ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-6031-2005

DC-99

OFFICE CONSOLIDATION

This document has been consolidated for convenience only. A copy of the original Bylaw and all amending Bylaws can be obtained from Rocky View County. This office consolidation comprises the following Bylaws:

Bylaw	Amendment Type	Date of Approval
C-6031-2005	Original Bylaw	March 8, 2005
C-6191-2005	Insert *Section 2.3.17, 2.4.11 & 2.5.28* - Dwelling, mobile home for farm help	February 07, 2006
C-6234-2006	Amended Schedule A & B	April 25, 2006
C-6983-2010	To make setbacks along Highway 566 and Rg. Rd. 294 consistent with existing Conceptual Schemes	November 23, 2010
C-7451-2015	To add: 1) provision 2.5.28 to "Cell C List of Uses"; 2) (ii) to 2.5.15 to except out A Portion of lots; 3) (i) to Section 3.14.0 to Amend Site Coverage; and 4) to add Schedule 'C' to this Bylaw.	March 10, 2015
C-7651-2017	To add: 2.3.18 for lot specific amendments. To add Schedule D.	June 13, 2017
C-7730-2017	To add a provision for site coverage under Section 3.14.0 ii) To Amend Schedule C	November 28, 2017
C-7872-2019	To add site-specific uses of Cannabis Cultivation and Cannabis Facility to Section 2.5.0, and to add Schedule E	April 30, 2019
C-7930-2019	To add site-specific uses under 2.5.0 and 3.14.0	October 22, 2019
C-8230-2021	To add site-specific amendment to add a Religious Assembly, Child Care Facility, and Recreation (Public) use within Lot 2, Block 5, Plan 1611467, NW 10-26-29-W4M	September 13, 2022
C-8318-2022	To amend Section 1.0.0, 3.12.0 and 3.14.0	September 27, 2022
C-8280-2022	To amend site-specific uses in 2.3.18, and to amend Schedule 'D'	October 11, 2022
C-8389-2023	To amend Section 2.5.0, 3.14.0, Schedule C, and delete Schedule E	July 4, 2023
C-8417-2023	To amend section 3.8.0 and 3.14.0, amend Schedule 'B', and add Schedule 'G'	July 18, 2023
C-8413-2023	To amend site-specific uses in 2.5.31 and setbacks in 3.13.1.iv.	September 19, 2023
C-8461-2023	To amend Schedule B	November 28, 2023

ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-6031-2005

DC-99

Bylaw	Amendment Type	Date of Approval
C-8465-2023	To remove Section 3.8.0, to amend Section 3.14.0 by increasing maximum site coverage for Cell C, and to remove Schedule C.	December 5, 2023
C-8468-2023	Add Section 2.3.19 to Section 2.3.0 Cell A, add Section 2.5.32 to Section 2.5.0 Cell C, add Section 3.12.1 (b) to Section 3.12.0, add Section 3.14.0 (i) under Cell A, add Section 3.14.0 (v) under Cell C, amend Section 3.15.0 by adding Sections 3.15.0 (b) and (c) under Special Development Regulations, and add Schedule H.	December 5, 2023
C-8473-2023	Add section 2.3.20 to 2.3.0, Cell A – List of Uses, add section 4.3.0 to 4.0.0, Definitions, add Schedule 'I', and add section 3.15.0 d).	December 12, 2023
C-8523-2024	Add Section 3.12.1 (b) to Section 3.12.0	April 23, 2024
C-8512-2024	Add Subsection (v) to Section 3.13.0	November 26, 2024
C-8600-2025	Add section 2.5.33 to Section 2.5.0 Cell C – List of Uses	September 2, 2025

NOTE: DC 99 no longer applies to SW 10-2-29 W4M. It was repealed from SW 10 and DC 109 Bylaw C-6234-2006 has replaced it

DIRECT CONTROL BYLAW REGULATIONS

1.0.0 GENERAL REGULATIONS

1.1.0 For the purposes of this Bylaw, the boundaries and description of the Lands shall be more or less as indicated in Schedule "A" attached hereto and forming part hereof, except as otherwise approved by Council.

1.2.0 Parts One, Two, and Three of Land Use Bylaw C-4841-97, as amended, are applicable unless otherwise stated in this Bylaw.

1.3.0 Notwithstanding any provisions to the contrary, this area shall be known as the Balzac East Special Development Area #4 Lands.

1.4.0 Except where specifically noted that Council approval is required, the Development Officer shall consider and decide on applications for development permits for listed uses in each development cell in this bylaw provided the provisions of Sections 1, 2 and 3 are completed in a form and substance satisfactory to the *County*.

1.5.0 For the purposes of this bylaw, the lands shall be divided into Development Cells, the boundaries and description of which shall be more or less as indicated in attached Schedule "B".

1.6.0 No subdivision of lands within SDA#4 shall be permitted until the County has adopted a Conceptual Scheme for the lands.

1.6.1 Notwithstanding Section 1.6.0, a subdivision may be permitted if the intent of the subdivision is to create blocks of land that will facilitate Conceptual Scheme planning within the NW ¼ 3-26-29-W4M.

1.7.0 The *County* may, through *Development Agreement* and *Development Permits*, specify any development regulation, criteria or condition necessary to ensure all subdivision and *development* on the lands conforms with the provisions of the Balzac East Area Structure Plan, as amended, and with the purpose and intent of the respective Conceptual Scheme.

1.8.0 The Development Officer may grant a variance to the minimum landscaped width, maximum building height, maximum site coverage, by a maximum of 5%.

1.9.0 Notwithstanding Section 3.9.0, for the lots adjacent to the 20 m landscaped Municipal Reserve land that borders Highway 566, the minimum landscaped width may calculate to an average of 9.5 m (31.17 ft.) in total.

2.0.0 LAND USE REGULATIONS

2.1.0 The purpose and intent of this District is to provide for the *development* of the Balzac East Special Development Area #4 Lands for commercial and light industrial uses that do not impact adjacent residential development.

