

BYLAW C-8004-2020

A Bylaw of Rocky View County to amend Land Use Bylaw C-8000-2020

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-8004-2020.

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw C-4841-97, the *Municipal Government Act*, and Section 2.0 herein.

PART 3 – EFFECT OF BYLAW

THAT Schedule B, Land Use Maps of Bylaw C-8000-2020 be amended by redesignating a portion of SE-34-24-4-W5M from Agriculture, General District (A-GEN) to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of SE-34-24-4-W5M 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 of the following:

1.0 PURPOSE

1.1 The purpose and intent of this district is to allow low-impact activities on lands identified by Alberta Transportation for future interchange development while also allowing ranching and farming activities on the land to continue. Any buildings placed on site shall be temporary and mobile in nature.

2.0 DEFINITIONS

2.1 **Commercial Parking Lot** means a portion of land, set aside for the parking of motor vehicles for a time period of no longer than 72-hours as approved by the Development Authority.

2.2 **Mini-Storage** means self-contained buildings or storage facilities intended to provide inside storage options on a small scale where the customer is charged a rental fee on a monthly or annual basis for the storage of personal products.

3.0 COMPLIANCE WITH BYLAW C-8000-2020

3.1 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3, 4, 5, 6, 7, and 8 of Bylaw C-8000-2020 apply to this Direct Control District Bylaw.

4.0 REFERENCE TO BYLAW C-8000-2020

4.1 Within this Direct Control District Bylaw, a reference to a section of Bylaw C-8000-2020 is deemed to be a reference to the section as amended from time to time.

5.0 VARIANCES

5.1 The Development Authority may vary any of the rules contained in this Direct Control District in accordance with Sections 102, 103, 104, 105, and 106 of Bylaw C-8000-2020.

6.0 ADMINISTRATION AS DEVELOPMENT AUTHORITY USES

6.1 The permitted uses of the Special, Future Urban Development District (S-FUD) District of Bylaw C-8000-2020 are the permitted uses in this Direct Control District.



6.1.1 The discretionary uses of the Special, Future Urban Development District (S-FUD) District of Bylaw C-8000-2020 are the discretionary uses in this Direct Control District with the addition of: Commercial Parking Lot and Mini-Storage

7.0 USES NOT DEFINED

7.1 Those uses that are not otherwise defined in this Bylaw, which in the opinion of the Development Authority are similar to the Uses listed in Section 6.0 of this Direct Control and which conform to the purpose of this district, may be Uses as approved by the Development Authority.

8.0 BYLAW C-8000-2020 DISTRICT RULES

8.1 Unless otherwise specified, the rules of Special, Future Urban Development District (S-FUD) District of Bylaw C-8000-2020 shall apply.

9.0 DEVELOPMENT REGULATIONS

- 9.1 Minimum parcel size: 5.84 ha (14.44 ac)
- 9.2 Building and Storage Area Setback Requirements
 - 9.2.1 South and East property lines:
 - 9.2.1.1 15.00 m (49.21 ft.) from any road
 - 9.2.2 North and West property lines:
 - 9.2.2.1 6.00 m (19.69 ft.) all other.
- 9.3 Setbacks requirements to the south and east property lines may be reduced by the Development Authority if landscaping is provided in the setback area;
- 9.4 Maximum Height of Buildings: 10.00 metres (32.8 1ft).
- 9.5 Maximum Site Coverage: 10.00%

10.0 ADDITIONAL REQUIREMENTS

- 10.1 The following items may be required by the Development Authority at the time of application for a Development Permit:
 - 10.1.1 A Traffic Impact Assessment and Intersection Assessment in accordance with the County Servicing Standards.
 - 10.1.2 A Solid Waste Management Plan detailing how solid waste will be collected and transported from the development.
 - 10.1.3 An access plan shall include but is not limited to: a clearly defined access route, all necessary easements, rights-of-way and associated agreements, and emergency access in accordance with the County Servicing Standards.
 - 10.1.4 Development Agreement as required by the Development Authority.
 - 10.1.5 All Development Permit applications shall be circulated to all easement holders on title.
 - 10.1.6 Stormwater Management Plan
- 10.2 There shall be no storage of hazardous materials or goods on site;
- 10.3 There shall be no storage of salvaged and/or derelict vehicles, used building products, used domestic products, or similar discarded or recyclable materials; and



- 10.4 All Development Permits shall be issued with a term limit of no longer than two years.
- 10.5 All outdoor storage, recreation vehicle sites shall each have a dump station to efficiently remove wastewater from the recreational unit.

