

**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5711-2003**

DC-84

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-5711-2003	Original Bylaw	May 27, 2003
C-6467-2007	delete & replace section 3.4.0 a) Fire Prevention	June 5, 2007

DIRECT CONTROL BYLAW REGULATIONS

That the special regulations of the Direct Control District (DC) are as follows:

- 1.0 General Regulations
- 2.0 Land use Regulations
- 3.0 Development Regulations
- 4.0 Definitions

1.0.0 GENERAL REGULATIONS

- 1.1.0 The Development Authority shall consider and decide on applications for Development Permits for those uses which are listed by this Bylaw provided the provisions of same are satisfactory to the Municipality, except where specifically noted that Council approval is required.
- 1.2.0 All development upon the lands shall be in accordance with the plans and specifications submitted pursuant to this bylaw and all licenses, permits and approvals pertaining to the lands.
- 1.3.0 No development of the Lands shall be permitted without and until the Applicant has prepared and submitted a Storm Water Management Plan in form and substance satisfactory to each of the Municipality and Alberta Environment.
- 1.4.0 Unless specifically provided for in this Bylaw, the land use regulations contained in Parts 1, 2 and 3 of the Land Use Bylaw C-4841-97 as amended apply.
- 1.5.0 No development of the Lands shall be permitted without community consultation in the form of an open house advertised in the local municipal contract newspaper.

2.0.0 LAND USE REGULATIONS

2.1.0 Purpose and Intent

The purpose and intent of this District is to provide for a buried treated water reservoir and future pumping station including all associated underground pipelines.

2.2.0 List of Uses

- 2.2.1 Buried treated water reservoir and pumping station.
- 2.2.2 Water Distribution Lines
- 2.2.3 Accessory Buildings
- 2.2.4 Fencing
- 2.2.4 Landscaping
- 2.2.5 Retention/detention ponds and ancillary equipment if required
- 2.2.6 Outdoor Participant Recreation Services

3.0.0 DEVELOPMENT REGULATIONS

In addition to the regulations referenced by 1.0.0 and 2.0.0 herein, the following regulations shall apply to this District:

3.1.0 Application Procedure - Development Permits

- a) detailed reports prepared by qualified professionals outlining the projected method of managing, controlling or mitigating any adverse effects resulting from noise, dust, or drainage from or into the site, access to/from municipal roads and/or adjacent lands, including the submission of baseline or benchmark data against which future measurements and analysis can be compared and Biophysical Impact Assessment to identify biological and historical resources;
- b) the Developer has prepared and submitted a Stormwater Management Plan prepared by a qualified Professional Engineer licensed to practice in the Province of Alberta in a form and substance satisfactory to the Municipality and/or Alberta Environment.
- c) All necessary easements and rights-of-way related to the supply and distribution of potable water has been approved by the Municipality.
- d) Notwithstanding any other clause in this Bylaw, the Municipality may issue a Development Permit for striping and grading of the site provided the developer has complied with Section 3.1.0(b) of this Bylaw, and provided a Letter of Credit is submitted satisfactory to the Municipality to provide for the reclamation of the site.
- e) such other information as required herein.

3.2.0 Minimum Requirements

- a) Minimum setback for structures from all property lines shall be 5 metres.

3.3.0 Landscaping and Fencing

- a) Landscaping and fencing shall be conditions of the Development Permit including a planting and maintenance program for the purpose of enhancing the visual appearance, and shall include outdoor participant recreation services and security/safety aspect of the development, in accordance with Section 26 of the Land Use Bylaw.

3.4.0 Fire Prevention

- a) The Developer will provide the necessary infrastructure to supply water to the Fire Department, for the purposes of fire protection within the boundaries of the Municipal District of Rocky View No. 44, to the satisfaction of the Municipal District of Rocky View No. 44..

- b) The Developer must ensure Fire Department access to the infrastructure and system.

3.5.0 Construction Management

- a) The Developer has prepared a Construction Management Plan, including interim stormwater management measures, in form and substance satisfactory to the Municipality, including the upgrading and maintenance of Artists View Drive from Old Banff Coach Road to the most northerly access location, and the hours of operation during construction;

