



BYLAW C-8051-2020

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 shall be known as Bylaw C-8051-2020.

Definitions

2 Words in this Bylaw have the same meaning as those set out in the Land Use Bylaw and Municipal Government Act except for the definitions provided below:

- (1) "Council" means the duly elected Council of Rocky View County;
- (2) "Land Use Bylaw" means Rocky View County Bylaw C-8000-2020, being the Land Use Bylaw, as amended or replaced from time to time;
- (3) "Municipal Government Act" means the Municipal Government Act, RSA 2000, c M-26, as amended or replaced from time to time; and
- (4) "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 Maps, of Bylaw C-8000-2020 be amended by redesignating NW/SW-31-26-03-W05M from Agriculture, General District (A-GEN) to Direct Control District (DC) as shown on the attached Schedule 'B' forming part of this Bylaw.

4 THAT NW/SW-31-26-03-W05M is hereby redesignated to Direct Control District (DC) as shown on the attached Schedules 'A', 'B' and 'C' forming part of this Bylaw.

Effective Date

5 Bylaw C-8051-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the Municipal Government Act.



ROCKY VIEW COUNTY

READ A FIRST TIME this

9 day of June, 2020

PUBLIC HEARING HELD this

2 day of march, 2021

READ A SECOND TIME this

2 day of march, 2021

READ A THIRD AND FINAL TIME this

2 day of march, 2021

Reeve

Chief Administrative Officer or Designate

March 2, 2021

Date Bylaw Signed

SCHEDULE 'A'
FORMING PART OF BYLAW C-8051-2020

A Direct Control District affecting the NW/SW-31-26-03-W05M, consisting of a total of
± 322.95 acres of land.

1.0.0 GENERAL REGULATIONS

- 1.1.0 The policies of the Mountain Ash Summit Pit Master Site Development Plan shall be applied in all applications for Development Permit.
- 1.2.0 Parts 1, 2, 3, 4, 5 and 8 of the Land Use Bylaw C-8000-2020 shall apply to all uses contemplated by this Bylaw except where noted as otherwise in this Bylaw.
- 1.3.0 All regulations applicable to the Special, Natural Resources (S-NAT) shall apply to this Bylaw, unless otherwise stated.
- 1.4.0 Council is the Development Authority and shall be responsible for the issuance of all Development Permits for the Lands subject to this Bylaw
- 1.5.0 All development upon the Lands shall be in accordance with all licenses, permits and approvals pertaining to the Lands required from Alberta Environment and any other Provincial Agencies.
- 1.6.0 No Development Permit shall be issued for any purpose until the applicable Development Regulations in Section 3.0.0 of this Bylaw have been met.

2.0.0 LAND USE REGULATIONS

2.1.0 Purpose and Intent

To accommodate a comprehensively planned Natural Resource Extraction/Processing operation to be implemented in accordance with a program of staged mining & excavation phases associated with a corresponding series of Development Permit approvals as contemplated by the Mountain Ash Summit Aggregate Pit Master Site Development Plan. Portions of the site not being actively used to support resource extraction activities may accommodate general agriculture and other uses that do not detract from the principal uses within the site.

2.2.0 Uses

- 2.2.1 Accessory Buildings > 250 m² (2,690.98 ft²)
- 2.2.2 Agriculture (General)
- 2.2.3 Communications Facilities (Types A, B & C)
- 2.2.4 Dwelling Unit, Accessory to Principal Use
- 2.2.5 Natural Gas Plant
- 2.2.6 Home Based Business (Type I & II)
- 2.2.7 Kennel
- 2.2.8 Natural Resource Extraction/Processing

2.2.9 Outdoor Storage

2.3.0 Minimum and Maximum Requirements

- 2.3.1 Minimum parcel size: **64.35 ha (159 ac)**
- 2.3.2 Maximum building height (*Principal Buildings*): 10.0 m (32.81 ft)
- 2.3.3 Maximum building height (*Accessory Building*): 5.5 m (18.04 ft)
- 2.3.4 Maximum building area (*Accessory Building*): 400 m² (5,381.95 ft)
- 2.3.5 Maximum number of Accessory Buildings: 3
- 2.3.6 Maximum parcel coverage (*All Buildings*): 35%
- 2.3.7 Maximum total area of ancillary uses (Outdoor Storage and Kennel): 8.09 ha (20.0 ac)

