

**ROCKY VIEW COUNTY  
BYLAW C-7104-2011**

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 Maps No. 42-SW of Bylaw C-4841 -97 to redesignate the NW ¼ of Section 4-24-27-W4M from Ranch and Farm District to Direct Control District with special guidelines in order to accommodate the development of residential uses, open space, and community and equestrian facilities, 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 Maps No. 42-SW of Bylaw C-4841-97 be amended to change the listed Land Use Designation on the NW ¼ of Section 4-24-27-W4M from Ranch and Farm District to Direct Control District, as shown on Schedule "A"; and
2. That NW ¼ of Section 4-24-27-W4M is hereby redesignated to Direct Control District with special guidelines in order to accommodate the development of residential, open space, and community facilities; and
3. That the regulations of the Direct Control District comprise:
  - 1.0 General Regulations
  - 2.0 Development Cell A – Residential
  - 3.0 Development Cell B – Community Facilities
  - 4.0 Development Cell C – Pasture and Open Space
  - 5.0 General Development Regulations
  - 6.0 Definitions
  - 7.0 Implementation

**1.0 General Regulations**

1.1 Purpose and Intent

The purpose and intent of this Direct Control District is to facilitate a residential subdivision design that will retain open space to accommodate equestrian activities and local community amenities.

- 1.2 For the purposes of this Bylaw, the Lands shall be divided into Cell A, Cell B and Cell C, the boundaries of which are generally indicated in Schedule "B" attached to and forming part of this bylaw. The size and shape of Cell A, Cell B and Cell C are approximate and will be more precisely determined at the subdivision and development stages in accordance with the regulations of this Bylaw and with regard to Figure 4 of the Meadowlands Country Estates Conceptual Scheme.

- 1.3 Parts 1, 2, & 3 of the Land Use Bylaw C-4841-97 shall apply to all uses contemplated by this Bylaw except where otherwise noted.
- 1.4 That the Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.
- 1.5 Notwithstanding Section 1.4 the following uses shall be deemed approved without the requirement for a Development Permit when all other criteria of this Bylaw are met:
  - Accessory Buildings*
  - Agriculture, general*
  - Dwelling, Single Detached*
  - Home-Based Business, Type 1*
- 1.6 Council may, through the Development Agreement(s) required by this Bylaw, specify any development regulation, criteria or condition necessary to ensure all Subdivision and Development on the Lands conforms to the development proposals and representations upon which this Bylaw is based, as determined by and to the satisfaction of the Council and its sole and unfettered discretion.

**2.0 Development Cell A – Residential**

2.1 Purpose and Intent

The purpose and intent of Cell A is to provide for clustered residential uses in the form of single detached dwellings, with public roadways, Public Utility Lots (PULs), and Parks.

2.2 Uses, permitted

*Accessory Buildings*  
*Community Signs*  
*Dwelling, Single Detached*  
*Home-Based Business, Type 1*  
*Parks*  
*Public Utilities*  
*Show Homes*  
*Temporary Sales Centre*

2.3 Subdivision Regulations

2.3.1 Minimum Parcel Size:  
0.20 hectare (0.49 acre)

2.3.2 Maximum Number of Residential Lots: 90

2.4 Development Regulations

2.4.1 Maximum Number of Dwelling Units per lot: 1

- 2.4.2 Minimum Habitable floor area for a Dwelling, single-detached:  
140.00 sq. m. (1,506.95 sq. ft.)
- 2.4.3 Maximum Number of Accessory buildings per lot: 2
- 2.4.4 Maximum Building Area of Accessory Buildings:  
65.00 sq. m. (699.65 sq. ft.)
- 2.4.5 Maximum Total Building Area of All Accessory Buildings:  
90.00 sq. m. (968.75 sq. ft.)
- 2.4.6 Maximum Height of Buildings:
  - a) principal building: 11.00 m (36.09 ft.)
  - b) accessory building: 5.50 m (18.04 ft.)
- 2.4.7 Maximum Site Coverage (All Buildings): 35%
- 2.4.8 Minimum Setback Yard, Front:  
6.00 m (19.69 ft.)
- 2.4.9 Minimum Setback Yard, Side:
  - a) dwelling, single detached: 2.00 m (6.56 ft.)
  - b) accessory building: 1.00 m (3.28 ft.)
- 2.4.10 Minimum Setback Yard, Rear:
  - a) dwelling, single detached: 7.50 m (24.61 ft.)
  - b) accessory building: 2.00 m (6.56 ft.)
- 2.5 Special Regulations
  - 2.5.1 There shall be no side yard extensions into the minimum required setback. Section 33 of the Land Use Bylaw, which provides for cantilever extensions, is not applicable under this Direct Control District.
  - 2.5.2 Accessory Buildings are not permitted within the Yard, Front or Yard, Side setback of any Dwelling, Single-Detached.
  - 2.5.3 In order to issue a Stamp of Compliance the Development Authority may issue a Development Permit to vary the provisions of Sections 2.4.8, 2.4.9 and 2.4.10 by a maximum of five percent (5%).
  - 2.5.4 Up to four Show Homes may be permitted by the Development Authority on the lands within Cell A prior to the endorsement of a plan of subdivision provided that conditional approval for subdivision has been granted by the Subdivision Authority and a Development Agreement has been entered into.

