



BYLAW C-7043-2011

A Bylaw of Rocky View County to amend Bylaw C-4841-97

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-7439 -2015	Add Section 5.0.0 and 6.0.0 and amend Section 2.0.0, 2.3.0, 2.7.0 and 3.0.0	July 28, 2015
C-8583-2024	Amend Sections 1.3.0 and 3.1.0; remove section 3.3.0	April 22, 2025



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ROCKY VIEW COUNTY BYLAW C-7043-2011

A Bylaw of Rocky View County to amend Bylaw C-4841-97, being the Land Use Bylaw and Direct Control Bylaw C-6247-2006.

WHEREAS the Council deems it desirable to amend the said Bylaw, and

WHEREAS the Council of Rocky View County has received an application to amend Part 5, Land Use Map No. 33 and 33 NW of Bylaw C-4841-97 to redesignate a portion of NE 21-23-28-W4M from Ranch and Farm District to Direct Control District as shown on the attached Schedule 'A' and 'B'

WHEREAS the Council of Rocky View County has received an application to amend Direct Control Bylaw C-6247-2006 to redesignate a portion of NE 21-23-28-W4M from Ranch and Farm District to an existing Direct Control District (Bylaw C-6247-2006) as shown on the attached Schedule 'A' and 'B'

WHEREAS a notice was published on Tuesday, May 10, 2011 and Tuesday, May 17, 2011 in the

Rocky View Weekly, a newspaper circulating in Rocky View County, advising of the Public Hearing for Tuesday, June 7, 2011; and

WHEREAS Council held a Public Hearing and has given consideration to the representations made to it in accordance with Section 692 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta, 2000, and all amendments thereto.

NOW THEREFORE the Council enacts the following:

1. That Part 5, Land Use Map No. 33 and 33 NW of Bylaw C-4841-97 be amended by redesignating a portion of NE-21-23-28-W4M from Ranch and Farm District to a new Direct Control District and an existing Direct Control District (Bylaw C-6247-2006) as shown on the attached Schedule 'A' and 'B' forming part of this Bylaw.
2. That a portion of lands within NE-21-23-28-W4M are hereby redesignated to a new Direct Control District and an existing Direct Control District (Bylaw C-6247-2006) as shown on the Schedule 'A' and 'B' attached to and forming part of this Bylaw.
3. That the regulations of the Direct Control District comprise:
 - 1.0.0 General Regulations
 - 2.0.0 Land Use Regulations – Site 1
 - 3.0.0 Land Use Regulations – Site 2
 - 4.0.0 Land Use Regulations – Site 3
 - 5.0.0 Land Use Regulations – Site 4
 - 6.0.0 Definition
 - 7.0.0 Implementation

1.0.0 GENERAL REGULATIONS

- 1.1.0 For the purposes of this Bylaw, the Lands shall be notionally divided into Site 1, Site 2 and Site 3, the boundaries and descriptions of which shall be more or less as indicated in Schedule “B” attached to and forming part of this bylaw, except otherwise approved by Council. The size and shape of Site 1, Site 2 and Site 3 are approximate and will be more precisely determined by a



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Tentative Plan in form and substance satisfactory to the County, to be submitted to the County by the Developer as an application for subdivision approval.

- 1.2.0 Parts 1, 2 and 3 of the Land Use Bylaw C-4841-97 shall apply to all uses contemplated by this Bylaw except where noted as otherwise in this Bylaw.
- 1.3.0 The Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw. Development permits issued for Site 2, as indicated in Schedule "B", shall be approved on an interim basis only, for a period not to exceed 5 years.
- 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 County, except where specifically noted that Council approval is required.
- 1.5.0 The General Regulations contained within this Section are applicable to the all Lands subject to this Bylaw as indicated in Schedule 'A' and 'B' attached hereto and forming part hereof.
- 1.6.0 For the purposes of this Bylaw, the boundaries and description of the lands shall be more or less as indicated in Schedule 'A' and 'B' attached hereto and forming part hereof.

