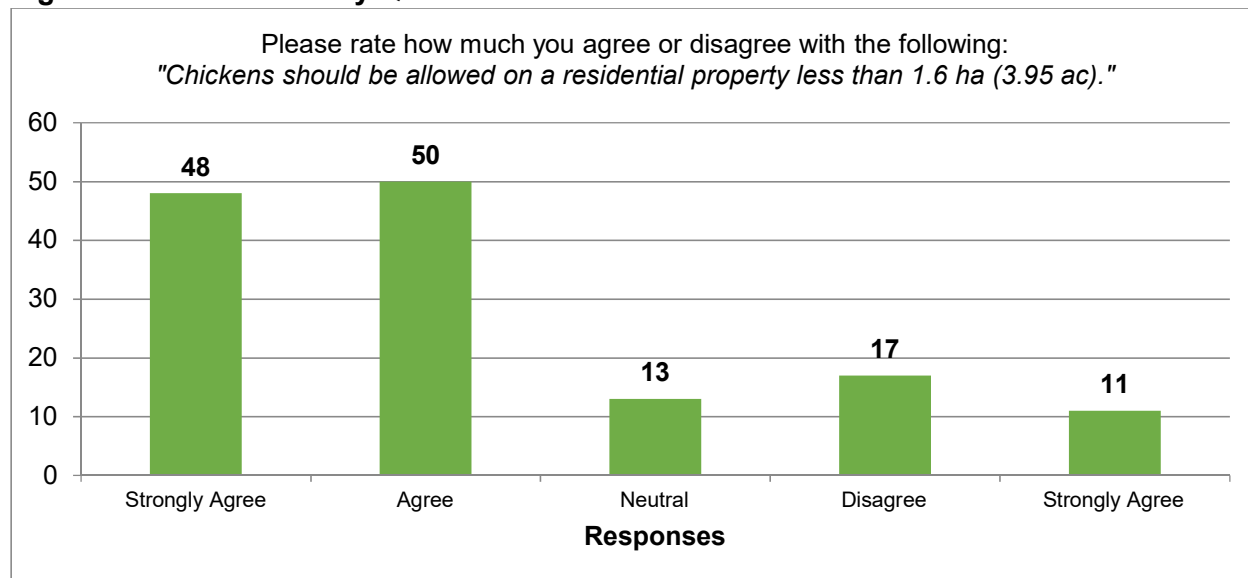


Figure 19 – Online Survey Question 6

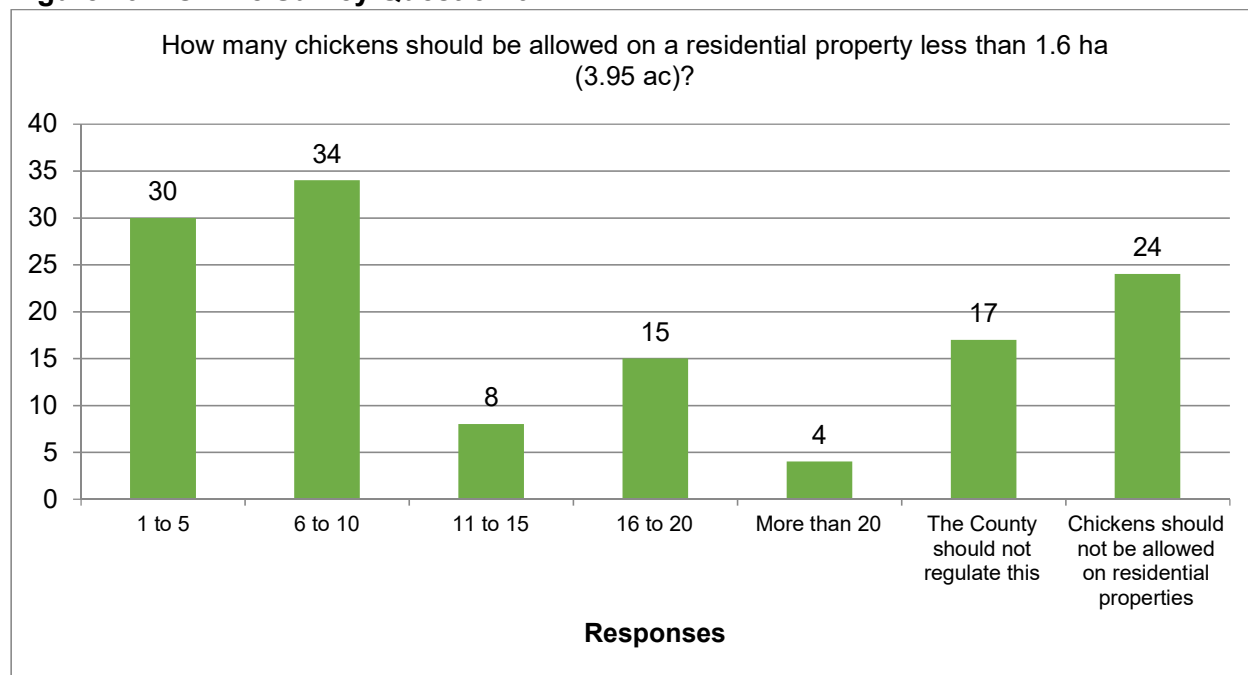
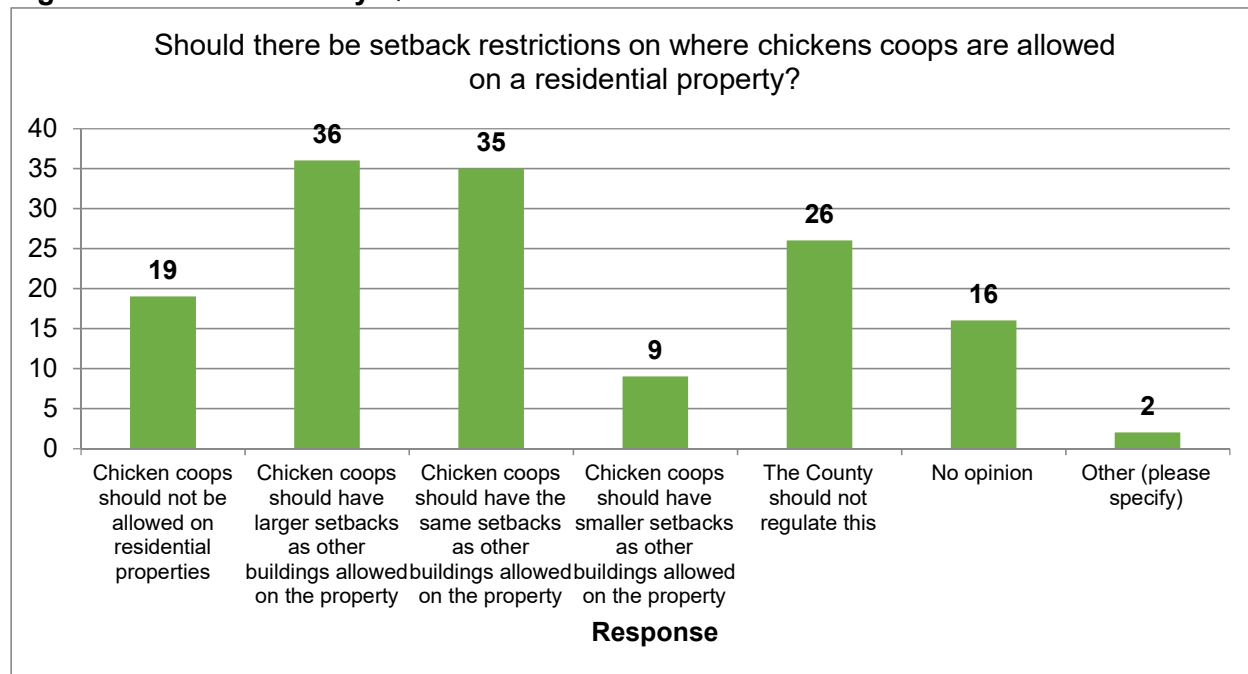


Figure 20 – Online Survey Question 7



### Residential Keeping of Bees

Of the open ended comments received, 28 comments supported the residential keeping of bees with no restrictions, compared to 17 comments supporting with some restrictions, 0 opposing comments, and 5 general support comments.

37 comments from the online survey agreed that the County should not regulate the number of hives on a residential property, compared to 59 comments for keeping the number of hives at 4 or less.

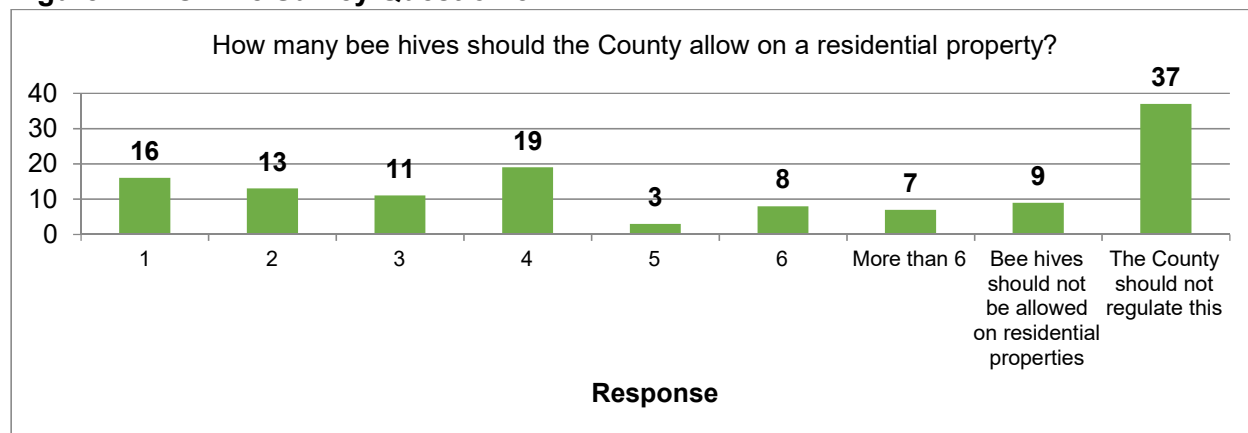
The amount of support for the same (32) or greater setbacks (32) for bee hives and buildings was similar. However, there was also number of responses (38) stating that the County should not regulate this.

Based on the input collected, there is support that the County should not regulate the residential keeping of bees.

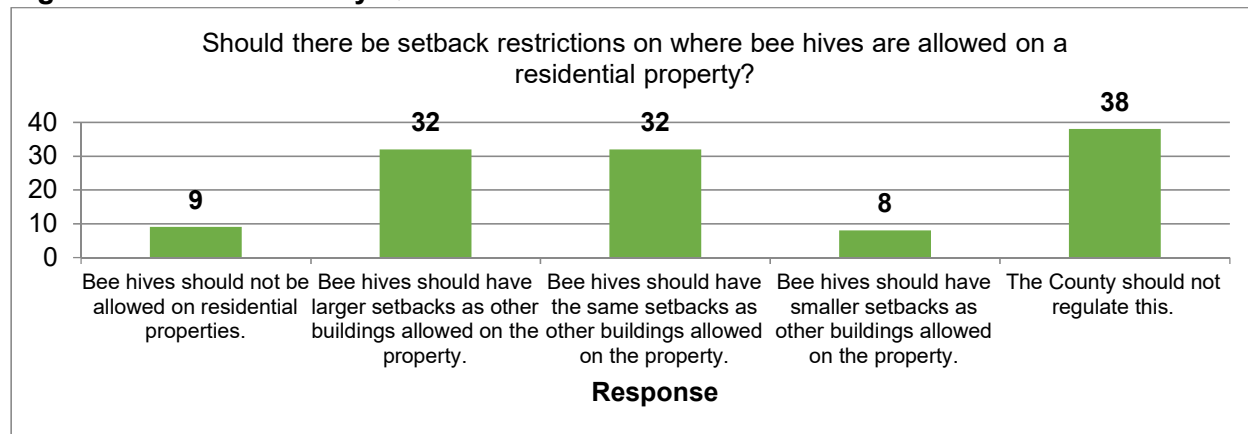
**Figure 21 – Residential Keeping of Bees**

	Total	Support with No Restrictions	Support with Some Restrictions	Oppose	Regulatory Suggestions	General Support	General Comment
Open House	32	22	13	0	23	1	2
Survey	3	6	4	0	6	4	0
<b>Total</b>	<b>35</b>	<b>28</b>	<b>17</b>	<b>0</b>	<b>29</b>	<b>5</b>	<b>2</b>

**Figure 22 – Online Survey Question 8**



**Figure 23 – Online Survey Question 9**



### Short-Term Vacation Rentals

Of the open ended comments received, 23 comments supported short-term vacation rentals with no restrictions, compared to 53 comments support with some restrictions, 22 opposing comments, and 8 general support comments.

67 comments from the online survey had concerns regarding the potential for parties/noise, compared to 58 comments on the changing character of residential areas, and 36 comments on converting residential units to commercial use.

Support for the location of short-term vacation rentals was strongest in hamlets (56) and residential acreages (64). However, there was also a significant number that stated that the County should not regulate this (57)

Regarding regulations, there was the strongest support for parking requirements (67) for short-term vacation rentals.

Based on the input collected there is support for allowing short-term vacation rentals in hamlets and on residential acreages with regulations on noise and parking.

**Figure 24 – Short-Term Vacation Rentals**

	Total	Support with No Restrictions	Support with Some Restrictions	Oppose	Regulatory Suggestions	General Support	General Comment
Open House	54	5	19	6	17	0	7
Survey	99	18	34	16	44	8	1
Total	153	23	53	22	61	8	8