### 3.0 Development Cell B – Community Facilities

#### 3.1 Purpose and Intent

The purpose and intent of Cell B is to provide an equestrian focused community facility for the Meadowlands Country Estates development within Cell C, which offers a venue for interaction for residents of the community, as well as a wider range of secondary activities.

#### 3.2 Uses, permitted

*Accessory Buildings*  
*Arts and Cultural Centre*  
*Athletic and Recreation Services*  
*Equestrian Centre I*  
*Equestrian Centre II*  
*Greenhouse*  
*Public Building*  
*Public Utilities*  
*Private Clubs and Organizations*  
*Signs*

#### 3.3 Development Regulation

- 3.3.1 Maximum Cell Size:  
2.00 hectares (4.94 acres)
- 3.3.2 Maximum Building Area:  
10,250.00 sq. m. (110,330.08 sq. ft.)
- 3.3.3 Maximum Number of Accessory Buildings: 4
- 3.3.4 Maximum Height of Buildings:
- a) principal building: 20.00 m (65.62 ft.)
  - b) accessory building: 10.00 m (32.81 ft.)
- 3.3.5 Maximum Site Coverage (All Buildings):  
1.25 hectares (3.09 acres)

### 4.0 Development Cell C – Pasture and Open Space

#### 4.1 Purpose and Intent

The purpose and intent of Cell C is to provide a large open space network primarily for equestrian activities and passive recreation to be comprised of pasturelands, paddocks and shelters for horses associated with the Equestrian Centre located in Cell B, as well as an extensive trail and pathway system.

4.2 Uses, permitted

*Accessory buildings*  
*Agriculture, general*  
*Public Utilities*

4.3 Subdivision Regulation

4.3.1 Minimum Parcel Size:  
22.00 hectares (54.36 acres)

4.4 Development Regulation

4.4.1 Maximum Number of Accessory Buildings: 6

4.4.2 Maximum Height of Buildings:  
4.00 m (13.12 ft.)

4.4.3 Maximum Building Area of Accessory Buildings:  
40.00 sq. m. (430.56 sq. ft.)

4.4.4 Minimum Setback Yard, Front:  
15.00 m (49.21 ft.)

4.4.5 Minimum Setback Yard, Side:  
6.00 m (19.69 ft.)

4.4.6 Minimum Setback Yard, Rear:  
6.00 m (19.69 ft.)

4.5 Special Regulations

4.5.1 There shall be no subdivision of Cell C without amendment to this Bylaw.

4.5.2 The Owner shall prepare an overall Manure Management Plan for Cell C, in coordination with the Equestrian Centre.

**5.0 General Development Regulations**

5.1 The General Regulations of the Land Use Bylaw regarding Livestock shall apply to all Development Cells within this Bylaw.

5.2 Total maximum number of animal units in all Development Cells: 90

5.3 The following items are required prior to the issuance of a Development Permit for Stripping & Grading:

a) A Stormwater Management Plan that accounts for all development on the site and includes the impact of the Equestrian Centre, prepared by a qualified

Professional Engineer licensed to practice in the Province of Alberta, in a form and substance satisfactory to the County and Alberta Environment;

- b) An overall Site Development Plan that includes all facilities associated with the Equestrian Centre, to the satisfaction of the County;
- c) A Construction Management Plan, satisfactory to the County, which details among other items, erosion, dust and noise control measures and stormwater management during construction; and
- d) All other requirements of this Bylaw have been fulfilled to the satisfaction of the Development Authority.