2.2.0 The Balzac East Area Structure Plan area has divided the subject land into three distinct cells that have unique characteristics relating to the adjacent uses, access issues, and existing uses. These cells have been detailed in Schedule "B." For each cell, a specific list of uses has been developed.

2.3.0 Cell A – List of Uses

2.3.1 Agriculture, General
2.3.2 Childcare Facilities
2.3.3 Churches and *Religious Assembly*
2.3.4 Commercial Communication Facilities – Type A, Type B
2.3.5 Country Inn (not to exceed 10 suites)
2.3.6 Dwelling Unit, accessory to principal use
2.3.7 General Industry Type I
2.3.8 Indoor Participant Recreation Services
2.3.9 Health Care Services
2.3.10 Museum
2.3.11 Offices
2.3.12 Personal Service Businesses
2.3.13 *Public Buildings*, uses, *utilities* and services
2.3.14 Retail Store (less than 25 *000 square feet)*
2.3.15 School – Private
2.3.16 Signs
2.3.17 Dwelling, mobile home for farm help
2.3.18 The following additional uses are allowed within a portion of NW-10-26-29-W4M as shown on Schedule 'D':
Animal Health Services, small animal;
Banks or Financial Institutions;
Convenience Store;
Drinking Establishment;
General Store;
Grocery Stores, Local;
Grocery Stores, Regional;
Liquor Sales;
Restaurant;
Retail Food Store;
Patio, accessory to the principal business use;
Service Station; and
Specialty Food Store.
2.3.19 The following additional uses are allowed within Lot 1, Block 1, Plan 061 4759 in NW-11-26-29-W4M, as shown on Schedule 'H':
Outdoor Storage;
Truck Trailer;
2.3.20 The following additional uses are allowed on Parcel A, Plan 4156JK, NW-11-26-29-W4M within Cell A as shown on Schedule 'I': Dealership/Rental Agency, Implement and Equipment

2.4.0 Cell B – List of Uses

2.4.1 Agriculture, General
2.4.2 Accessory Buildings
2.4.3 Bed and Breakfast Home
2.4.4 Commercial Communication Facilities – Type A, Type B
2.4.5 Dwelling, single family detached
2.4.6 General Industry – Type I
2.4.7 Home Based Businesses – Type I

2.4.8 Home Based Businesses – Type II
2.4.9 Special Care Facility (less than 5 clients)
2.4.10 Signs
2.4.11 Dwelling, mobile home for farm help

2.5.0 Cell C – List of Uses

2.5.1 Agriculture, General
2.5.2 Accessory Buildings
2.5.3 Accommodation and Convention Services
2.5.4 Agricultural Processing
2.5.5 Agricultural Support Services
2.5.6 Amusement and Entertainment Services
2.5.7 Animal Health Care Services
2.5.8 Automotive, Equipment and Vehicle Services
2.5.9 Bulk storage, processing and distribution of peat moss and potting soil
2.5.10 Commercial Communication Facilities – Type A, Type B
2.5.11 Colleges and Post Secondary Education Institutions
2.5.12 Dwelling Unit, accessory to principal use
2.5.13 General Industry Type I
2.5.14 General Industry Type II
2.5.15 General Industry Type III
(i) Excepting out all lots adjacent to Dwight McLellan Trail.
(ii) Excepting out all lots within a portion of SE 10-26-29-W4M as shown on Schedule 'C'.
2.5.16 Horticultural Development, where there is a surface water supply
2.5.17 Offices
2.5.18 Outdoor Participant Recreation Services
2.5.19 Power Co-Generation Station
2.5.20 Public Buildings, uses, utilities and services
2.5.21 Restaurant
2.5.22 Retail Store
2.5.23 Signs
2.5.24 Warehouse
2.5.25 Warehouse Stores
2.5.26 Schools – public, private and separate
2.5.27 Dwelling, mobile home for farm help
2.5.28 The following uses are allowed within a portion of SE 10-26-29-W4M as shown on Schedule 'C':
Auctioneering Services
Automotive Services
Child Care Facility
Religious Assembly
Dealership/Rental Agency, Automotive
Health Care Services
Indoor Participant Recreation Services
Mini-Storage
Personal Service Business

2.5.29 The following uses are allowed within a portion of SW-03-26-29-W4M as shown on Schedule 'F':
Auctioneering Services
Automotive Services
Dealership/Rental Agency Automotive
Indoor Participant Recreation Service
Health Care Service
Mini Storage
Personal Service Business
Religious Assembly

2.5.30 The following uses are allowed within Lot 2, Block 5, Plan 1611467, NW-10-26-29-W04M as shown on Schedule 'G':
Religious Assembly
Child Care Facility
Recreation (Public)

2.5.31 The following use is allowed on Lot 3, Block 1, Plan 0811034:
Commercial Communication Facility (Type C)

2.5.32 The following uses are allowed within Lot 1, Block 1, Plan 061 4759 in NW-11-26-29-W4M, as shown on Schedule 'H':
Outdoor Storage
Truck Trailer

2.5.33 The following additional uses are allowed on Lot 4, Block 3, Plan 221 1750 in NW-10-26-29-W4M as shown on Schedule 'J':
Dealership/Rental Agency, Automotive
Outdoor Storage, Truck Trailer

3.0.0 DEVELOPMENT REGULATIONS

3.1.0 All *development* within the subject lands shall conform to the provisions and policies set out in the Balzac East Area Structure Plan, as amended.

3.2.0 No *development* of the lands shall be permitted without and until the Developer has prepared and submitted a Management Plan for the handling and storage of hazardous or other waste materials proposed to be generated from the development in form and substance satisfactory to each of the *County* and / or Alberta Environment.

3.3.0 No subdivision and/or *development* of the lands shall be permitted without and until the Developer has prepared and submitted a Storm Water Management Plan in form and substance satisfactory to each of the *County* and / or Alberta Environment.

3.4.0 No subdivision and/or *development* shall be permitted until the developer has prepared a Transportation Impact Assessment that takes into account all proposed, approved and existing development, and identifies any necessary transportation improvements, to the satisfaction of the *County* and/or Alberta Transportation. Recommendations regarding infrastructure improvements shall be implemented as conditions of development permit or subdivision to the satisfaction of the *County*.