**Figure 25 – Online Survey Question 10**

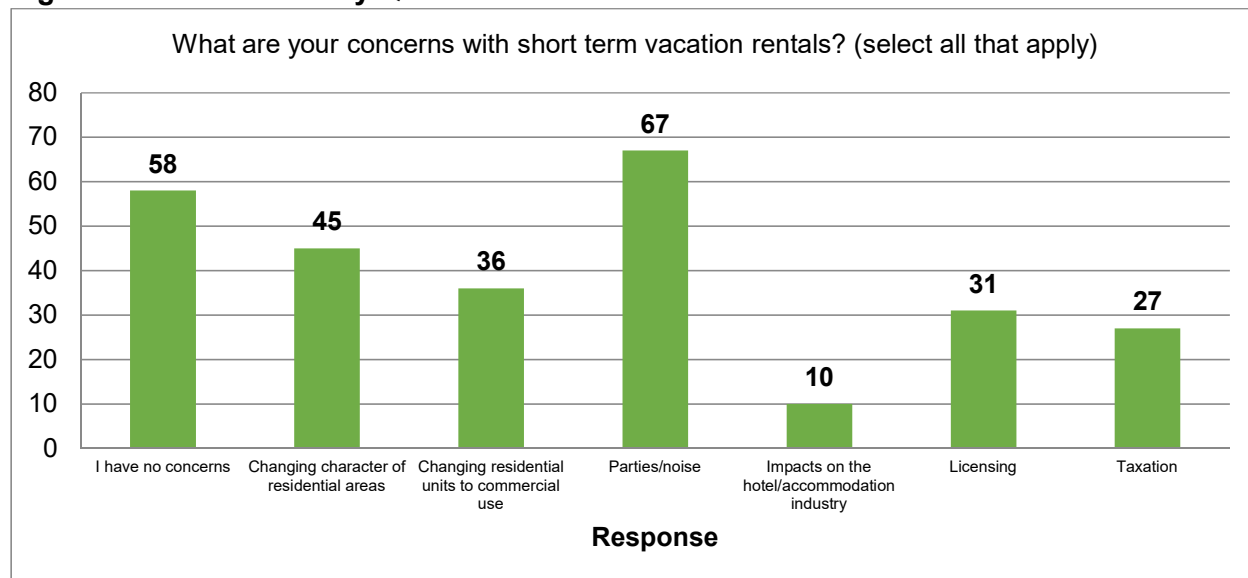




Figure 26 – Online Survey Question 11

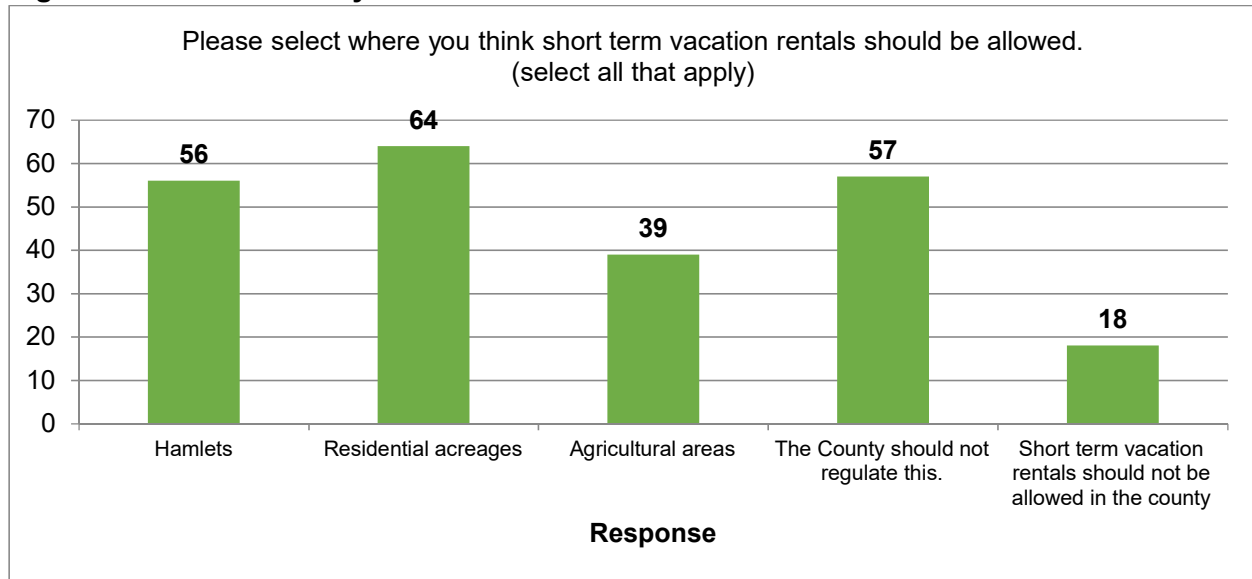
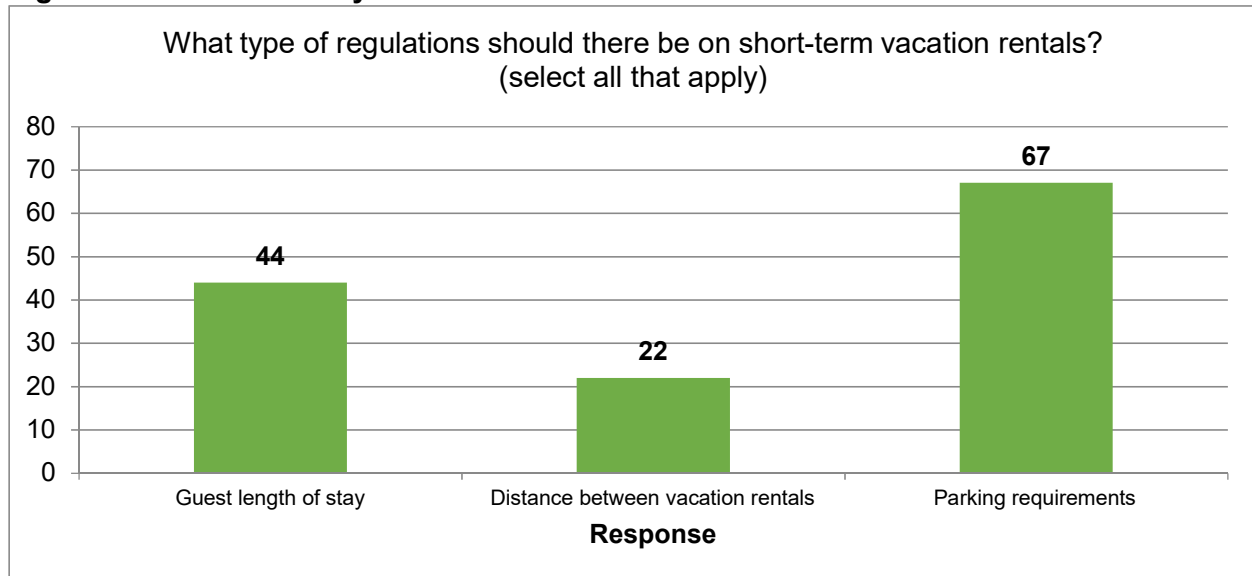


Figure 27 – Online Survey Question 12



### Special Event Businesses

Of the open ended comments received, 2 comments supported special event businesses with no restrictions, compared to 23 comments that support with some restrictions, 3 opposing comments, and 1 general support comment.

67 comments from the online survey supported that special event businesses should be required to get a development permit, compared to 36 comments requiring redesignation, and 27 comments allowing operation without a permit.

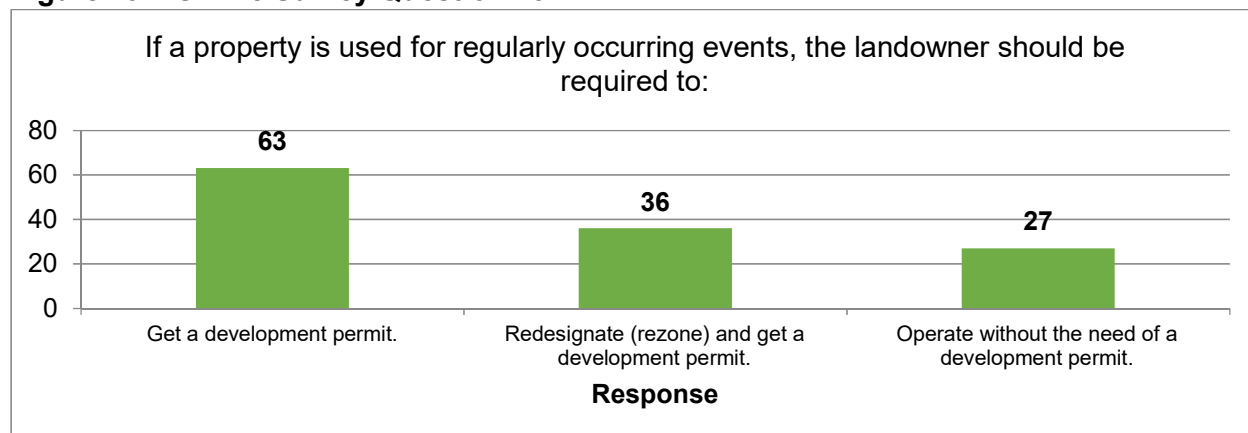
Support for the location of special event businesses was strongest within commercial/industrial areas (79), with lower levels of support in agricultural areas (57), hamlets/urban areas (49), and residential acreages (44).

Based on the input collected there is support for requiring special event businesses to get a development permit.

**Figure 28 – Special Event Businesses**

	Total	Support with No Restrictions	Support with Some Restrictions	Oppose	Regulatory Suggestions	General Support	General Comment
Open House	12	0	4	1	6	0	1
Survey	50	2	19	2	24	1	2
<b>Total</b>	<b>62</b>	<b>2</b>	<b>23</b>	<b>3</b>	<b>30</b>	<b>1</b>	<b>3</b>

**Figure 29 – Online Survey Question 13**



**Figure 30 – Online Survey Question 14**



### Tiny Homes

Of the open-ended comments received, 3 comments supported tiny homes with no restrictions, compared to 27 supporting with some restrictions, 8 opposing, and 14 general support comments.

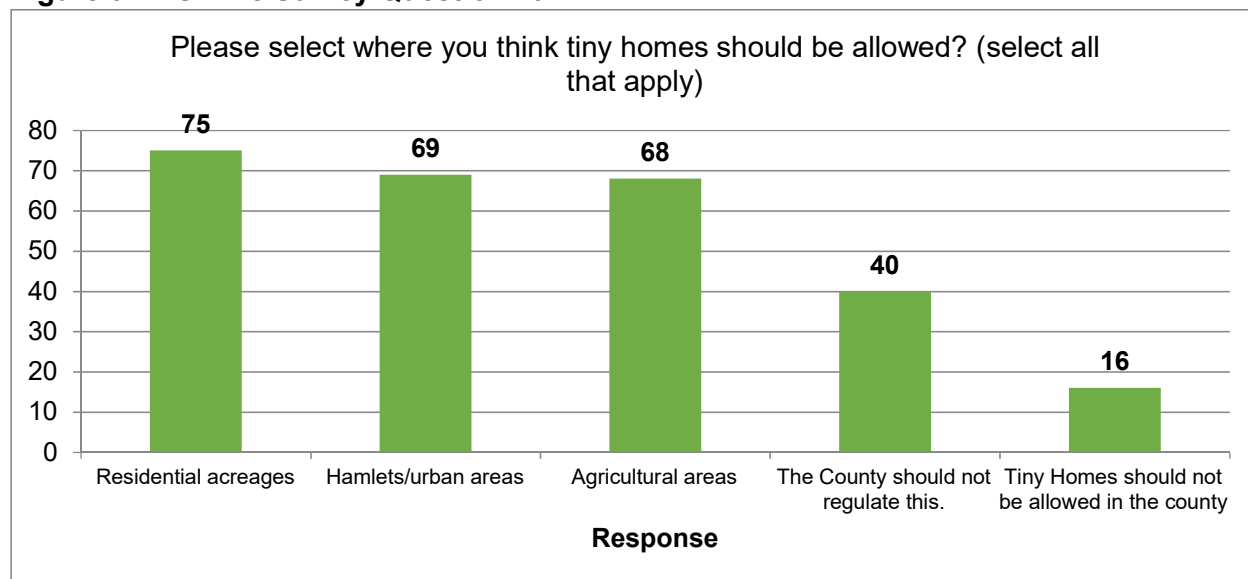
The amount of support from the online survey for the location of tiny homes was relatively uniform, with 75 for residential acreages, 69 for hamlets/urban areas, and 68 in agricultural areas.

Based on the input collected there is support for allowing tiny homes in all residential areas.

**Figure 31 – Tiny Homes**

	Total	Support with No Restrictions	Support with Some Restrictions	Oppose	Regulatory Suggestions	General Support	General Comment
Open House Survey	63	3	21	8	19	9	3
Survey	20	0	6	0	8	5	1
Total	83	3	27	8	27	14	4

**Figure 32 – Online Survey Question 19**



### Manufactured Home Parks

Of the open-ended comments received, 6 comments supported manufactured home parks with no restrictions, compared to 23 supporting with some restrictions, 2 opposing, and 2 general support comments.

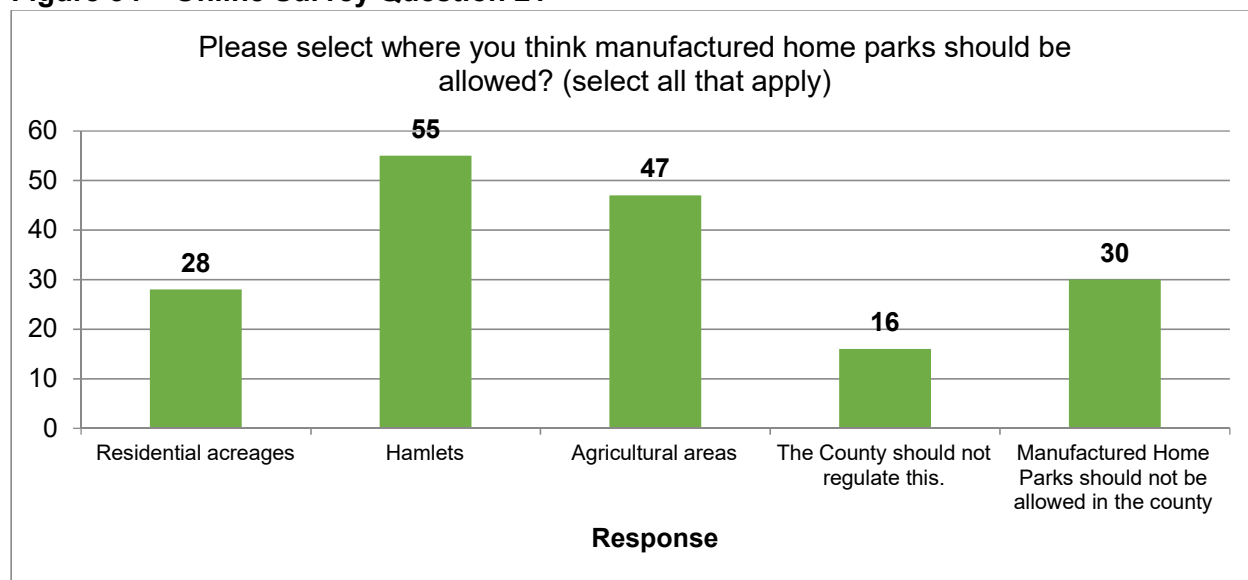
55 comments from the online survey supported manufacture home parks in hamlets, compared to 47 in agricultural areas, 28 near residential acreages, and 30 that they should not be located in the County.

Based on the input collected there is support for allowing manufactured home parks in hamlets and agricultural areas.

**Figure 33 – Manufactured Home Parks**

	Total	Support with No Restrictions	Support with Some Restrictions	Oppose	Regulatory Suggestions	General Support	General Comment
Open House	36	6	11	1	16	2	0
Survey	27	0	12	1	12	0	2
<b>Total</b>	<b>63</b>	<b>6</b>	<b>23</b>	<b>2</b>	<b>28</b>	<b>2</b>	<b>2</b>

**Figure 34 – Online Survey Question 21**



## General Comments

### General Development Regulatory Suggestions

A total of 57 comments received were related to regulations on general development types, including comments related to commercial/business development (24), residential development (13), agricultural development (13), and general development (7).

These comments relate to topics such as seasonal camping, number of dwelling units on a parcel, discretionary vs. permitted use allocation, and design requirements.

**Figure 34 – General Development Regulatory Suggestions**

	Total	Commercial/ Business	Residential	Agricultural	General Comment
Open House	38	19	5	10	4
Survey	19	5	8	3	3
<b>Total</b>	<b>57</b>	<b>24</b>	<b>13</b>	<b>13</b>	<b>7</b>

### Process

A total of 54 comments received were related to the application process, including comments related to the redesignation process (8), Direct Controls (12), compliance (13), the development permit process (5), and general comments (16).

These comments relate to topics such as uses in direct controls districts, the compliance process, powers of the development authority, and the approval process of the Land Use Bylaw.

**Figure 35 – Process**

	Total	Redesignation Process	Direct Control	Compliance	Development Permit/ Subdivision Process	General Comment
Open House	31	3	12	5	3	8
Survey	23	5	0	8	2	8
<b>Total</b>	<b>54</b>	<b>8</b>	<b>12</b>	<b>13</b>	<b>5</b>	<b>16</b>

### Regulation Not Specified

A total of 39 comments were received, which were general statements about the level of regulation within the County and general statements, including comments generally supporting less regulations/restrictions (20), generally supporting more regulations/restrictions (3), and general comments (16).

**Figure 36 – Regulation Not Specified**

	Total	Support Less Regulations/ Restrictions	Support More Regulations/ Restrictions	General Comment
Open House	25	13	2	10
Survey	14	7	1	6
<b>Total</b>	<b>39</b>	<b>20</b>	<b>3</b>	<b>16</b>

## Comments Out of Project Scope

A total of 45 comments received were related to topics that were out of scope of the Land Use Bylaw Review; this included comments related to requirements of other County bylaws (24), current applications in process (6), non-County requirements (4), and requests for infrastructure/services (11).

While these items cannot be addressed as part of the Land Use Bylaw Review, they have been forwarded to the appropriate County departments.

**Figure 37 – Out of Scope**

	Total	Related to Other County Bylaws	Related to Applications in Process	Related to Non- County Requirements	Requests for Services/ Infrastructure
Open House	25	22	6	4	10
Survey	14	2	0	0	1
<b>Total</b>	<b>39</b>	<b>24</b>	<b>6</b>	<b>4</b>	<b>11</b>

## Open House Feedback Form

The feedback form provided significant insight into how the Open House's ability to provide meaningful engagement and how the County can improve for future engagements.

