

BYLAW C-7996-2020

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-7996-2020.

PART 2 – DEFINITIONS

In this Bylaw the definitions and terms shall have the meanings given to them in Land Use Bylaw C-8000-2020 and the *Municipal Government Act*.

PART 3 – EFFECT OF BYLAW

THAT SE/NE/SW/NW-11-23-28-W04M; SW/SE-14-23-28-W04M; and Lot 1, Block 1, Plan 0713500 be designated Direct Control (DC-166) as shown on the attached Schedule 'A' and Schedule 'B' forming part of this Bylaw.

THAT The special regulations of the Direct Control District (DC-166) are as detailed in Schedule 'C' attached to and forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7996-2020 is passed when it receives third reading, and is signed by the Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Bylaw C-7996-2020 comes into full force and effect when Rocky View County Land Use Bylaw C-8000-2020 comes into full force and effect.

Division: 4
File: 1015-565

READ A FIRST TIME IN COUNCIL this 28th day of January, 2020

PUBLIC HEARING WAS HELD IN COUNCIL this 25th day of June, 2020

READ A SECOND TIME IN COUNCIL this 28th day of July, 2020

READ A THIRD TIME IN COUNCIL this 28th day of July, 2020



Reeve



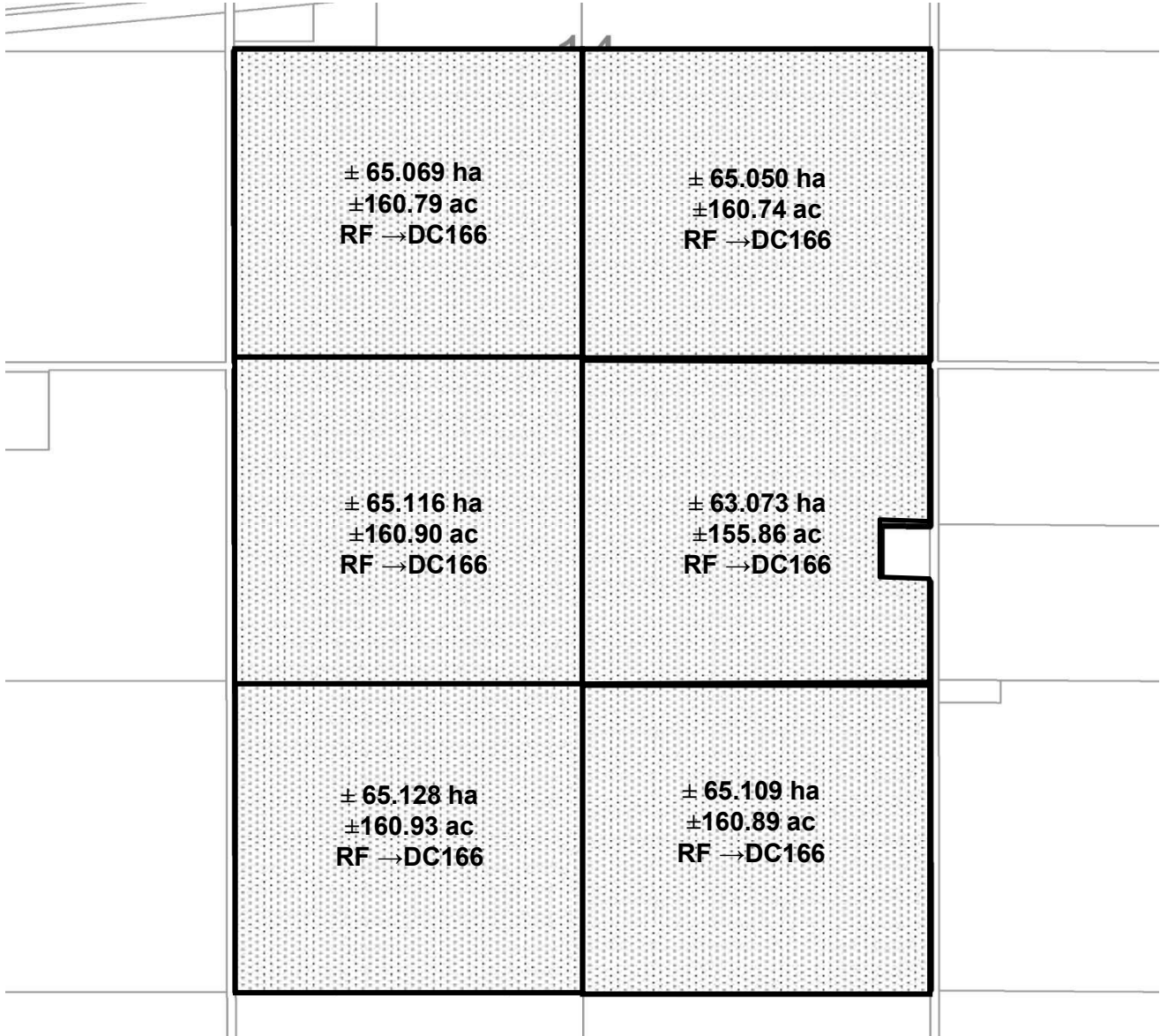
CAO or Designate



Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-7996-2020

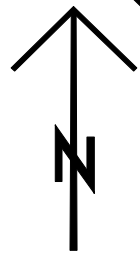


AMENDMENT

FROM Ranch and Farm District TO Direct Control District 166



Subject Land _____

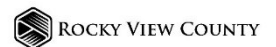


LEGAL DESCRIPTION: SE/NE/SW/NW-11-23-28-W04M
& SW/SE-14-23-28-W04M.

