

BYLAW C-8122-2020

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

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as *Bylaw C-8122-2020*.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act* except for the definitions provided below:
 - (1) **“Council”** means the duly elected Council of Rocky View County;
 - (2) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (3) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

- 3 THAT Schedule B, Land Use Map No. 47 and 47-NE of Bylaw C-8000-2020 be amended by redesignating Lot 1, Block 1, Plan 0313354, and Lot 1, Block 2, Plan 0313363, within SW-36-24-03-W05M from Agriculture, General District (A-GEN) to Direct Control District (DC) and Residential, Multi-Residential Urban District as shown on the attached Schedule 'B' forming part of this Bylaw.
- 4 THAT Lot 1, Block 1, Plan 0313354, and Lot 1, Block 2, Plan 0313363, within SW-36-24-03-W05M is hereby redesignated to Direct Control District (DC) and Residential, Multi-Residential Urban District as shown on the attached Schedule 'A' and 'B' forming part of this Bylaw.

Severability

- 5 If any provision of this bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this bylaw will remain valid and enforceable.

Effective Date

- 6 Bylaw C-8122-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

SCHEDULE 'A'**FORMING PART OF BYLAW C-8122-2020**

A Direct Control District affecting the Lot 1, Block 1, Plan 0313354, and Lot 1, Block 2, Plan 0313363, within SW-36-24-03-W05M, consisting of a total of ± 115 acres of land.

1.0.0 GENERAL REGULATIONS

That the regulations of the Direct Control District comprise:

- 1.0 General Regulations
- 2.0 Compliance with Bylaw C-8000-2020
- 3.0 Reference to Bylaw C-8000-2020
- 4.0 Variances
- 5.0 Cell A – Commercial
 - 5.1 Purpose
 - 5.2 Uses
- 6.0 Cell B – Special Area
 - 6.1 Purpose
 - 6.2 Uses
 - 6.3 Special Regulations
- 7.0 Uses Not Defined
- 8.0 Development Not Requiring a Development Permit
- 9.0 Minimum Parcel Size
- 10.0 Maximum Building Height
- 11.0 Minimum Setbacks
- 12.0 Additional Requirements
- 13.0 Definitions
- 14.0 Transitional

1.0 GENERAL REGULATIONS

- 1.1 For the purposes of this Bylaw, the Lands shall be divided into Cell A and Cell B the boundaries of which are generally indicated in Schedule "B" attached to and forming part of this bylaw. The size and shape of Cell A and Cell B are approximate and will be more precisely determined at the subdivision and development stages in accordance with the regulations of this Bylaw and with regard to Figure 13 of the Highway 1 Old / Banff Coach Road Conceptual Scheme.
- 1.3 The Subdivision Authority shall be responsible for decisions regarding subdivision applications affecting the land the subject of this Bylaw.
- 1.4 The Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.
- 1.5 The following general regulations shall apply to all development that is to be located in Cell A and Cell B.
- 1.6 All regulations applicable to the Commercial, Regional District (C-REG) shall apply to this Bylaw, unless otherwise stated.



2.0 COMPLIANCE WITH BYLAW C-8000-2020

2.1 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.

3.0 REFERENCE TO BYLAW C-8000-2020

3.1 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.

4.0 VARIANCES

4.1 The Development Authority may vary any of the rules contained in this Direct Control District in accordance with Sections 101,102, 103, and 105 of Bylaw C-8000-2020.

5.0 CELL A: COMMERCIAL

5.1 Purpose

The purpose and intent of this District is to accommodate large scale commercial development including a combination of shops, services, offices, entertainment, accommodation, institutional and mixed use buildings, serving the needs of a regional clientele.

5.2 Uses

The following uses conform to the purpose of this District and require a Development Application:

- 5.2.1 Accessory Building
- 5.2.2 Accessory Structure
- 5.2.3 Alcohol Production
- 5.2.4 Animal Health (Small Animal)
- 5.2.5 Automotive Services (Minor)
- 5.2.6 Automotive Services (Major)
- 5.2.7 Cannabis Retail Store
- 5.2.8 Car Wash
- 5.2.9 Care Facility (Child)
- 5.2.10 Care Facility (Clinic)
- 5.2.11 Communications Facility (Type A)
- 5.2.12 Communications Facility (Type B)
- 5.2.13 Communications Facility (Type C)
- 5.2.14 Conference Centre
- 5.2.15 Dwelling Unit, accessory to principal use
- 5.2.16 Dwelling, Multiple Unit
- 5.2.17 Establishment, Drinking
- 5.2.18 Establishment, Eating
- 5.2.19 Establishment, Entertainment
- 5.2.20 Establishment, Restricted
- 5.2.21 Farmers Market
- 5.2.22 Government Services
- 5.2.23 Hotel/Motel



