

**ROCKY VIEW COUNTY
BYLAW C-7054-2011**

A Bylaw of Rocky View County to amend Bylaw C-4841-97, being the Land Use Bylaw

WHEREAS the Council deems it desirable to amend the said Bylaw, and

WHEREAS the Council of Rocky View County has received an application to amend Part 5, Land Use Map No. 39 and 39 SE of Bylaw C-4841-97 to redesignate a portion of SE 13-23-5-W5M from Hamlet Residential One District to Direct Control District as shown on the attached Schedule 'A'; and

WHEREAS Council held a Public Hearing and has given consideration to the representations made to it in accordance with Section 692 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta, 2000, and all amendments thereto.

NOW THEREFORE the Council enacts the following:

1. That Part 5, Land Use Map No. 39 and 39 SE of Bylaw C-4841-97 be amended by redesignating a portion of SE 13-23-5-W5M from Hamlet Residential One District to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.
2. That all lands within a portion of SE 13-23-5-W5M are hereby redesignated to Direct Control District as shown on the Schedule 'A' attached to and forming part of this Bylaw.
3. The Bylaw comes into effect upon the date of its third reading.
4. That the regulations of the Direct Control District comprise:
 - 1.0.0 General Regulations
 - 2.0.0 Land Use Regulations
 - 3.0.0 Subdivision Regulations
 - 4.0.0 Definitions
 - 5.0.0 Implementation

1.0.0 GENERAL REGULATIONS

- 1.1.0 The General Regulations contained within this Section are applicable to all Lands subject to this Bylaw as indicated in Schedule 'A' attached hereto and forming part hereof.
- 1.2.0 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.
- 1.3.0 Parts 1, 2 and 3 of the Land Use Bylaw C-4841-97 shall apply to all uses contemplated by this Bylaw except where noted as otherwise in this Bylaw.
- 1.4.0 The Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.
- 1.5.0 The entire development shall be designed with respect to FireSmart mitigation strategies.
- 1.6.0 As the entire development will be within the Flood Fringe of the Elbow River, all development is to be designed to be flood-proofed and adhere to the requirements of the Alberta Flood Damage Reduction Program.

1.7.0 An alternative servicing strategy for potable and wastewater must be proposed in the interim until such a time where municipal servicing is available to the development.

1.8.0 Notwithstanding Section 1.3.0, the following uses are considered to be deemed approved without the requirement for a Development Permit when all other criteria of this Bylaw are met:

*Home-Based Business, Type I
Accessory Buildings.*

2.0.0 LAND USE REGULATIONS

2.1.0 Purpose and Intent

The purpose and intent is to develop for a comprehensively planned residential development with directly related mixed-use components intended to be marketed to seniors.

2.2.0 Uses, Permitted

*Accessory Buildings
Community Signs
Dwelling, Semi-detached
Dwelling, Single-detached
Government Services
Health Care Services
Indoor Participant Recreation Services
Medical Treatment Services
Private Clubs and Organizations
Public Buildings
Religious Assembly
Restaurant/Coffee Shop
Row housing
Show Homes
Signs
Temporary Sales Centre
Utilities*

2.3.0 Total Number of Dwelling Units: As per Master Site Development Plan.

2.4.0 Maximum and Minimum Requirements: As per Master Site Development Plan.

3.0.0 SUBDIVISION REGULATIONS

3.1.0 The lands subject to this Bylaw may be subdivided from Lot 8, Block 1, Plan 2571JK in order to create separate title.

3.2.0 Further subdivision and/or development of the subject lands shall not proceed until Rocky View Council approves a Master Site Development Plan that includes specific regulations related thereto.

4.0.0 DEFINITIONS

- 4.1.0 “Community Sign” - means a sign displaying the name of the community and may form part of a significant entranceway feature to the community;
- 4.2.0 “Row housing” - means a series of houses, similar or identical design, situated side by side and adjoining by common walls.
- 4.3.0 “Seniors” – means persons who:
 - a) have attained the age of 65 years or more; or
 - b) are married to an individual who has attained the age of 65 years or more and is a resident of the facility;
- 4.4.0 “Temporary Sales Centre” - means a building without any below-grade foundation which may be located on site, in accordance with all other setback requirements of this Bylaw, used exclusively as an office to promote the sale of residential units specific to this development.

5.0.0 IMPLEMENTATION

- 5.1.0 This bylaw comes into effect upon the date of its third and final reading.
- 5.2.0 The Master Site Development Plan shall be adopted by resolution and appended to this bylaw.

