



BYLAW C-7331-2013

A Bylaw of Rocky View County to amend Land Use Bylaw C-4841-97.

The Council of Rocky View County enacts as follows:

PART I - TITLE

This bylaw shall be known as Direct Control District Bylaw C-7331-2013

PART II - DEFINITIONS

The Terms not defined in this bylaw have the same meaning as defined in Section 8.0.0 of the Land Use Bylaw C-4841-97.

'Development Cell' – means an area of land shown in Schedule A that provides for uses as defined and prescribed by this Bylaw.

'Multi-Residential Development' - means a use that consists of one or more buildings that contain two dwelling units or more provided in the same building with a shared entrance and may or may not incorporate common areas, and where dwelling units may be placed over or beside another in whole or in part.

PART III – EFFECT OF BYLAW

THAT Part 5, Land Use Map No. 32 and 32-1 of Bylaw C-4841-97 be amended by redesignating a portion of SW 23-23-27-W4M from Ranch and Farm District to Public Services District and Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT a portion of SW 23-23-27-W4M is hereby redesignated to Public Services District and Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT the regulations of the Direct Control District comprise:

- 1.0.0 General Regulations
- 2.0.0 Subdivision Regulations
- 3.0.0 Development Regulations
- 4.0.0 Land Use Regulations – Hamlet Residential Single Family Development-Cell 1
- 5.0.0 Land Use Regulations – Medium Density Residential Development-Cell 2
- 6.0.0 Land Use Regulations – Central Business (Commercial/Residential) Development-Cell 3

1.0.0 GENERAL REGULATIONS

- 1.1.0 The General Regulations contained within this Section are applicable to the entire Development Area which includes all Development Cells.
- 1.2.0 The Operative and Interpretative Clauses (Part One), The General Administration (Part Two) and General Regulations (Part Three) as contained in the Land Use Bylaw (C-4841-97) shall apply unless otherwise specified in this bylaw.
- 1.3.0 The Development Authority shall be responsible for the issuance of Development Permit(s) for the items listed as uses subject to this Bylaw.
- 1.4.0 For the purposes of the Bylaw, the lands shall be divided into Development Cells, the boundaries and description of which shall be more or less as indicated in Schedule "A" attached hereto and forming part herein, except as otherwise approved by Council.



- 1.5.0 The location, maximum size, and shape of the Development Cells are approximate and will be determined by Plan of Survey in form and substance satisfactory to the County, to be submitted to the County by the Developer as an application for subdivision approval.
- 1.6.0 The Residential Land Use Policies contained in Section 7.2 of the Hamlet of Langdon Area Structure Plan (Bylaw C-5049-99), as amended, and the policies contained in Section 5.4 of the Langdon Meadows Conceptual Scheme, shall be applied to the Hamlet Residential Development Cells.
- 1.7.0 The Central Business District Policies contained in Section 7.3.1 of the Hamlet of Langdon Area Structure Plan (Bylaw C-5049-99), as amended, shall be applied to the Hamlet Central Business Development Cells.
- 1.8.0 A Development Permit is not required if in compliance with *Section 7 of the Land Use Bylaw*.
- 1.9.0 Notwithstanding 1.8.0, all uses within the Central Business (Commercial/Residential) Development Cell 3 shall require a Development Permit.
- 1.10.0 The water supply and distribution system required to service any of the Development Cells shall be via piped water system constructed, licensed and permitted by Alberta Environment.
- 1.11.0 The Development Authority may grant a variance to each site's minimum Yard, Front, Yard, Side and Yard, Rear setback requirements of 10%, providing it is determined that such a variance does not have a significant negative impact upon the amenity of the adjoining parcel.
- 1.12.0 The Development Authority may grant a variance to each site's Maximum Height of Buildings provision by 10%, providing it is determined that such a variance does not materially interfere with or affect the use, enjoyment, or value of the neighbouring properties.
- 1.13.0 No subdivision shall be endorsed and no Development Permit shall be issued for any purpose until the applicable Subdivision (2.0.0) and Development Regulations (3.0.0) have been met.