3.5.0 Notwithstanding any provision of this bylaw to the contrary, a *Development Permit* for foundations, grading of the lands and installation of utilities may be issued by the Development Officer provided the conditions are satisfactory to the *County* in form and substance, including a Stormwater Management Plan to guide such *development.*

3.6.0 Road widening will be dedicated prior to or concurrent with registration of the first plan of subdivision or bare land condominium affecting any lots abutting Highway 566, Range Roads 292 and 293, Township Roads 260 and 261.

3.7.0 Landscaping will be required in accordance with the provisions of the Balzac East Area Structure Plan.

3.8.0 Removed by Bylaw C-8465-2023 on December 5, 2023.

3.9.0 A minimum of 30 metres in width for those lots adjacent to Highway 566, or a minimum of 10 metres in width for those lots adjacent to the Municipal Reserve land that borders Highway 566, shall be landscaped.

3.10.0 An emergency access must be available, constructed, and signed for any development with more than 2 lots, or for a single lot over 20 acres.

3.11.0 All internal roads to access any development on any site must be constructed in accordance with the County's Servicing Standards for Subdivision and Development, as amended.

3.12.0 Maximum Building Height:

3.12.1 Cell A
Principal Building: 12 metres (39.4 ft)
Accessory Building: 8.00 metres

a) Notwithstanding section 3.11.1, Lot 4, Block 2, Plan 0810343 within NE-10-26-29-W4M is permitted a maximum building height requirement of 11.7 m for *religious assembly* uses.
b) Notwithstanding Section 3.12.1, the Maximum Building Height for General Industry Type I uses within Lot 1, Block 1, Plan 061 4759 in NW-11-26-29-W4M is 16 m (52.49 ft.).

3.12.2 Cell B
Principal Building: 10.00 metres
Accessory Building: 8.00 metres

3.12.3 Cell C
Principal Building: 20.00 metres
Accessory Building: 15.00 metres

a) The maximum height of machinery and structures subordinate to the industrial process or principal use on the site will be at the discretion of the Development Authority.

3.13.0 Minimum Setbacks

3.13.1 All buildings shall be set back a minimum of 10.00 metres from any property line excepting out the following:

(i) Fifty (50.00) metres from the north property boundary of Cell A for those lots immediately adjacent to Highway 566;

(ii) Thirty (30.00) metres for those lots adjacent to the Municipal Reserve land that borders Highway 566.

(iii) Within the SE 10-26-29-W4M, 25.00 metres from Range Road 292 and Township Road 261.

(iv) For Commercial Communication Tower Type (A), Type (B), or Type (C) use on Lot 3, Block 1, Plan 0811034:

1. The rear property line setback shall be 2 metres, and

2. The west side property line setback shall be 2 metres.

(v) (v)Lot 1, Block 6, Plan 161 1467 within NW-10-26-29-W4M, where the northern side yard is 3.00 metres; the rear yard setback is 3.00 metres; and the southern side yard is 6.00 metres.

3.14.0 Site Coverage

Maximum Site Coverage for Cell A is 45%

(i) Notwithstanding Section 3.14.0, the Maximum Site Coverage within Lot 1, Block 1, Plan 061 4759 in NW-11-2629-W4M, as shown on Schedule 'H', is 55%.

Maximum Site Coverage for Cell B is 25%

Maximum Site Coverage for Cell C is 55%

(i) Notwithstanding Section 3.14.0, the Maximum Site Coverage within Lot 1, Block 1, Plan 061 4759 in NW-11-2629-W4M, as shown on Schedule 'H', is 55%.

3.15.0 Special Development Regulations

A Parking Assessment prepared by a qualified person shall be submitted to determine parking requirements for *religious assembly* uses for Lot 4, Block 2, Plan 0810343 within NE-10-26-29-W4M to the satisfaction of the *Development Authority*.

a) A Landscaping Plan, prepared by a qualified person, shall be submitted to demonstrate the Outdoor Storage, Truck Trailer use within Lot 1, Block 1, Plan 061 4759 in NW-11-26-29-W4M is appropriately screened from Highway 566 to the satisfaction of the Development Authority.

b) All Development Permit plans for Lot 1, Block 1, Plan 061 4759 in NW-11-26-29-W4M abutting Highway 566 shall be in conformity with the Special Architectural and Landscape Guidelines contained in Section 6.4 of the Wagon Wheel Industrial Park Conceptual Scheme. Emphasis on design shall be placed on the northern façade, or any direction facing a residential area.

c) Outdoor storage will be allowed on Parcel A, Plan 4156JK, NW-11-26-29-W4M where appropriate landscaping and buffering is provided to the satisfaction of the Development Authority, and shall be predominantly located to the south of buildings. All Development Permit plans for Parcel A, Plan 061 4759 in NW-11-26-29-W4M abutting Highway 566 or Range Road 292 shall be in conformity with the Special Architectural and Landscape Guidelines contained in Section 6.4 of the Wagon Wheel Industrial Park Conceptual Scheme. Emphasis on design shall be placed on the northwestern façade and any direction facing a residential area.

4.0.0 DEFINITIONS

4.1.0 Colleges and Post-Secondary Education Institutions – means a facility where the primary use of the site is for provision of post secondary education to students, including student housing and research facilities.

4.2.0 Co-Generation Station – means a facility for the joint generation of electricity and thermal energy (usually steam). A steam turbine may be bedded to produce more energy from high-pressure steam recovered from the hot flue gases from first stage gas turbine, creating the production of two forms of useful power from a single fuel source in a single process.