Division: 1
File: 03913001 2010-RV-217

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, May 17, 2011, on a motion by Deputy Reeve Butler.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, June 28, 2011, on a motion by Deputy Reeve Butler.

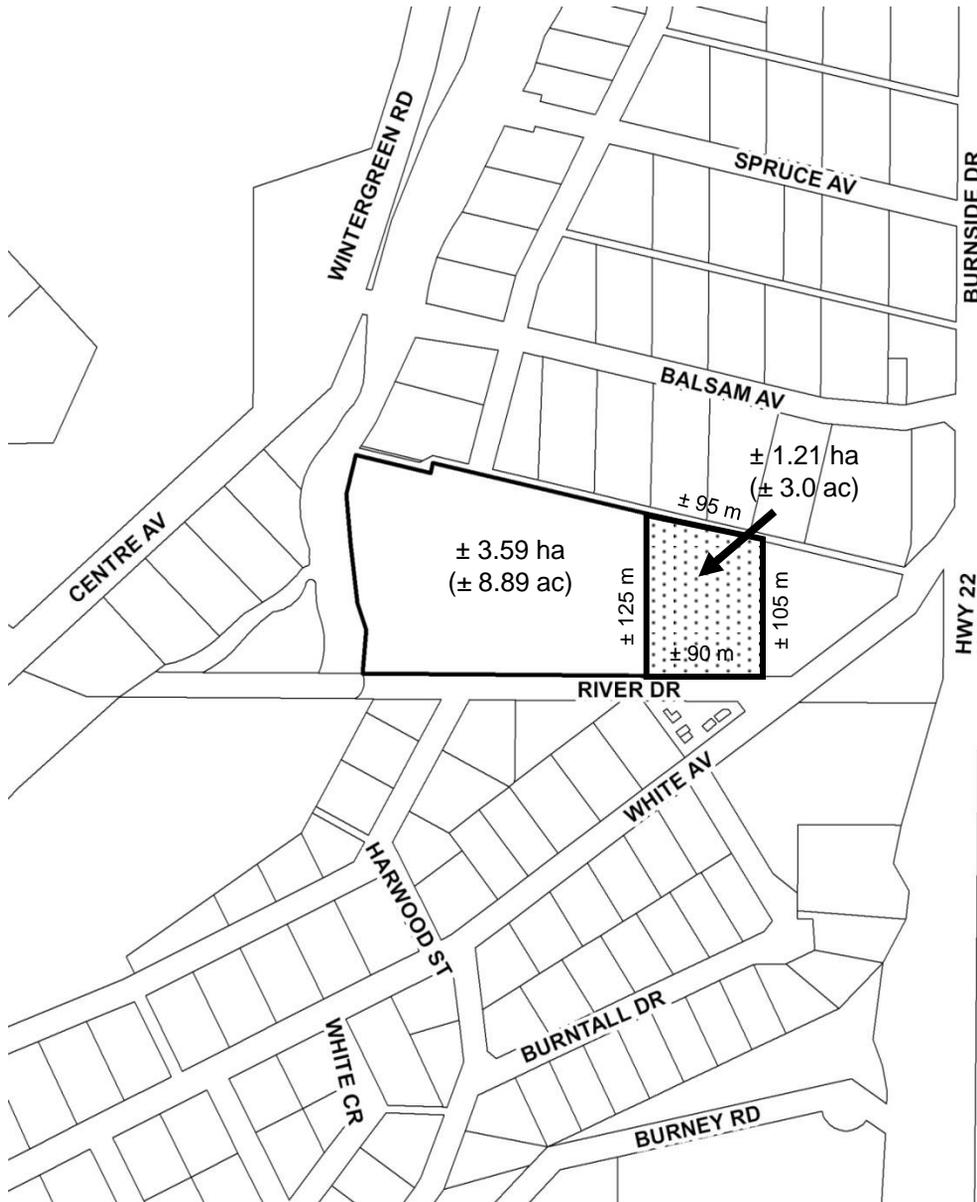
Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, June 28, 2011, on a motion by Councillor Habberfield.

REEVE OR DEPUTY REEVE

MUNICIPAL SECRETARY

SCHEDULE "A"

BYLAW: C-7054-2011



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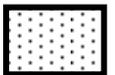
AMENDMENT

FROM Hamlet Residential TO Direct Control District

FROM Single Family District

TO Direct Control District

Subject Land _____



LEGAL DESCRIPTION: A portion of SE-13-23-5-W5M

FILE: 03913001-2010-RV-217

DIVISION: 1



ROCKY VIEW COUNTY
Cultivating Communities