### Event Advertising

Of the 85 feedback forms completed by attendees, 78.82% (67 respondents) indicated that they were made aware of the Open Houses by the letter from the County.

As the letters are anticipated to have arrived in landowners mailboxes on September 25, 2019, the letters arrived 12 days before the first Open House on October 7, 2019 and 22 days before the final Open House on October 17, 2019. Of the respondents, 77.65% (66 respondents) indicated that there was "sufficient advertisement and/or notice" for the Open House.

### Preferred Method of Notice for Future Events

The preferred methods of notice for future events in descending level of preference are:

- Letter from the County (56.76%, 42 respondents)
- Email (33.78%, 25 respondents)
- Phone (13.51%, 10 respondents)
- Other (13.51%, 10 respondents)
- Newspaper/newsletter (12.16%, 9 respondents)
- County Website (8.11%, 6 respondents)
- Social Media (8.11%, 6 respondents)

When planning future engagement events, preferred methods of notice will be considered in conjunction with other considerations such as logistical requirements and costs.

### Event Location and Timing

A total of 87.06% (74 respondents) found that the location and timing of the Open Houses was appropriate.

### Expectations

78 attendees (91.76%) rated how the Open House met their expectations on a scale of 1 to 5, with 1 representing "Did not Meet Expectations" and 5 representing "Exceeded Expectations". The average rating of the Open Houses was 3.44, with the most selected rating of 4 chosen by 43.59% (34) respondents.

### Level of Information

52.94% of respondents (45) indicated that there was "sufficient information provided to give informed feedback".

While this represents the majority of respondents, the relatively lower level of satisfaction was likely due to the significantly diverse range of topics that a Land Use Bylaw covers. As mentioned previously in this report, it was not feasible for the project team to provide information panels on all types of regulations. This likely led to a lower level of satisfaction on the level of information when compared to other results from the feedback from.

### Suggestions for the Future

Upon review of the suggestions for future events there is no apparent trend to suggestions. However, some suggestions that may be able to be incorporated into future events are:

- More engagement events in smaller communities throughout the County
- Provide more handouts on key items
- Small targeted events to educate residents on how to navigate the application process
- Provide more staff at events



## Conclusion and Next Steps

Over the next month, the project team will use the feedback provided to finalize the Land Use Bylaw.

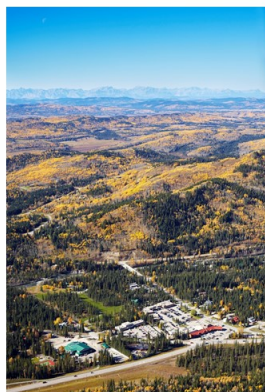
Please contact Planning and Development Services at [development@rockyview.ca](mailto:development@rockyview.ca) or 403-520-8158 for questions, updates or further information. You can also sign up on the project webpage in order to receive regular email updates about the Land Use Bylaw Review.

<https://www.rockyview.ca/LandUseBylawReview>

Thank you for your time, input and interest in the Land Use Bylaw Review.

## Appendix A: Open House Panels and Input

### WELCOME



Thank you for attending the Land Use Bylaw (LUB) Review Open House.

The intent of this project is to preserve current development and subdivision rights of properties while simplifying, modernizing, and updating land use regulations throughout the County.

Please provide your thoughts on the feedback form or email your ideas/comments to the Project Team

Email: [development@rockyview.ca](mailto:development@rockyview.ca)   
Phone: 403-230-1401

All Open House materials will be uploaded on the County Website under the following link:  
<https://www.rockyview.ca/Government/Bylaws/BylawsUnderReview/LandUseBylawReview.aspx>



#### Transcribed Sticky Notes

**\*\*No sticky notes were applied to this panel by attendees\*\***

### Project Overview

#### Timeline



#### Principles

- Keep current development/subdivision rights
- Consolidate, simplify, and rename regulations
- Remove unnecessary regulations
- Modernize regulations to reflect current development trends
- Minimize red tape for residents and stakeholders



#### Transcribed Sticky Notes

##### Timeline

##### Principles

- County should eliminate 50% of rules, and have property rights to land owners
- Get rid of the Offsite Levy
- Build a skating rink here for local kids
- Build a skating rink here
- Drop the Offsite Levy
- The staff now controls the landowners. Too many rules!
- Need to come back with more consultation with better zone maps
- Need to know how every parcel will be zoned

## Land Use Districts

### What Do Land Use Districts Do?

- Also known as zoning, districts regulate development and the subdivision of land.

### Draft Land Use Bylaw Approach to Districts

- Simplified, consolidated, and updated while preserving properties current subdivision and development rights.
- Designed allow for flexibility, districts have been designed to allow applicants and Council to customize some requirements where appropriate.

### Newly Created Districts

- Three (3) Newly created districts been added.
- Not intended to apply to existing properties.
- May be chosen for future land use redesignation, also known as rezoning.



### Transcribed Sticky Notes

#### What Do Land Use Districts Do?

#### Draft Land Use Bylaw Approach to Districts

- Subdividing Levy is crippling landowners and stopping development
- LUD's are just new bureaucracy
- Can the zoning names not be changed? We are familiar with them. Just update the rules.

#### Newly Created Districts

- Flexibility is worrisome, open for multiple interpretations, be specific in use.
- Flexibility for more flexibility is desirable.
- Cannot change zoning from residential to commercial when it borders residential already.

## Direct Control Districts

### What are Direct Control Districts and What Do They Do?

- Custom Land Use Districts for unique proposals and/or high impact development.
- Provide for greater Council oversight over certain development types.
- The existing 162 Direct Control Districts will be evaluated at a later date.

### Districts Transferred to Direct Control Districts

- Two (2) existing districts are being converted to Direct Control Districts:
  - Natural Resource Extraction District (NRI)
  - Airport District (AP)

### Development That Must be in a Direct Control District

- Unique and high impact and unique development will be required to be in a Direct Control District, including:
 

• Agriculture (Intensive)	• Natural Gas Plant
• Airport	• Natural Resource Extraction/Processing
• Film Production	• Solar or Wind Farms
• Firing Range	• Waste Management Facility
• Manure Storage Facility	• Waste Transfer Site



### Transcribed Sticky Notes

#### What are Direct Control Districts and What Do They Do?

- When will the DC districts be evaluated (later date?).
- Drop the Offsite Levy. It stops development at \$11,000 per acre
- Drop the Offsite Levy
- Drop the Offsite Levy
- Where is the protection of Agriculture
- Hopefully, new LUB will reduce the need for DC Districts

#### Districts Transferred to Direct Control Districts

- 100 m from sour gas pipelines for development is extreme

- When and how is Prince of Peace Village going to get water piped into village (DC-11)?
- Very worried about politicization of gravel pit renewals if they all have to come before Council
- CFD's are general agriculture not interim
- Support farmers

**Development That Must be in a Direct Control District**

- What about auto malls?
- Cannabis Production added
- Heavy Duty Commercial added
- Gravel Pits renewal basis or all through Council?

New District	Current District[s]	New District	Current District[s]
<b>A-LRG</b> Large parcel agriculture	<b>RF, F</b>	<b>C-HWY</b> Highway commercial	<b>B-1, B-HF</b>
<b>A-SML</b> Small parcel agriculture	<b>RF-2, RF-3, AH</b>	<b>C-LRD</b> Rural commercial	<b>B-2, B-6, B-PT</b>
<b>R-RUR</b> Rural residential	<b>R-2, R-3</b>	<b>C-LUD</b> Urban commercial	<b>HC</b>
<b>R-CRD</b> Country residential	<b>R-S, R-1</b>	<b>C-MIX</b> Mixed use	<b>C-VC</b>
<b>R-URB</b> Urban residential	<b>HR-1, HR-2</b>	<b>C-REG</b> Regional commercial	<b>C-LC, C-RC</b>
<b>R-SML</b> Small lot urban residential	<b>HR-3</b>	<b>I-LHT</b> Light industrial	<b>HI, B-IC</b>
<b>R-MID</b> Multi-unit residential	<b>HR-4</b>	<b>I-HVY</b> Heavy industrial	<b>B-3, I-IA, I-IS</b>
<b>B-AGR</b> Agricultural business	<b>B-5, B-AS</b>	<b>S-PUB</b> Public services	<b>PS</b>
<b>B-REC</b> Recreation business	<b>B-4, B-LR, B-RD</b>	<b>S-FUD</b> Future urban development	<b>*New District*</b>
<b>B-REG</b> Regional campuses	<b>C-SC</b>	<b>S-PRK</b> Parks	<b>*New District*</b>
<b>B-LOC</b> Local campuses	<b>B-BC</b>	<b>S-NOS</b> Environmentally sensitive areas	<b>*New District*</b>
<b>B-LWK</b> Live work	<b>L-W</b>		

**Transcribed Sticky Notes**

- Too many rules! Leave farmers alone!
- Spent \$46,000,000 on this build and now too much bureaucracy
- Commercial Area (L-W) should have minimum 10 ft height separation (fence and / or berm)

**A-LRG / RF, F**

- How can 2 residences be permitted on 3.95 acres (R-RUR), but only 2 residences are permitted on A-LRG (farm help; family farm)

**R-RUR / R-2, R-3**

- R-RUR is too small at minimum 3.95 acres for 2 animal units

**C-LUD / HC**

- Bragg Creek White Avenue should be able to be zoned B-LWK or C-MIX from HC.

**I-HVY / B-3, I-IA, I-IS**

- Make more uses in I-HVY permitted uses.

## Livestock Animal Units

- Current maximum
  - 1 animal unit per 1.6 ha
  - With a permit may be able to double the animal units allowed on a property
  - No maximum on properties over 16.19 ha (40.00 ac)
- Proposed maximum
  - Allow for doubling of animal units without permit
  - No maximum on properties over 16.20 ha (40.03 ac)

Parcel Size		Proposed Max Without Permit
<1.60 ha	(3.95 ac)	0
≥1.60 – <2.00 ha	(≥3.95 – <4.94 ac)	2
>2.00 – <3.00 ha	(>4.94 – <7.41 ac)	3
>3.00 – <4.00 ha	(>7.41 – <9.88 ac)	4
>4.00 – <5.00 ha	(>9.88 – <12.36 ac)	5
>5.00 – <6.00 ha	(>12.36 – <14.83 ac)	6
>6.00 – <7.00 ha	(>14.83 – <17.30 ac)	7
>7.00 – <8.00 ha	(>17.30 – <19.77 ac)	8
>8.00 – <9.00 ha	(>19.77 – <22.24 ac)	9
>9.00 – <10.00 ha	(>22.24 – <24.71 ac)	10
>10.00 – <12.10 ha	(>24.71 – <29.90 ac)	15
>12.10 – <16.20 ha	(>29.90 – <40.03 ac)	20



### Transcribed Sticky Notes

#### Current maximum

- Would like 2 (approx.) animals on 2 acre parcel i.e. goats, chickens
- Horses are herd animals so a minimum of 2 is great!
- Against increasing (doubling) the animal units for 10 acre parcels without approval. What we have now is fine. Too many people do not look after their property (manure, etc or animals)
- No to doubling animal units
- Allow for more usage and less restriction, will help economy, more prosperity
- Concern with increases is whether significant area for feed and proper care
- Current max is too low. Should allow 2 – 3 X current amount
- Groundwater issues, raw sewage, e-coli
- Animal welfare? Pack them in so they can't move? Some will do this. Must be some limits.
- Current numbers are better for pasture management

#### Proposed maximum

##### Parcel Size / Proposed Max Without Permit

- Yes to owners of land determining animal units not County!
- Yes to doubling of animals
- Allow 2 animal units on 4 acres parcels. No more than 10 animal units on 20 acre parcels, or 20 on 40 acres.
- Propose to increase the existing limitation
- Animal units by parcel size should include a time limit. Summer grazing for a few months is different than all year
- Agree with the increase
- Do not agree with animal unit doubling
- Farmers don't need restriction
- Concerned about no maximum on properties over 16.2 ha. Possibility for unsustainable or overcrowding use of land
- A cash grab
- The increases look reasonable
- Should be able to have animals as long as you can supply food, water, shelter, manure handling
- Increases look great. 8 acres was more than our 2 horses could graze
- 3.95 should be allowed 1 animal
- Consider separating units. i.e. X # large animals separate from chickens
- I like this change
- Cut the number in half unless always indoors or in barns
- I agree with this change
- Animal units should not apply to chickens
- Should not apply to CFD's
- I love this as long as the animals are well kept
- Do not agree with 20 units per 40 acres – too high

## Changes to Accessory Building in Residential and Agricultural Areas

Examples of Accessory Buildings in residential and agricultural areas are barns, garages, sheds, personal workshops, etc.

Current Regulations	Revised Regulations	Are there other regulations that should be changed?
<ul style="list-style-type: none"> <li>Maximum Accessory Building height.</li> <li>Maximum number of Accessory Buildings on a property.</li> <li>Maximum area of a single Accessory Building.</li> <li>Maximum combined footprint all Accessory Buildings.</li> </ul>	<ul style="list-style-type: none"> <li>Maximum Accessory Building height.</li> <li><del>Maximum number of Accessory Buildings on a property.</del></li> <li><del>Maximum area of a single Accessory Building.</del></li> <li>Maximum combined footprint all Accessory Buildings.</li> </ul>	Place your comments here



### Transcribed Sticky Notes

#### Current Regulations

#### Revised Regulations

- Good to remove maximum number of accessory buildings
- Anything in Rocky View but preservation of agriculture

#### Are there other regulations that should be changed?

- Agree with increasing height, footprint, and number of buildings
- Why remove current limits?
- Need more accessory buildings for toys to keep kids off
- Building heights should not be too low for barns, etc. Less overall County regulation
- Agree with revisions except increase max footprint should be included
- Agree with increasing height footprint and number of building on R-R
- Agree with removal of number of buildings and max area
- Keep height restrictions. Temporary building (horse shelter) are OK. Allow additional subdivision for estate purposes on large parcels
- Agree with changes
- Current max height should remain same. Max ft2 of out buildings better than number
- Keep current max height - total area agree with drop max area of single building
- I would remove animal shelters from accessory building
- Animal shelters are not accessory buildings
- Maintain building height maximum. Horse shelters, moveable buildings should not apply.
- Remove horse shelters as accessory buildings
- R-3 being penalized for Accessory Buildings – 1009 ft2 Less??, but allowed more animals? Have 12.4 acres but lumped into properties of 3.95 acres?? Ludicrous!!
- Don't change limit on building height
- Remove maximum footprint for accessory buildings
- Need a maximum combined footprint
- The bureaucracy is out of control
- Any control on land area per buildings I HOPE NOT
- Would prefer to keep restriction on # of buildings. Design standards needed
- We would prefer more relaxation on # of buildings – square foot
- Maybe max # of sq ft (mtr2) Total all accessory buildings
- Would like more relaxation on # of buildings and bigger sizes
- Larger total footprint of accessory buildings
- Design standards needed – no shacks
- Good changes. Increase size and height size for Ag buildings to accommodate larger equipment
- Some general rules on esthetics for accessory buildings
- Need height and large for Ag buildings
- Design and esthetics standards would be good. There are a lot of ramshackle buildings
- Would like the sq ft of buildings increased



- I like the changes
- Consult the Agricultural Master Plan
- Intensive agriculture should not be under a DC. No taxes!
- Define the use – intensive agriculture
- 40 x 60 ft. most common accessory building size should be in limit of permitted
- Minor structures should not count – pump house
- NO regulations for RF – Don't like Max permitted size
- Building type conversions
- Too restrictive for farmers. Define farmer as full time occupation
- No height restrictions over 10 – 20 acres
- No size limit on a large farm
- More preservation of agricultural land
- Relax height restriction for residential
- No regulation as long as it fits with setting. Rural areas – no restrictions.
- Subscripts in the provisioning between 5-10, 10-15, 15-20 acres
- No restrictions on height for agricultural fences. Keep at 12 ft.
- Identify ways around junk outside, instead of buildings
- How do you regulate c-cans? Does the limit exist?

