

OFFICE CONSOLIDATION

This document has been consolidated for convenience only. A copy of the original Bylaw and all amending Bylaws can be obtained from Rocky View County. This office consolidation comprises of the following Bylaw's.

Bylaw	Amendment Type	Date of Approval
C-5317-2001	Original Bylaw	February 27, 2001
C-5840-2003	Replace Section 3.8.0 Landscaping & Controlled Appearance.	November 25, 2003
C-6460-2007	Delete and replace section 2.3.0 Discretionary Uses Amend section 2.6.3. yard, side setbacks for Buildings	May 29, 2007

DIRECT CONTROL BYLAW REGULATIONS

That the special regulations of the Direct Control District (DC) comprise

- 1.0.0 General Regulations
- 2.0.0 Land Use Regulations
- 3.0.0 Development Regulations
- 4.0.0 Definitions
- 5.0.0 Implementation

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 That the Development Authority shall be responsible for the issuance of Development Permit(s) for the lands subject to this Bylaw.

2.0.0 LAND USE REGULATIONS

2.1.0 Purpose and Intent

The purpose of this District is to provide for a range of business and associated uses that are compatible with each other and do not adversely affect the surrounding land uses.

2.2.0 Permitted Uses

- 2.2.1 Agriculture, General

2.3.0 Discretionary Uses

- 2.3.1 Automotive, Equipment and Vehicle Services
- 2.3.2 Agricultural Processing
- 2.3.3 Agricultural Support Services
- 2.3.4 Accessory Buildings, less than 1500 square metres
- 2.3.5 Amusement and Entertainment Services
- 2.3.6 Market Gardens
- 2.3.7 General Industry Type I
- 2.3.8 Manufacturing, Fabrication, Assembly, and Production of Trusses, Wooden I-beams and Other Building Products

2.3.9 Outdoor Storage Areas, ancillary to 2.3.8

2.3.10 Signs

2.3.11 Fences

2.4.0 General Land Use Regulations

2.4.1 Parts One, Two and Three of land Use Bylaw C-4841-97 are applicable unless otherwise stated in this bylaw.

2.4.2 The Development Authority shall consider and decide on applications for Development Permits for those uses which are listed as “Permitted Uses” and “Discretionary Uses” by this bylaw provided the provisions of Section 2.0 and 3.0 herein are completed in form and substance satisfactory to the Municipality, except where specifically noted that Council approval is required.

2.4.3 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.

2.5.0 Maximum Requirements

2.5.1 Number of parcels - 4

2.5.2 Area of the site - 6.17 ha (15.26 acres)

2.5.3 Building Height shall be measured from the average elevation of the finished ground level adjoining the exterior walls of a building to the highest point of a building. The maximum building heights shall be as follows:

a) Principal Buildings - 10 m

b) Accessory Buildings - 5 m

2.5.4 Building coverage for principal and accessory buildings not to exceed 35% of the lot.

2.5.5 Number of freestanding signs per lot - 1

2.5.6 Number of accessory buildings per lot – 2

2.5.7 Height of Fence - 3.0 m

2.5.8 *Outside Display Area* – 90 square metres

2.6.0 Minimum Requirements

2.6.1 Parcel size of 1.2 ha (2.97 acres)

2.6.2 *Yard, Front* setback for *Buildings*:

a) 10.0 m from the Service Road

b) 60.0 m from Secondary Highway 566

- 2.6.3 *Yard, Side* setback for *Buildings*:
 - a) 15.0 m from the Service Road
 - b) 50.0 m from Secondary Highway 566
 - c) 6.0 m from all others
- 2.6.4 *Yard, Rear* setbacks for *Buildings, Parking, Outdoor Storage Areas, and Outdoor Display Areas*: 6.0m
- 2.6.5 *Yard, Front* setback for *Parking and Outdoor Display Areas*: 8.0 m

- 2.6.6 *Yard, Front* setback for *Outdoor Storage Areas*: 20.0 m
- 2.6.6 *Yard, Side* for *Parking, Outdoor Storage Areas and Outdoor Display Areas*
 - a) 10.0 m from Secondary Highway 566 and the Service Road
 - b) 6.0 m from all other
- 2.6.7 *Fence Setbacks*
 - a) 10.0 m from Secondary Highway 566
 - b) 8.0 m from the Service Road

3.0.0 DEVELOPMENT REGULATIONS

3.1.0 Utilities and Site Planning

- 3.1.1 Disposal of wastewater from the development on the site shall be subject to all requirements of Alberta Environment and/or Municipal Affairs and all Municipal approvals.
- 3.1.2 Any non-domestic wastewater, anti-freeze, oil or fuels accumulated on site shall be held in sealed tanks, the contents of which shall be pumped out and properly disposed of off-site to the satisfaction of the Municipality and Alberta Environment.
- 3.1.3 Water for potable and all other purposes shall be supplied by a surface water system.
- 3.1.4 Site grading and drainage plans for each lot shall be prepared to the satisfaction of the Municipality and approved prior to any development commencing on the site.