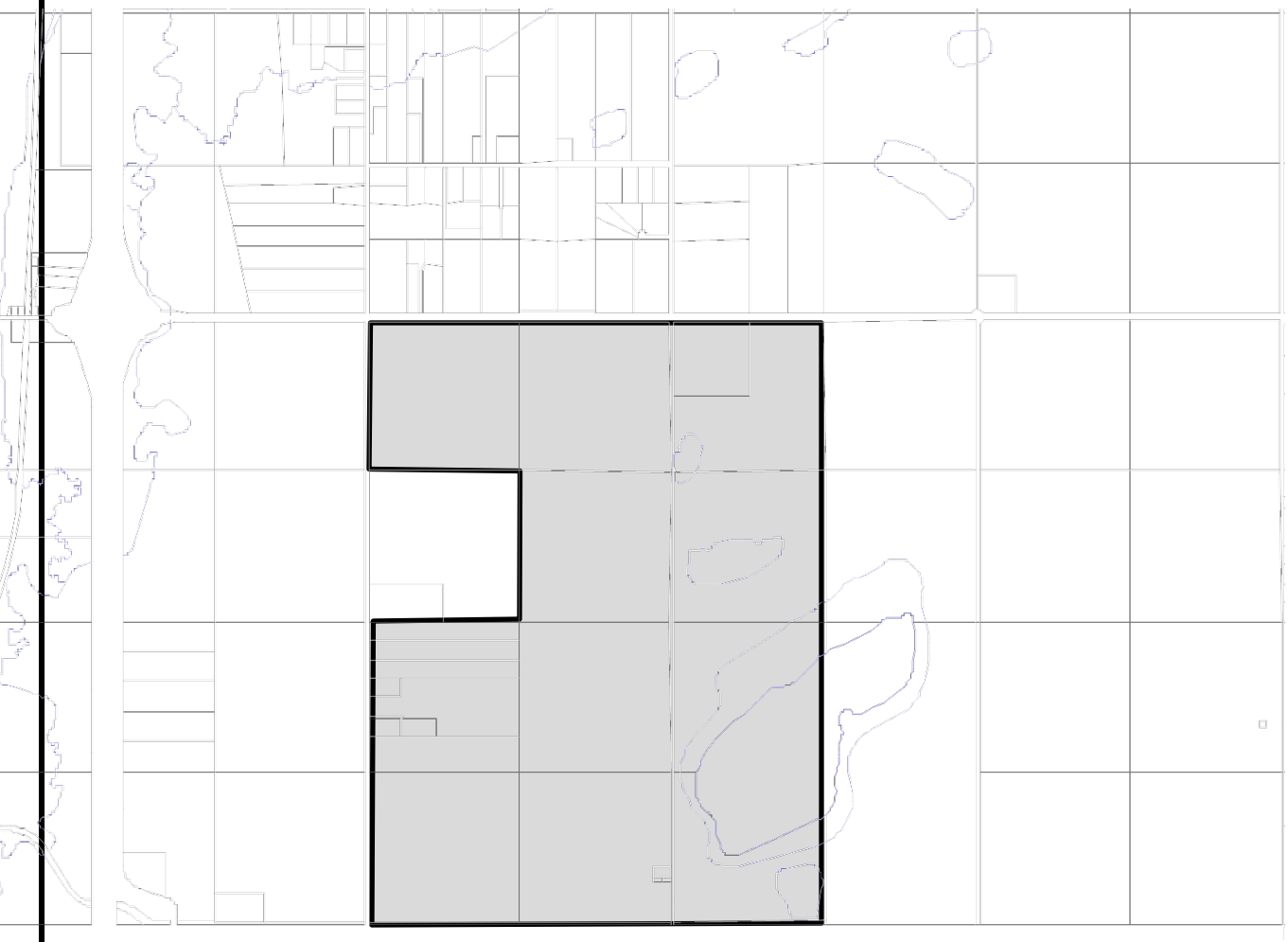
4.3.0 Dealership/Rental Agency, implement and equipment means an establishment having as its main use the storage of agriculture implements and industrial equipment for sale, rent or lease. Accessory uses may include facilities for the repair or maintenance of such implements.

5.0.0 IMPLEMENTATION

5.1.0 The boundaries of the cells will be confirmed through the subdivision process and may require amendments to the schedules of this bylaw.