## Residential Keeping of Animals

Dogs	Chickens	Bee Keeping
Should there be restrictions on the number of dogs? If so, what kind?	Should there be restrictions on chickens and coops? If so, what kind?	Should there be restrictions on non-commercial bee hives? If so, what kind?
Place your comments here	Place your comments here	Place your comments here



### Transcribed Sticky Notes

#### Dogs - Should there be restrictions on the number of dogs? If so, what kind?

- Confine dogs within residence
- Larger the land the higher quantity of dogs. City of Calgary has 4 dogs per home
- More land, more dogs. Keep dogs on property
- No max, we have rules already regarding problem animals
- Dogs are OK if they are controlled and trained
- Yes – 3 per acreage without approval
- No max in the rural areas. Bylaws only for noise and problem dogs.
- Max 2 (R-1) for 2 acres or less. Must be fenced or GPS collared, not free to roam neighbourhood
- Yes, Max 1/acre. Must be confined to land
- Mandatory spay/neuter of pets on ranches, farms, acreages
- Within hamlets keep restriction to 3 dogs and dogs must be indoors at night. More acres, more dogs should be allowed.
- No more than 3 unless kennel permit is obtained. They pack and chase livestock.
- Dogs should not be restricted
- Yes. No more than 3...especially if difficult breed.
- Yes. Only pets – no bulldogs. No dogs running unleashed
- Proximity of neighbours houses should be a variable
- Restrict by # of dogs per residence, not land use. Consider land use designations as well
- Noisy dogs should be kept inside at night. How many dogs does not matter as long as they don't bug neighbours

- Depends on; size of land or whether urban or rural property
- Yes noise monitoring
- Yes based on land size. Min 2 = max on land size
- Yes current regulations appropriate
- Yes max 2 dogs per parcel unless operating as a commercial kennel
- Depends on the size of parcel
- Yes to avoiding hoarding situations and excessive noise late at night
- Yes limit dogs. People go to work and leave dogs outside barking all day
- Up to 3 plus puppies should be allowed
- Simple noise monitoring for complaints is a must
- Depends on land size. Don't take away freedoms of responsible animal lovers
- Yes, there should be restrictions. Agree with current regulations
- 4 dogs per agricultural parcel or 1 per acre. 2 per residential area (30 ft lots)
- Restrictions through license and payment for vicious dogs (pit bulls) on properties and heavy enforcement for vicious dogs at large
- Yes, restrictions on # of dogs 2 Max per resident. Restrict vicious dogs
- Restriction and increased penalties and consequences for problem dogs
- Restrictions on # of dogs should reflect different parcel sizes. What is appropriate on 2 acres does not make sense on quarter sections.
- Care for whatever you have no matter size. As long as kept warm, fed, on own property – No Limit
- Use common sense. Allow family owned dogs as many as cared, But allow families to breed puppies (for business purposes) as long as well cared for!!
- This is a joke, no one follows up to see if bylaws are followed.

**Chickens - Should there be restrictions on chickens and coops? If so, what kind?**

- Keep # of chickens reasonable
- No roosters within < 8 ha
- No restrictions except roosters not allowed < 8 – 10 acres except if approved by neighbours
- No restrictions to chickens or roosters. They help to "till" and fertilize
- No restrictions on chickens
- No restrictions on chickens. Maybe no roosters on smaller < 10 ac.
- Allow chickens on parcels of all sizes. Appropriate # of chickens
- No rooster within hamlet. Yes to chickens in hamlets (maybe 10?). No limit on parcels over 2 acres
- No chickens in any residential
- No restrictions on amount of hens, just limit to one full grown rooster. Hens are good pets and they lay good eggs when grass fed
- No restrictions on chickens
- No restrictions on the hens only on the roosters
- Should be allowed, but limit on the # to encourage self sufficient
- Yes should be allowed. Some restrictions especially in towns / residential
- No restrictions if rural i.e. A-LRG, A-SML, R-RUR, R-CRD
- There should be no restrictions
- Where is a coop defined
- Limits only to define personal vs commercial chicken operation
- Depends on the size of the parcel
- Roosters? By land size
- Depends on size of parcel, whether rural or urban property – if rural – no
- Farmers don't need restrictions
- No restrictions
- Under 5 chickens, no noise, no smell
- Yes, allow free run chickens as long as they are well cared for. This is healthier and more humane than commercial ventures.
- No chicken off farm
- Chicken should be allowed, but need to be cleaned to control smell
- Chickens need to be controlled to small amount for household eggs only on small parcels not for resell or giveaway

**Bee Keeping - Should there be restrictions on non-commercial beehives? If so, what kind?**

- No restrictions except apartment condos
- No restriction on number of beehives on agricultural parcels. Needed for crop pollination
- Allow beekeeping on all land use unless a complaint from neighbour.
- Yes, limit to low number sufficient for personal use only. Eg. 2 or less
- No restrictions on numbers. Mitigate problems individually



- No restrictions on commercial properties eg. Restaurants (need permit)
- Allow
- No Development Permits, need for red tape. Hives are moved around
- 2 hive restriction on residential and commercial properties. Have new beekeepers take a course or take a test if have prior knowledge / experience
- Allow bees – Yes. County can provide information sessions like with wells, etc. Take course before being allowed to have bees.
- No restrictions on bee keeping
- Restrict to 2 hives in hamlets, no restrictions outside hamlets – follow provincial rules and guidelines.
- No restrictions on bee keeping
- See what Calgary regulations are – they've allowed bees in City for years!! We live in the County – need bees
- No restrictions for beekeeping on parcels. Refer to Beekeeping Association guidelines
- No permit or restrictions on bees
- No restriction on bees
- No restriction on bees on farmland
- No for rural
- No restrictions. Recommend City of Calgary / Calgary and District Beekeeping Guidelines for more urban areas
- Make beekeeping a permitted use without the need for a permit on farms
- Should be allowed but a limit on # of hives. Self (food) sufficient should be encouraged.
- Define hive? Stack of supers, one queen, one tower
- Bees the more the better! No limits They pollinate our berries
- No permit, no restrictions on non-commercial
- I agree, if owners want to have hives, follow the Bee Keepers Association Guidelines
- No restriction on beekeeping, especially commercial beekeeping on acreage
- Why not have 1 hive per 1/5 acre
- 2 hives is too few even in urban areas
- Yes for urban, no for rural
- No limits for bees
- Since there is a dangerous decline in the bee population there should be no restrictions. There should be an encouragement of bee keeping.
- We need bees, allow without permit if property controlled
- No restrictions on Country Residential. 4 colony on 30 ft lot
- Should be based on size rather than district
- As a bee keeper I can say 100% honey bees and other types of bees (bumble, mason, etc) have different feeding tongues and do not compete for the same nectar and flower supplies.
- Yes to restrictions to help save native bee populations & native ecosystem. Please research this to understand impact of European honey bee.
- Restrictions should be based on lot size. How is this going to be enforced.
- Yes to bees on acres and one hive in town
- Beekeeping should not require a development permit
- Suggest guidelines from Alberta Agriculture, City of Calgary. Treat problems with nuisance complaints.

## Business Use of Residential Properties

Short Term Vacation Rentals	Home-Based Businesses	Special Events Businesses
Should there be restrictions in residential areas? If so, what kind?	Should there be more or less restrictions? If so, what kind?	Should there be restrictions in residential areas? If so, what kind?
Place your comments here	Place your comments here	Place your comments here



### Transcribed Sticky Notes

#### Short-Term Vacation Rentals - Should there be restrictions in residential areas? If so, what kind?

- Bragg Creek-Airbnb. Is there a limit to how many people can be on a property? Concerned with people renting home, but having people come out with tents and trailers, and staying with them.
- Bragg Creek- Airbnb. Safety requirements – does the property meet safety codes and standards.
- Yes – Airbnb and vacation rentals should require permit. Area/adjacent landowners should be consulted
- Is there a limit to how many Airbnb will be allowed per street/neighbourhood
- Low restrictions on large parcels >5 ac. High restrictions on smaller parcels.
- Permit only for noise, safety, fire
- Limit number of guests and vehicles to 1 vehicle per guest
- If you're on an acreage, your home is your castle – so you can decide
- Airbnb should be allowed if resident lives on premises to help regulate noise, traffic, etc
- Airbnb – owners must live on property to deal with negative impacts to neighbours
- Max guests limited based on home size
- Residential areas = residences period. If an Airbnb owner must reside on property
- Business license should be required to run short term rental business
- Rural property must have FireSmart assessment annually
- Like Cochrane – restrict how many Airbnb within a square km
- Keep RVC Vacation Rental rules and regulations and fees similar to City of Calgary to ensure a level playing field to compete with Calgary ( ditto )
- Yes rental should be allowed
- No rental properties
- Vacation rentals can be a great way to boost economy. Reasonable restrictions should apply
- A licensing system for short-term rentals would not be too heavy-handed but would give the County a means to monitor numbers, revenue, complaints, etc
- Bragg Creek area has no hotel accommodations and Airbnb helps bring people to the community to stay for vacations
- Airbnb should be controlled. Some are operating as long term rentals almost like hotels. Traffic can be a problem
- Airbnb should be allowed
- Vacation rentals have a place in RVC id operated responsibly. Bring much needed tourism \$\$\$'s and positive impacts.
- Vacation rentals a welcome economic boost to a community in deep recession
- Airbnb should be allowed
- Airbnb should be allowed
- Are there restrictions on home rentals such as Airbnb? There is so much traffic involved with this kind of use with zero benefits to neighbours / tax base
- Tax accordingly

- Airbnb need to be strictly regulated
  - Short-term rentals need a light regulatory touch. Other home based businesses are approved with no benefit to neighbours, why should STR be different?
  - Airbnb should NOT be restricted as long as it abides by noise / parking regulations!
  - Airbnb provides some income to financially strained Bragg Creek / RVC. Owners with min impact to infrastructure
  - Yes, limited use, no impact to neighbours.
- Home-Based Businesses - Should there be more or less restrictions? If so, what kind?**
- Less restrictive
  - 4 business visits a day is too restrictive
  - Yes – restrict PIG barns in small farm agriculture!
  - Restrictions needed for neighbours junk (seacans) cars, etc eye soar Bylaw. Increase set back distance from neighbour to neighbour 3 meters is too few!
  - Leave restrictions on business use for acreages. Must be compatible with style of living in area. Eg. No equipment / material storage without approval process involving adjacent area landowners
  - More restrictions on home businesses involving automotive and other business that store product. i.e. Madden junkyard
  - Restrictions needed for junk storage and number of RV/trailers
  - Less restrictions on larger acreages, keep / increase restrictions for hamlet properties
  - Should be restrictions on noise generated and unsightly premises (large equipment attached to garage)
  - Home based businesses should be encouraged. Some restrictions should apply, such as coming/going traffic, changes to community, etc
  - How many illegal trailer parks do we need?
  - Less restrictions
  - Home based business is in trend, should be encouraged and promoted.
  - There is some automotive shops in Langdon in residential areas
  - Less restrictions. Home based businesses should be encouraged
  - Eye sore factor. Noise Factor. In your neighbours face factor.
  - Home based businesses should be encouraged. Economic development and the reason many people move to Rocky View County. Restrictions around noise, traffic, etc. should apply
  - Should not restrict coming and going in bylaw. That is part of business
  - Depends on business – How much traffic – How much noise
  - Home based scrapyards across from will managed and maintained country residential properties is a problem. Scrap yards and quiet residential homes do not mix. Range Rd 284 north of sec 564.
  - Less restrictions. Allow more site visits. Allow greater signage. Allow larger buildings. (x2)
  - Types of home based businesses should be restricted to those that do not conflict with residential character. But # of visits per day should be increased so business like physio therapy is viable
  - Definitely in support of home-based businesses
  - Semi truck restriction for parkips
  - So many junk yard in Conrich
  - Yes allow home-based business as long as they are neat and non-noisy
  - Copy City of Calgary
- Special Events Businesses - Should there be restrictions in residential areas? If so, what kind?**
- Yes – permit only. Must be consistent with area use and lifestyle. Non repative e.g. not weekly or monthly
  - Have a bylaw for this category, especially in rural areas
  - Get rid of the offsite levy – it kills growth
  - Special events should be allowed. However, not every weekend.
  - Special Event business need to be re-zoned to commercial and restricted accordingly. They do not belong in residential communities
  - Hunting restrictions in higher density areas. Eg Bearspaw. Safety issue to people on their own property
  - Wedding venues should be allowed on Ag parcels with regulations
  - Not allowed
  - Traffic impacts due to this type of development should be considered (infrastructure)
  - Special events bring business to local vendors in the community. Caterers, bakeries, restaurants, florists, grocery stores, etc.
  - County should develop a generic development permit template for special events since most are very similar. They should be regulated but not to the extent, that one of two neighbours can object and block approval.

## Alternative Housing Types

Tiny Homes	Accessory Dwelling Units	Manufactured Homes
Should there be restrictions? If so, what kind?	Should there be more or less restrictions? If so, what kind?	Should there be restrictions? If so, what kind?
Place your comments here	Place your comments here	Place your comments here



### Transcribed Sticky Notes

- Continue complaint based regulations
- Tiny Homes - Should there be restrictions? If so, what kind?**
- Allow as affordable housing
- Tiny houses should still be engineered and meet housing codes not just trailer codes
- Allow tiny homes. Count as one of permitted residences. Must be hooked up to sewer or septic – not holding tanks
- No tiny homes
- Must have heating, hot water, toilet
- I think ½ tiny homes would be wonderful access 2/2 of city people to country life
- Let tiny homes be primary residence. Consider tiny homes as accessory dwelling unit
- Homes should have a minimum of 1,000 – 1,200 sq ft
- Want a tiny home...live in Calgary
- Yes to tiny homes. Can even be accessory building. Must be hooked up to water heat, and sanitary (septic)
- Yes to tiny homes community
- Rating homes on 2 acres or more size parcels
- Yes to tiny homes
- Yes to tiny homes
- Tiny homes with a maximum should be allowed
- There should be no minimums to dwelling size
- Allow as ADU on wheels. If primary then on foundation
- Regular homes should be allowed to have a smaller sq ft than currently allowed. 1250 sq ft is bigger than some people want/need. Reduce utility needs.
- Tiny homes ONLY in cluster developments. IF the new MDP accepts them. Actually, the County Plan should allow in any cluster development
- Tiny homes should be allowed as ADU
- No problem with tiny homes
- Allow to be on wheels in acreage areas such as Bragg Creek
- LESS RESTRICTIONS
- Less restrictions; for example – not fall under the ADU designation. Perhaps its own designation. (In addition to ADU and Principle residence)
- Allowed some reasonable restrictions should apply
- Tiny homes are not appropriate in a rural County PERIOD!
- Energy efficient. Great way to experience living in the County in a small house.
- Little restriction. Maybe restrict the number base on land size.
- Should be allowed and must comply with bylaws.
- I absolutely don't agree with small homes
- Small houses increase population density and problems therein. Consider number of vehicles on roadways and bikes on highways. Need infrastructure first.
- Highly endorse tiny home community

- Mobile tiny homes must comply with trailer bylaws. Permanent must comply with building bylaws.
- Process should be less personal – more fair
- Not in residential areas similar to mobile home park
- As accessory dwelling on residential parcel. DP required
- In favour of park idea – DP required
- Developer (private) driven
- Tiny homes should have proper sewer. May include composting toilet (real one... not a bucket with saw dust!)
- Max number of tiny homes on a property
- Self sufficient homes & servicing
- Tiny homes should be allowed and allowed to live by all rights given to them by their Master-Creator rights are God given.
- Considered separately from ADU's
- Regulate how many people within the area
- Provisions looking at context of neighbourhood
- No restrictions on min size for principle dwelling
- There should be restrictions so that people don't put 10-20-50 or 100+ tiny homes on a property with restrictions
- More opportunity for tiny home parks (x3)
- Environmentally friendly, have more
- For sure

#### **Accessory Dwelling Units - Should there be more or less restrictions? If so, what kind?**

- Accommodate tiny living spaces, etc
- Allow more with restriction based on land size and zoning
- Less restrictions on: 1. Personal use buildings 2. Sizes of buildings.
- 2<sup>nd</sup> home, too restrictive on size
- Second dwelling (mother-in-law) suites are too restrictive with size
- Make the process easier for cases where the ADU's are for elderly parents, wanting to live independently on the land (with adult child in main home)
- Larger size should be allowed where the land permits
- LESS
- Less planning rules, cooperate more
- Let mobile homes qualify as ADU
- Too much bureaucracy
- Get rid of the offsite levy – development killer
- Existing restrictions are sufficient to accommodate aging, disability, etc
- Keeping in mind baby boomers, allow suites to accommodate aging in place and disabled population that need others in home in case of emergency
- Where's the line between residential and commercial?
- Permanent residences – no Airbnb
- In favour of Airbnb
- More than one accessory dwelling unit
- No park model trailers please
- Continuation of design guidelines – common colours and materials
- Less
- Agreed – no park model trailers

#### **Manufactured Homes - Should there be restrictions? If so, what kind?**

- There should be provisions for a 10 acre parcel holder to move a temporary dwelling (prebuilt home) without having to install a permanent foundation. (Expensive and will have to be torn out later) eg. Can have a park model on for parents. Block and skirt it similar to cottage.
- Should remain on ag parcels (mobile homes)
- Mobile homes should be allowed on residential properties
- No concerns with mobile homes on residential properties
- No concerns with mobile homes on residential properties
- Mobile homes should be allowed on residential properties in addition to ADU's (min parcel size 2 acres)
- No concerns if landscaped and okay if in residential districts where it is not included in draft
- Would like to see mobile homes allowed on 4 acres or more. Ok with seeing it as a principle dwelling
- Reasonable design standards for mobile homes
- Only building code restrictions, same as built on site
- No restrictions
- Well maintained and follow building code. Should relax the location of these.
- We propose mobile homes. Does not have to be farm related.