3.2.0 Access

- 3.2.1 Direct access to and from the development to Secondary Highway 566 shall be prohibited.
- 3.2.2 Access to the proposed parcels shall be via the service road.
- 3.2.3 Parking and loading facilities shall be provided in accordance with the requirements of the Land Use Bylaw. Loading and vehicle servicing areas should be integrated into the site and building architecture and be located to the side or rear of buildings

3.3.0 Lighting

3.3.1 All on-site lighting shall be located, oriented, and shielded to prevent adverse affects on adjacent properties and to protect the safe and efficient function of the Calgary International Airport and Highway 2.

3.4.0 Building Requirements

3.4.1 Building Design:

The design, character and appearance of any buildings, structures or signs proposed to be erected or located on the property must be acceptable to the Development Officer and Transport Canada, and give due regard to its affect on neighbouring developments and general amenities of the area.

3.4.2 Accessory Buildings:

Adjoining or accessory buildings shall be built in the same compatible architectural style and exterior finish as the principal building and shall be subject to the approval of the Municipality and Transport Canada.

3.5.0 Outside Storage Areas

3.5.1 Outside storage, including the storage of trucks, trailers, recreational vehicles, and other vehicles may be permitted adjacent to the side or rear of the principal building provided such storage areas are not located within a required side or rear yard setback and the storage is visually screened from adjacent lands and Highways 566 and 2.

3.6.0 Outside Display Areas

3.6.1 Outside display areas are permitted provided they are limited to examples of equipment, products or items related to the business use (as determined in a development permit) located on the site containing the display area, are not located within any required setback, and are visually screened from Highways 566 and 2.

3.7.0 Construction Management

3.7.1 A Construction Management Plan shall be submitted to the Municipality if required upon application for a Development Permit. The Construction Management Plan shall detail the management of all construction activity on-site including, but not limited to, the management of construction debris and dust.

3.8.0 Landscaping and Controlled Appearance (C-5840-2003)

3.8.1 Landscaping shall be provided for all development in accordance with a Landscape Plan to be submitted to the Municipality upon application for a Development Permit. The following standards apply to all landscaped areas:

- a) A minimum of fifteen percent (15%) of the developed area of the parcel shall be landscaped in accordance with the Landscape Plan.
- b) Landscaping treatment within the Plan Area means the modification and enhancement of the surface area of a site through the use of any or all of the following elements:

- i. Soft landscaping consisting of vegetation such as berms and the planting of trees, shrubs, hedges, grass and ground cover, and
 - ii. Hard landscaping consisting of non-vegetative materials such as brick, stone, concrete, tile and wood, excluding monolithic concrete and asphalt.
- c) A maximum of 50% of the area required to be landscaped shall be landscaped with hard landscaping.
 - d) Existing soft landscaping retained on a site may be considered in fulfillment of the total landscaping requirement
 - e) For purposes of subsection a) above, landscaping shall include areas of and storm water management features which are enhanced with landscaping treatment
 - f) Landscaped areas should be provided within front yard setback areas, areas adjacent to the Highway 2 corridor, side yards between the front and rear of the principal building when they are not proposed for vehicular movement and located within a strip adjacent to the front of the principal building. Landscaping required for screening purposes should use mature or large-growth varieties of trees, plants, and/or shrubs.
 - g) Existing natural vegetation retained on a site may be considered in fulfillment of the total landscaping requirement.
 - h) The quality and extent of landscaping established on site shall be the minimum standard to be maintained for the life of the development. Adequate means of irrigating and maintaining the landscaping shall be detailed in the Landscape Plan.
 - i) All plant materials shall be of a species capable of healthy growth in the Municipality and shall conform to the standards of the Canadian Nursery Trades Association for nursery stock.
 - j) Except for road rights-of-way, trees/shrubs shall be planted and maintained in the overall minimum ratio of one tree/shrub per 45 square metres (490 square feet) of the landscaped area identified in the Landscape Plan. Trees shall comprise at least 50% of the tree/shrub mixture used to satisfy this requirement.
 - k) Coniferous trees shall comprise a minimum portion of one-third (1/3) of all trees planted, and where feasible trees should be planted in clusters or landscape groupings.
 - l) The minimum size for deciduous trees shall be 50 mm (2.0 inches) caliper.
 - m) The minimum size for small coniferous trees shall be a height of 2 metres (6.5 feet) and for large coniferous trees, a height of 3 metres (9.8 feet).
 - n) Shrubs shall be a minimum height or spread of 600 mm at the time of planting.

4.4.1 No use or operation on any site shall cause or create the emission of toxic matter beyond the building that contains it. The handling, storage and disposal of any toxic or hazardous materials or waste shall be in accordance with the regulations of any government authority having jurisdiction and in accordance with any Chemical Management Plan that may be required by the Municipality as defined in a Development Permit.

4.5.0 Garbage Storage

4.5.1 Garbage and waste material on any site shall be stored in weatherproof and animal-proof containers located within buildings or adjacent to the side or rear of buildings.