5.2.0 This Bylaw comes into effect upon the date of its third reading.

SCHEDULE "A"
Office Consolidation Version



DIRECT CONTROL BYLAW AREA

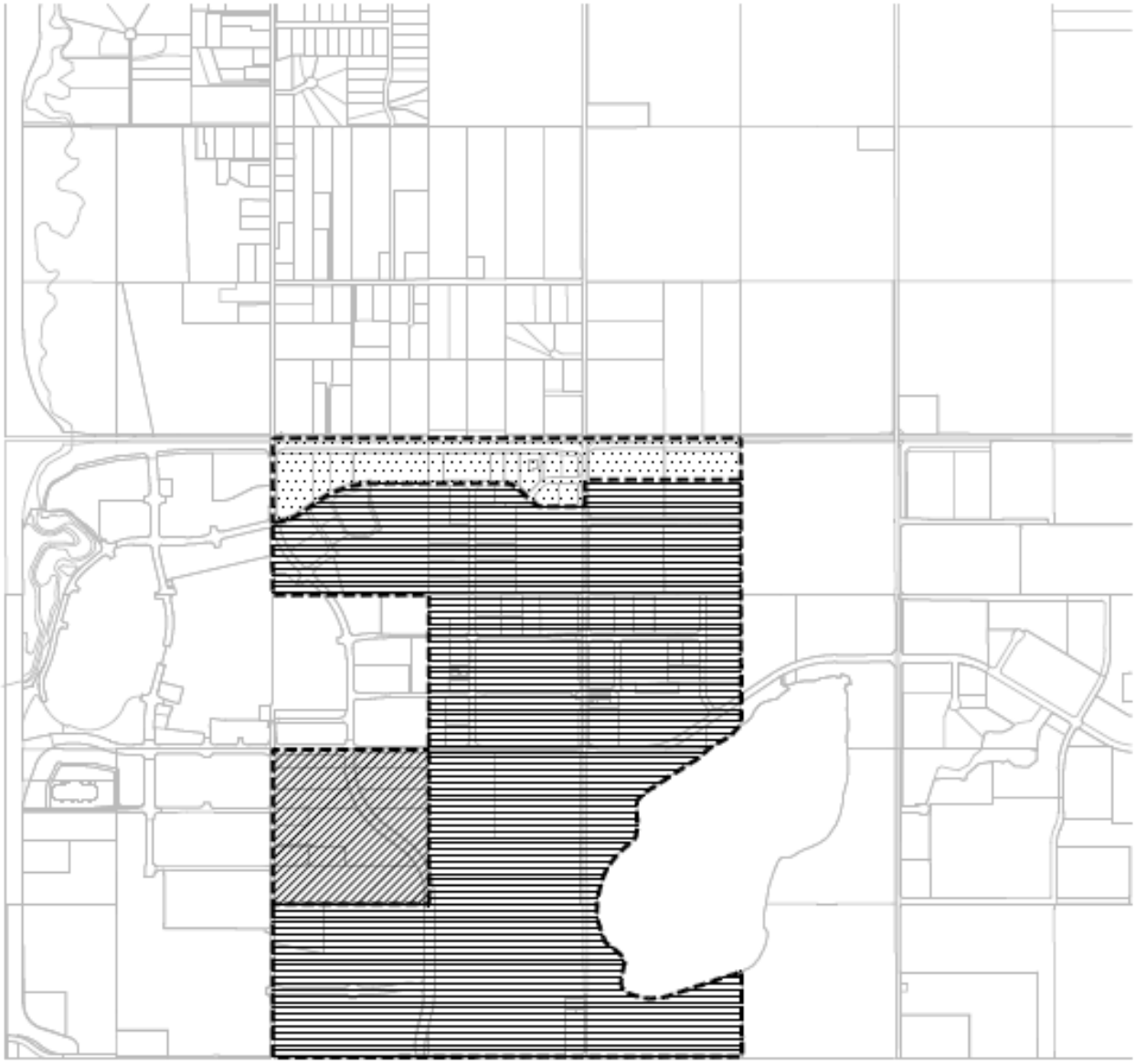
LEGAL DESCRIPTION: All of Section 3, portions of Section 10 and the W ½ of Section 2 and Section 11 all in Twp 26, Rge 29 W4M

Division 7

ROCKY VIEW COUNTY
Cultivating Communities

SCHEDULE ‘B’

Office Consolidation Version



SCALE - NTS

Legend

Cell A Cell B Cell C

SCHEDULE B

November 14, 2023

Schedule C removed by Bylaw C-8465-2023 on 2023-12-05.



ROCKY VIEW COUNTY

Schedule 'D'

Bylaw C-8280-2022

Amendment

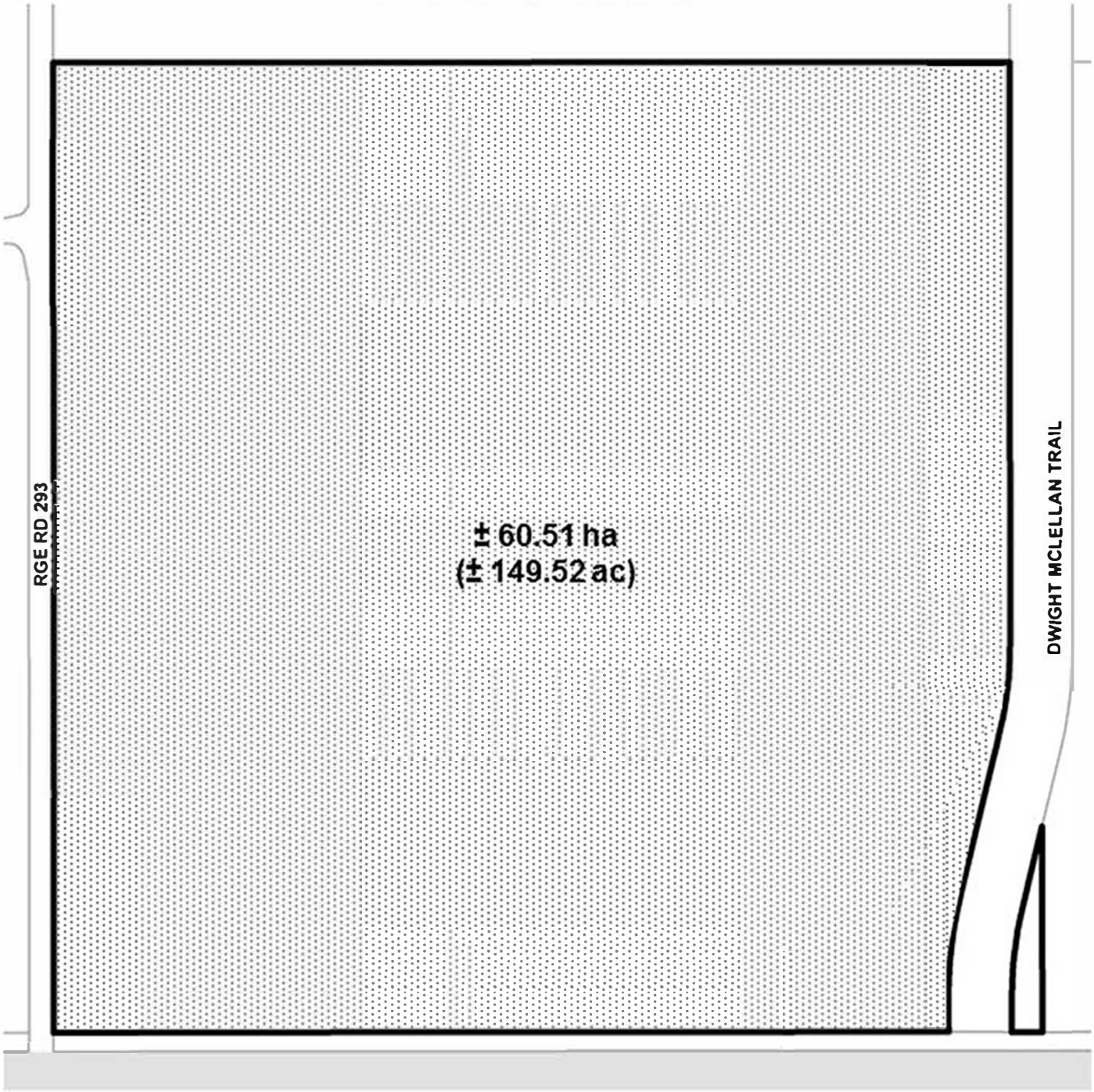
FROM
Direct Control District (DC-99)