2.0.0 SUBDIVISION REGULATIONS

- 2.1.0 The owner has submitted a Construction Management Plan completed by a qualified professional engineer licensed to practice in the Province of Alberta, satisfactory to the County, which details amongst other items, erosion, dust, debris and noise control measures and storm water management during construction.
- 2.2.0 The Owner has submitted a Stormwater Management Plan prepared by a qualified Professional Engineer licensed to practice in the Province of Alberta in form and substance satisfactory to the County and/or Alberta Environment. The requirements of any Stormwater Management Plan shall:
 - a) Be in accordance with the Langdon Meadows Conceptual Scheme (as amended from time to time) and the Langdon Master Drainage Plan.
 - b) Where stormwater from the lands is proposed to be conveyed to the existing stormwater management system located within the planning area of the Boulder Creek Conceptual Scheme planning area, the stormwater plan shall be required to:
 - i. Confirm that the existing storm water management system within the Boulder Creek Conceptual Scheme planning area has excess capacity to facilitate offsite subdivision proposing to tie into the system. Excess capacity shall be demonstrated to be available after the full build out of the Boulder Creek Conceptual Scheme (golf course an existing/proposed subdivisions) occurs.
 - ii. Confirm that a written agreement for the conveyance of stormwater from Langdon Meadows is in place with the developers/owners of the stormwater management system within the Boulder Creek Conceptual Scheme planning area.



- iii. Confirm there will be zero discharge or identify offsite improvements required within the portion of the existing County road allowance located immediately east of SE 23-23-27-W4M to facilitate stormwater drainage to Weed Lake.
- iv. Include a Cost Recovery Agreement.

- 2.3.0 A Final Grading Plan shall be prepared to the satisfaction of the County prior to endorsement of any development cell for registration.
- 2.4.0 All applications for development and building approval within the grading plan area, shall, as a condition of approval, submit “grade verification to the County. Grade verification shall be prepared by a qualified professional and verify that the elevations at the bottom of footing and main floor are in compliance with finished grades identified in the Final Grading Plan.
- 2.5.0 Prior to the approval of an application for subdivision (excluding the initial creation or subdivision of Cell 3 from the principal title) or development permit in the Central Business Development Cell 3, a Master Site Development Plan shall be considered and adopted by Council. The Master Site Development Plan shall detail the area to be developed incorporating, but not limited to, architectural controls, building size and dimensions, signage, access and parking, landscaping and buffering.

3.0.0 DEVELOPMENT REGULATIONS

- 3.1.0 Notwithstanding 5.1.0, the County may issue a Development Permit for Stripping and/or Grading within any portion of the development provided the County has endorsed a Construction Management Plan and a Stormwater Management Plan as required by Section 5.1.0.
- 3.2.0 The County may issue a Development Permit for up to five (5) Show Homes prior to the endorsement of a conditionally approved Plan of Subdivision. No occupancy of a Show Home shall occur until all required roads and utilities have been substantially completed and a Plan of Survey has been registered with Alberta Land Titles.

4.0.0 LAND USE REGULATIONS – HAMLET RESIDENTIAL SINGLE FAMILY DEVELOPMENT CELL 1

4.1.0 Purpose and Intent

The purpose and intent of this Development Cell is to provide for single family residential development.

4.2.0 Uses

- Dwelling, Single-detached*
- Accessory Buildings, less than 65.00 sq. m (699.68sq. ft)*
- Home-Based Business, Type I*
- Home-Based Business, Type II*
- Private Swimming Pools*
- Signs, for identification of the development only*
- Show Home*

4.3.0 Minimum Requirements

4.3.1 Parcel Size:

- a) fully serviced lots: 686.00 sq. m (7384.04 sq. ft)

4.3.2 Yard, Front

- a) 6.00m (19.69 ft)



4.3.3 Yard, Side:

- a) Principal Building:
 - i) unobstructed yard, side: 1.50m (4.92ft)
- b) Accessory Buildings: 0.60m (1.97ft.)

4.3.4 Yard, Rear:

- a) Principal Building: 6.00m (19.69ft.)
- b) Accessory Buildings: 0.60m (1.97ft.)

4.4.0 Maximum Requirements

4.4.1 Height of buildings:

- a) Principal Building: 11.00m (36.09ft.)
- b) Accessory Building: 4.60m (15.09ft.)

4.4.2 Site Coverage:

- a) Maximum Total Site Coverage (All Buildings): 35%
- b) Maximum Coverage of Accessory Buildings: 10%

4.4.3 Accessory Buildings:

- a) Maximum Total: 2

4.5.0 Special Requirements

4.5.1 With respect to Section 2.3.3 Yard, Side there shall be no side yard extensions into the defined minimum required setback. Section 38 of the Land Use Bylaw that provides for cantilever extensions is not applicable under this Direct Control District. Notwithstanding, the Development Authority may grant a variance in accordance with section 1.12.0 of this Direct Control District.

