

**ROCKY VIEW COUNTY
BYLAW C-7209-2012**

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 the following Bylaws:

Bylaw	Amendment Type	Date of Approval
C-7209-2012	Original Bylaw	February 26, 2013
C-7687-2017	Amendments to Sections 1.0, 2.0, 3.0 & 4.0	July 25, 2017

A Bylaw of Rocky View County to amend Bylaw C-4841-97 being the Land Use Bylaw

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. 32 of Bylaw C-4841 -97 to redesignate a portion of SW 16-23-27-W4M from Ranch and Farm District to Direct Control District with special guidelines in order to facilitate the development of Transmission Line Training Facility, Field Office and Maintenance Building(s) and uses as listed in the Bylaw; 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. 32 of Bylaw C-4841-97 be amended by redesignating a portion of SW 16-23-27-W4M from Ranch & Farm District to Direct Control District, as shown on attached Schedule 'A' attached to and forming part of this Bylaw.
2. That a portion of SW 16-23-27-W4M is hereby redesignated to Direct Control District as shown on Schedule 'A' attached to and forming part of this Bylaw.
3. That the regulations of this Direct Control District comprise:
 - 1.0.0 General Development Regulations
 - 2.0.0 Transmission Line Training Facility, Field Office & Maintenance Building Regulations
 - 3.0.0 Implementation
 - 4.0.0 Definitions

1.0.0 General Development Regulations

1.1.0 Parts 1, 2 & 3 as described in the Land Use Bylaw (C-4841-97) shall apply to all uses contemplated by this Bylaw, unless otherwise specified in this Bylaw.

1.2.0 Except where specifically noted that Council approval is required, the *Development Authority shall* be responsible for the issuance of Development Permit(s) subject to this Bylaw.

1.2.1 Council *shall* decide on the approval of the initial Development Permit application:

Principal (Field Office & Maintenance) Building and associated uses

2.0.0 Transmission Line Training Facility, Field Office & Maintenance Building(s) Regulations

2.1.0 Purpose and Intent

To accommodate a Transmission Line Training Facility for ongoing training of staff in highly-specialized maintenance operations and associated safety procedures involving occasional helicopter training upon full-scale electrical transmission facilities and a Field Office & Maintenance Building(s) for AltaLink employees to carry out ongoing power system maintenance and operations.

2.2.0 Uses

2.2.1 *Accessory Buildings*

2.2.2 *Agriculture, General*

2.2.3 *Commercial Communications (CC) Facilities, Type A, B & C*

2.2.4 *Fence*

2.2.5 *Principal (Field Office & Maintenance) Building*

2.2.6 *Signs*

2.2.7 *Storage Area (associated with Principal (Field Office & Maintenance) Building and/or Transmission Line Training Facility)*

2.2.8 *Transmission Line Training Facility*

2.2.9 *Utilities*

2.3.0 Minimum Requirements

2.3.1 *Minimum Yard, Side: 15 m (49.2 ft.).*

2.3.2 *Minimum Yard, Front: 15 m (49.2 ft.).*

2.3.3 *Minimum Yard, Rear: 15 m (49.2 ft.).*

2.4.0 Maximum Requirements

2.4.1 *Maximum number of Tower Structure: 25.*

2.4.2 *Maximum height of Tower Structure, Steel: 47.0 m (154.2 ft.).*

2.4.3 *Maximum height of Tower Structure, Wood: 24.0 m (78.7 ft.).*

2.4.4 *Maximum area of Principal (Field Office & Maintenance) Building: 10,000 m² (107,639.1 ft²).*

- 2.4.5 Maximum number of *Principal (Field Office & Maintenance) Buildings*: 1
- 2.4.6 Maximum height of *Principal (Field Office & Maintenance) Building*: 19.8 m (65 ft).
- 2.4.7 Maximum number of *Accessory Buildings*: 10
- 2.4.8 Maximum area of *Accessory Buildings*: One building up to 1,207.7 m² (13,000 ft²); 557.4 m² (6,000 ft²) all others.
- 2.4.9 Maximum height of *Accessory Buildings*: 10.0 m (32.8 ft).
- 2.4.10 Maximum size of *Storage Area*: 6,781.92 m² (73,000.00 ft²).

2.5.0 Special Regulations

- 2.5.1 As part of a *Development Permit* application for uses contemplated by Section 2.2.0, the developer shall prepare a Site Development Plan to the satisfaction of the *Development Authority*.
- 2.5.2 Any operations on the subject site *shall* be unrestricted as to days and hours of operations.