TO
Direct Control District (DC-99) Amended

Division: 5
Roll: 06410060 & 06410061
File: PL20220011
Printed: June 7, 2022
Legal: Lot:1 & 2 Block:1 Plan:1611467 within NW-10-26-29-W04M

SCHEDULE 'E'

Office Consolidation Version



AMENDMENT

FROM DC-99 TO DC-99 (amended)

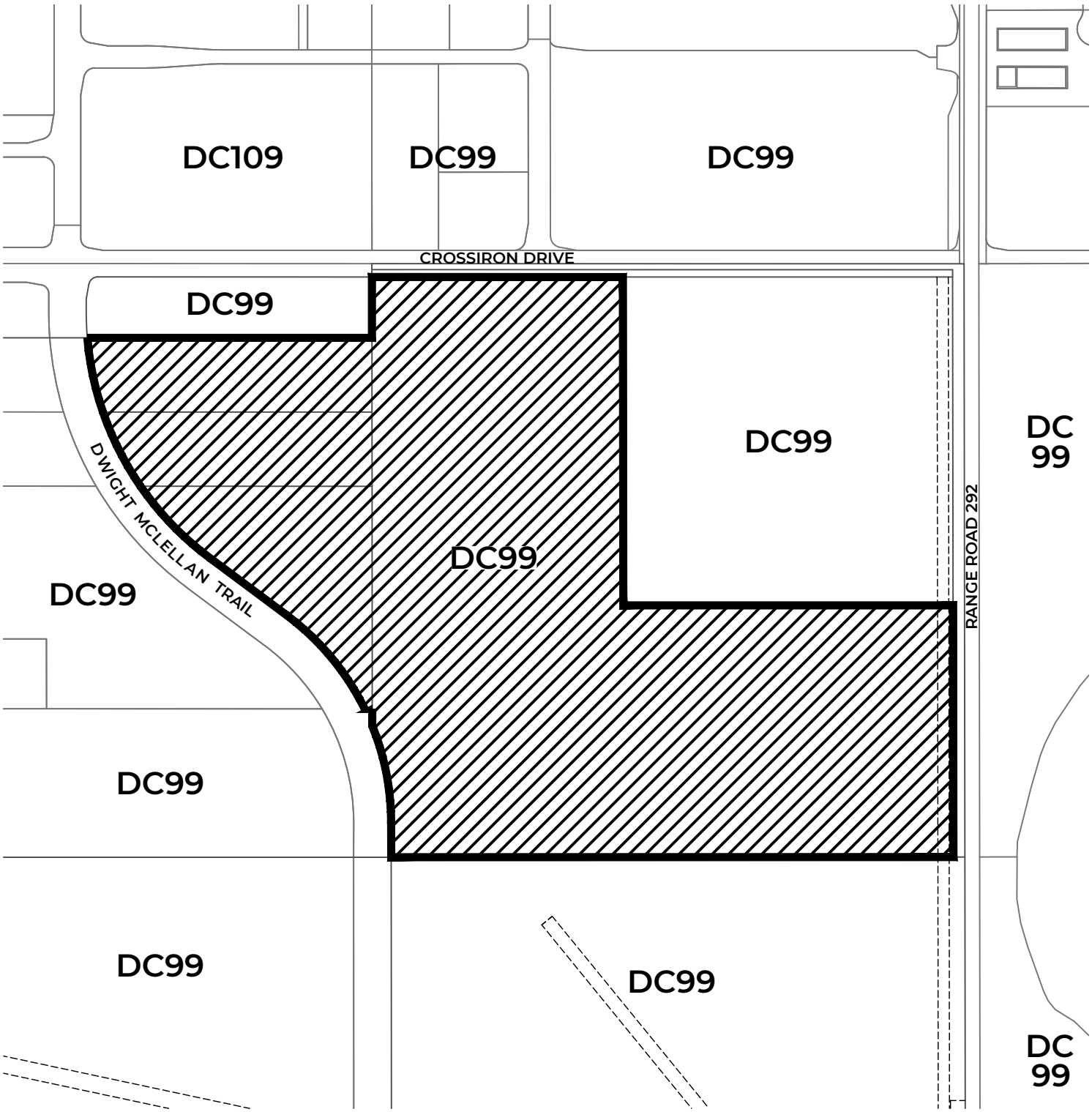
Subject Land

LEGAL DESCRIPTION: SW-03-26-29-W04M

FILE: PL20180139 - 06403002 **DIVISION: 7**

ROCKY VIEW COUNTY
Cultivating Communities

SCHEDULE ‘G’
Office Consolidation Version



SCALE 1:7500

Legend

Proposed Land Use Amendment Boundary

DC99 (Direct Control District)
53.5 ha (132.2 ac)