- Only regulated by building code
- Treat as normal home
- For commercial uses in a business
- Park situations should be closely monitored
- Makes sense for farming operations
- Allowed
- Can be principle if in good shape – Engineering stamps?

## Other Thoughts?

Are there any other regulations that you know of that you think are:

Too Restrictive?	Not Restrictive Enough?
Place your comments here	Place your comments here



### Transcribed Sticky Notes

- I don't feel that there is any substantive material to validate what is presented – Where is servicing and stewardship?
  - I asked for a comparative document to see what changes have been made and staff can't produce one
  - Agreed with previous statement
- Too Restrictive?**
- Referendum on what changes the taxpayers want vs RVC
  - Allow for later noise on Friday and Saturday night to 11:30 pm
  - Co-generation under 5MW should not be Direct Control
  - No highway business necessary except at major interchanges 3-5 miles apart to keep traffic flowing
  - Referendum to approve or not
  - Would like seasonal camping (1-3 units approx.) on larger acreages
  - All planning is overbearing on property rights
  - Would like to allow overnight stays with private riding arena
  - R-2 increased uses is a good thing (horticulture, kennel, etc) More uses the better
  - Seasonal camping should be allowed on private land
  - We propose less restriction. We need to stimulate economy
  - No more levy!!
  - We favour less restrictions. Less restrictions more economic activity
  - Nice \$46 million dollar building. Now building bureaucracy!
  - Too many rules
  - If and where eater will be piped to Prince of Peace and where it will come from
  - Where will water be piped into Prince of Peace village? Why are you not aware of this situation?
  - Omni ASP For max 2 acre lots, but heavy industrial is min 2.5 acre. Only option is DC for all of Omni?
  - Will the emergency access road off Hope Bay be designated as a city road if it already isn't?
  - Allow small houses and trailers.
  - Increase the max size of parcel for mixed use from 30 ac or allow flexibility
  - Anti-agriculture CFO's should be allowed in ALRG
  - Note – 3G service is fast enough. 5G wireless should not be allowed to be put in place. It will increase cancer. It effects the migratory path of birds. It kills bees 100% no doubt. I have taken a EMF/EMR classes to be able to offer a opinion on this
  - Internet high speed!!! What does CN have?
  - Allow 2nd dwellings :external" on A-SML without restriction on development

**Not Restrictive Enough?**

- Totally regulate commercial buildings
- To operate – business license. To develop – Development Permit
- Auto Mall on existing commercial – no regulation
- Commercial businesses (especially the ones that have equipment and storage) must be heavily regulated
- Restrict any residential or commercial development for water – flooding like Church Ranches, etc
- Business involving heavy traffic should be restricted
- All commercial (like auto mall) should be on commercial only
- NO auto mall in rural area!!!
- NO auto mall on existing R-1 property
- Dark sky
- No to auto mall in residential zoned areas
- No lawn mowers on weekends until after 10:00 am
- Keep recreation development within ASP or surrounding hamlets
- Allowing a second application for the same / similar development in 6 months – should be deferred completely if the decision was “no” or at least make the waiting period 2 years to reapply
- Current electrical inspections are a disgrace/joke. Inspectors do not check anything; just put stickers on panel and leave.
- Land Use Redesignation – Need to know at application what use would be, to know if it is suitable / compatible.
- Keep any and all future business and commercial development away from any type of residential or agricultural
- Seacans are a problem. Too many and ugly
- Regulate commercial buildings on residential land
- Live/work – allow only along highway accesses and interchanges.
- Land use bylaw should not have to be call. They should be able to without phone complaint
- All bylaws should be enforceable. This not enforceable needs to change
- The County departments need to be more accountable work together
- Drop the offsite levy completely!
- Utilities should require a DP or at least consult with the County. (unreadable)
- Need further clarity on processes changes as a result of development (x2)
- Oil and gas not addressed at all. Should be a process or consultation with landowners / County
- A-SML exceptions is it 4.0 ha OR 29.45 ac



## Appendix B: Feedback Form

The following section identifies the questions asked on the open house feedback form and transcribed verbatim comments.

### Feedback for the Open House

1. How did you hear about tonight's Open House?

- ☐ Newspaper/newsletter **(8)**
- ☐ Letter from the County **(67)**
- ☐ County Website **(3)**
- ☐ Social Media (Facebook, Twitter, etc.) **(4)**
- ☐ Word of Mouth **(7)**
- ☐ Other: \_\_\_\_\_ **(6)**

#### Other – Verbatim Comments

- Direct mail
- Calgary & District Beekeepers Association
- email
- email from County
- Directly from an RVC employee
- email

2. Did you find there was sufficient advertisement and/or notice for tonight's Open House?

- ☐ Yes **(66)**
- ☐ No **(16)**

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
**(14)**

#### Verbatim Comments

- But would have liked more options on west side.
- Wrong address on the letter. I informed the info table that they should go to the school and put up signs - I'm not sure they did!
- Address was incorrect
- The address was the school The description was the "manor". People (elderly) were all at the wrong location & your phone # wasn't answered.
- Rocky View already has its mind made up before I arrived
- NA
- Done during vacation month. Very inappropriate.
- NA
- Short notice. Wrong time of year for agricultural producers.
- Social media would be sufficient than more letters
- Maybe - Bulletin boards
- Could have had a little more notice
- Not notified
- Perhaps an email to residents

3. What is your preferred way to be notified for future County engagement events?

- ☐ Newspaper/newsletter **(9)**
- ☐ Letter from the County **(42)**
- ☐ County Website **(6)**
- ☐ Social Media (Facebook, Twitter, etc.) **(6)**



- Phone **(10)**
- Email **(25)**
- Other: \_\_\_\_\_ **(10)**

**Other – Verbatim Comments**

- ext \*\*\*\* or email \*\*\*\*
- electronic notification
- No
- Yes
- ??Please pay attention!
- Letter is fine, email, social media if applicable
- Yes
- Yes
- and preferably with less than 3 years notification that work is being done
- Safe and Sound Works well

## 4. Is the location and timing of the Open House appropriate?

- Yes **(74)**
- No **(8)**

Comments:

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**(15)****Verbatim Comments**

- Only 1 option wst - Springbank . None west of Cochrane.
- Different dates appreciated
- No response
- More notice would have been better 30 days
- The address was the school The description was the "manor". People (elderly) were all at the wrong location & your phone # wasn't answered.
- there was 3 opportunities which was convenient. It was the location which was further that what I wanted.
- Location good, time should be more flexible with date of Open House (a week night during supper hours won't get as much traffic if other hours are offered to capture people of different demographics) Also, the dates of the othe open houses fell during the week of Thanksgiving. Some people may be away for holiday during this time. Just something to consider when setting dates and times.
- 5:00 pm is too early on a weeknight
- Unfortunate to conflict with harvest
- Earlier
- Farmers are in the field in October. Distance was a 1 hour drive.
- Wrong season for ag folks. Too busy in fields to attend.
- Should be closer to residents. ie Bragg Creek
- Could use Springbank Heritage Club
- Could have had one for NW residents e.g. Weedon Hall

## 5. Please rate how tonight's Open House met your expectations.

**1 (9)****2 (6)****3 (17)****4 (34)****5 (12)**No  
Opinion **(7)**Did Not Meet  
ExpectationsExceeded  
Expectations

Comments:

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**(28)**

Verbatim Comments
<ul style="list-style-type: none"> <li>• I learned a lot about my property and existing bylaws. eg. 1 horse allowed.</li> <li>• 3-4 Boards 3. Best part discussion with planner.</li> <li>• Would have liked more RVC staff on hand</li> <li>• Like the poster board and comment and guide. Better than speaker and listen session!</li> <li>• What drove this process</li> <li>• Expected a more presentation type of message</li> <li>• Last open house was too congested. Could not ask questions. This are much better</li> <li>• There is no substantiation for the few changes presented and staff aren't able to articulate and objectives behind the proposed changes.</li> <li>• Where is the Councillor to explain what is going</li> <li>• Not enough reps there and not able to answer my questions.</li> <li>• Was expecting seating. Panel with Q &amp; A. This format was effective.</li> <li>• There were plenty of staff to answer questions</li> <li>• 3-4 star</li> <li>• There is a need for more people to explain info provided</li> <li>• Well organized - excellent</li> <li>• Very helpful</li> <li>• When asking question, didn't want to answer</li> <li>• Should have been a presentation outlining all proposed changes.</li> <li>• Wasn't sure what to expect, but did assume a presentation would be given.</li> <li>• Very informative - thank you.</li> <li>• useless</li> <li>• Was expecting a "meeting" where questions would be asked publicly, but one on one was good.</li> <li>• I had hoped the new bylaw could more closely align with the ASP in Bragg Creek</li> <li>• Would have liked to see maps of new designations</li> <li>• Lots of staff and informative boards</li> <li>• Letter received regarding land use district change was incorrect. A typo-Land use to go from C-SC=DC. Should have read C-SC=B-Reg</li> <li>• People were well informed and able to answer a variety of questions</li> <li>• Would have liked to see the "fianal zoning" map and comments on the "transitional" zones.</li> </ul>

6. Was there sufficient information provided for you to give informed feedback?

- Yes **(45)**
- No **(35)**

Comments:

\_\_\_\_\_ **(39)**

Verbatim Comments
<ul style="list-style-type: none"> <li>• More is better. Understanding wwhere will County water for POP come from and when.</li> <li>• Yes, by discussion with Planner ****</li> <li>• Nothing was said about water supply</li> <li>• **** gave us all the information the we were seeking. Very helpful.</li> <li>• I feel an overview of protection of water wildlife is required. Preservation of wetlands, agricultural lands, and waterways. Please research re: Native bee (severe decline) vs Eaurpean Honey Bee (Not native). This is affecting our native ecology. Also 5G aggecting bees.</li> <li>• Not sure - a lot to take in</li> <li>• ASP should be available</li> <li>• Will my county be better as a result of more DC's? I doubt it.</li> <li>• Was very interesting and informative</li> <li>• Need info on how redesignation process is changing. Rationale for changes in names would be helpful.</li> <li>• Found it difficult to print off new bylaws</li> <li>• Not enough help</li> <li>• OK</li> <li>• Had trouble printing bylaws from website prior to open house.</li> <li>• I think so</li> </ul>

- Should have an exact mapping table so we know how our neighbours land will be rezoned
- Copy of proposed changes would be nice
- If the boards contain nothing substantive and the staff can't produce a redline document for people to see what has changed, what can I possibly give feedback on?
- I am suspicious that Rocky View already has agenda that is based upon non stop development
- For the moment until feedback from the County is solidified.
- Need to Call County Office. I was told this be 2 reps.
- Boards were simple yet informative
- Explanation of how re-zoning was decided - did consultants do that work
- Not really
- I don't recall the letter indicating event was an open house; assumed a presentation would have been given which may have provided other information prompting different questions and discussion.
- A presentation of proposal would be appropriate
- NA
- Later date for Direct Control district
- I have 5 pages of questions. Most of the boards is all info available on website. I think we have a lot more concern than chickens and tiny houses.
- Some bylaws not good yet
- Ideally a side by side comparison of the changes
- White Ave in Bragg creek is not work play but according to the ASP it is. I have asked many times prior to tonight to have this looked into. The new bylaws do not align with the ASP for Bragg Creek. Very disappointing.
- The reasons "the why" is not documented. If we know "why" then we can determine how.
- Would not have attended tonight if I would have had the correct information in my letter from RVC
- It is a very general session. We would be interested in the details of our surrounding designations.
- N/A
- Not answered
- Personnel too busy. Should have done general presentation on main points then break into groups/stations for certain, similar current designations. Would be less competition for staff and more efficient for public.
- Not really. Everyone should get a Land Use Bylaw book.

## Suggestions for the Future

### 7. Do you have any other suggestions for future events? (55)

Verbatim Comments
<ul style="list-style-type: none"> <li>• Chickens should not be an annual unit. Maybe 1 animal plus any 20 chickens. Please no tiny homes on random acreages. Brings in street people / gypsies.</li> <li>• Bring paperwork for people to take home and read and be informed. Don't be vague.</li> <li>• Not really. The subject matter dictates what is needed in both format and substance and tonight was just about perfect!</li> <li>• "Bring someone from CN to the talk in an open house.</li> <li>• Bring someone from County to explain what they see for the next 20, 10, 5 years. Where are we going? Where do you want to take Conrich."</li> <li>• Discussion of RV plans and land use integration. Corridor planning for Hwy 1A west of Cochrane gives the Burnco Pit expansion &amp; demands on neighbours for dewatering the aquifer.</li> <li>• the trucking outfit was Decares. Not legal. Ordered to be closed to the north side of POP.</li> <li>• Have an info board of future / other meetings.</li> <li>• Smaller bites or targeted event ie. ASML owner session or how to subdivide.</li> <li>• More transparency would be good</li> <li>• I would like to know what these changes mean to the quality of my community. Looks like a developers dream.</li> <li>• More info on what is changing old vs new rules for key features.</li> <li>• Better instructions of how to get here.</li> <li>• Will water be piped in to the village off Prince of Peace.</li> <li>• Would like Rocky View County to intervene regarding the issue of water delivery supply to Prince of Peace Village. I would consider the present situation to be at a crisis level.</li> <li>• Do 1 more in January after changes are finalized.</li> </ul>

- I like this current approach
- Stop wasting taxpayers money on neverending unproductive planning initiatives. Everything is in constant flux no one document is completed before another is mad in conflict - MDP, Bearspaw ASP, and this LUB are all in the air at once. I see no benefit out of any work except to the benefit of random developments. What self respecting planner proposes Direct Control Districts as a planning solution?
- Let have a discussion on whether or not the word substantial agriculture has any future in Rocky View. It is apparent that Rocky View does not have a plan to update its infrastructure to a level to meet its development plans.
- Thank you
- Perhaps more individual reps. per section. Otherwise, very informative.
- Can you provide map, so we can see what kind of developments going on in our area.
- "Looking forward to seeing finalized Bylaw reviews.
- I support changes proposed to Land Use."
- My concern I feel is a little more significant than a sticky note
- Provide more expertise for explanation of how the zoning will be dealt with in the future - County Plan affected, Bearspaw Area Structure Plan affected.
- "For business prefer to be more visits 8-10 per day
- 3-4 workers on site
- Cultivation Canabis
- More sq ft for Accessory Buildings 2500 - 3000 sq ft"
- Very good way for engaging stakeholders. There should be more engagement. This kind of event certainly helps. Thanks.
- "-Sufficient timing
- -Outline all proposed changes which would provide residents sufficient time to properly address questions."
- No
- "Should offer other cates and times. (i.e. not just during afternoon and on weeks with holidays) This way the County can collect more opinions of persons from different demographics.
- Did like how people could write comments and concerns for some of the boards."
- A presentation with Q&A
- This is a useless waste of time and taxpayer's money. Please be more professional and respectful of taxpayers time and money.
- Simplify - yes. Change and redesignate - no.
- I am not in favor of the format of the Open House. It could have been stated it was drop-in and there would be no open mic and no introduction. I find it very useful to listen to other peoples concerns. In future I would like to see 1-2 hour informational and question session and remainder of time as was the format today.
- Have more open houses in more areas - to reach all the communities. Makes it easier to attend for those who are working. Having on in each district would be a good idea.
- Talk and listen to groups that are affected by bylaws before you make bylaws. i.e. beekeepers, Airbnb owners.
- Please send out of post on the County website a summary of the changes, including a side by side comparison.
- No
- Referendum. Let the people vote on what we want.
- Thanks!
- "-current parking requirements are too stringent for commercial projects
- give more flexibility and broader discretion to the D.A."
- More publicity please
- No suggestions
- "Handouts on key points
- -for certain designations
- -eg. hand out for what means for current R-2 owner"
- No suggestions
- No suggestions made

Thank you and stay in touch

Thank you for your valuable time and input. To stay in touch with this project, please visit the project webpage ([www.rockyview.ca/LandUseBylawReview](http://www.rockyview.ca/LandUseBylawReview)) to sign up for the Email List.

