

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-5525-2002	Original Bylaw	April 30, 2002
C-6304-2006	Replace Schedule "A" Delete General Regulation 1.5.0 & 1.6.0 Delete Development Regulation 3.4.4	Sept 5, 2006

DIRECT CONTROL BYLAW REGULATIONS

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
- 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.
- 1.3.0 The General Administration (Part Two) and General Regulations (Part Three) as contained in the Land Use Bylaw C-4841-97 are applicable unless otherwise stated in this Bylaw.
- 1.4.0 The Development Authority shall consider and decide on applications for Development Permits for all uses listed by this Bylaw provided the provisions of Section 2 and 3 herein are completed in form and substance, satisfactory to the Municipality, except where specifically noted that Council approval is required.

2.0.0 LAND USE REGULATIONS

2.1.0 Purpose and Intent

The purpose and intent of this District is to provide for the development of an industrial business, entirely within an enclosed building that does not create or cause undesirable off-site impacts. This District will contain site specific development regulations that will ensure compatibility with future adjacent land uses and ensure a high standard of appearance appropriate to the site's location adjacent to the Hamlet and on a major public roadway;

2.2.0 Uses

- 2.2.1 General Industry Type I
- 2.2.2 Signs

2.3.0 Minimum Requirements

- 2.3.1 Front Yard Setback – 40 m (131.23 ft)

- 2.3.2 Side Yard Setback – 1.2 m (3.94 ft)
- 2.3.3 Rear Yard Setback – 6.0 m (19.69 ft)

2.4.0 Maximum Requirements

- 2.4.1 Number of Commercial Buildings – 1
- 2.4.2 Building Height – 10.0 m (32.80 ft)
- 2.4.3 Ground Floor Area of Building – 600 m² (6459 ft²)

3.0.0 DEVELOPMENT REGULATIONS

3.1.0 No Development Permit for any use or *development* or *building* permit for any *building* shall be issued by the Development Authority and no *development* shall occur on the lands until:

3.1.1 The *applicant* has prepared a stormwater management plan, dealing with both on-site and off-site stormwater, completed by a qualified professional engineer licensed to practice in the Province of Alberta, that is satisfactory to the Municipality and Alberta Transportation, and which shows that the development will not affect adjacent lands.

3.2.0 Building Design

3.2.1 The design, character and appearance of all buildings shall be appropriate and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project.

3.2.2 All exterior finishing materials exposed to public view shall be selected having regard to the objective of ensuring a high standard of appearance appropriate to the entrance location of this site;

3.2.3 The roof-line and building facade shall include design elements and variations that reduce the perceived mass of buildings and add architectural interest;

3.2.4 For the purpose of determining Height in this clause, an architectural feature such as a tower or peak which is proposed to reduce the perceived mass of the building or to add architectural interest, shall be excluded from the calculation of the Height of the building;

3.2.5 All mechanical equipment on the roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building roof;

3.3.0 Lighting

3.3.1 Appropriate lighting of the project shall be undertaken to provide security and to add visual interest. Lighting shall be directed away from residential areas and adjacent roadways;

3.4.0 Landscaping

- 3.4.1 Landscaping shall be provided in accordance with a Landscaping Plan to be submitted to the Municipality upon application for a Development Permit. The Landscaping Plan shall identify the location, type and extent of all landscaping proposed for the lands.
- 3.4.2 A minimum of 10% of the developed area of the site shall be landscaped with the majority contained in the front of the building;
- 3.4.3 Landscaping adjacent to exterior walls that are visible from adjacent public roadways are to be designed to minimize the perceived mass of the building and to improve the visual appearance of long expanses of blank walls;

3.5.0 Outside and Garbage Storage

- 3.5.1 Garbage and waste material shall be stored in weatherproof and animal proof containers and shall be located within the principal building or to the rear or sides of the principal building other than a required minimum yard;
- 3.5.2 All outside garbage containers and garbage areas shall be visually screened from view from any adjacent properties or public roadways;
- 3.5.3 Outside storage areas shall be screened from adjacent sites and public roadways, to the satisfaction of the Development Authority;

