

BYLAW C-7612-2016

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

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7612-2016

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw C-4841-97 and the Municipal Government Act.

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Map No. 49 of Bylaw C-4841-97 be amended by redesignating the SW-12-24-05-W05M from Ranch and Farm District to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT The SW-12-24-05-W05M is hereby redesignated to 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 General Regulations
- 2.0 Land Use Regulations
- 3.0 General Development Regulations
- 4.0 Definitions
- 5.0 Implementation

1.0 General Regulations

- 1.1 All uses listed as permitted in the Ranch and Farm District are deemed approved in this Direct Control District.
- 1.2 The Subdivision Authority shall be responsible for decisions regarding subdivision applications affecting the lands subject to this Bylaw.
- 1.3 Except where specifically noted that Council approval is required, the Development Authority shall be responsible for the issuance of development permits for the lands subject to this Bylaw.
- 1.4 The Development Authority and/or Council may decide on an application for a development permit even though the proposed development does not comply with this bylaw or is a nonconforming building if, in the opinion of the Development Authority, the proposed development will not unduly interfere with the amenities of the neighbourhood, interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and the proposed use conforms with the uses outlined within this Bylaw.
- 1.5 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.
- 1.6 New and/or existing Set Structures do not require a Development Permit when installed within the Film Production Facility Development Area identified in the Film Production Facility Development Permit providing all other regulations of this Bylaw are satisfied.



2.0 Land Use Regulations

2.1 Purpose and Intent

The purpose and intent of this district is to allow activities associated with film and television production to take place, while also allowing ranching and farming activities on the land to continue.

2.2 Uses

Accessory buildings

Agriculture, general

Agricultural processing, minor

Commercial communications facilities - Type "A", Type "B", Type "C"

Equestrian centre I & Equestrian centre II

Farm dwelling, single detached

Farm dwelling, mobile home

Farm dwelling, moved-in

Film production facility (initial Development Permit to be considered by Council)

Government Services

Home-based business, Type I

Horticulture development

Keeping of livestock (see section 24 for regulations)

Private riding arena

Set Structures

Public buildings and utilities

Signs

Special events parking

2.3 Development Regulations

2.3.1 The Minimum Parcel Size in this District is as follows:

- (i) an *unsubdivided quarter section*;
- (ii) the area in title at the time of passage of this *Bylaw*;
- (iii) that portion of a *parcel* remaining after approval of a redesignation which facilitates a subdivision and after the subsequent registration of said subdivision reduces the area of the parent *parcel* providing the remainder is a minimum of 20.23 hectares (50.00 acres);
- (iv) the portion created and the portion remaining after registration of an *Agriculture First Parcel Out* subdivision; or
- (v) the portion created and the portion remaining after registration of a subdivision of *Isolated Land* consisting of a minimum of 8.10 hectares (20.01 acres).

2.3.2 Minimum *Yard, Front* for *Buildings*:

- (i) 45.00 m (147.64 ft.) from any road, County;
- (ii) 60.00 m (196.85 ft.) from any road, highway.



(iii) 15.00 m (49.21 ft.) from any road, internal subdivision or road, service.

2.3.3 Minimum *Yard, Side* for *Buildings*:

(i) 45.00 m (147.64 ft.) from any road, County;

(ii) 60.00 m (196.85 ft.) from any road, highway;

(iii) 15.00 m (49.21 ft.) from any road, internal subdivision or road, service; (iv) 6.00 m (19.69 ft.) all other.

2.3.4 Minimum *Yard, Rear* for *Buildings*:

(i) 30.00 m (98.43 ft.) from any road, highway

(ii) 15.00 m (49.21 ft.) all other.

2.3.5 Setback requirements do not apply to *set structures*.

2.3.6 Maximum Height of Buildings: 12.00 metres (39.37 ft).

2.3.7 Height restrictions do not apply to *set structures*.

2.3.8 Minimum Habitable floor area for dwellings, excluding basement:

(i) 92.00 sq. m (990.28 sq. ft.) single storey dwelling;

(ii) 92.00 sq. m (990.28 sq. ft.) split level dwelling, the total area of two finished levels;

(iii) 74.00 sq. m (796.53 sq. ft.) split entry or bi-level and the main floor; 18.00 sq. m (193.75 sq. ft.) finished lower level;

(iv) 92.00 sq. m (990.28 sq. ft.) combined floor area, two-storey dwelling;

(v) 92.00 sq. m (990.28 sq. ft.) main floor for dwelling, moved-in.

2.3.9 Maximum *Film Production Facility Development Area* shall be 16.19 hectares (40 acres).

3.0 General Development Regulations

3.1. The following items are required prior to the endorsement of a plan of subdivision or the issuance of a Development Permit for the *Film Production Facility Use*;

3.1.1 A Traffic Impact Assessment and Intersection Assessment in accordance with the County Servicing Standards.

3.1.2 A Solid Waste Management Plan detailing how solid waste will be collected and transported from the development.

3.1.3 An access plan which shall include but is not limited to: a clearly defined access route, all necessary easements, rights-of-way and associated agreements, emergency access in accordance with the County Servicing Standards.