5.4 Pursuant to the issuance of Development Permits or Development Agreements for stripping and grading of the site, no topsoil shall be exported from the lands, and topsoil and non-topsoil materials may be utilized for grading purposes for development within the lands.

#### 5.5 Water Supply and Sewage Treatment

5.5.1 Potable water shall be provided by a piped source, licensed and approved for by the Province of Alberta, and/or a licensed and treated communal groundwater source approved by Alberta Environment, all to the satisfaction of the County.

5.5.2 Disposal of wastewater shall be provided via connection to the Hamlet of Langdon Municipal Sewage Treatment System, subject to all requirements of Alberta Environment and/or Alberta Municipal Affairs, including the construction of all associated infrastructure and the payment of all outstanding levies, all to the satisfaction of the County.

5.5.3 A caveat regarding a Deferred Services Agreement shall be registered on the Lands, notifying the Owner any future owners and all lessees of the requirement to connect to County owned piped water at their own cost when such services become available. This Agreement is to outline the location of existing services within the Lands, the operation and maintenance of these services, the requirements for their decommissioning once County Servicing becomes available and a commitment from the Owner to participate in mutually beneficial discussions with the County.

#### 5.6 Development and Building Standards

##### 5.6.1 Landscaping

- a) Landscaping for Parks within Cell A and for all lands within Cell B shall be provided in accordance with a Landscape Plan to be submitted to the County upon application for a Development Permit. All landscaping shall be in accordance with the Landscaping section of the General Regulations in the Land Use Bylaw.
- b) All areas in Cells B and C not developed as part of a Development Permit shall be maintained in a naturalized state as grassland pasture. Developed areas will include paddocks, landscaped areas and other facilities required to support a

Development Permit.

- c) All areas within Cells B and C shall be subject to a weed control program prepared by the Owner in accordance with the Weed Control Act of Alberta, and confirmed in a Development Permit to the satisfaction of the County.

#### 5.6.2 Controlled Appearance

- a) The design, character and appearance of any buildings, structures or signs proposed to be erected or located on the lands must be acceptable to the Development Authority having due regard to:
  - i. the compatibility with and the affect on adjacent properties and the surrounding rural area;
- b) Signage shall be considered concurrently with a Development Permit application and may be integrated into building architecture and shall be consistent with the overall development theme.
- c) There shall be no flashing or animated signs.

## 6.0 Definitions

Unless otherwise defined in this bylaw all words and uses shall be defined as per Section 8 (Definitions) of Bylaw C-4841-97 as amended.

- 6.2 "**Community Sign**" – means a sign displaying the name of the community or communities within Section 4-24-27-W4M;
- 6.3 "**Construction Management Plan**" – means a program that details site management of all construction activity that may include, but is not limited to the management of construction debris and dust, site erosion, sedimentation control, noise control and traffic control;
- 6.4 "**Greenhouse**" – means a portion of the building within Cell B that is utilized for the cultivation and exhibition of plants under controlled conditions;
- 6.5 "**Park**" – means development of public or private land specifically designated for the general public for activity or passive recreational use and includes all natural and manmade landscaping, facilities, playing fields, buildings, or other structures that are consistent with the general purpose of park land;
- 6.6 "**Public Utilities**"- means public and/or privately owned communal water treatment and distribution systems, communal wastewater treatment and collection systems, stormwater management systems, natural gas, electricity, cable and telephone transmission lines (and related facilities) solid waste collection and recycling and general maintenance facilities related to on-site development.

**7.0 Implementation**

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

**DIVISION 4**  
**File:04204003 2011-RV-100**

First reading passed in open Council, assembled in the City of Calgary, In the Province of Alberta, on Tuesday, October 25, 2011, on a motion by Councillor Solberg.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, November 29, 2011 on a motion by Reeve Ashdown.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta. on Tuesday November 29, 2011 on a motion by Councillor Habberfield.