4.5.2 Accessory Buildings are not permitted within the Front Yard of any Dwelling Unit.

4.5.3 The driveway connecting a garage (attached or detached) to a public road (excluding a rear lane) shall be a minimum length of 6.00m (19.69ft.) when measured from the back of a curb or back of a sidewalk.

5.0.0 LAND USE REGULATIONS – MEDIUM DENSITY RESIDENTIAL DEVELOPMENT CELL 2

5.1.0 Purpose and Intent

The purpose and intent for this Development Cell is to allow for the development of low to medium density residential dwelling units. This includes multi-unit residential forms, such as semi-detached dwellings, townhouses or rowhouses, clustered in groupings of 2 or more dwelling units.

5.2.0 Uses

- Dwelling, Semi-detached*
- Dwellings*
- Dwelling, Single-detached*
- Accessory Buildings, less than 65 sq. m (699.65 sq. ft)*
- Home-Based Business, Type I*
- Private Swimming Pools*

Signs, for identification of the development only
Show Home

5.3.0 Development Requirements

5.3.1 Maximum Density: 24.71 Dwelling Units per hectare (10.00 Dwelling Units per gross acre)

5.3.2 Minimum Off-Street Parking: 2 per dwelling unit that includes a minimum of 1 covered parking stall per dwelling unit

5.3.3 Minimum Number of Visitor Parking: 1 parking space per 11 dwellings

5.4.0 Minimum Requirements/Setbacks

5.4.1 Yard, Front

a) Principal Building: 5.00m (16.40 ft)

b) Principal Building: 3.00m (9.84 ft) for parcels with lanes and no front garage or front driveway

5.4.2 Yard, Side:

a) Principal Building: 3.00m (9.84 ft) where a side yard abuts a street or lane

b) Principal Building: 1.50m (4.92 ft) in all other conditions

c) Principal Building: zero setback where a fire separation is built on a bare land condominium unit property line which separates units within a semi-detached building.

d) Accessory Building: 0.60m (1.97 ft)

5.4.3 Yard, Rear:

a) Principal Building on a parcel without rear lane: 7.00m (22.97 ft)

b) Principal Building on a parcel with rear lane: 9.00m (29.53 ft)

c) Accessory Building: 1.50 m (4.92 ft)

5.5.0 Minimum Lot Width

a) 9.75 m (32.00 ft) width for parcels with a lane

b) 12.00 m (39.37 ft) width for parcels with lanes located on a corner lot

c) 12.00 m (39.37 ft) width for parcels without a lane

5.6.0 Building Requirements

5.6.1 Maximum Building Height

a) Principal Building: 12.00m (39.37ft)

b) Accessory Building: 5.50m (18.04ft)

5.6.2 Minimum Habitable Floor Area of Dwelling Unit, excluding basement:

a) Dwelling, Townhouse and Row Unit: 79.00sq.m (850.38sq.ft), combined floor areas

b) Dwelling, Semi-Detached Bungalow: 85.93sq.m (924.94sq.ft)

c) Dwelling, Semi-Detached Two-Storey: 90.00sq.m (968.75sq.ft), combined floor areas

d) Dwelling, Single Detached: 90.00sq.m (968.75sq.ft), combined floor areas

5.6.3 Maximum Number of Accessory Buildings per Unit: 1



- 5.6.4 Maximum Site Coverage
 - a) Total Site Coverage (all buildings): 55%
 - b) Coverage of Accessory Buildings: 10%

5.7.0 Special Regulations

5.7.1 The driveway connecting a garage (attached and/or detached) to a road (excluding a rear lane) shall be a minimum length of 6.00 metres (19.66 ft) when measured from the back of a curb or back of a sidewalk.

5.8.0 Landscaping, Lighting and Amenity Space

5.8.1 On comprehensively designed medium density residential sites, to ensure that a high standard of appearance and a sensitive transition to the surrounding land uses are achieved, a detailed Landscaping Plan for the entire site shall be submitted to and approved by the Development Authority.

5.8.2 Any exterior lighting of the site shall be designed so that the lighting is directed away from the adjacent residential development and the intensity of illumination shall not extend beyond the boundaries of the site as much as reasonably possible.