4.0 Definitions

4.1 Film Production Facility

Premises, set structures, props, or installations used in the production of any form of motion picture, television program, live broadcast, special effects, recording, or visual or audio arts projects and may include (but is not limited to) lighting, outdoor storage, parking, temporary trailers, food service (for staff), signage and any other activities reasonably associated with film production.

4.2 Set Structures

Any structure associated with film production facility activities. Set structures may undergo aesthetic or structural modifications as part of a project or between different projects. These are primarily shell structures and shall not be used for residential, commercial, or industrial occupancy.



PART 4 – TRANSITIONAL

Bylaw C-7612-2016 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: 01
File: 04912004/ PL20150111

<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	24 th day of January, 2017
READ A FIRST TIME IN COUNCIL this	24 th day of January, 2017
READ A SECOND TIME IN COUNCIL this	24 th day of January, 2017
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>	24 th day of January, 2017
READ A THIRD TIME IN COUNCIL this	24 th day of January, 2017

Reeve

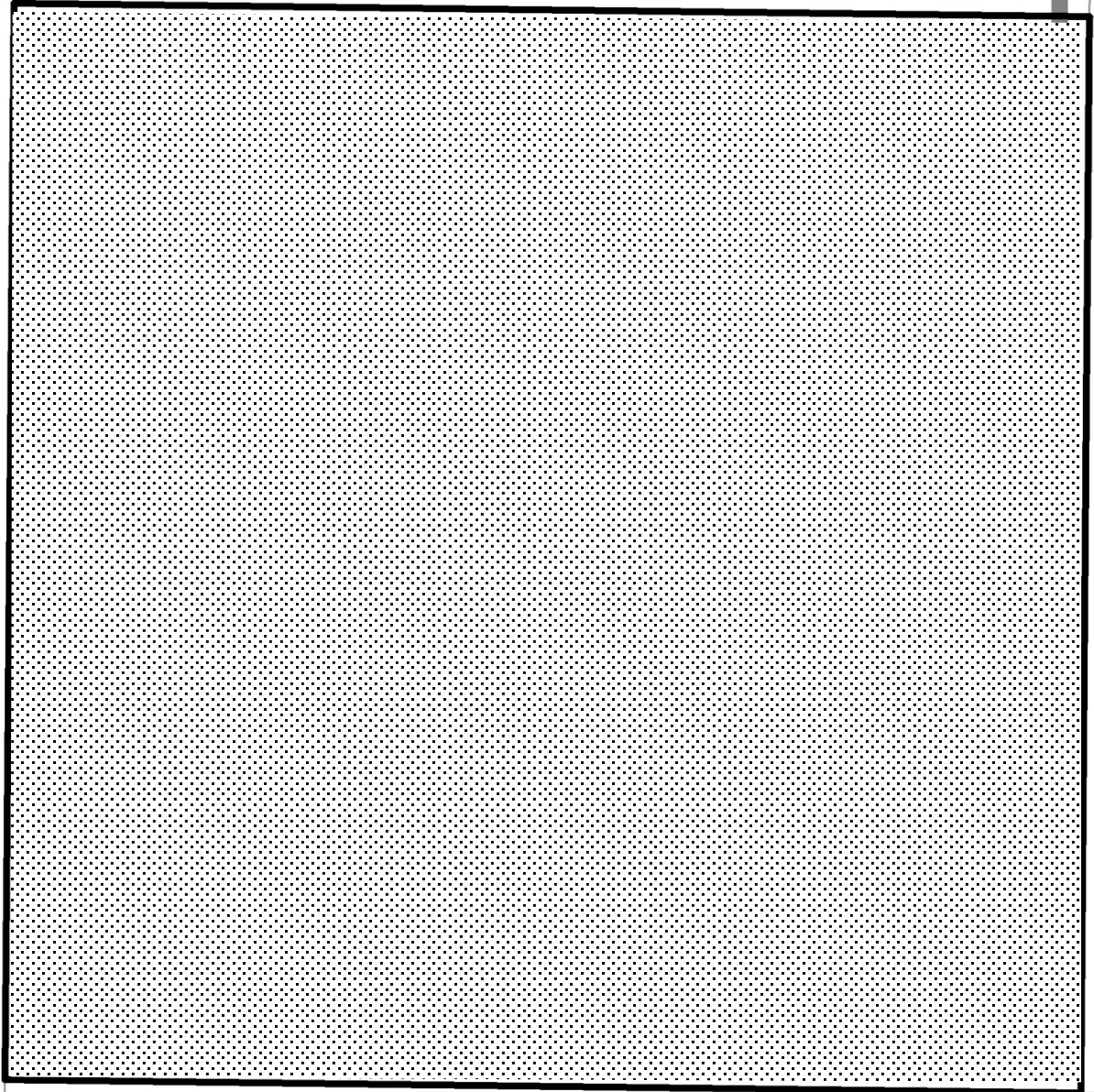
CAO or Designate

Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-7612-2016

1
2



AMENDMENT

FROM Ranch and Farm District TO Direct Control District



Subject Land _____

LEGAL DESCRIPTION: SW-12-24-05-W05M



ROCKY VIEW COUNTY
Cultivating Communities

FILE: 04912004 PL20150111

DIVISION: 01