

## **BYLAW C-7352-2014**

### **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-7352-2014.

#### **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.

'Accessory building' – means a building incidental and subordinate to the main lodge or campsites, the use of which is incidental to the recreational use of the main lodge or campsites and may include a shelter for the storage of farm and forestry maintenance equipment, tractors, trucks and other motor vehicles.

'Campsite' – means designated site for overnight recreational camping that is limited to holiday trailers, motor homes, tents, campers and other similar recreational vehicles, and is not used for permanent residential use.

'Main lodge' – means a building which provides meeting facilities and other indoor activity space for the recreational enjoyment of a non-profit membership and may include seasonal sleeping and kitchen facilities associated with that use.

'Three season kitchen' – means building or structure used for kitchen facilities that is either free standing or attached as part of the porch of holiday trailers, motor homes, campers and other similar recreational vehicles.

#### **PART III – EFFECT OF BYLAW**

**THAT** Part 5, Land Use Map No. 79 of Bylaw C-4841-97 be amended by redesignating the W ½ 33-27-5-W5M from Direct Control District (Bylaw C-3517-90) to Direct Control District (Bylaw C-7352-2014) as shown on the attached Schedule 'A' forming part of this Bylaw.

**THAT** the W ½ 33-27-5-W5M is hereby redesignated to Direct Control District (Bylaw C-7352-2014) 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 Land Use Regulations
- 3.0.0 Development 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 The Development Officer shall be responsible for the issuance of Development Permit(s) for all uses listed within this Bylaw.
- 1.3.0 Provided all other provisions of this Bylaw are complied with, "Campsites" contemplated by Section 2.1.0 are considered "deemed approved" and do not require a Development Permit.

- 1.4.0 Parts One, Two, and Three of Land Use Bylaw C-4841-97 are applicable unless otherwise stated in this Bylaw.
- 1.5.0 All development upon the Lands shall be in accordance with all plans and specifications submitted pursuant to this Bylaw and all licenses, permits and approvals pertaining to the Lands.

## **2.0.0 LAND USE REGULATIONS**

### **2.1.0 Purpose and Intent**

The purpose and intent of the Direct Control District is to provide for the development of recreational uses that include a main lodge and picnic and campsite facilities for a cultural recreational and sports retirement society.

### **2.2.0 Uses**

Accessory buildings

Main lodge

Campsites

Outdoor museum (earthen bank ovens, iron workers forge, mill driven by water, log buildings, farm animals)

Picnic shelters

Three-season kitchens

### **2.3.0 Minimum and maximum requirements**

#### **2.3.1 Maximum building size:**

- a. Main lodge: 278.7 sq. m. (3000 sq. ft.) main floor  
139.35 sq. m. (1500 sq. ft.) second floor
- b. Accessory buildings: 92.9 sq. m. (1000 sq. ft.)
- c. Picnic shelters: 55.74 sq. m. (600 sq. ft.)
- d. Three-season kitchens: 37.16 sq.m (400 sq. ft.)

#### **2.3.2 Maximum building height:**

- a. Main lodge: 10 metres (32.81 ft.)
- b. Accessory buildings: 5.5 metres (18.04 ft.)

#### **2.3.3 Maximum number of campsites: 50**

#### **2.3.4 Maximum number of accessory buildings: 1 per campsite**

#### **2.3.5 Maximum Number of three-season kitchens: 1 per campsite**

#### **2.3.6 Yard, Front: minimum 45 m (147.64 ft.) from any road, County**

#### **2.3.7 Yard, Side: minimum 45 m (147.64 ft.) from any road, County minimum 6 m (19.69 ft.) all other**

#### **2.3.8 Yard, Rear: minimum 30 m (98.43 ft.) from any road, County minimum 15 m (49.21 ft.) all other**



### **3.0.0 DEVELOPMENT REGULATIONS**

#### **3.1.0 Buildings**

- 3.1.1 One (1) principal picnic shelter may be permitted to be fully enclosed. All other picnic shelters shall not be fully enclosed or used for overnight use.
- 3.1.2 Exterior building and structure finishes shall be earth tones, natural log buildings and finishings, and/or brick.
- 3.1.3 Roof materials shall be tiles, metal, steel or other material that is non-combustible.
- 3.1.4 The exterior finish and roof materials should be established by the Development Authority as a condition of a development permit.

#### **3.2.0 Access**

- 3.2.1 No development shall occur until the access road to the site is constructed to the satisfaction of Rocky View County.

#### **3.3.0 Water Supply and Sewage**

- 3.3.1 Potable water for all development on the site shall be provided through the use of water wells, licensed and approved by Alberta Environment to the satisfaction of Rocky View County or hauled to the site and stored in cisterns, as approved by the County and to the satisfaction of the County.
- 3.3.2 Disposal of wastewater from the development on the site shall be subject to all requirements of Alberta Environment and all Rocky View County approvals pursuant to this Bylaw. Waste water shall be treated and disposed of by septic tank and field or advanced treatment systems, installed to the satisfaction of the County, or stored in holding tanks and removed on a regular basis for disposal and treatment at an approved disposal facility.