Here you can also find a copy of the draft Land Use Bylaw, the current Land Use Bylaw, FAQs, and on online feedback survey.

If you have any questions or comments, please contact us at [development@rockyview.ca](mailto:development@rockyview.ca) or 403-520-8158.

## Appendix C: Online Survey

### Rocky View County Land Use Bylaw Review

Rocky View County is currently reviewing and updating the County's Land Use Bylaw. A Land Use Bylaw regulates and controls the use and development of land and buildings in the County. This update is being undertaken to simplify the Land Use Bylaw and align it with existing County statutory documents.

Your feedback is important in helping to inform the updates to the Land Use Bylaw. Please take a moment and share your concerns and comments. To review the draft Land Use Bylaw please visit [www.rockyview.ca/LandUseBylawReview](http://www.rockyview.ca/LandUseBylawReview).

**Note:** Should you not wish to answer a question in the survey, you can skip by pressing the Next button at the bottom of the page.

### Accessory Buildings

#### What is an Accessory Building?

Examples of accessory buildings in residential and agricultural areas are barns, garages, sheds, personal workshops, etc.

#### How are Accessory Buildings Currently Regulated?

On residential and agricultural properties, the Land Use Bylaw currently regulates the following for accessory buildings:

- Building height
- Number of accessory buildings on a property
- Footprint of a single accessory building
- Combined footprint all accessory buildings

1. Which accessory building regulations are not restrictive enough or too restrictive?

	Not Restrictive Enough	Too Restrictive	N/A
Building Height	(12)	(16)	(26)
Number of accessory buildings on a property	(10)	(40)	(8)
Footprint of a single accessory building	(4)	(37)	(16)
Combined footprint all accessory buildings	(15)	(53)	(19)
Other (please specify)	(25)		

Other – Verbatim Comments
<ul style="list-style-type: none"> <li>• Should be an attempt to address the style of the structure (where reasonable) to match the neighborhood or other main structure.</li> <li>• regulations should match the land zoning context</li> <li>• horse shelters should not be accessory buildings and should not require a permit</li> <li>• in the context of an RF parcel that is 140ac</li> <li>• Restrictions seem generally in keeping with intended use. Height restriction helps mitigate view obstruction.</li> </ul>

- hard to know - you didn't say what the restrictions are
- this process is costing too much for average people
- inspected by a professional engineer
- there needs be more
- farm buildings exempt
- Should be able to build before a house is on the property
- I don't think this question is working as intended
- It's very difficult to answer these questions properly without specifics as to what the regulation is regarding height, number and footprint.
- should be restricted by combined sq footage as small % of residence, not by number \*\* only lets me respond to one line\*\*
- location close to property line; type of building (often they are eyesores)
- All regulations are too restrictive
- Number of buildings
- combined footprint really needs to be increased
- It won't let me answer each question
- Number of accessory buildings should consider the area of the parcel not just the zoning.
- Since your survey information does not provide either current or proposed restrictions, it is extremely difficult to answer this question without a great deal of research. As well, the answer will vary depending on land use designation.
- They are all too restrictive. But the survey tool does not allow multiple clicks
- Not restrictive enough on all of the above.
- Won't let me choose more than one option. In a residential community all of these are not restrictive enough.
- all of the above are not restrictive enough, it won't let me choose more than one option

## Livestock

The Land Use Bylaw currently allows for 1 animal unit (the equivalent of 1 horse) per 1.60ha (3.95 ac) of land.

2. Please rate how much you agree or disagree with the following:

*"More livestock should be allowed on a property without the need of a development permit."*

- Strongly Agree **(44)**
- Agree **(24)**
- Neutral **(18)**
- Disagree **(22)**
- Strongly Disagree **(26)**
- No opinion **(8)**

3. How much change should the County make to the number of livestock allowed on a property without the need of a development permit.

- All livestock should require a permit **(10)**
- Less than currently **(7)**
- Keep the same **(44)**
- More than currently **(49)**
- No Opinion **(16)**
- Other (please specify) **(15)**

Other – Verbatim Comments

- Correct the calculation to acres from hectares
- depends on how much you change the types of zoning
- Because 2 animal units are already a discretionary use on 3.98 acres, make it legal that someone can have 2 animal units without a permit for the second animal (eg: Horse). The main concern with animals should be their welfare - food, water, cleanliness - not their numbers. 3.98 acre parcels are designed for animal units, otherwise the owner must mow an extremely large area of grass, which is a waste. Allowing 2 animal units on 3.98 acres is very reasonable, considering there is NO limit on the number of animal units on 40+ acres.
- you have way too many development permits which is ridiculous
- 2 horses per 3.5 acres
- Smaller properties should have more restrictions and larger properties less restrictions
- large farms can't be restricted on animals for confined feeding operations
- If greater than quarter section then no permit required
- Intensive grazing (cattle) would mean high numbers for a short period of time; this is a beneficial practice for healthy land and soil but doesn't fit into the confines of this question. A development permit should not be required, in this instance. I responded "neutral" to q.1, not because I think there should be more than 1 animal unit per 1.6 ha, (horses eat everything to the ground and can cause much damage to small parcels of land) but because the permits should be flexible enough to allow for brief, high impact, grazing.
- Surely part of the answer is that it must be dependent on (i) how many days each animal is on the land, as they may be moved from one parcel to another and (ii) how productive the land is.
- Typically is it considered that 1 acre per horse is good.
- too much regulation in general, cut the red tape
- More, but within a reasonable number
- development permit department is too restricted. You can't even use your property. Everything need to be more relaxed.
- No permit for Agricultural land - large; permit for all others.

## Residential Keeping of Animals

### Keeping of Dogs

The Land Use Bylaw currently allows for 3 dogs per residential property without a development permit, up to 6 dogs with a development permit.

4. How many dogs should the County allow on a residential property with the need for a development permit?
- 1 **(6)**
  - 2 **(14)**
  - 3 **(39)**
  - 4 **(24)**
  - 5 **(3)**
  - 6 **(19)**
  - More than 6 **(5)**
  - The County should not regulate this **(22)**
  - No opinion **(13)**

### Keeping of Chickens

The county has received requests from residents to be able to have chickens for personal use on their residential properties.

Please indicate below your thoughts on the keeping of chickens in residential areas.

5. Please rate how much you agree or disagree with the following:

*"Chickens should be allowed on a residential property less than 1.6 ha (3.95 ac)."*



- Strongly Agree (48)
  - Agree (50)
  - Neutral (13)
  - Disagree (17)
  - Strongly Disagree (11)
  - No opinion (5)
6. How many chickens should be allowed on a residential property less than 1.6 ha (3.95 ac)?
- 1 to 5 (30)
  - 6 to 10 (34)
  - 11 to 15 (8)
  - 16 to 20 (15)
  - More than 20 (4)
  - The County should not regulate this (17)
  - Chickens should not be allowed on residential properties (24)
  - No opinion (10)
7. Should there be setback restrictions on where chickens coops are allowed on a residential property?
- Chicken coops should not be allowed on residential properties (19)
  - Chicken coops should have larger setbacks as other buildings allowed on the property (36)
  - Chicken coops should have the same setbacks as other buildings allowed on the property (35)
  - Chicken coops should have smaller setbacks as other buildings allowed on the property (9)
  - The County should not regulate this (26)
  - No opinion (16)
  - Other (please specify) (2)

Other – Verbatim Comments
<ul style="list-style-type: none"> <li>• there should not be aloud</li> <li>• Again, its improper to ask and expect answers in the abstract. Basically, it should depend in part on the other buildings. If the other building is a pig barn, then I don't see why chicken coops should have any further setback than other buildings. If the other building is a house, then perhaps it should be set back further.</li> </ul>

Keeping of Bees

The county has received requests from residents to be able to have bee hives for personal use on their residential properties.

Please indicate below your thoughts on the keeping of bees in residential areas.

8. How many bee hives should the County allow on a residential property?
- 1 (16)
  - 2 (13)
  - 3 (11)
  - 4 (19)
  - 5 (3)

- 6 (8)
  - More than 6 (7)
  - Beehives should not be allowed on residential properties (9)
  - The County should not regulate this (37)
  - No opinion (20)
9. Should there be setback restrictions on where bee hives are allowed on a residential property?
- Bee hives should not be allowed on residential properties. (9)
  - Bee hives should have larger setbacks as other buildings allowed on the property. (32)
  - Bee hives should have the same setbacks as other buildings allowed on the property. (32)
  - Bee hives should have smaller setbacks as other buildings allowed on the property. (8)
  - The County should not regulate this. (38)
  - No opinion (20)
  - Other (please specify) (4)

**Other – Verbatim Comments**

- make the setbacks based on current use and issues - too many restrictions for people who know how to run their hives
- having experience in Bee keeping I think 1 hive per 1/4 acre is a good limit for residential zoned properties
- I think these should be non-regulated on +10 acre properties
- Bee hives are an agricultural industry, so encourage them

**Business Use of Residential Properties****Short Term Vacation Rentals**

In recent years, short term vacation rentals have been a popular use of residential properties to provide supplemental income.

Please indicate below your thoughts on the short term vacation rentals.

10. What are your concerns with short term vacation rentals? (select all that apply)

- I have no concerns (58)
- Changing character of residential areas (45)
- Changing residential units to commercial use (36)
- Parties/noise (67)
- Impacts on the hotel/accommodation industry (10)
- Licensing (31)
- Taxation (27)
- Other (please specify) (19)

**Other – Verbatim Comments**

- Should be registered for such use with limits on number of complaints that would cancel this commercial use.
- I do not like when people are in the community that do not live in the area. It does not make me feel safe. This area is targeted by people for theft and it would make it more difficult to spot someone who didn't belong in the area with malicious intent. Additionally, the increase in traffic and people that do not know the area would be frustrating and more dangerous for pedestrians. Also, the owner of the vacation home is not as connected with the community and therefore

doesn't have the best interests of the community at heart. Rather, they want whatever is going to maximize their profit, which is not my dream for this community.

- Number of renters should be restricted and only allowed to use the house, not tents or trailers in the yard.
- I don't have concerns, I feel they provide a benefit such as providing needed accommodations to tourists, provide a small economic benefit to the home owners and bring tourists to local businesses
- Increased traffic, unsightly numbers of parked cars, and increase in number of homes without regular residents who are invested in the appearance of the property or the community interests.
- we have many more trespassers now, loss of privacy
- Registration of such with the county
- should only be allowed with a permit, area adjacent landowners to have review and input, review of permit every 2 years for breach of conditions
- I am supportive of short term rentals
- Traffic if too many on one property
- Better than long term tenants, use more County businesses because they aren't commuting to Calgary on a daily basis
- Vacation Rentals have been a critical financial life line for many homeowners that are in economic distress. It has been impossible to rent out our home to a viable long term rental family. Bragg Creek is a vacation destination for the province with no hotel accommodation and VR's fill that market need
- rural crime will go up as well. strangers in the neighborhoods
- disrupt the peace of the neighborhood in Springbank
- Require owner to reside on property
- Crime
- How are they enforced?
- I think they should be allowed as long as they don't negatively impact neighbors peace and quality of life.
- More policing may be required; more crime with transients

11. Please select where you think short term vacation rentals should be allowed. (select all that apply)

- ☐ Hamlets (56)
- ☐ Residential acreages (64)
- ☐ Agricultural areas (39)
- ☐ The County should not regulate this (57)
- ☐ Short term vacation rentals should not be allowed in the county (18)
- ☐ Other (please specify) (9)

#### Other – Verbatim Comments

- should be allowed everywhere, but there should be a restriction in numbers - less than 1 in 10 residential buildings should be short term rentals. Don't want to see hamlets like Bragg Creek become one big short term rental area.
- In Hamlets only if there is sufficient parking and the neighbours agree with the change of use.
- If people need to supplement their income with rental properties to make ends meet you should be helping all of the residents succeed and hold on to their land
- Owners should be able to use their own home as they deem appropriate eg. 5 bedroom with 4 kids then later same home can host overnight tourists
- There are VR's in all surrounding jurisdictions to RVC that are permitted and licensed or to be licensed like City of Calgary. RVC regulations should be consistent with adjacent regulations to provide a level playing field for RVC home owners
- Should be allowed at the whole county but regulated on the # people, hours noise etc
- Everywhere
- With proper licensing and regulation, short term rentals make sense. There needs to be strong regulation to ensure they remain good neighbours.
- Case by case basis where there is no neighbour opposition

12. What type of regulations should there be on short term vacation rentals? (select all that apply)

- Guest length of stay (44)
- Distance between vacation rentals (22)
- Parking requirements (67)
- Other (please specify) (50)

Other – Verbatim Comments
<ul style="list-style-type: none"> <li>• The County should not regulate this</li> <li>• the number of units allowed on one property. There has been rumors of some residential properties with multiple buildings and even allowing campers to rent space on the property. These types of properties are no longer residential lots but are becoming commercial enterprises.</li> <li>• Number of days per month</li> <li>• no rentals</li> <li>• I don't feel they need to be regulated any more than a long term rental such as a monthly or annual lease</li> <li>• no rentals</li> <li>• owner should be on site or live in the community</li> <li>• As long as it is not impacting neighbors peace and quiet or security</li> <li>• Compliance with noise and other bylaws should suffice.</li> <li>• noise, number of guests allowed</li> <li>• no rentals whatsoever</li> <li>• fires should be limited to regulated fire pits</li> <li>• I think short term rental should just be licensed and locations made public so neighbors are aware</li> <li>• Low impact and low density of rentals.</li> <li>• noise regulations</li> <li>• this should not aloud at all</li> <li>• There should be no regulation</li> <li>• none</li> <li>• None at all why on earth would you regulate it in the first place</li> <li>• Should be short term and not continious</li> <li>• noise restrictions</li> <li>• vacation use only</li> <li>• by permit only, adjacent / area residents to have input on approval; routine review of permit every 2 years for compliance complaints by area residents mandatory</li> <li>• none</li> <li>• Same regulations that apply to conventional rental properties (such as fire safety).</li> <li>• No regulations need to be in place</li> <li>• Permits and taxation, noise, parties</li> <li>• Compliance with regular residential laws for any home</li> <li>• no regulations</li> <li>• as long as they arent a nuisance&lt; I dont care</li> <li>• noise and parties</li> <li>• County should not regulate this. Each residence in the County is unique!</li> <li>• There should not be regulations on the property I own, or who stays in it!!</li> <li>• number of vacation rentals on a property</li> <li>• None other than ensuring they don't disrupt close neighbours regularly.</li> <li>• Be very respectful of neighbor's privacy and peaceful habitation of their property</li> <li>• Annual License Fee similar to City of Calgary or City of Vancouver ( .i.e. between \$50 and \$100 per year) Any regulation should apply to a guest length of stay less than 30 days</li> <li>• i dont think there should be short term vacation rentals</li> <li>• Should not be allowed period</li> <li>• Not County business</li> <li>• none</li> <li>• No incremental guests, e.g. holiday trailer of guest</li> <li>• establishment and compliance with noise restrictions to avoid partying concerns; licensing and taxation to avoid unfair competition with licensed B&amp;Bs</li> <li>• If the owner is responsible this shouldn't require county intervention</li> <li>• Distance between vacation rental and surrounding neighbors property</li> <li>• the county should not regulate this</li> </ul>

- No regulation at all
- Noise complaint line
- They should not be allowed to negatively impact the quality of life for their neighbors.
- no short term rentals in rural areas

### Special Event Businesses

The County has received inquiries to use agricultural and residential properties for special events on a regular basis (ex: wedding venues, corporate retreats, etc.).