4.5.2 Garbage containers shall be screened from view from all adjacent properties and public thoroughfares.

4.6.0 Fire and Explosion Hazards

4.6.1 Uses and operations on any site which store, manufacture or use materials or products which may be hazardous due to their flammable or explosive characteristics shall comply with the applicable fire regulations of the Municipality or the regulations of any other government authority having jurisdiction and in accordance with any hazard or emergency management plan that may be required by the Municipality, and as defined in a Development Permit.

5.0 DEFINITIONS

5.1.0 **The Lands** - means the lands as shown on Schedule "A" attached hereto.

5.2.0 **Outside Display Areas** – means areas that are used for display of examples of equipment, products or items related to the Business Use located on the site.

5.3.0 **Outside Storage Areas** – means areas of the site that are used for the storing, stockpiling, or accumulating of goods, materials, equipment, trucks, trailers, recreational vehicles, and other vehicles and are exposed to the natural elements.

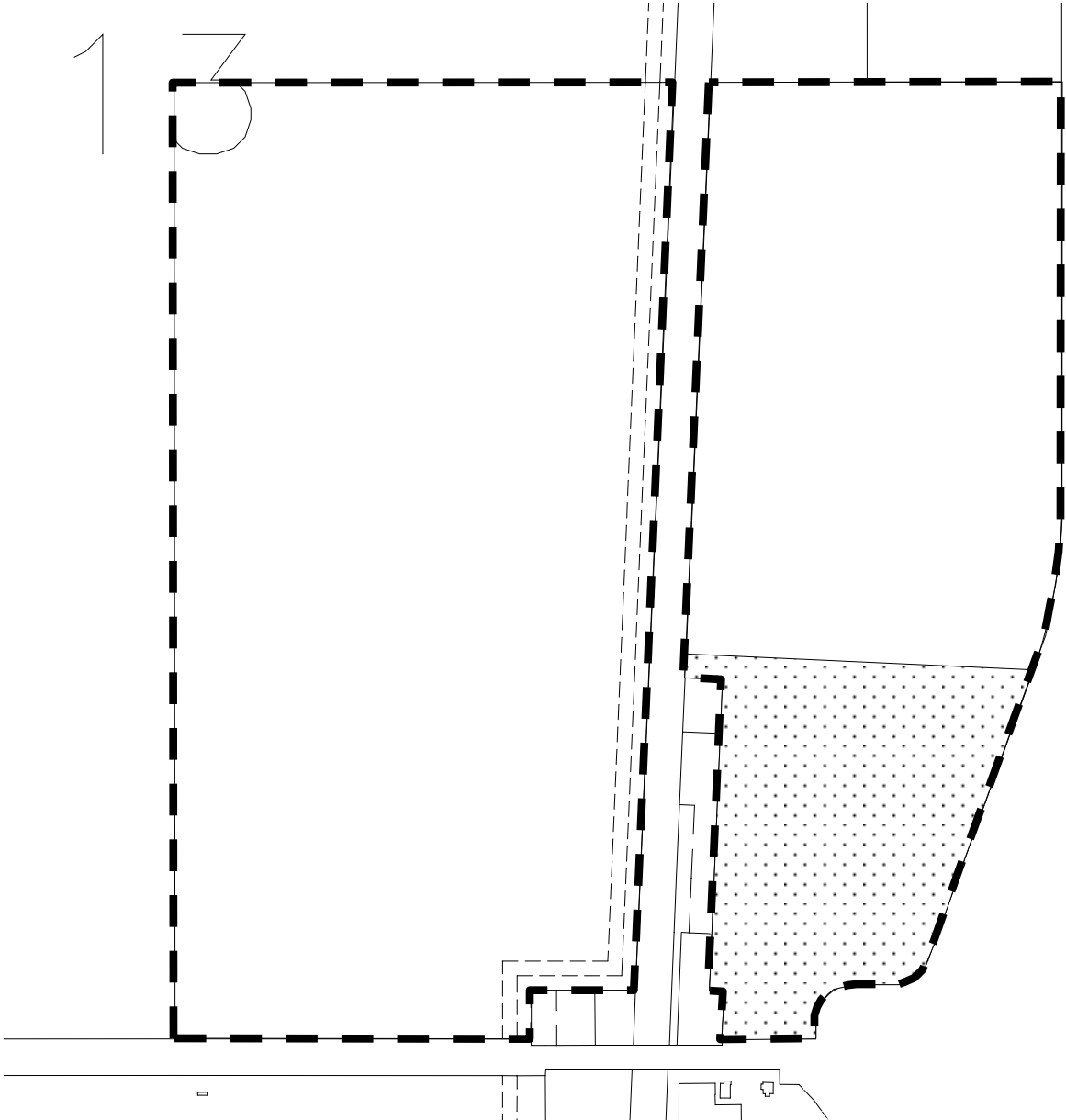
5.4.0 Terms not defined above have the same meaning as defined in Section 9.0.0 of Land Use Bylaw C-4841-97.

SCHEDULE "A"

DC-72

BYLAW: C-5317-2001

13



AMENDMENT

FROM Ranch and Farm District TO Direct Control District



Subject Land - - - - -

LEGAL DESCRIPTION: PTN. SE-13-26-1-W5M

FILE: 6513001