#### **3.4.0 Approvals from Alberta Environment**

- 3.4.1 Any diversions or crossings of the Grand Valley Creek require authorization from Alberta Environment.
- 3.4.2 All other permits and licenses required by Alberta Environment shall be the responsibility of the applicant/owner.

### **PART IV – TRANSITIONAL**

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

**Division: 9**  
**File: 07933002/004 (2013-RV-085)**

PUBLIC HEARING WAS HELD IN COUNCIL this 11 day of March , 2014  
READ A FIRST TIME IN COUNCIL this 11 day of March , 2014  
READ A SECOND TIME IN COUNCIL this 11 day of March , 2014  
UNANIMOUS PERMISSION FOR THIRD READING 11 day of March , 2014  
READ A THIRD TIME IN COUNCIL this 11 day of March , 2014

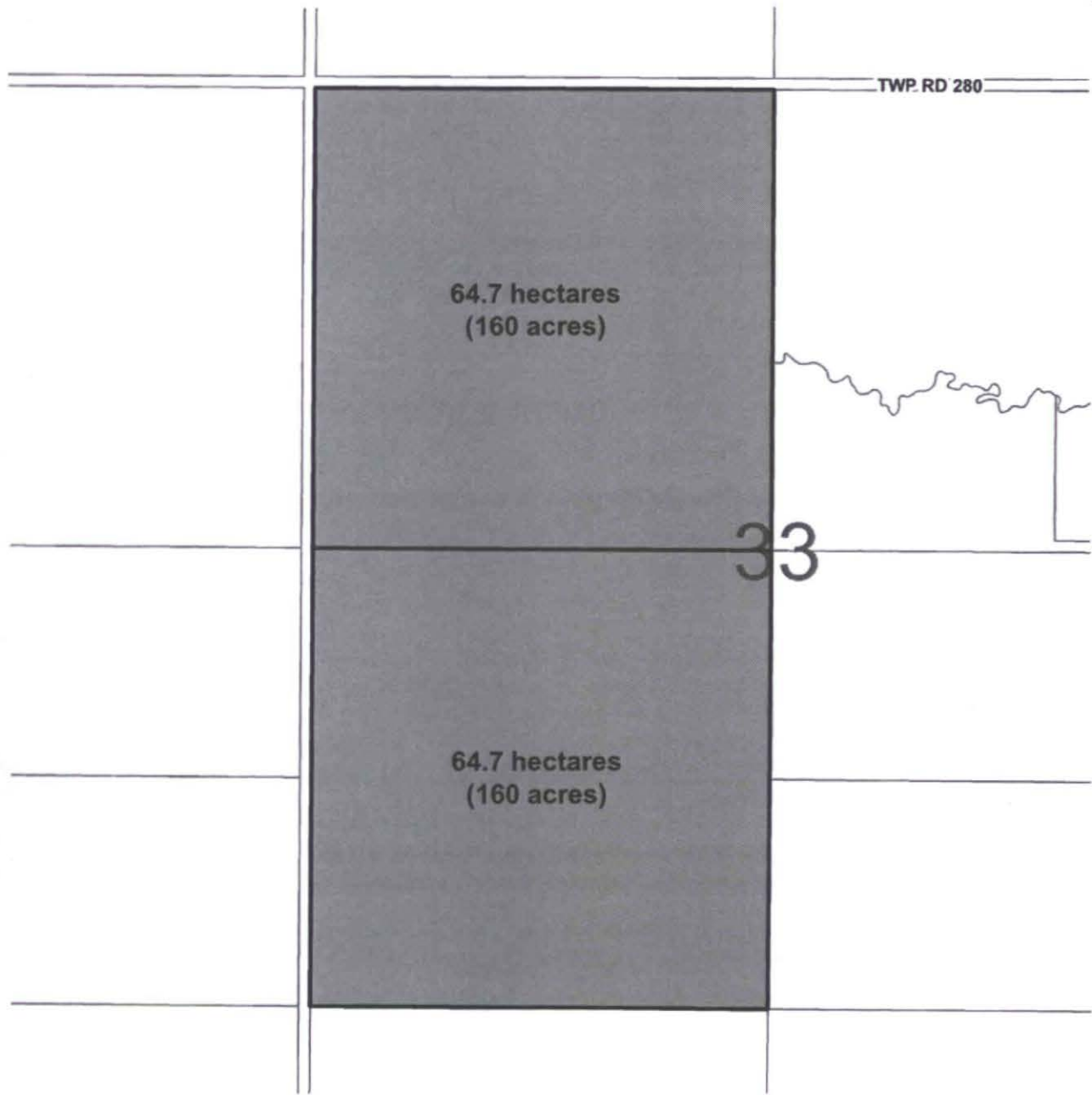
Reeve



Municipal Clerk



**SCHEDULE 'A'**  
FORMING PART OF BYLAW C-7352-2014



**AMENDMENT**

FROM Direct Control District (Bylaw C-3517-90) to Direct Control District (Bylaw C-7352-2014)

Subject Land



**LEGAL DESCRIPTION:** W ½ 33-27-5-W5M

**FILE:** 07933002/004 (2013-RV-085)

**DIVISION:** 9



**ROCKY VIEW COUNTY**  
Cultivating Communities