3.6.0 Development Agreement

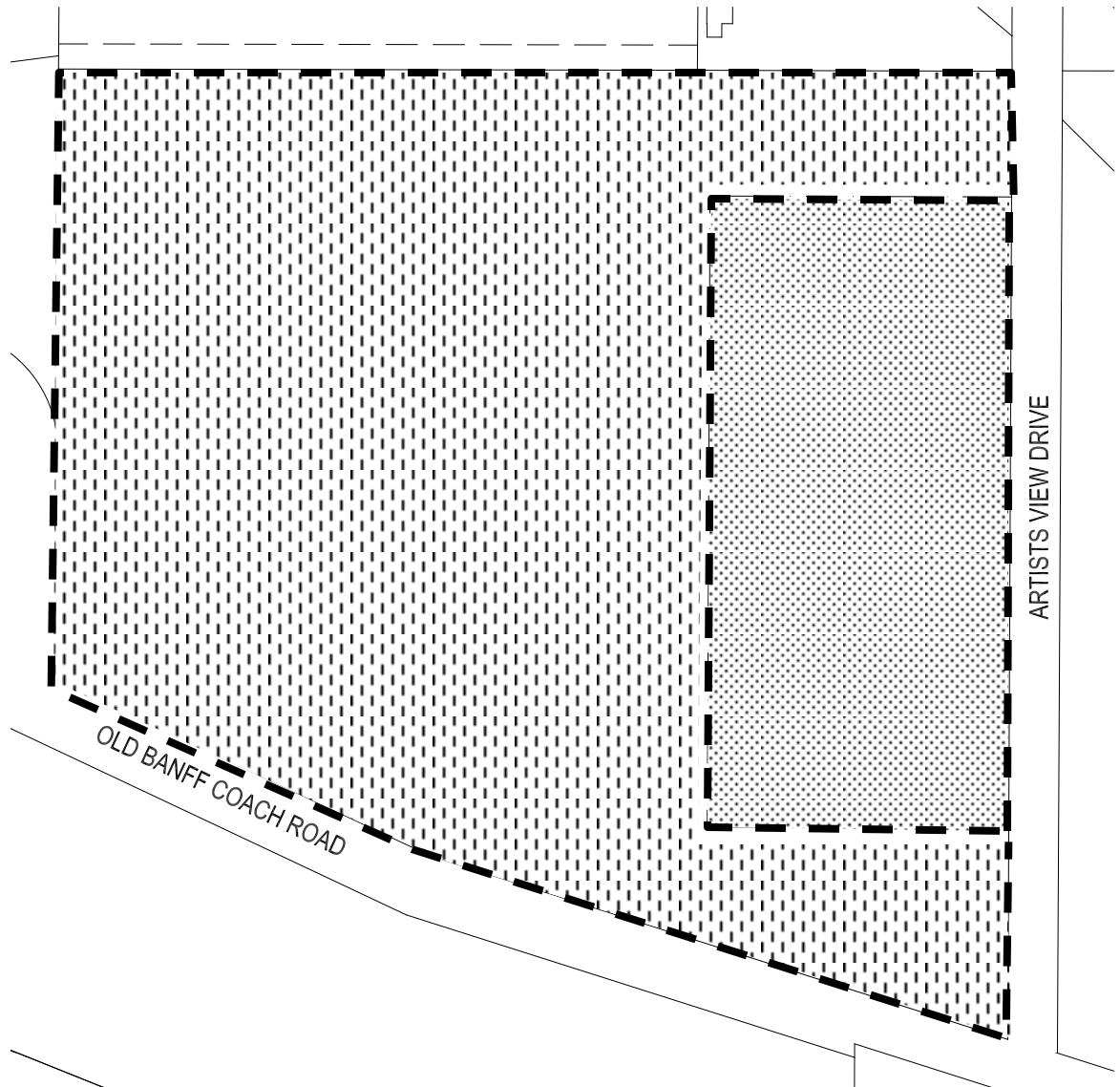
- a) The Developer will enter into a Development Agreement respecting provision of the upgrading of Artists View Drive from Banff Coach Road to the most northerly access location.

4.0.0 DEFINITIONS

- 4.1.0 **Adjacent Land** - means land or a portion of land that is contiguous to the parcel of land that is subject to a development application and includes land or a portion of land that would be contiguous if not for a public roadway, primary highway, river or stream, or reserve lot.
- 4.2.0 **Applicant** - means the registered owner of the land or his or her representative or agent certified as such.
- 4.3.0 **Stormwater Management Plan** - means that Plan prepared and submitted in accordance with Article 3.1.1(e) of this Bylaw.
- 4.4.0 Terms not defined herein have the same meaning as defined in Section 9.0.0 of the Land Use Bylaw C-4841-97.

SCHEDULE "A"

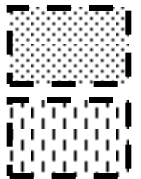
BYLAW: C-5711-2003



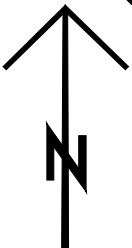
AMENDMENT

FROM Ranch and Farm District TO Direct Control District

FROM Ranch and Farm District TO Agricultural Holdings District



Subject Land - - - - -



LEGAL DESCRIPTION: A portion of the
SE-30-24-2-W5M

FILE: 04630001 -- 2002315