3.0.0 **Implementation**

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

4.0.0 **Definitions**

- 4.1.0 'Transmission Line Training Facility' – means a privately-owned & operated facility intended to provide training opportunities for AltaLink employees and assigns to practice highly-specialized work activities, maintenance operations and associated safety procedures upon full-scale electrical transmission facilities.
- 4.2.0 'Principal (Field Office & Maintenance) Building' - means a building that will provide office space, training facilities, production vehicle storage bays, equipment storage, service and maintenance areas, wash bay facilities, onsite above ground fuel (diesel) storage and dispensing, and onsite insulating oil storage.
- 4.3.0 'Site Development Plan' - means a general plan that describes how the subject land is to be developed illustrating all proposed site improvements such as tower structures, accessory buildings, utility connections, surface drainage areas, roadways, parking/loading areas, fencing, signage, landscaping and any other matter required by this Bylaw, to the satisfaction of the *Development Authority*.
- 4.4.0 'Tower Structure' - means a rigid steel or wood structure designed to support electrical transmission lines and related apparatus.
- 4.5.0 Terms not defined herein have the same meaning as defined in Section 8 of the Land Use Bylaw C-4841-97.

First reading passed in open Council, assembled in the City of Calgary, In the Province of Alberta, on January 22, 2013, on a motion by Councillor Solberg.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on February 26, 2013, on a motion by Reeve Ashdown.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta. on February 26, 2013, on a motion by Councillor Habberfield.

REEVE OR DEPUTY REEVE

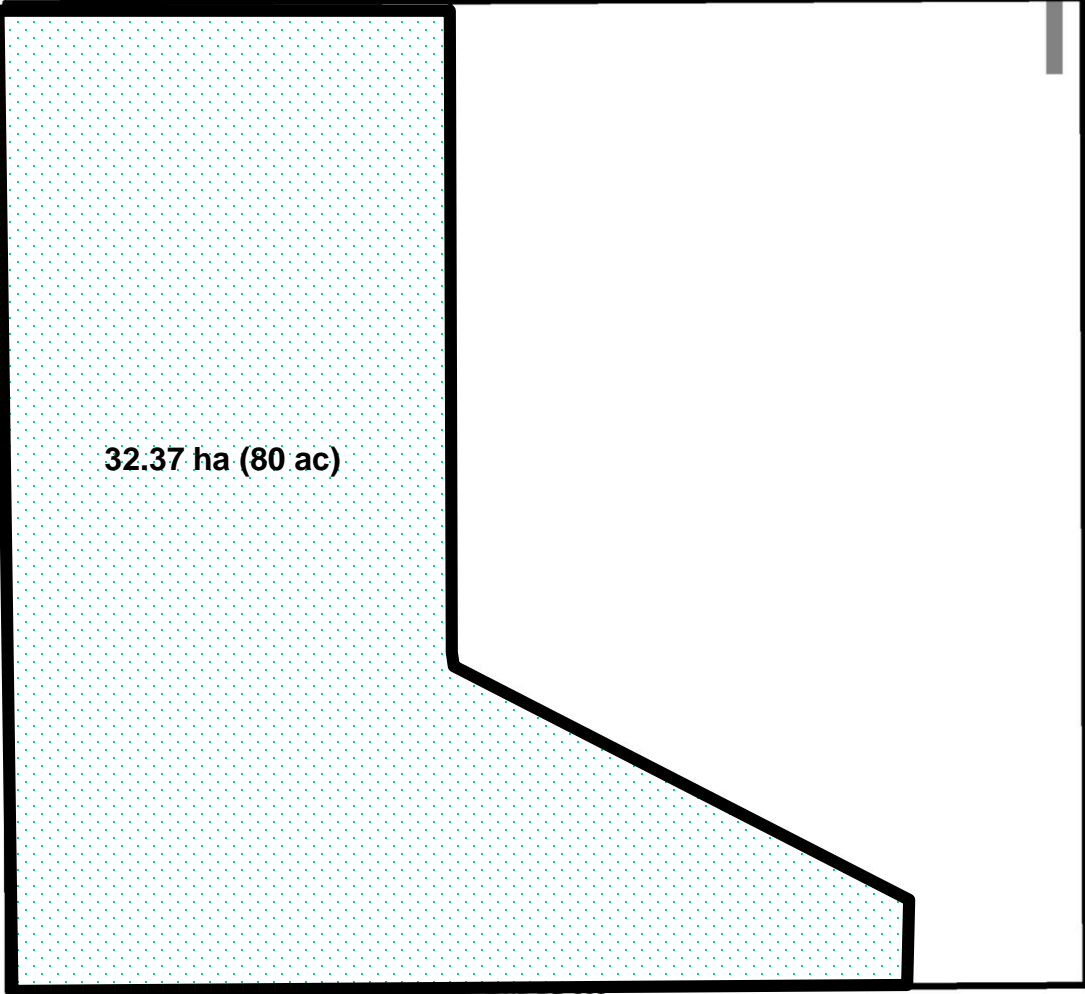
MUNICIPAL CLERK

SCHEDULE "A"

BYLAW: C-7209-2012

ROCKY RD 274

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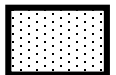
32.37 ha (80 ac)

TWP RD 232

AMENDMENT

FROM Ranch and Farm District TO Direct Control District

Subject Land _____



LEGAL DESCRIPTION: SW-16-23-27-W4M

FILE: 03216002/2012-RV-113

DIVISION: 4



ROCKY VIEW COUNTY
Cultivating Communities