3.6.0 Signs

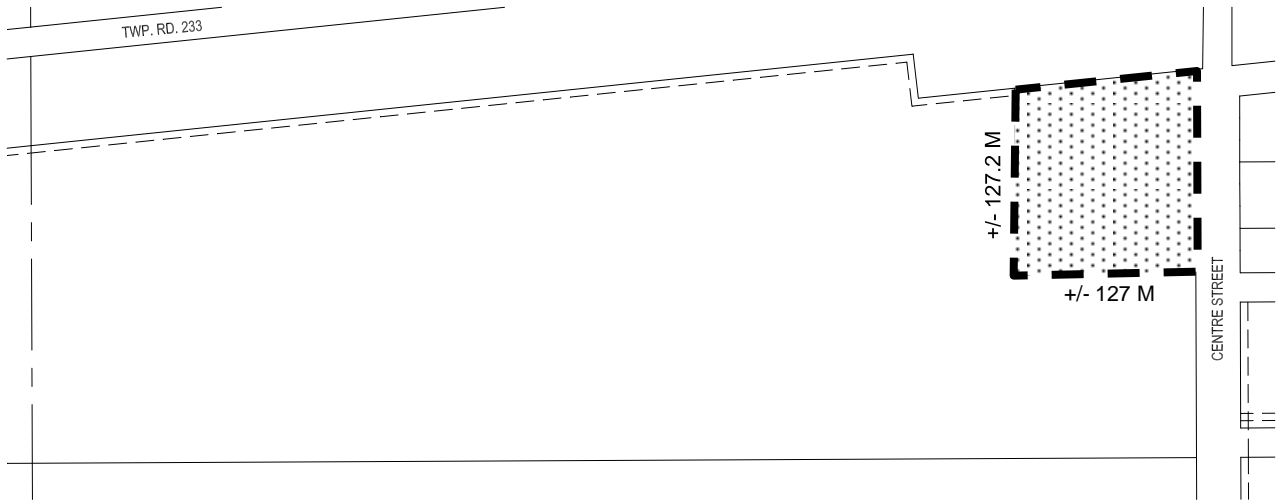
- 3.6.1 Signs shall be considered concurrently with the initial Development Permit application and the design, placement and scale of the signs shall be to the satisfaction of the Development Authority, so as to ensure that signage does not detract from the overall appearance of the development and that signage is not obtrusive.
- 3.6.2 There shall be no flashing, animated and interiorly illuminated signs used as a method of illumination of signs located adjacent to residential uses;

4.0.0 DEFINITIONS

- 4.1.0 Unless otherwise defined in this bylaw all words and uses shall be defined as per Section 8 (Definitions) of Bylaw C-4841-97.

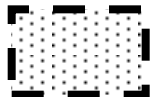
SCHEDULE "A"