6.0.0 LAND USE REGULATIONS – CENTRAL BUSINESS (COMMERCIAL/RESIDENTIAL) DEVELOPMENT CELL 3

6.1.0 Purpose and Intent

The purpose and intent of this Development Cell is to accommodate for the development of a mix of commercial, retail, office and residential uses within a comprehensively planned parcel. The intent of this area is to facilitate social interaction within the community and greater Langdon, and a focus on civic and community identity. It is intended that this development offer services to future residents of Langdon Meadow, while remaining accessible to the greater community by vehicle and pedestrian linkages. A mix of business land uses is encouraged within this cell to enhance the activity options and vibrancy of the overall development as well as to contribute to a historic main street character, where possible.

6.2.0 Uses

- Accessory Buildings*
- Amusement and Entertainment Services*
- Animal Health Care Services, Small Animal*
- Arts and Cultural Centre*
- Bank or Financial Institutions*
- Child Care Facility*
- Commercial Recreation Facilities*
- Convenience Store*
- Dwelling Unit Accessory to the Business Use*
- Dwellings*
- Farmers Markets*
- General Store*
- Government Services*
- Grocery Store, Local*
- Health Care Services*
- Health Care Practice*
- Hotel*



Indoor Participant Recreation Services
Live/Work Units
Market Gardens
Medical Treatment Services
Mixed-Use Building
Multi-Residential Developments
Motel
Offices
Outdoor Café
Personal Service Business
Post Offices
Private Clubs and Organizations
Public Building
Public Market
Residential Care Facility
Restaurants
Retail Food Store
Retail Garden Centre
Retail Store, Local
School, Private
Shopping Centre, Local
Signs
Special Care Facility
Specialty Food Store
Temporary Sales Centre
Tourism Uses/Facilities, General

6.3.0 Minimum and Maximum Requirements

6.3.1 Yard, Front: 3.00m (9.84ft)

6.3.2 Yard, Side:

- a) adjacent to a residential district: 3.00m (9.84ft)
- b) all other locations, none required but if provided *shall* be at least 1.20 m (3.94ft)

6.3.3 Yard, Rear: 5.00m (16.40ft)

6.3.4 Height of Buildings:

- a) Principal Building: 16.00m (52.49ft)
- b) Dwelling unit: 11.00m (36.09ft)
- c) Accessory Building: 5.50m (18.04ft)

6.3.5 Landscaping

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

6.3.6 Lighting

- a) Any exterior lighting of the site shall be designed so that the lighting is directed away from the adjacent residential development and the intensity of illumination shall be limited to the boundaries of the property as much as reasonably possible.



6.3.7 Screening

- a) All sites abutting residential development shall be screened from the view of the residential development to the satisfaction of the Development Authority.
- b) All apparatus on the roof shall be screened to the satisfaction of the Development Authority
- c) Outside storage areas, accessory to the principle use, shall be screened from adjacent sites and public thoroughfares to the satisfaction of the Development Authority.

6.3.8 Parking and Access

- a) Vehicle entrances shall be designed to accommodate safe and adequate turning movements of trucks and recreational vehicles.
- b) Parking and loading facilities shall be provided in accordance with the requirements of the County and/or Section 30 of the *Land Use Bylaw*.

6.4.0 Other Requirements

6.4.1 Crime Prevention Through Environmental Design (CPTED) principles shall be applied to the design of business uses to minimize potentially unsafe conditions. This includes but is not limited to appropriate placement of landscaping materials, signs and parking.

6.4.2 Architectural design elements depicting Langdon's history should be incorporated into the building design.

6.5.0 Central Business Development Performance Standards and Development Regulations

6.5.1 All mixed use developments shall comply with the Central Business District policies contained under Section 7.3.1 of the Hamlet of the Hamlet of Langdon Area Structure Plan.

PART IV – TRANSITIONAL

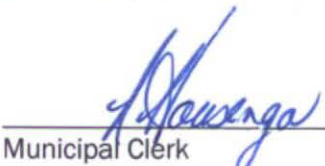
Bylaw C-7331-2013 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 4
File: 03223059/02/2011-RV-088

PUBLIC HEARING WAS HELD IN COUNCIL this	25	day of	February	, 2014
READ A FIRST TIME IN COUNCIL this	25	day of	February	, 2014
READ A SECOND TIME IN COUNCIL this	25	day of	February	, 2014
UNANIMOUS PERMISSION FOR THIRD READING	25	day of	February	, 2014
READ A THIRD TIME IN COUNCIL this	25	day of	February	, 2014