This does not include when a landowner hosts one off events (ex: birthday parties, block parties, popup farmers markets).

13. If a property is used for regularly occurring events, the landowner should be required to:

- Get a development permit. **(63)**
- Redesignate (rezone) and get a development permit. **(36)**
- Operate without the need of a development permit. **(27)**
- Other (please specify) **(13)**

#### Other – Verbatim Comments

- get an event permit - perhaps inviting neighbors to join
- get some type of permit, but not development permit. Rockyview county has the most onerous permitting process in Canada!!
- If it's more frequent than twice /month then maybe a development permit needs to be required.
- If events are as frequent as weekly, a permit should be required. Otherwise, allow operation without a permit.
- Get a business license
- The county should have a special application / permit for this category. No need to rezone
- Get a license to run it if it's a business.
- Or get event license for each event
- Get a development permit for special events that still comply with health, water, fire and safety
- Should not be allowed period
- Not near other residential properties
- Do not allow
- They should be allowed as long as they don't negatively impact quality of life for their neighborse

14. Please select where you think special event business should be allowed? (select all that apply)

- Residential acreages **(44)**
- Hamlets/urban areas **(49)**
- Agricultural areas **(57)**
- Commercial/industrial areas **(79)**
- The County should not regulate this **(27)**
- Other (please specify) **(16)**

#### Other – Verbatim Comments

- Should not affect existing and conforming events that contribute to community involvement and participation
- where the necessary facilities and services can be appropriately provided
- should be allowed anywhere, as long as permits are done and neighbors aware of the business
- If the special event business can meet all of the existing bylaws such as noise and parking, \i don't feel they should be restricted in where they can or can't operate
- this should be a licence and the locations made public.
- Low density areas only and or all affected area residents signed on.
- there to many out of control the law enforcement needs to do this
- Impact on immediate neighbors should be considered.
- it depends on how it impacts neighbours
- residential acreages not impeding in neighbours

- Properties over 50 acres with a minimum distance of 150m away from the nearest neighboring residential house
- All residences in the county are unique and pose a different set of benefits and possible issues for neighbours and residents
- This is tricky, likely should be case by case.
- The appropriate locations will be dependent on the type of special events in terms of traffic, noise, etc. - therefore, should be decided on case-by-case basis as part of redesignation application.
- Anywhere if proper licenses and safety regulations are met
- At established venues on paved roads in areas with fire departments very close by

### Home-Based Businesses

There are two types of home-based businesses, Type I and Type II.

Currently, Type I Home-Based Businesses:

- Do not require a development permit
- Are allowed up to 2 business trips per day.

Currently, Type II Home-Based Businesses:

- Require a development permit
- Are allowed up to 8 business trips in agricultural areas or 4 business trips in residential areas,
- Are allowed up to 2 non-resident employees.
- Are allowed to use 1% 400 m<sup>2</sup> (4,305 ft<sup>2</sup>), whichever is less, of the property for outdoor storage

15. Please select the types of businesses you think should not be permitted to be home-based businesses? (select all that apply)

- Retail **(55)**
- General contractors **(32)**
- Landscaping **(29)**
- Restaurants **(69)**
- Automotive **(55)**
- Special Event Business **(36)**
- The County should not regulate this **(36)**
- Other (please specify) **(21)**

### **Other – Verbatim Comments**

- allow any business that meets the bylaw criteria
- Manufacturing or component assembly
- Anything that generates noise or more than 2 work vehicles
- Need to ensure that businesses are basically indistinguishable from the regular zones use. Should not degrade the aesthetic of the neighbourhood through outdoor storage or out of character structures.
- I'm ok with food related home businesses but not an eat in restaurant
- Anything that is of high risk to neighbors or community
- Bylaw services must improve in order to prevent nuisances to neighbours while avoiding unnecessary hoops to home-based businesses that don't interfere with neighbours' quiet enjoyment of their properties.
- High traffic business don't make sense to be run out of the home
- Limited traffic businesses
- The higher the area density the lower the traffic increase allowed and larger properties in low density areas higher traffic and larger storage.
- should be dependent on how it impacts neighbours
- Car repair garage is good, a junk yard is not good to
- Anything involving heavy equipment use or storage

- All businesses and residences are unique and should be looked at on an individual basis
- It depends on how you operate, how large property is, etc. If you aren't bothering neighbors, leave alone
- forest schools, daycares = excessive traffic and outdoor noise
- Any business with large volume of traffic in & out
- light industrial, outdoor storage except as directly related to core home-based business; automotive only if conducted inside
- All of the above
- Depends on the location
- The concern is about the mess and unsightly yards and properties with automotive, landscaping and general contractors.

16. How many business trips should be allowed per day for a Home-Based Business (Type II)?

- 0 to 4 **(31)**
- 5 to 8 **(31)**
- 9 to 12 **(10)**
- 13 to 16 **(3)**
- Over 16 **(2)**
- The County should not regulate this **(26)**
- No opinion **(22)**
- Other (please specify) **(12)**

#### Other – Verbatim Comments

- none
- 20 or less
- This should be evaluated on a case-by-case basis, depending on the local road network, existing traffic and housing density.
- only dog day care and boarding should be regulated.
- The higher the area density the lower the traffic increase allowed and larger properties in low density areas higher traffic and larger storage.
- For businesses that operate say only on weekends or special occasions should be allowed a higher number because of their scheduled events. If the business operates daily then it could have a maximum of 16
- A business that requires business trips only once a month or so, but at a higher number than the daily maximum, needs to be accommodated.
- Each residence is unique. One residence could have many business trips and not cause any disturbance yet another it may be too many. Don't penalize those that can run a great business with no disturbances to neighbours.
- 5-8 trips per day vehicle smaller than 5ton
- none
- we had busloads of people at our neighbours - it's a loophole
- Should not have any

17. How many non-resident employees should be allowed for a Home-Based Business (Type II)?

- 0 **(9)**
- 1 to 2 **(55)**
- 3 to 4 **(17)**
- 5 to 6 **(10)**
- Over 6 **(2)**
- The County should not regulate this **(23)**
- No opinion **(17)**
- Other (please specify) **(4)**

#### Other – Verbatim Comments



- This should be evaluated on a case-by-case basis and taking into account the surrounding neighbourhood, available parking space, road network and existing traffic.
- Non-resident employees coming and going would need to fall into the number of business trips allowable.
- How can you regulate this?
- no limit as long as occupancy limits of building code are not exceeded

18. How much change should the County should make to how much outdoor storage is allowed for a Home-Based Business (Type II)?

- No outdoor storage should be allowed **(16)**
- Less than currently **(10)**
- Keep the same **(44)**
- More than currently **(15)**
- The County should not regulate this **(17)**
- No opinion **(21)**
- Other (please specify) **(14)**

#### Other – Verbatim Comments

- Limited storage within 700 sq ft and tastefully screened with solid fencing.
- Not sure what you said but if the signs are intrusive or offensive regulate it otherwise stop with all of the regulations
- As long as it is not unsightly
- Depending on area density and size of property. 4 acres as is at 4000 sq ft 80 plus acres 64000 acres.
- Depends upon what is being stored.
- Keep the same enforce it
- imperative that properties not be used to collect junk - often partly used or unused, or abandoned things related to home business (or recreational activity)
- Up to 6,000 sq ft seems more reasonable
- All outdoor storage should be hidden on all sides
- Depends on many factors. Proximity to neighbours, sight lines, if sheds are used, etc.
- Again, perhaps storage is screened, not visible to neighbors, then OK.
- we stare at piles of scrap and pallets now - no outdoor storage
- outdoor storage needs to be directly related to business (not stand alone storage business) and it needs to be completely screened from adjacent properties.
- Some home based business become very unsightly and messy. For example, automotive often becomes a junkyard storage site.

## Alternative Housing Types

### Tiny Homes

In recent years, tiny homes have become increasingly popular as an affordable and low impact form of housing. Tiny homes are typically single detached homes that are less than 37 m2 (400 ft2).

In many residential areas the Land Use Bylaw has a minimum size of a single detached home ranging from 121 m2 (1,302 ft2) to 150 m2 (1,614 ft2) depending on the area and housing type.

Please indicate below your thoughts on Tiny Homes.

19. Please select where you think tiny homes should be allowed? (select all that apply)

- Residential acreages **(75)**
- Hamlets/urban areas **(69)**
- Agricultural areas **(68)**
- The County should not regulate this **(40)**



- Tiny Homes should not be allowed in the county (16)
- Other (please specify) (13)

Other – Verbatim Comments	
<ul style="list-style-type: none"> <li>the critical issue with tiny homes is if they are linked in to sewage (on wheels or not on wheels) not where they are</li> <li>Only one tiny home per property, aligns with design of home on site. Tiny home could include a mobile home.</li> <li>anywhere but it's the # of these on 1 property that is the issue</li> <li>Perhaps the county could develop an area for those wishing to get away but can't afford land to park their tiny home. There are many people wanting to buy a tiny home but no where to place them</li> <li>all safety and building codes as per current regulations. Inspections.</li> <li>in master planned communities designed for such</li> <li>The best neighbourhood have all types of housing.</li> <li>Tax should be base ONLY on square footage of house and some factor of outbuilding area. No other criteria</li> <li>Certainly the time has come to build much smaller than 1300 sq ft.</li> <li>Tiny homes is another market reality in housing or vacation rental affordability. Tiny houses are also to be encouraged for smaller carbon footprint going forward to our 2050 carbon neutral goals as a country</li> <li>On any other property type, a tiny home could be an accessory dwelling unit.</li> <li>would like a tiny home on wheels as an accessory dwelling</li> <li>Tiny homes need to be counted as a dwelling and not in addition to what is allowed in bylaw.</li> </ul>	

### Accessory Dwelling Units

Accessory dwelling units are secondary residential dwellings on a property. Examples of accessory dwelling units are basement suites, secondary suite, carriage houses, etc.

On residential properties, the Land Use Bylaw currently regulates the following for accessory dwelling unit:

- Building height.
- Maximum of 1 accessory dwelling units per main house on a property.
- Minimum 1 parking stall per accessory dwelling unit.
- Minimum floor area of 36 m<sup>2</sup> (387 ft<sup>2</sup>).
- Maximum floor area of 110 m<sup>2</sup> (1,184 ft<sup>2</sup>) or 80% the area of the main house.

20. Which accessory dwelling unit regulations are not restrictive enough or too restrictive?

	Not Restrictive Enough	Too Restrictive	N/A
Building Height	(9)	(8)	(8)
Minimum parking stall required	(13)	(8)	(8)
Minimum floor area	(0)	(21)	(12)
Maximum floor area	(10)	(31)	(16)
Other (please specify)	(23)		

Other – Verbatim Comments	
<ul style="list-style-type: none"> <li>Your form doesn't work. Only opinion in the matter has been expressed.</li> <li>Fine the way it is</li> <li>The ADU should not have more square footage than the principal residence. EVER.</li> <li>There are many different types of landowners with various requirements - why is common sense not able to determine this</li> <li>So if I choose to build a new home if it is 20% larger than my current home on my property can I call the older smaller home the ADU?</li> <li>would only let me pick one choice and not comment on other 3</li> </ul>	

- ensure proper setbacks and appearance of these
- All regulations seem fine
- Dependant on the situation, do not make anything more restrictive.
- All to restrictive
- This question won't allow me to answer for each line. I feel it's too restrictive to require a parking stall.
- Generally this bylaw doesn't sound flexible enough. The original likely dictates the size of suite offered. Also, if there are only 2 residents on large property and residence, the property is under-utilized - take that into account
- all to restrictive, this question box does not work
- Correct right now
- Should not be allowed period
- development permit department is too restricted. You can't even use your property. Everything need to be more relaxed.
- Keep the same
- The choices here are too restrictive - what is the correct answer if you think the current rules are appropriate? N/A is not it - neither is "not enough" or "too much".
- They are all too restrictive but the survey does not allow multiple selections
- no need for more restrictions
- All tiny houses
- Won't allow not restrictive enough on more than one option - all but min. Floor area
- would like a tiny home on wheels as an accessory dwelling

### Manufactured Home Parks

A manufactured home is a dwelling that is constructed or manufactured to be moved from one point to another and meets the requirements for a residence under the Canadian Standards Association. Manufactured homes are commonly referred to as park model trailers and do not include recreational vehicles. Manufactured home parks are developments where multiple manufactured homes are placed on a single property.

21. Please select where you think manufactured home parks should be allowed? (select all that apply)

- Residential acreages **(28)**
- Hamlets **(55)**
- Agricultural areas **(47)**
- The County should not regulate this **(16)**
- Manufactured Home Parks should not be allowed in the county **(30)**
- Other (please specify) **(15)**

#### **Other – Verbatim Comments**

- NO WAY.
- I think the current regulation of a time limit for single wide mobile homes is good - sometimes the time limit needs to be extended for building reasons. I would like to see more compassion from those issuing these permits as circumstances are different for everyone
- in most areas where roads are paved
- Manufactured home park.
- master planned communities designed for such
- commercial areas only regulated by permit
- each request looked at individually
- I think that this comes to distance from and privacy for neighboring properties. Possibly minimum 150m away.
- Look at each individual plans. Some manufactured homes are better than multi-million dollar homes. In fact I know of a home in Springbank that is made up of several manufactured "homes".
- Allow them but restrict size and placement if within townsites, should be on the edge of towns. Or outside towns, in the country
- In an designated area for this purpose

- Even in hamlets, trailer parks should have to comply with the basic parcel size restrictions for the area.
- Further study, regulations needed
- residential acreages that are large enough so the neighbour has privacy
- requirements for building to fit with surrounding properties and be landscaped and not look like a temporary structure

### Additional Feedback

22. Is there additional feedback on the Land Use Bylaw you would live to provide?

(68)