2.0.0 LAND USE REGULATIONS – SITE 1

- 2.1.0 Section 72 Business – Industrial Campus District (B-IC) of Land Use Bylaw C-4841-97, as amended, are applicable to this Development Site unless otherwise stated in this Bylaw.
- 2.2.0 Minimum and Maximum requirements
 - 2.2.1 Parcel size:
 - a) The minimum parcel size shall be 6.07 hectares (15.00 acres)

3.0.0 LAND USE REGULATIONS – SITE 2

- 3.1.0 Section 72 Business – Industrial Campus District (B-IC) of Land Use Bylaw C-4841-97, as amended, are applicable to this Development Site unless otherwise stated in this Bylaw.
- 3.2.0 Minimum and Maximum requirements
 - 3.2.1 Parcel size:
 - a) The minimum parcel size shall be 6.07 hectares (15.00 acres)

4.0.0 LAND USE REGULATIONS – SITE 3

- 4.1.0 Section 74 Industrial – Industrial Storage District (I-IS) of Land Use Bylaw C-4841-97, as amended, are applicable to this Development Site unless otherwise stated in this Bylaw.
- 4.2.0 Minimum and Maximum requirements
 - 4.2.1 Parcel size:
 - a) The minimum parcel size shall be 7.69 hectares (19.00 acres)



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5.0.0 LAND USE REGULATION – SITE 4

5.1.0 Section 74 Industrial – Industrial Storage District (I-IS) of Land Use Bylaw C-4841-97, as amended, is applicable to this Development Site unless otherwise stated in this Bylaw.

5.2.0 Uses

5.2.1 All Permitted and Discretionary Uses from Section 74 Industrial – Industrial Storage District (I-IS) of Land Use Bylaw C-4841-97, as amended, are applicable to this Development Site.

5.2.2 Asphalt Production Facility

5.2.3 Concrete Asphalt Recycling Plant

5.2.4 Truck Trailer Service

5.2.5 General Industrial Type I

5.2.6 General Industrial Type II

5.3.0 Minimum and Maximum Requirements

5.3.1 Parcel Size:

- a) the minimum parcel size shall be 8.01 hectares (19.8 acres)

6.0.0 DEFINITION

6.1.0 “Asphalt Production Facility” – means a mobile or semi-mobile asphalt plant that uses aggregates, liquid asphalt cement, and heat to mix and produce cold, warm, and hot asphalt mix for paving purposes. It uses natural gas or propane as a heat source, uses grid power as an energy source, and has bins for the storage of raw materials, liquid asphalt cement, and final products.

6.2.0 “Concrete Asphalt Recycling Plant” – means it uses concrete or asphalt breakdown to produce recycled asphalt or concrete, has a crusher and/or screening equipment that is mobile or semi mobile in nature, uses grid power or a mobile generator as energy source, and has dust control systems to prevent fugitive dust.

7.0.0 IMPLEMENTATION

7.1.0 This Bylaw comes into effect upon the date of its third and final reading.

Division: 4

File: 03321004-2010-RV-204

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, April 12, 2011, on a motion by Deputy Reeve Butler.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, June 7, 2011, on a motion by Reeve Ashdown.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, June 7, 2011, on a motion by Councillor Boehlke.



ROCKY VIEW COUNTY
Cultivating Communities

DC-146

BYLAW C-7043-2011

REEVE OR DEPUTY REEVE

MUNICIPAL SECRETARY



BYLAW C-7043-2011

SCHEDULE "A"

BYLAW: C-7043-2011

± 29.9 ha
(73.89 ac)

± 1.24 ha
(3.07 ac)

AMENDMENT

FROM <u>Ranch and Farm District</u>	TO <u>Direct Control District</u> (Bylaw C-6247-2006)	
FROM <u>Ranch and Farm District</u>	TO <u>Direct Control District</u>	
Subject Land _____		