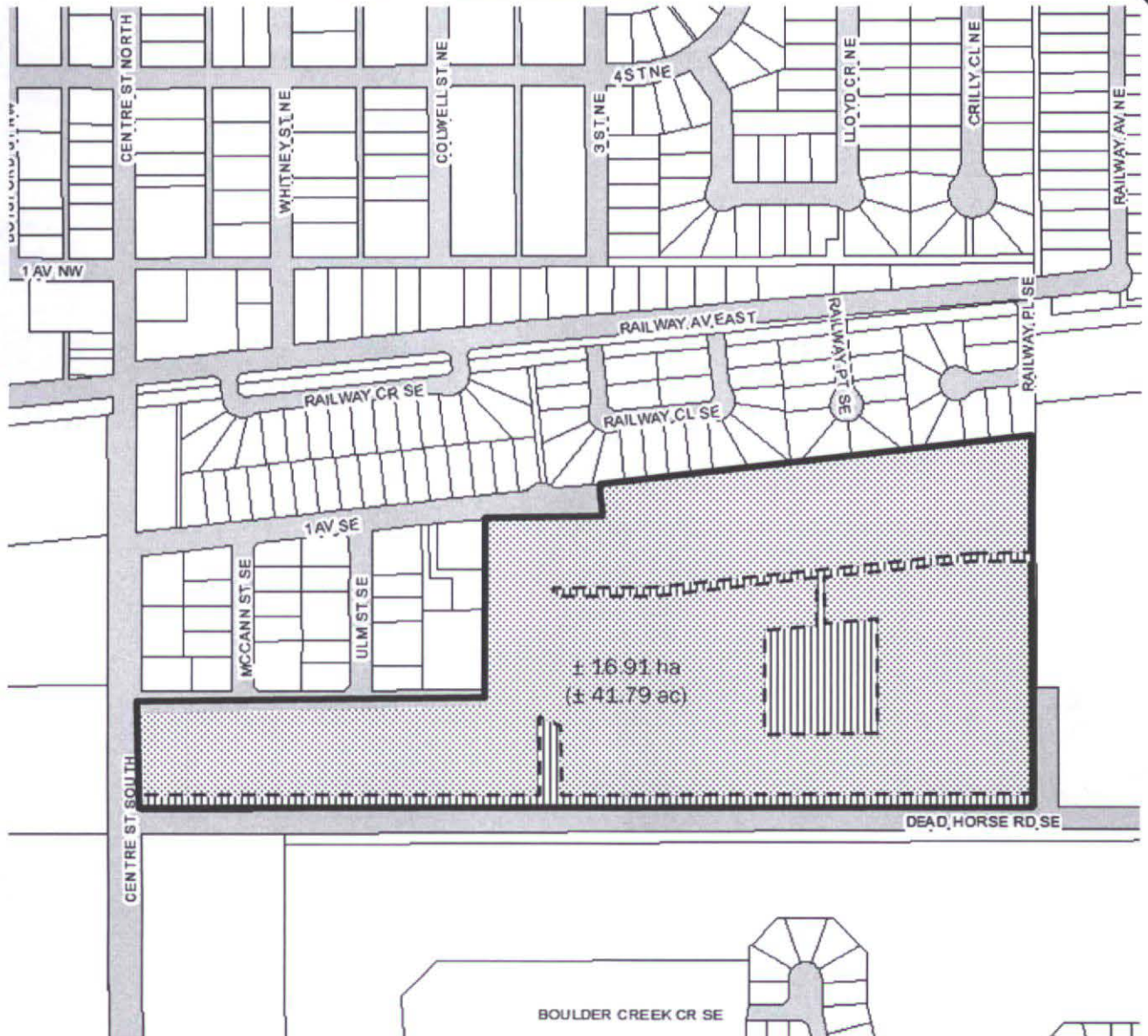
Reeve



Municipal Clerk

SCHEDULE "A"

BYLAW: C-7331-2013



AMENDMENT

FROM Ranch and Farm District TO Public Service District

FROM Ranch and Farm District TO Direct Control District

Subject Land 



LEGAL DESCRIPTION: Parcel 1, Plan 8085 EM
 within SW 23-23-27-W4M, and a portion
 of SW 23-23-27-W4M