#### Other – Verbatim Comments

- Retention of open green or agricultural use spaces between commercial developments that are functional and intended to retain the rural character. Note this needs to be more than a ravine preserve or a bike path concept. This was the intent of node type developments such that it does not become one continuous extension of the rural or urban sprawl.
- I chose to live in Rocky View because I want to live in a rural area with nature. Part of this includes darkness at night and the ability to see the stars. There has been a great increase in the number of lots that are installing street lights that pollute the sky, as well as cast light on their neighbours properties. There has also been an increase in the number of houses that have very bright exterior lights every few feet. These again cast light on neighbouring properties and detract from the natural aesthetic. I think the bylaws need to more specifically address the impact of lighting on neighbours. I don't believe that rural acreages should be allowed to be lit up like city neighbourhoods. This detracts from and changes the environment that is the reason many of us have chosen to live here. Starlit nights matter. The approval of new developments and zoning changes does not seem to put enough weight on the impact to traffic. Many new developments are not in keeping with existing densities, and when they are approved lead to significant increases in traffic along limited (often single) entry and exit routes. Additionally, when new routes are built through new and existing developments, the traffic from neighbouring districts, does not seem to be considered in terms of flow and volume (people from these communities use these residential roads as a main route to and from work daily instead of routes that are intended for the high volume of traffic).
- I think the main problem with Land Use is that the Council don't follow the Bylaw rules, don't take staff recommendations but decide by who they like. Administration even advise ignoring the rules at times which negates the reason for bylaw existence! The changes proposed in the new draft land use bylaws are ridiculous. People living on the west side of Rocky View have not been provided with an open house to ask questions or have them answered or to make their views known. This is another action by the Reeve and some Council members to ignore certain tax payers and suit themselves. I want a much improved draft version based on knowledgeable input before any changes are put into law.
- I would like to see the county allow the undeveloped road allowances (even when leased) for non-vehicular recreational users such as walkers, joggers and equestrian use.
- An increase in checking Home Based businesses are adhering to terms and in compliance with regulations. Fees, yearly, to businesses for road maintenance, upkeep and additional calcium application.
- Concern about Live/Work. There should NOT be entire areas dedicated to this; confine it to certain areas in hamlets or in areas already designated as commercial/businesss. It looks commercial/industrial and can generate far too much traffic, light and noise.
- I general I'd like the new bylaws to allow for more economic development and allow owners to utilize their property how they see fit with a reduction in regulation. I've lived in RVC for 2 years and I've become very discouraged by how restrictive the LUB currently are
- Need to ensure clear limits to number of recreational vehicles (travel trailers, motor homes etc), commercial vehicles, boats, etc that can be stored outside. I believe no more than 2 RV, and 1 boat make sense on residential acreages. Likewise a commercial vehicle should not be permitted visible in residential areas.
- Main concern is properties being bought to be a short term rental with owner not living here or having multiple rentals on 1 property which is happening now in Bragg Creek

- All requirements must be made clear to residents and strictly enforced. However, unnecessary red tape must be avoided.
- I think some of your committees need to have someone from the general public thinking and speaking for us. The bureaucracy has way too much power and the people paying taxes need to be able to get involved with the decision making. People are frustrated with not having a say in their future and on their own property. We are sick of the bureaucracy making these decision with no compassion for those trying to succeed.
- There is a rumour that the new Land Use Bylaw would make it so that anyone who's land is not agricultural land would not be able to have any horses. I've not been able to ascertain whether or not this is true as there is much reading to be done between the old Bylaw and the new proposed Bylaw and I just found out about this. I strongly disagree with the county making it so that people cannot have horses on their acreages. Horses aren't "livestock", they're pets who ,in our case as in many others, have been part of our lives lives for years and have grown up with our children.
- We have noted that the following use is no longer in the proposed LUB: Outdoor Storage, Recreational Vehicle means an industrial area of land set aside or otherwise defined for the outdoor storage of vehicle, recreation and vehicle, motor sport; In the current LUB it is a discretionary use under the Industrial – Industrial Storage (I-IS) District and the Live-Work (L-W) District. We understand that in the proposed LUB, outdoor recreational vehicle storage businesses are intended to be included in the following definition: "Storage (Outdoor)" means an outdoor area that may contain a building or structure for the accessory keeping of goods, inventory, materials, machinery, or equipment outside in association with the primary use on the parcel. However, we request that either this definition be clarified to explicitly state that outdoor recreational vehicle storage businesses are included as a primary use for clarity or that the current definition in the LUB be carried forward into the proposed LUB and added to all the same districts where 'Storage (Outdoor)' is listed. Otherwise, it is unclear whether recreational vehicle storage is included in the proposed definition of outdoor storage.
- I think the questions in this survey are missing many of the issues I have seen in the new LUB. These questions are trivial and are trying to avoid the the larger issues that I see. IE numerous larger parcels up to 40 acres will be lumped into land use that is for residential acreage up to 3.95 acres which is too restrictive, where as a Farmstead of 20 acres is to be included in the new Ranch & Farm. I think this new LUB has been prepared by some one who has no understanding of the Alberta Township System. Sections, are 640 acres 1/4 sections are 160 acres etc. Its based on acres and not Hectares.
- the process for subdivisions is way too onerous and restrictive. The red tape and expense of this SHOULD BE CUT IN HALF!!
- I have several horror stories around getting permits approved for construction of sheds/garages/shops this process needs to be improved so County residents don't need to fight to get permits for constructing additional buildings.
- Special care facilities which is currently a discretionary use in R2 zoned parcels should be allowed when the new bylaw is adopted. The MD wants to change the name of R2 lots to R-RUR and the special care facilities to care facilities ( group) which is acceptable. But care facilities ( group) should NOT be excluded from discretionary use in the R-RUR zone in the new by laws. Reasoning: A group home licence is required by the Alberta Health for housing four or more individuals in a residential home. Any owner of a country residential home may want to keep four individuals in their home, ( if space permits) and treat this as their income source. The county should allow this opportunity for the home owners as long as they have a parcel size of 3.95 acres or more. In any case a group home licensee will need to follow the AH licencing requirements which is as it is a threshold of correct procedure and the county should not be overly concerned about this. By not allowing Care facilities ( group) in a parcel size of 3.95 acres and more, the county is blocking a earning source. if the county allows care facilities ( child) and care facilities (clinic) on a parcel size of 3.95 acres, they should also allow care facilities ( group).
- Yes. Less restrictive on large parcel subdivision. Less arbitrary decision process. Quit changing the rules. More certainty for land owner subdivision planning.
- In looking at bee hives. I do not wish to see restrictions on # of hives for acreages over 2 acres. I think that 1 acre up to 2 acre lots should keep hives to a 5 colony limit and smaller than 1 acre should be limited to 2 colonies.
- Please address berms. Current regulations require a permit for all except for buildings under construction
- i when to the open house i was not herd the county need the bylaw needs to not have to be called in order to enforce the bylaws this is what has to be done we done know all the bylaws this is way we have bylaw police
- need to support agriculture by allowing CFOs on agriculturally zoned land.

- Thank you for the opportunity to provide input.
- Your Spelling !!!!
- The county has many different areas and what works in one may not in the next area. I think regulations are hard to define for all areas. I think that the regulations should be strict with an understanding that a land owner can get relaxation when conditions permit. Perhaps there is a way to simplify the Development Appeal process to streamline certain variation applications.
- I believe that currently there is far too much regulation and it is obvious in travelling through Rocky View that very few are following these regulations so a relaxation of many of them would make sense.
- Why is the land zoning changing? Is this to create loopholes for developers as if this is the case this is wrong
- The County needs to consider traffic concerns more closely before approving home businesses in country residential areas. Particularly in situations where there is heavy pedestrian use without street lights or sidewalks.
- Too many abstract questions. Many issues raised in the questionnaire were not based on enough facts, and the answers really depended upon other factors not listed in the question.
- Enforce the rules in place. Do not let nasty neighbors hurt property values of the neighborhood.
- 1) do not increase # animals for small parcels e.g. 10 acre or less 2) do not increase building height w/o permit & input from adjacent landowners 3) replace # of out buildings with reasonable but small % of residential dwelling for small parcels of 20 ac or less 4) restrict in home business use to non traffic/non storage types for small acre parcels (40 ac or less) 5) increase restrictions/permits required for air bnb, vacation rentals on small acre parcels of 20 ac or less to include permit req's and input from area residents; include a mandatory review of permit every 2 years min that includes input from area residents
- Please do not allow use of firearms on agricultural land that shares an access road with residential, ie: as in Fawn Hills in W. Bragg Creek
- The current land use bylaw pertaining to how many animals, (particularly horses) allowed per acre, under 40 acre parcel, needs to be closely monitored in this county! By law officers need to check for the many violations!! Many land owners do follow the bylaw, and know of the many who do "NOT"!!
- Beekeeping is a fantastic hobby and provides much needed pollination to the flora near by. In my opinion, it is mainly concerns from individuals who do not keep bees that cause confusion. Education is important but it not necessarily learned by a beekeeping course. There are many many beekeepers in Rocky View and the suggested restrictions do not allow for anything but hobby beekeeping. The environmental impact also needs to be considered when making such uninformed suggestions. The province had regulations around beekeeping and this should be the guide.
- I believe the county should not regulate the number of beehives per parcel. It really is a benefit to all and I think that the more people there are wanting beehives, the better.
- It is of great concern to me that, in our current environmental crisis and the depletion of many species, bees being one of them, that bee hives are being restricted. I require a reason for why there would be a restriction on amount of hives on an acreage or agricultural area. A decision to restrict bees shows a lack or ignorance to the scientific evidence based knowledge that supports beekeeping, in my opinion. Especially knowing that bees are directly increasing our food supply and the supply for other animals in a province that prides itself on agriculture. Every bee helps. There should be a requirement to have bee hives on every acre in all of Rockyview, not restrictions. The Alberta Government has already put forth regulations for beekeepers and we pride ourselves on abiding by these regulations. We do not need Rockyview adding restrictions to our already well regulated province of beekeepers. Bee kind to our environment, our animals, our people and our bees. We moved to an acreage to be able to keep bees and now this restriction really makes me look at Rockyview differently.
- regulate and enforce collection of junk on display - eg shipping containers, garbage containers, piles of wood and other scrap, semi-abandoned cars, extra boats and trailers --- these things seem to accumulate on a lot of properties and are not only eyesores - they lower the property value and enjoyment of others
- Hello, Thank you for giving residents an opportunity to provide feedback. I think it is important for RVC and residents of the country to realize that the economy in Alberta is struggling badly with many jobs losses. Residents should be allowed and encouraged to be creative and entrepreneurial in order to find new ways to create income within the county from their own residences. It is also good for local businesses such as restaurants, grocery stores etc, if out of town people come to new areas and support these businesses. There certainly seems to be strong demand for short term rentals in areas of natural beauty that RVC has to offer. Weddings and special events are also in strong demand in this beautiful county. It also feels like properties



in Foothills are more able to get set-up and running without issue in that county than RVC residents and it feels somewhat off putting to try to have an offering like this in RVC. We hope to see progression and development for 2020 and onwards to allow the county and residents to prosper in this difficult economic environment.

- Protection of groundwater as population increases and possible changes to bylaws for number of animals. Ground and surface water by confined feedlot operations, alongside nearby high-density subdivisions, must be considered.
- Someone should have proofed this survey, multiple spelling errors.
- Rocky View County's bylaws are so restrictive and have been made over the years with no insight. Bylaws should be general but allows problems to be solved if there is an issue. I haven't met one person in the last ten years that thinks that Rocky view has good land use policies or finds they are not restrictive enough. We are mostly rural yet we have more restrictions than Calgary!!!! Go figure.
- County has a poor record of bylaw enforcement, new construction inspection, and fulfilling its responsibilities.
- No restrictions on number of beehives in agricultural areas. No permits for beehives in agricultural areas.
- People need to be allowed to use their homes And properties in ways that work for them. Over-regulation can hinder people's livelihood. Yes, neighbours need to be considered but the county doesn't have to regulate every detail, not make it Difficult for people to make a living. General disturbance/noise/sight line and zoning bylaws should take care of most issues people might complain about.
- I have grave concerns of government overreach which always increases, adding costs for no added value - often seems like make-work projects for increased RV staff levels. And/or to increase RV revenue. It is time to reverse these trends.
- Please bear in mind when interpreting any poll or survey that only a small fraction of the affected people will actually take the survey and results are often more polarized by extreme cases that may pertain to an existing or proposed regulation. People hate change. But change we must.
- Thank you
- I want to see regulations of Sea Cans and Junk ( eye sore garbage) and PIG BARNS, set backs being much larger than 3 meters from your neighbors boarder! Farm regulations so that Farms can not place junk and pigs right at neighbors boarder. Farms have no regulations in regards to amount of sea cans or junk or animal housing presently. Stallions need regulations of housing to avoid dangerous situations with neighbors animals. Proper fencing for Stallion etc. Thanks
- This is a rural municipality - keep it in agriculture. No proliferation of alternative uses on these lands.
- Existing acreage properties of 6 acres or less should not be rezoned to allow subdivision or business development
- The county is too restricted in everything. Too many red tapes and departments, conflicting rules. The Developing permit department has too much power with such a small group. It should be reviewed. You can't even use your property. Things need to be more relaxed.
- Additional residences (1) should not include any acreages from previous owners. Should only be included in the land I bought - I should be able to subdivide my land even if it already has an existing acreage I do non own.
- we have to absolutely allow chicken and bees on acreages with no restrictions !!!
- In the Ranch and Farm District, commercial beekeeping should be placed under permitted uses instead of discretionary use. Alberta is the largest producer of honey in Canada. Commercial beekeepers place thousands of hives in fields all over rural Alberta in cooperation with the farmer or rancher. This improves yields for canola producers and allows commercial beekeepers to run their farming operation without unnecessary interference from the county. In the same way that a rancher does not ask the county for permission to graze his cattle on his neighbour's quarter. A commercial beekeeper should only have to deal with the land owner in the Ranch and Farm district when deciding where to place bees.
- The maximum sizes of accessory buildings in also too restrictive
- The number and size of accessory buildings should consider the actual size of the parcel not just the zoning. Their is a big difference between 3 buildings on a 2 acre parcel vs a 4 acre parcel, but this is not considered in the current zoning rules.
- country residential should not have large groups of people converging for any business.
- I support the licensing of short term rentals & think it's a boon to the county - but wonder if there should be a limit to the # of them that are granted each year?
- The County has provided far too little useful information to easily access what is actually changing. It is incredibly time consuming for residents to attempt to understand even the proposed changes for their own specific property, let alone any broader changes. This makes

providing meaningful input extremely difficult. Also, as will have been noted in many of my responses to the survey questions, a number of the questions are very poorly structured and make providing meaningful answers difficult. It is my understanding that changes are being proposed to the development process as well as specific land use restrictions. There has been mention of "streamlining" processes. Why is there no information on these changes and/or any consultation on them? The survey's final question "where do you live" is inadequate. It fails to reflect all options. I do not live on a "residential acreage" or on a "farm". I live on an Agricultural Holdings property - bigger than a residential acreage, but smaller than what I would refer to as a farm.

- The land use bylaw needs to take size of property into consideration for all things. Bee keeping seems to be lumped as one size fits all but rural acreages can sustain bee hives. People should register their hive with the provincial authority and they should have a say in crowd and hive control
- no
- Keep the land rural, not industrial near residents.
- Yes, generally the county always overregulates.
- No development permit for bee hives, hives are moved around for pollinating fields, bees are flying two or more miles they don't need permits.
- Encourage senior housing of all care levels
- My goal is to pay rent to a land owner to have a tiny home on wheels as an accessory dwelling. That way if the owner sells the land I can remove my home from the property. A win, win situation. Affordable housing for me and supplemental income for the owner.
- The parking requirements for commercial uses in the current Land Use Bylaw are too high. Administration should be given broader authority to vary the requirements of the Land Use Bylaw where such is warranted in circumstances.
- Yes. I will be attending an Open House. I have many questions and concerns that will likely require I write a letter.

## About You

The following questions will assist the County with a better understanding of our engagement outreach to residents and stakeholders.

23. Are you a resident of Rocky View County?

- Yes **(123)**
- No **(8)**
- Prefer not to answer **(5)**

24. How long have you lived in the County?

< 1 Year	1-5 Years	6-10 Years	11-15 Years	16-20 Years	21-25 Years	26-30 Years	31-35 Years	≥36 Years	Other
(2)	(22)	(17)	(14)	(17)	(12)	(20)	(5)	(15)	(3)

Other – Verbatim Comments
<ul style="list-style-type: none"> <li>• Longer than most residents</li> <li>• Lifetime</li> <li>• I do not live in the County</li> </ul>

25. What part of the County do you live?

- I live in a hamlet **(15)**
- I live on a residential acreage **(80)**
- I live on a farm **(18)**
- I own or operate a commercial business, including a farm, in the County **(7)**
- Prefer not to answer **(18)**

## Thank You

Thank you for taking the time to provide your feedback. If you have any additional comments or questions, please contact Planning and Development: [development@rockyview.ca](mailto:development@rockyview.ca) or 403-230-1401.

[Click here](#) to return to the County's Land Use Bylaw Review project page.