03311001/02/03/04/03314001/02

FILE: 1015-565

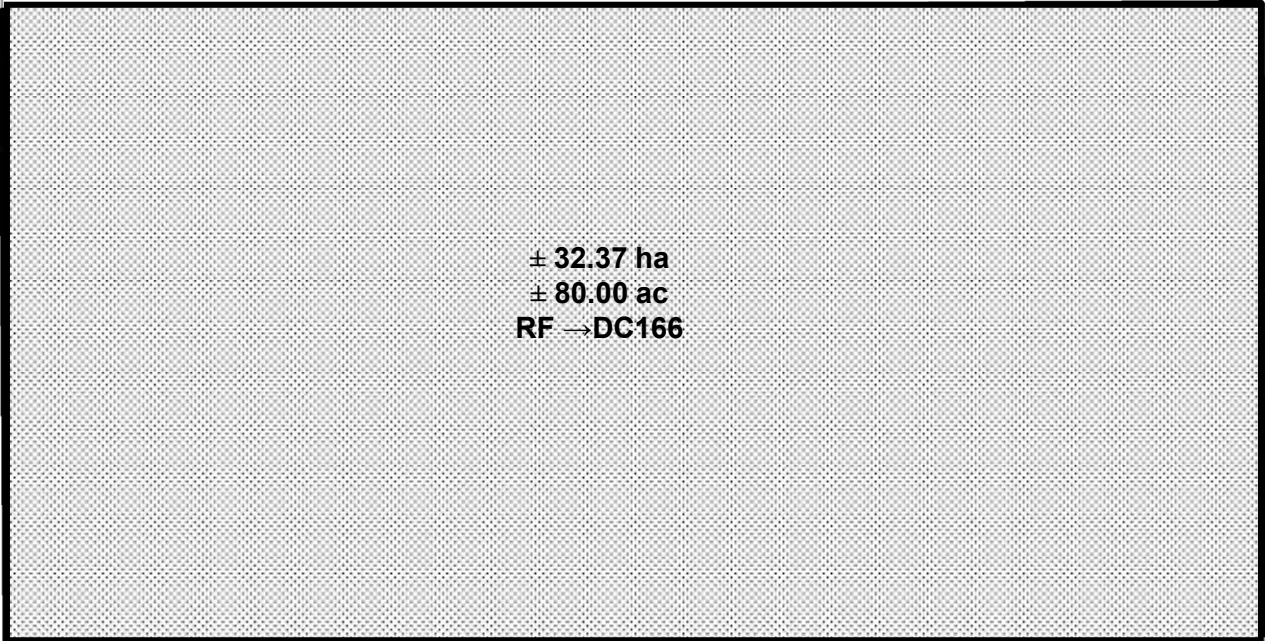
DIVISION: 4



SCHEDULE "B"

BYLAW: C-7996-2020

RGE-RD-263



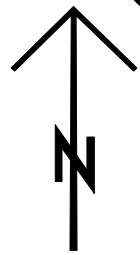
± 32.37 ha
± 80.00 ac
RF → DC166

AMENDMENT

FROM Ranch and Farm District **TO** Direct Control District 166



Subject Land _____



LEGAL DESCRIPTION: Lot 1, Block 1, Plan 0713500
SW-03-28-26-W04M



FILE: 08103010 1015-565

DIVISION: 6

SCHEDULE 'C' TO BYLAW C-7996-2020

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-7996-2020.

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw C-8000-2020 and the *Municipal Government Act*, unless otherwise defined in this Direct Control.

PART 3 – EFFECT OF BYLAW

THAT This Direct Control shall apply to the portion of the Land Use District Map of Bylaw C-8000-2020 identified as DC-166.

1.0 PURPOSE

1.1. The purpose and intent of this District is to provide for the development of Solar Farms in the County.

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 102, 103, 104, 105 and 106 of Bylaw C-8000-2020.

5.0 ADMINISTRATION AS DEVELOPMENT AUTHORITY USES

5.1. The permitted and discretionary uses of the Agricultural, General (A-GEN) District of Bylaw C-8000-2020 are the permitted and discretionary uses in this Direct Control District.

6.0 COUNCIL AS DEVELOPMENT AUTHORITY USES

6.1. Notwithstanding Section 5.1 of this Direct Control District, the following shall be additional discretionary uses where Council is the Development Authority.

6.1.1. Solar Farm



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 5 or Section 6 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 Agricultural, General (A-GEN) District of Bylaw C-8000-2020 apply in this Direct Control District.