LEGAL DESCRIPTION: NE 21-23-28-W4M

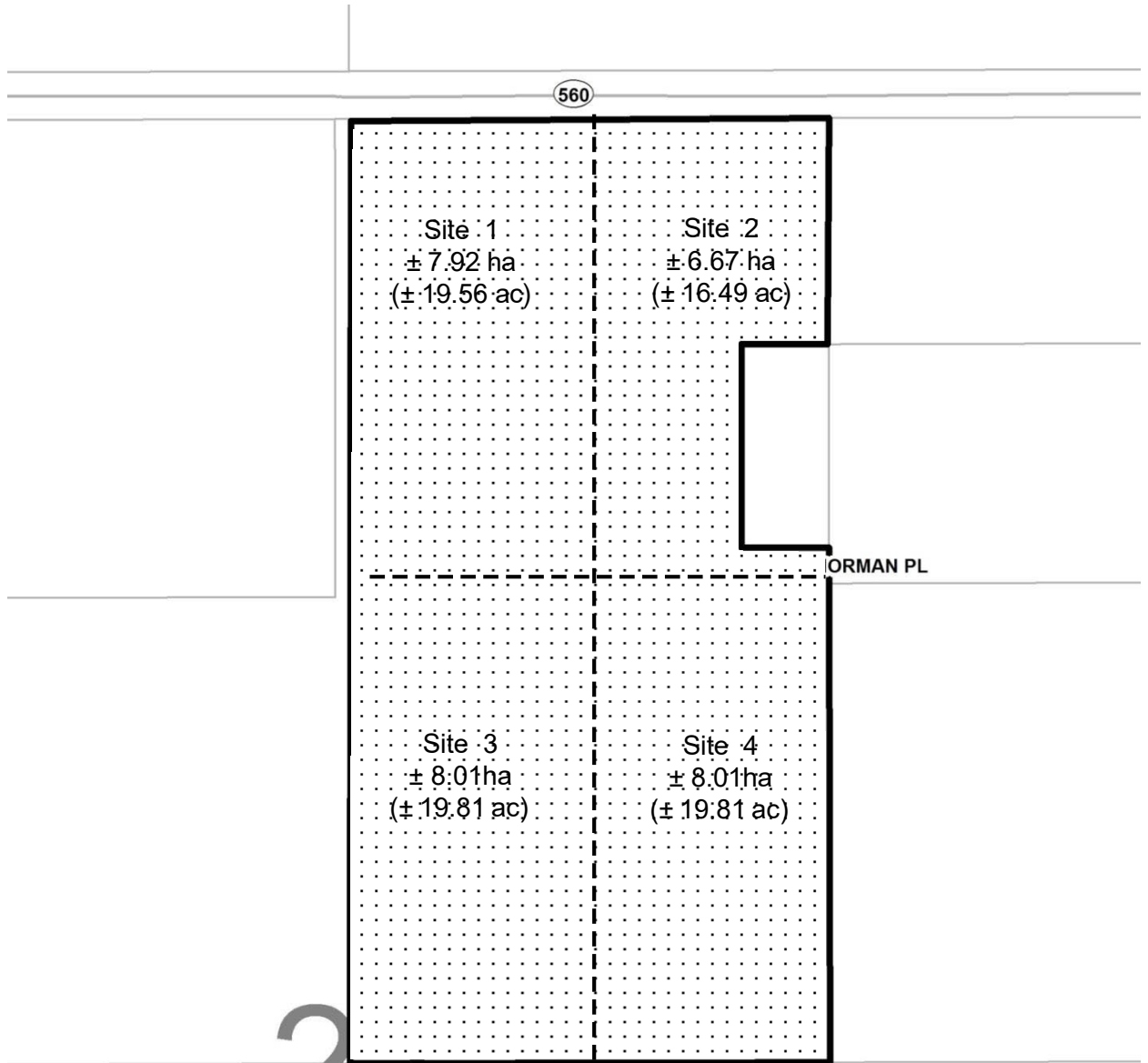
FILE: 03321004-2010-RV-204 DIVISION: 4

ROCKY VIEW COUNTY
Cultivating Communities

SCHEDULE "B"

DC-146

BYLAW: C-7439-2015



AMENDMENT

FROM Direct Control District TO Direct Control District



Subject Land _____

LEGAL DESCRIPTION: NE 21-23-28-W4M

FILE: PL20140081 - 03321004

DIVISION: 4



ROCKY VIEW COUNTY
Cultivating Communities