2.4.0 Required Setbacks

2.4.1 Minimum Yard, Front:

- a) 60.0 m (196.85 ft) from any Road, Highway
- b) 30.0 m (98.43 ft) from any Road, County or Road, Internal Subdivision
- c) 15.0 m (49.21 ft) all others

2.4.2 Minimum Yard, Side:

- a) 60.0 m (196.85 ft) from any Road, Highway
- b) 30.0 m (98.43 ft) from any Road, County or Road, Internal Subdivision
- c) 15.0 m (49.21 ft) all others
- d) Zero setbacks may be permitted between parcels subject to the Mountain Ash Summit Master Site Development Plan.

2.4.3 Minimum Yard, Rear:

- a) 60.0 m (196.85 ft) from any Road, Highway
- b) 30.0 m (98.43 ft) from any Road, County or Road, Internal Subdivision
- c) 15.0 m (49.21 ft) all others

3.0.0 DEVELOPMENT REGULATIONS

3.1.0 Development Permit Application Requirements

- 3.1.1 Development Permit applications for each phase of Natural Resource Extraction/Processing shall include the following:
 - a) Site Development Plan
 - b) Operations & Management Plan
 - c) Site-Specific Stormwater Management Plan



- d) Groundwater Monitoring Plan
- e) Traffic Impact Assessment and Transportation Infrastructure Improvement Plan
- f) Truck Haul Route Plan
- g) Mining and Excavation Plan
- h) Stripping and Grading Plan
- i) Landscaping and Visual Screening Plan
- j) Dust Control Plan
- k) Air Quality Monitoring Plan
- l) Noise Impact Assessment
- m) Noise Monitoring Plan
- n) Biophysical Impact Assessment
- o) Construction Management Plan
- p) Sediment and Erosion Control Plan
- q) Weed Management Plan
- r) Post-Mining Reclamation Plan
- s) Good Neighbour Action Plan

3.1.2 Development Permit applications for each ancillary use including Home-Based Business, Kennel and Outdoor Storage shall include the following:

- a) An updated Traffic Impact Assessment
- b) An access management plan
- c) A compatibility and transitions plan to demonstrate how the proposed uses do not detract from the principle uses on the site.

3.2.0 Hours of operations for Natural Resource Extraction/Processing activities shall be:

- a) Mondays to Fridays from 7 AM to 7 PM
- b) Saturdays from 7 AM to 5 PM
- c) No Natural Resource Extraction/Processing uses on Sundays and/or Statutory Holidays

3.3.0 Natural Resource Extraction/Processing uses may only occur within the area generally illustrated on Schedule "B", attached to and forming part of this Bylaw.

3.4.0 Approved Development Permits for Natural Resource Extraction/Processing uses shall be subject to a five (5) year renewal period.

3.5.0 A *Dwelling Unit, Accessory to Principal Use* shall not be located within 150 m of the extent of an active phase of the Natural Resource Extraction/Processing



operation. Measures to mitigate potential adverse impacts *shall* be assessed by the *Development Authority* when issuing a permit for a *Dwelling Unit, Accessory to Principal Use*.

- 3.6.0 No Natural Resource Extraction/Processing uses shall occur within the MSDP area without an approval from Alberta Environment and Parks (AEP) in accordance with the requirements of the *Code of Practice for Pits*.
- 3.7.0 With the exception of Agriculture (General), all uses contemplated by this Bylaw shall be considered secondary to the principal use and shall not be permitted to occur without an approved development permit for Natural Resource Extraction/Processing.
- 3.8.0 Development permits for all uses contemplated by this Bylaw must be supported by a rationale that describes how the proposed development can operate within the site without being negatively affected by and/or limiting the continued viability of Natural Resource Extraction/Processing.

BIG HILL SPRINGS RD 567

RGE RD 40

± 130.69 ha
(± 322.95 ac)

1

Schedule 'B'

Bylaw C-8051-2020

Amendment

FROM

Agricultural, General District

TO

Direct Control
District



Schedule 'C'

Bylaw C-8051-2020

Mining & Excavation Activities Not Permitted



Mining & Excavation Activities Permitted