FILE: 03223002/59-2011-RV-088

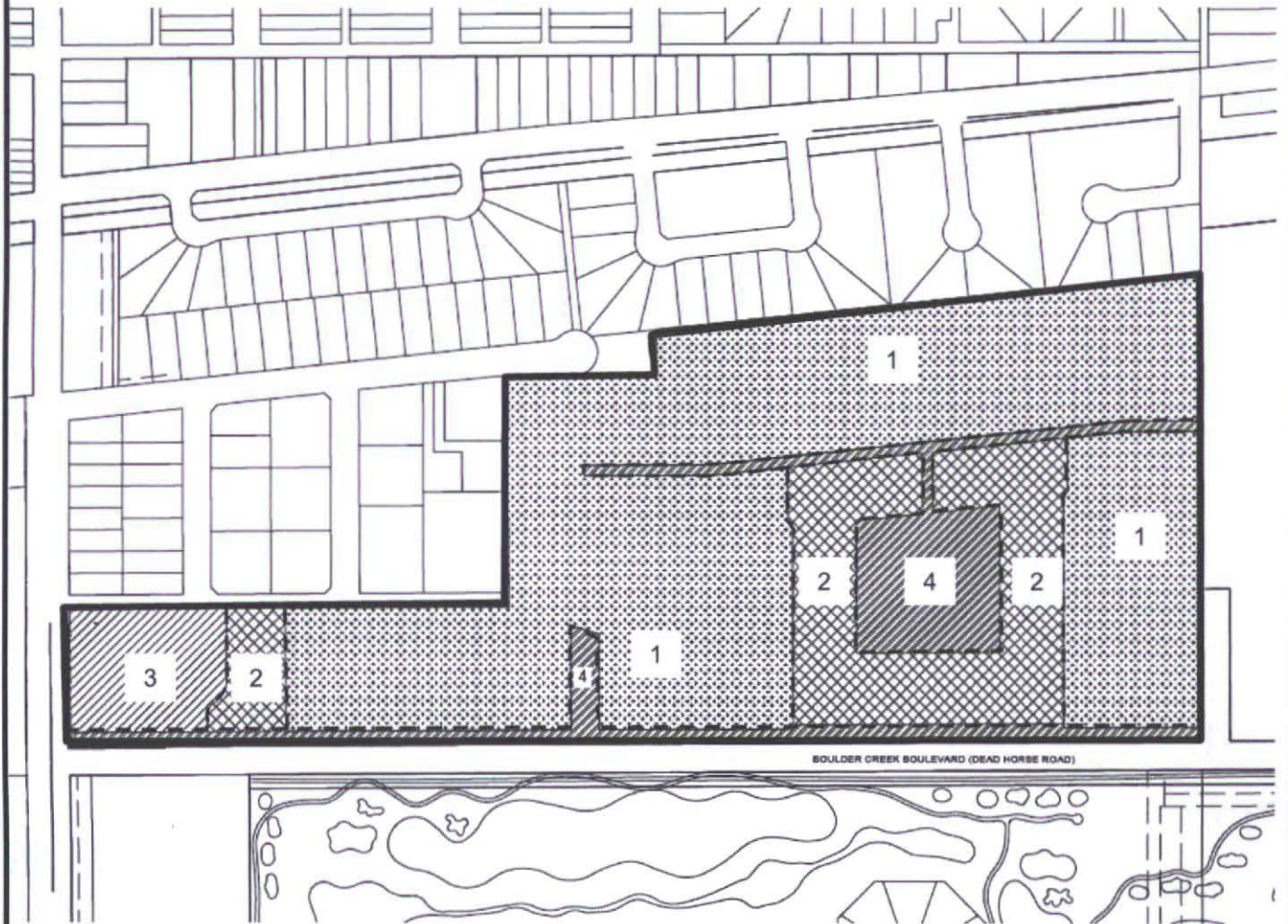
DIVISION: 4



ROCKY VIEW COUNTY
 Cultivating Communities

SCHEDULE "B"

BYLAW: C-7331-2013



- Cell 1 - Hamlet Residential Single Family District
- Cell 2 - Medium Density Residential Development
- Cell 3 - Central Business Development
- Area 4 - Public Service District

Subject Land _____



LEGAL DESCRIPTION: Parcel 1, Plan 8085 EM
within SW 23-23-27-W4M, and a portion
of SW 23-23-27-W4M
FILE: 03223002/59-2011-RV-088 **DIVISION:** 4



ROCKY VIEW COUNTY
Cultivating Communities