- 5.2.24 Industrial (Light)
- 5.2.25 Kennel
- 5.2.26 Mixed-Use Building
- 5.2.27 Office
- 5.2.28 Outdoor Cafe
- 5.2.29 Outdoor Storage
- 5.2.30 Post-Secondary
- 5.2.31 Recreation (Culture & Tourism)
- 5.2.32 Recreation (Private)
- 5.2.33 Recreation (Public)
- 5.2.34 Religious Assembly
- 5.2.35 Retail (Small)
- 5.2.36 Retail (General)
- 5.2.37 Retail (Large)
- 5.2.38 Retail (Groceries)
- 5.2.39 Retail (Restricted)
- 5.2.40 Retail (Garden Centre)
- 5.2.41 Retail (Shopping Centre)
- 5.2.42 Sandwich Boards
- 5.2.43 School, Commercial
- 5.2.44 Special Function Business
- 5.2.45 Station (Gas/Electric)
- 5.2.46 Temporary Sales Centre

5.3 Special Regulations

- 5.3.1 Outdoor display areas shall be integrated with site landscaping provisions to mitigate the visual impact from adjacent roads.
- 5.3.2 R-MRU regulations 363 to 367 shall apply to Development applications for Dwelling, Multiple Unit.

6.0 CELL B: SPECIAL AREA

6.1 Purpose

The special area is intended to facilitate uses associated with the private stormwater facility.

6.2 Uses

The following uses conform to the purpose of this District and require a Development Application:

- Utilities
- Recreation (Private)
- Signage (TBA)

6.3 Special Regulations

- 6.3.1 The extent of the Special Area boundary is to be determined at subdivision.
- 6.3.2 Vehicular access is permitted within this area for maintenance purposes only.

7.0 USES NOT DEFINED

- 7.1 Those uses which are not otherwise defined in this Bylaw, which in the opinion of the Development Authority, are similar to the Uses listed in Section 5 of this Direct Control and which conform to the purpose of this district may be Uses as approved by the Development Authority.

8.0 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

- 8.1 Provided the requirements of Bylaw C-8000-2020 are met, the following development does not require a Development Permit:
- 8.1.1 Election Signs
 - 8.1.2 Real Estate Signs
 - 8.1.3 Sandwich Boards
 - 8.1.4 Temporary Signs

9.0 MINIMUM PARCEL SIZE

- 9.1 2.0 ha (4.94 ac)

10.0 MAXIMUM BUILDING HEIGHT

- 10.1 Principal Building: 15.0 m (49.21 ft.)
10.2 Accessory Building: 15.0 m (49.21 ft.)

11.0 MINIMUM SETBACKS

- 11.1 Front Yard: 6.0 m (19.69 ft.)
11.2 Side Yard: 6.0 m (19.69 ft.)
11.3 Rear Yard: 6.0 m (19.69 ft.)

12.0 DEFINITIONS

- 12.1 **“Outdoor Café”** means a use where food and / or beverages are served or offered for sale for consumption on a portion of a premises which are not contained within a fully enclosed building as part of another approved use.



READ A FIRST TIME IN COUNCIL this 22nd day of December , 2020

PUBLIC HEARING WAS HELD IN COUNCIL this 13th day of April , 2021

READ A SECOND TIME IN COUNCIL this 13th day of April , 2021

READ A THIRD TIME IN COUNCIL this day of , 2021

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed

Schedule 'B'

Bylaw
C-8122-2020

Amendment

FROM
Agriculture General
District
TO
Direct Control
District



FROM
Agriculture General
District
TO
Residential, Mid- Density
Urban District



± 30.71 ha
(± 75.89 ac)

± 15.93 ha
(± 39.37 ac)

CALGARY

RGE RD 31

SEC HWY 563

TWP RD 245



Schedule 'B' Cells

Bylaw C-8122-2020

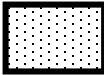
± 5.34 ha
(± 13.18 ac)

± 25.38 ha
(± 62.71 ac)

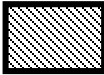
± 15.93 ha
(± 39.37 ac)

CALGARY

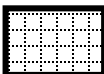
Cell A:
Commercial



Cell B: Special
Area



Residential,
Mid- Density
Urban District



RGE RD 31

SEC HWY 563

TWP RD 245