BYLAW: C-6304-2006

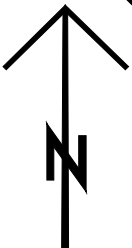


AMENDMENT

FROM Ranch and Farm District TO Direct Control District



Subject Land - - - - -



LEGAL DESCRIPTION: A portion of the
SE-22-23-27-W4M

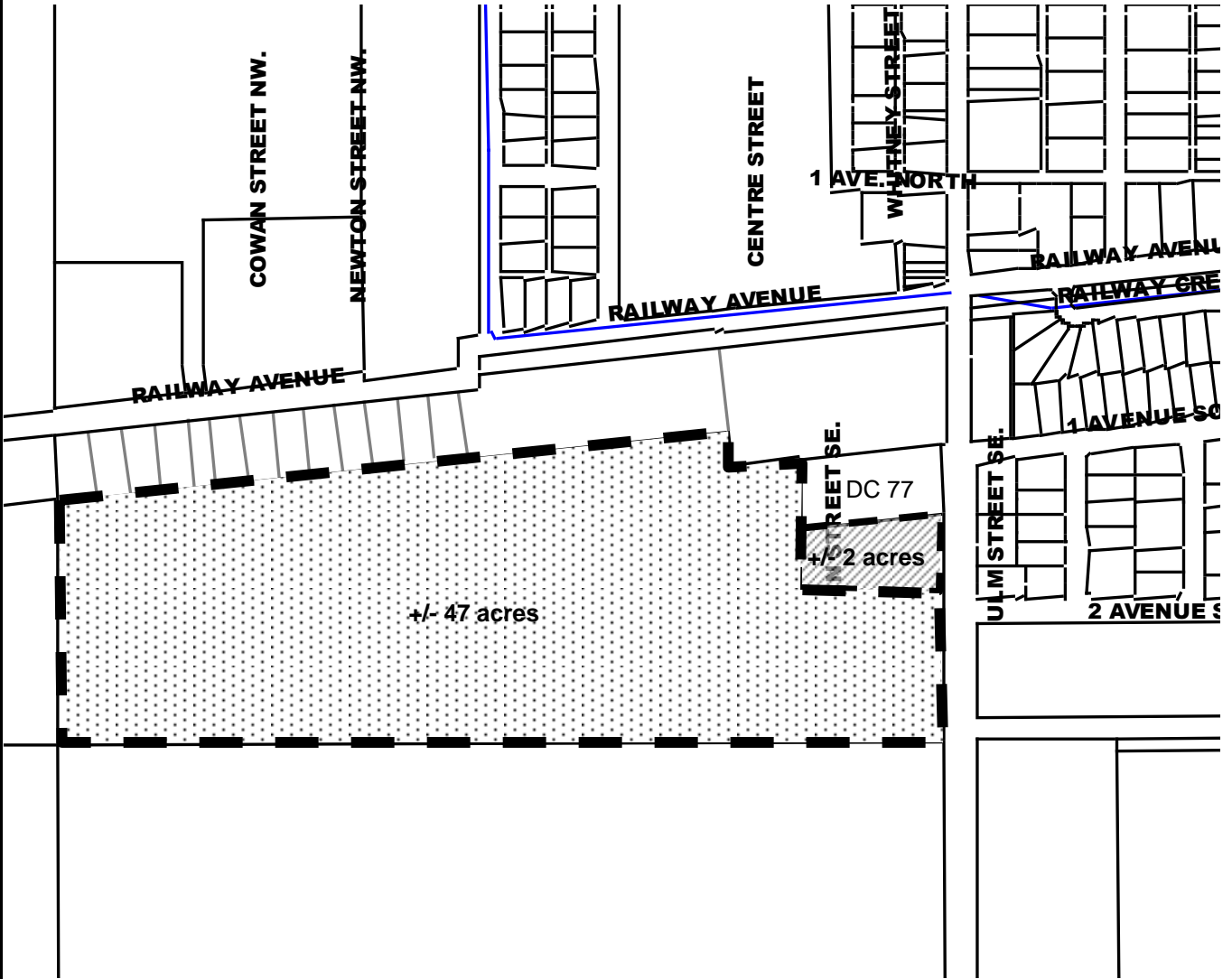
FILE: 03222001 – 2002-RV-006

DIVISION: 4



SCHEDULE "C"

BYLAW: C-6304-2006

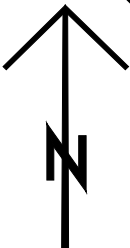
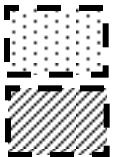


AMENDMENT

FROM Ranch and Farm District TO Public Services District

FROM Ranch and Farm District TO Direct Control District (DC77)

Subject Land - - - - -



LEGAL DESCRIPTION: Lot 1, Block 2, Plan 021 3726
within SE 22-23-27-W4M

FILE: 03222001/206-2006-RV-363

DIVISION: 4