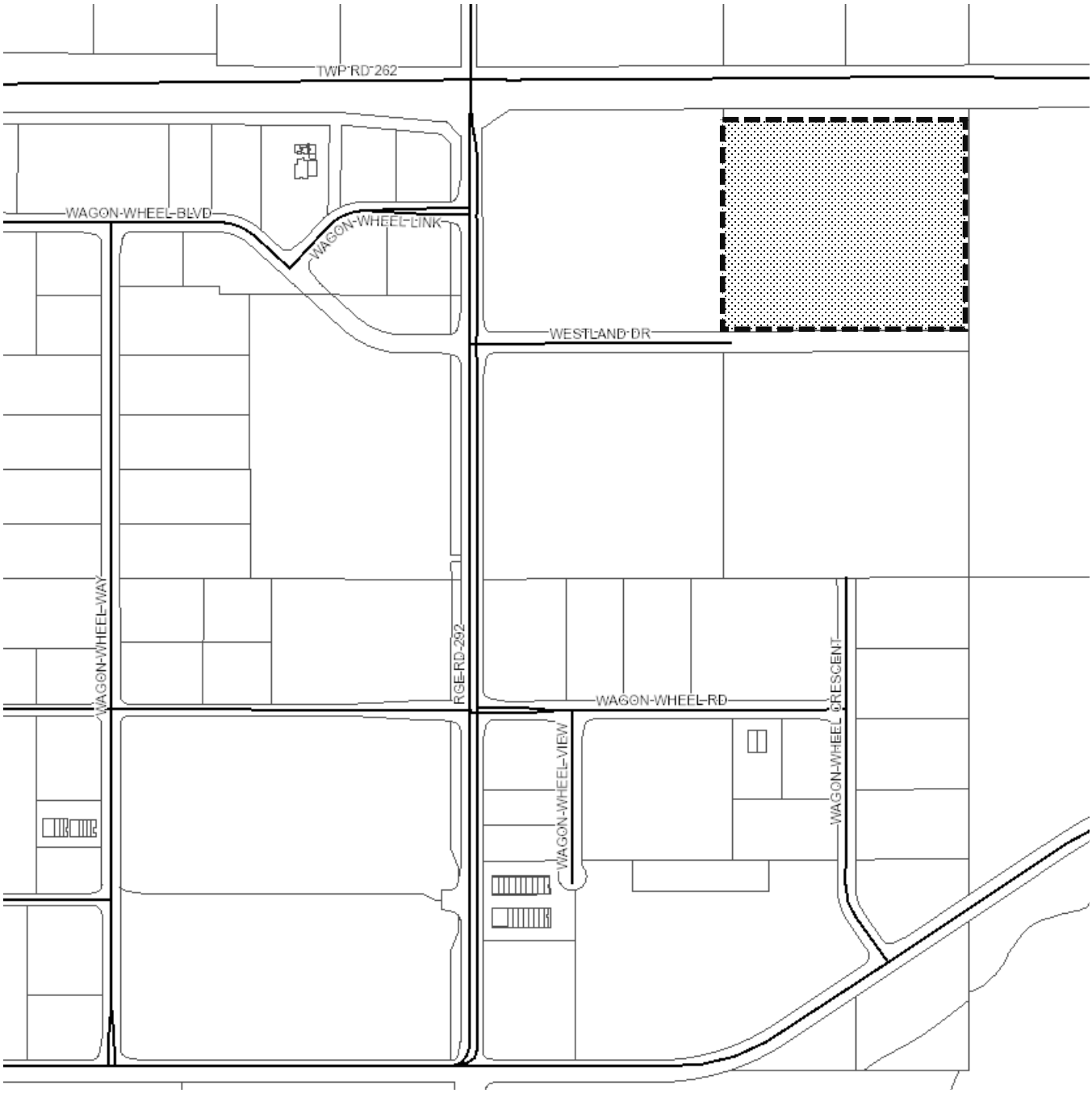
LAND USE AMENDMENT SCHEDULE G

Lot 2, Block 1, Plan 1413400
Block 1, Plan 731479
Block 2, Plan 731479
Lot 2, Block 3, Plan 8711165

November 9, 2022

SCHEDULE 'H'

Office Consolidation Version



AMENDMENT

FROM DC-99 **to** DC-99 (amended)

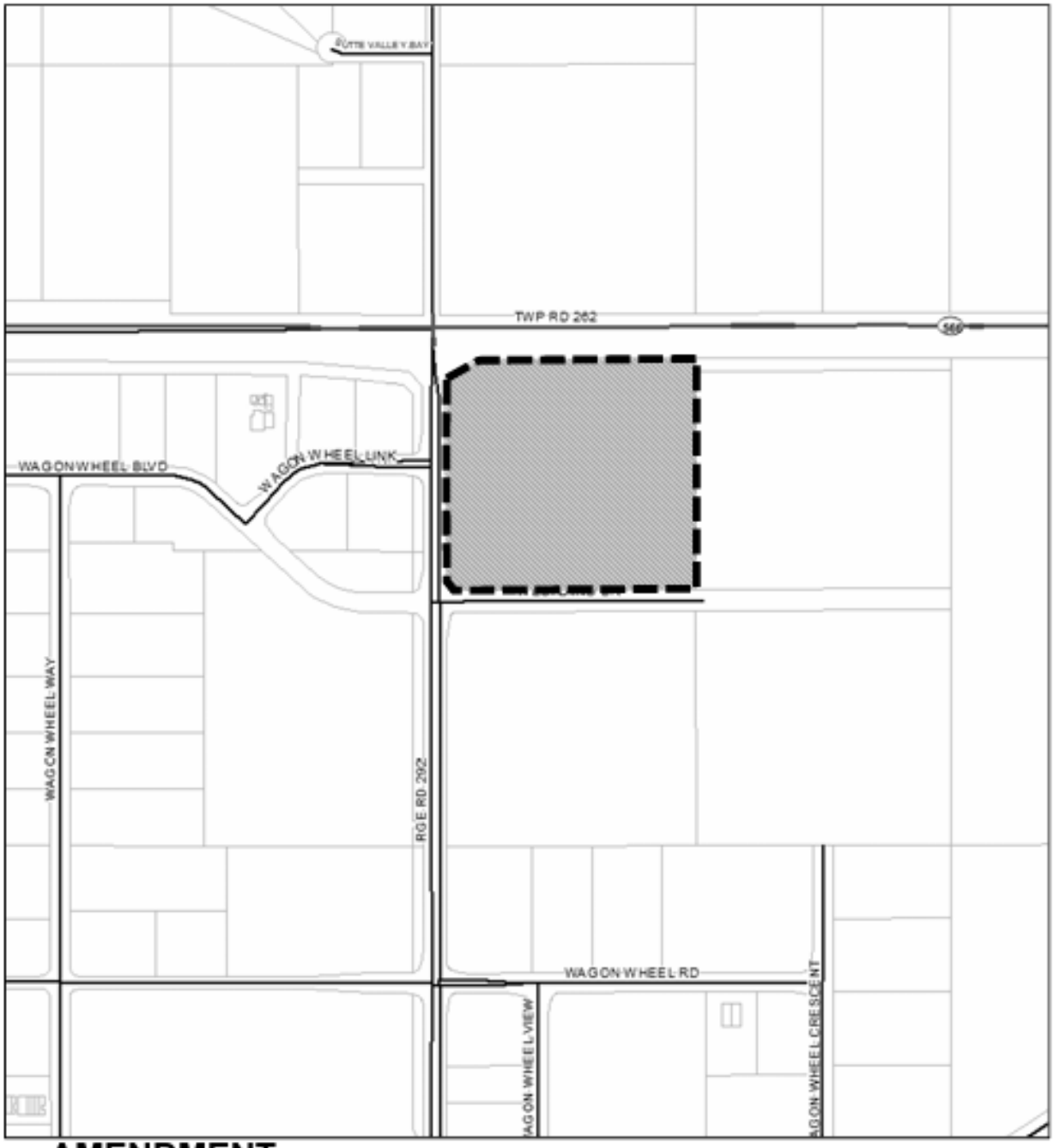
LEGAL DESCRIPTION: Lot 1, Block 1, Plan 061 4759 within NW 11-26-29-W4M