9.0 MINIMUM SETBACKS

- 9.1. For Solar Farms and related infrastructure:
 - 9.1.1. 15.0 m from any property line
- 9.2. Notwithstanding 9.1, the Development Authority may required a greater setback for the a Solar Farm if, in the opinion of the Development Authority, the proposed development may unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land.

10.0 ADDITIONAL REQUIREMENTS

- 10.1. Prior to a Solar Farm development permit being issued on the subject lands, the following technical assessments and/or plans may be required at the discretion of the Development Authority:
 - 10.1.1. Biophysical Impact Assessment
 - 10.1.2. Noise Impact Assessment
 - 10.1.3. Erosion and Sediment Control Plan
 - 10.1.4. Decommissioning Plan
 - 10.1.5. Emergency Response Plan
 - 10.1.6. Construction Management Plan
 - 10.1.7. Landscaping Plan
- 10.2. Landscaping for Solar Farms shall be provided in accordance with a Landscape Plan, to be submitted to the Municipality upon application for a Development Permit. The Landscape Plan shall identify the location, type, and extent of all landscaping proposed for the lands.
 - 10.2.1. The Landscape Plan contemplated herein shall identify the location and extent of the landscaping areas, the plant material proposed, and the methods of irrigation and maintenance of landscaped areas to the satisfaction of the Development Authority.
 - 10.2.2. Additional landscaping may be required when fronting or abutting a developed or undeveloped road and or acreage/ residence, to the satisfaction of the Development Authority.
 - 10.2.3. Elevated mounding may be required when adjacent to an acreage/ residence, to the satisfaction of the Development Authority.