



BYLAW C-7909-2019

A Bylaw of Rocky View County to amend Bylaw 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-7909-2019.

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in the Land Use Bylaw (C-4841-97), County Plan (C-7280-2013), Central Springbank Area Structure Plan (C-7564-2016), and the Municipal Government Act.

Party wall - means a dividing partition between two adjoining buildings that is shared by the occupants of each residence.

Private Open Space - means the development of parks, pathways and other pedestrian-oriented recreational amenities within privately-owned lands that are maintained by a Condominium Association.

Community Sign - means a sign displaying the name of the community.

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Map No. 47 and 47-NE be amended by redesignating Lot 8, Plan 7710490 within the NW-27-24-03-W5M from Ranch and Farm District to Direct Control District, Ranch and Farm Two District and Public Services District, as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lot 8, Plan 7710490 within the NW-27-24-03-W5M is hereby redesignated to Direct Control District, Ranch and Farm Two District and Public Services 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 Land Use Regulations
- 3.0.0 Variances
- 4.0.0 Subdivision Regulations
- 5.0.0 Development Regulations

1.0.0 GENERAL REGULATIONS

- 1.1.0 The policies of the Pradera Springs Conceptual Scheme shall be considered in all applications for subdivision and development.
- 1.2.0 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.
- 1.3.0 The Subdivision Authority shall be responsible for decisions regarding subdivision applications affecting the Lands subject to this Bylaw.
- 1.4.0 The Development Authority shall be responsible for the issuance of Development Permits for the Lands subject to this Bylaw.

1.5.0 Notwithstanding, the following listed uses are 'deemed approved' when all other criteria of this Bylaw are met:

Accessory Buildings

Dwelling, Single-Detached

Home-Based Business, Type I

1.6.0 *Agriculture, General* is a permitted use until such time a subdivision for residential development has been endorsed by the Subdivision Authority.

1.7.0 All development upon the Lands shall be in accordance with all licenses, permits and approvals pertaining to the Lands required from Alberta Environment and any other Provincial Agencies. 1.6.0 No Plan of Subdivision shall be endorsed and no Development Permit shall be issued for any purpose until the applicable Subdivision (4.0.0) and Development Regulations (5.0.0) have been met.

2.0.0 LAND USE REGULATIONS

2.1.0 Purpose and Intent

The purpose and intent is to accommodate a comprehensively planned residential development with a subdivision design and a form of housing that caters to a population aged 55 and over to be established with a condominium form of ownership as contemplated by the Pradera Springs Conceptual Scheme.

2.2.0 Uses

2.2.1 *Accessory Buildings*

2.2.2 *Community Sign*

2.2.3 *Dwelling, Semi-Detached*

2.2.4 *Home Based Business, Type I*

2.2.5 *Private Open Space*

2.2.6 *Show Home*

2.2.7 *Signs*

2.2.8 *Temporary Sales Centre*

2.2.9 *Utilities*

2.3.0 Minimum and Maximum Requirements

2.3.1 Maximum number of bare-land units to contain a dwelling: 56

2.3.2 Maximum number of dwellings per bare-land unit: 1

2.3.3 Minimum area of residential bare-land unit: 0.06 ha (0.15 ac)

2.3.4 Minimum habitable floor area (principal building): 140 m² (1,507 ft²)

2.3.5 Maximum building height (principal building): 10.0 m (32.8 ft.)

2.3.6 Maximum number of accessory buildings: 2

2.3.7 Maximum building height (accessory building): 7.0 m (22.97 ft.)

2.3.8 Maximum parcel coverage (all buildings): 35%

2.4.0 Building Setbacks

2.4.1 Minimum front yard: 6.0 m (19.69 ft.)

2.4.2 Minimum rear yard: 6.0 m (19.69 ft.)



- 2.4.3 Minimum side yard: 6.0 m (19.69 ft.); 0 m (0 ft.) on a property line including a party wall; 0.6 m (1.97 ft) for accessory buildings

3.0.0 VARIANCES

- 3.1.0 The Development Authority may grant a variance to the minimum building setbacks by a maximum of 5%.
- 3.2.0 The Subdivision Authority may vary Section 12 Subsections (2) and (4) of the Subdivision and Development Regulations (Distance from Wastewater Treatment) with the written consent of the Deputy Minister of Environment and Sustainable Resource Development.

4.0.0 SUBDIVISION REGULATIONS

Unless otherwise provided for by this Bylaw, no subdivision for residential purposes shall be endorsed within the Lands for any purpose, until:

- 4.1.0 The County has reviewed and endorsed all Condominium Bylaws associated with this development in accordance with the Pradera Springs Conceptual Scheme.
- 4.2.0 The County has reviewed and endorsed architectural guidelines and development standards relative to architectural style & theming, landscaping, lighting, interior 'barrier-free' design considerations and minimum age for residents.
- 4.3.0 The County has reviewed and endorsed engineering plans relative to the provision of roadway access, potable water, wastewater treatment and stormwater management utilities in accordance with the policies of the Pradera Springs Conceptual Scheme.
- 4.4.0 Municipal Reserve (MR) and Public Utility Lots (PUL) are provided in accordance with the Pradera Springs Conceptual Scheme and applicable County policies.