---

REEVE OR DEPUTY REEVE

---

MUNICIPAL SECRETARY



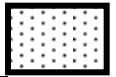
SCHEDULE "A"

BYLAW: C-7104-2011

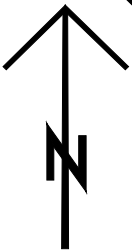


**AMENDMENT**

FROM Ranch and Farm District TO Direct Control District



Subject Land \_\_\_\_\_



LEGAL DESCRIPTION: NW-4-24-27-W4M

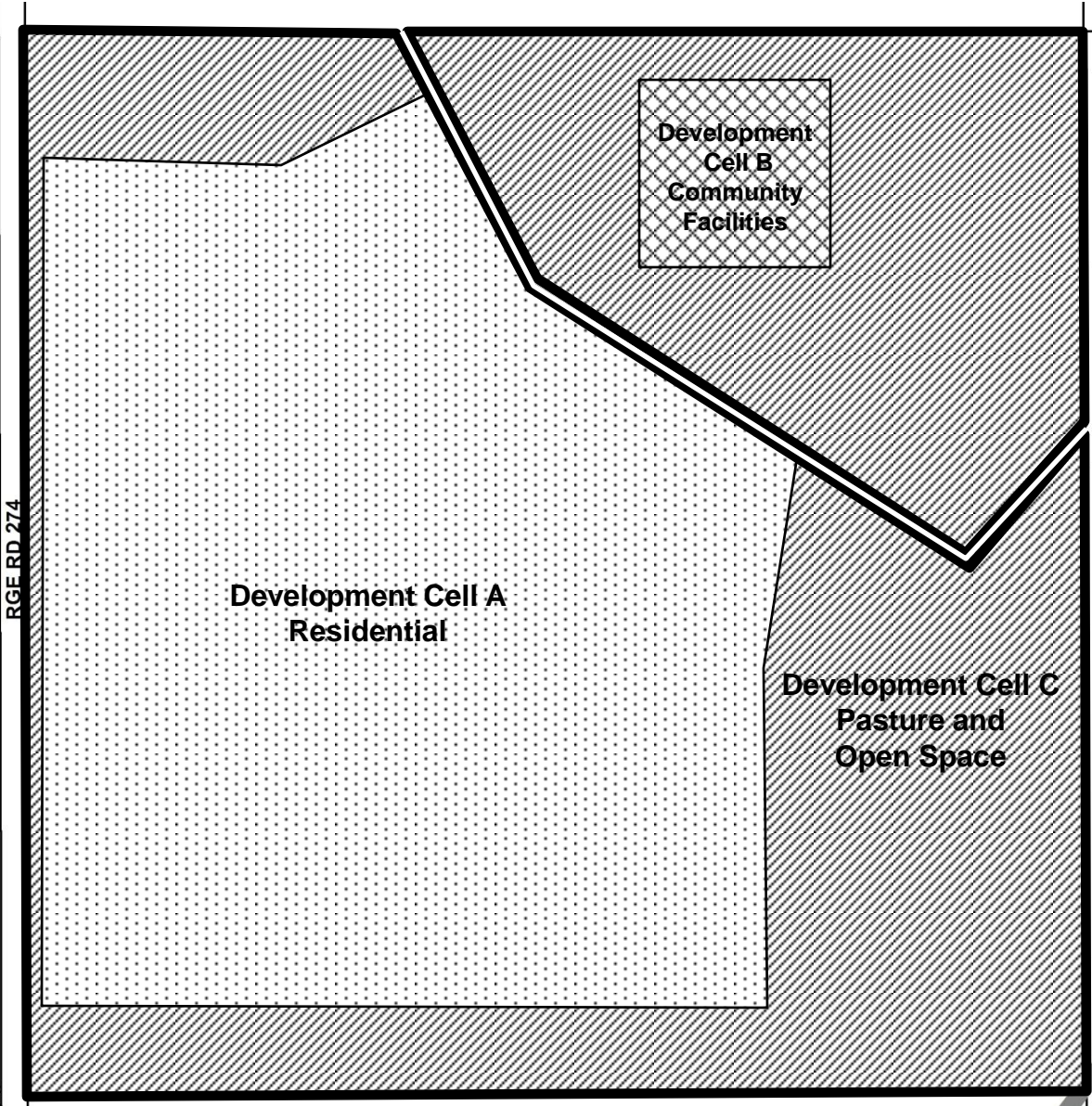
FILE: 04204003-2011-RV-100

DIVISION: 4



SCHEDULE "B"

BYLAW: C-7104-2011






RGE RD 274

Development Cell A  
Residential

Development  
Cell B  
Community  
Facilities

Development Cell C  
Pasture and  
Open Space

-  Development Cell A – Residential
-  Development Cell B – Community Facilities
-  Development Cell C – Pasture and Open Space

Subject Land \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_ NW-4-24-27-W4M

FILE: 04204003-2011-RV-100

DIVISION: 4