FILE: _____ **DIVISION:** 5

ROCKY VIEW COUNTY
Cultivating Communities

Schedule 'I'

Office Consolidation Version

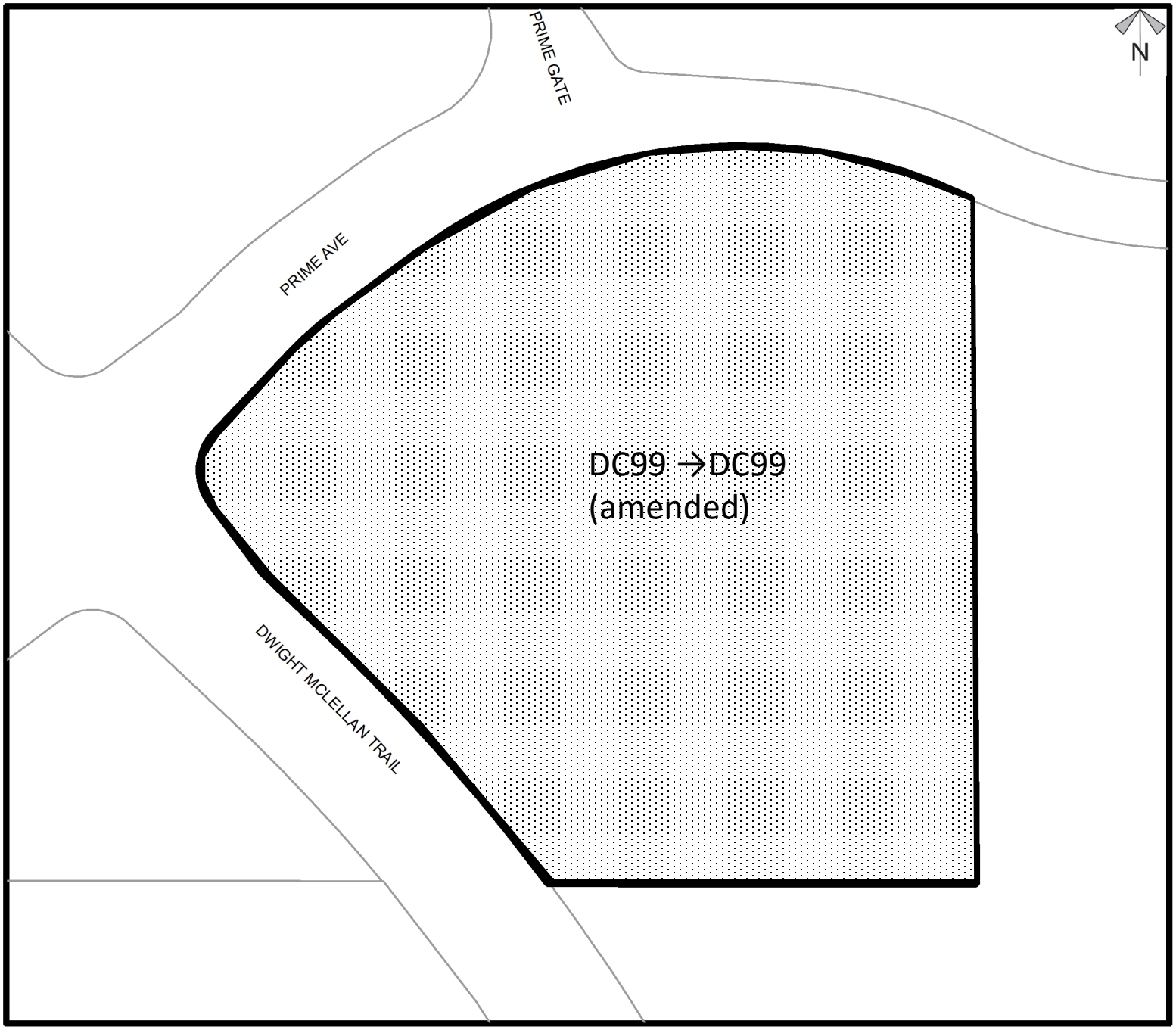


AMENDMENT

From ___DC99_____ **to** ___DC99 (amended)_____

Legal Description: _Block A, Plan 4156JK within NW-11-26-29-W04M__

File:_PL20230061, 06411005____ **Division**:_____5_____



ROCKY VIEW COUNTY

Schedule 'J'

Bylaw C-8600-2025

Amendment

FROM
DC-99

TO
DC-99 (amended)

Division: 5
Roll: 06410064
File: PL20240206
Printed: 11/28/2024
Legal: A portion of NW-10-26-29-W04M