5.0.0 DEVELOPMENT REGULATIONS

- 5.1.0 Notwithstanding 1.6.0, the County may issue a Development Permit for Stripping and/or Grading, Temporary Sales Centre and Show Homes within any portion of the development provided the County has endorsed a Construction Management Plan and a Stormwater Management Plan.
- 5.2.0 Approval from the County for any use contemplated by this Bylaw may be subject to approval from all relevant Federal and/or Provincial Authorities.

PART 4 – TRANSITIONAL

Bylaw C-7909-2019 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the Municipal Government Act.

Division: 2
File: 04727003 / PL20170130

PUBLIC HEARING WAS HELD IN COUNCIL this *23rd* day of *July*, 2019
 READ A FIRST TIME IN COUNCIL this *23rd* day of *July*, 2019



READ A SECOND TIME IN COUNCIL this

23rd day of July, 2019

UNANIMOUS PERMISSION FOR THIRD READING

23rd day of July, 2019

READ A THIRD TIME IN COUNCIL this

23rd day of July, 2019

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Reeve

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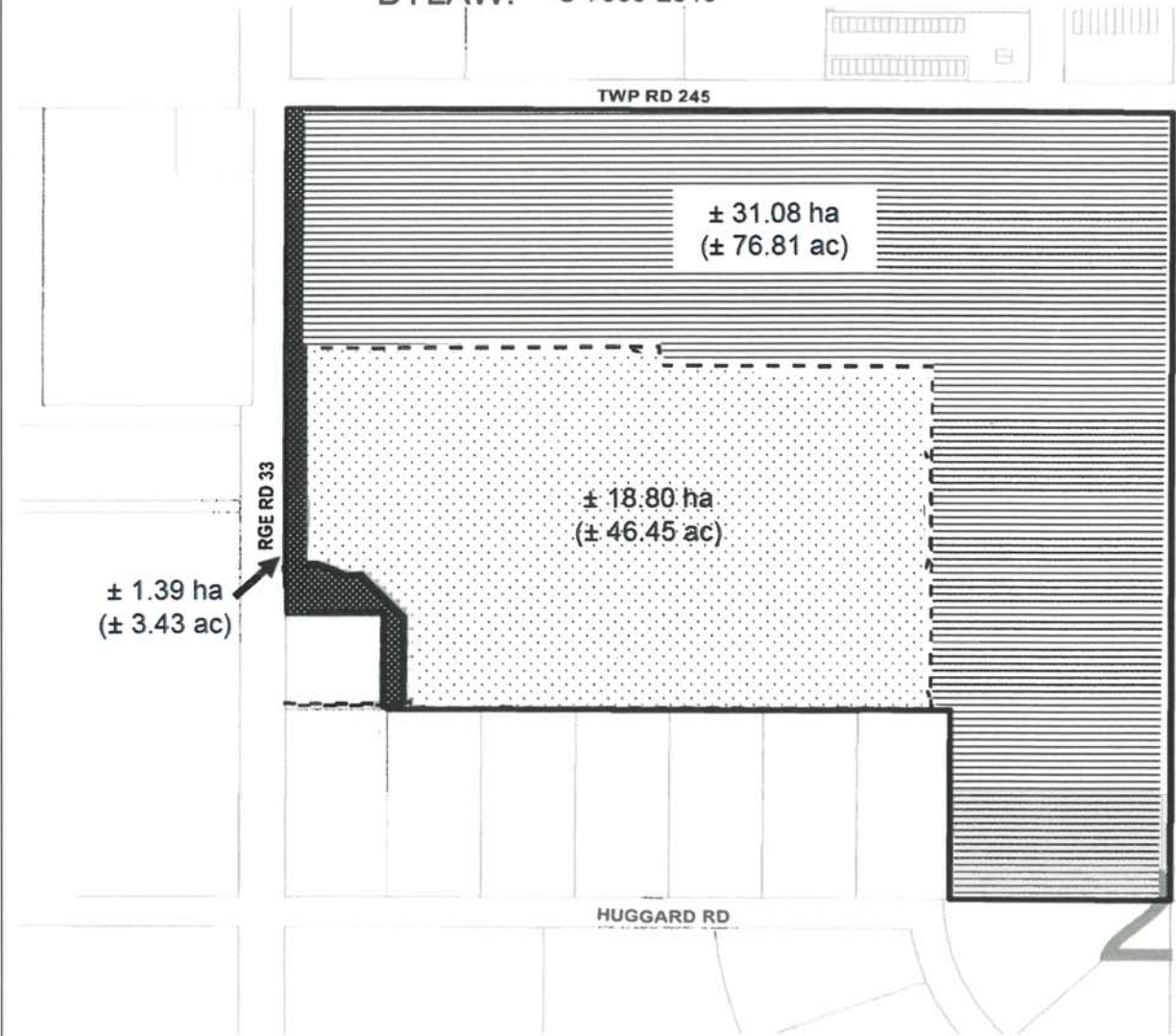
CAO or Designate

July 23, 2019


Date Bylaw Signed


SCHEDULE "A"


BYLAW: C-7909-2019



AMENDMENT

FROM Ranch and Farm District TO Direct Control District 

FROM Ranch and Farm District TO Ranch and Farm Two District 

FROM Ranch and Farm District TO Public Services District 

Subject Land _____

LEGAL DESCRIPTION: Lot 8, Plan 7710490;
NW-27-24-03-W5M



ROCKY VIEW COUNTY
Cultivating Communities

FILE: 04727003

DIVISION: 2