PART 4 – TRANSITIONAL

Bylaw C-8004-2020 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

Division: 1
File: 04834011 - PL20190198

READ A FIRST TIME IN COUNCIL this 11th day of February , 2020

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2021

READ A SECOND TIME IN COUNCIL this day of , 2021

READ A THIRD TIME IN COUNCIL this day of , 2021

Reeve

CAO or Designate

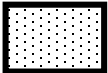
Date Bylaw Signed

Schedule 'A'

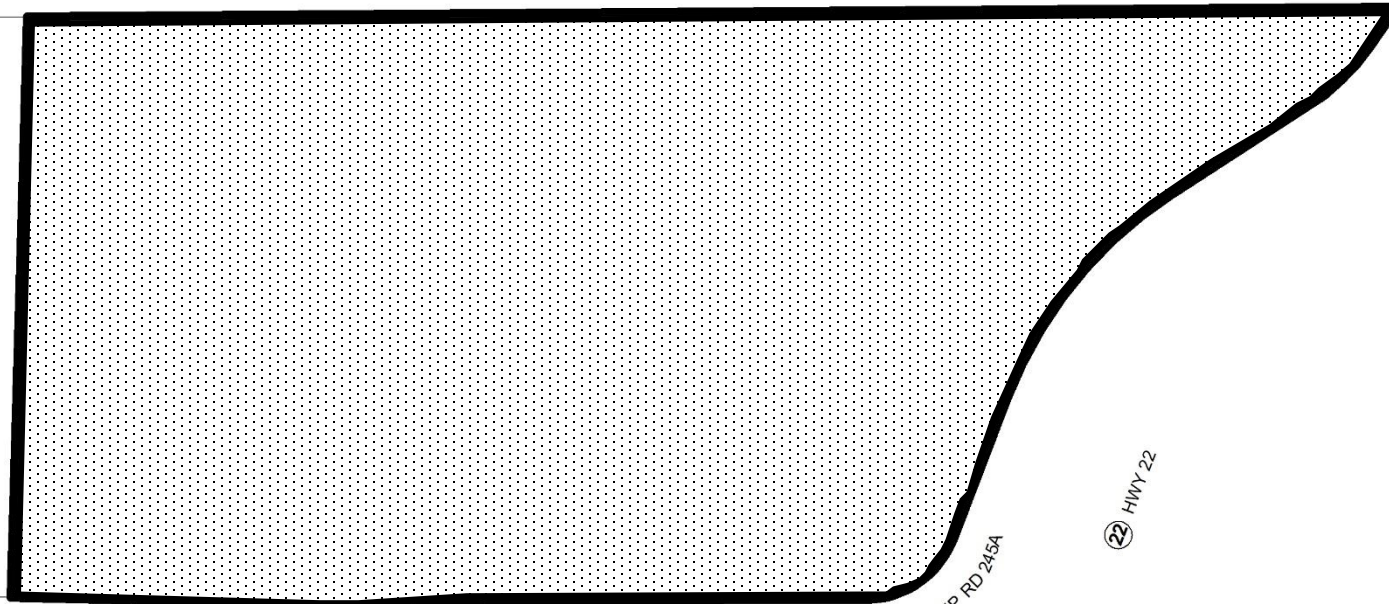
**Bylaw
C-8004-2020**

Amendment

FROM
Agricultural,
General District
(A-GEN)



TO
Direct Control District



TWP RD 245A

② HWY 22

① HWY 1