

BYLAW C-8421-2023

A bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*.

The Council of Rocky View County enacts as follows:

Title

1 This bylaw may be cited as *Bylaw C-8421-2023*.

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 SE/NE/SW/NW-26-27-29-W04M be designated Direct Control as shown on the attached Schedule ‘A’ forming part of this Bylaw.

4 THAT the special regulations of the Direct Control District are as detailed in Schedule ‘B’ attached to and forming part of this Bylaw.

Effective Date

5 Bylaw C-8421-2023 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



READ A FIRST TIME this

18th day of July, 2023

PUBLIC HEARING HELD this

18th day of July, 2023

READ A SECOND TIME this

18th day of July, 2023

READ A THIRD AND FINAL TIME this

18th day of July, 2023

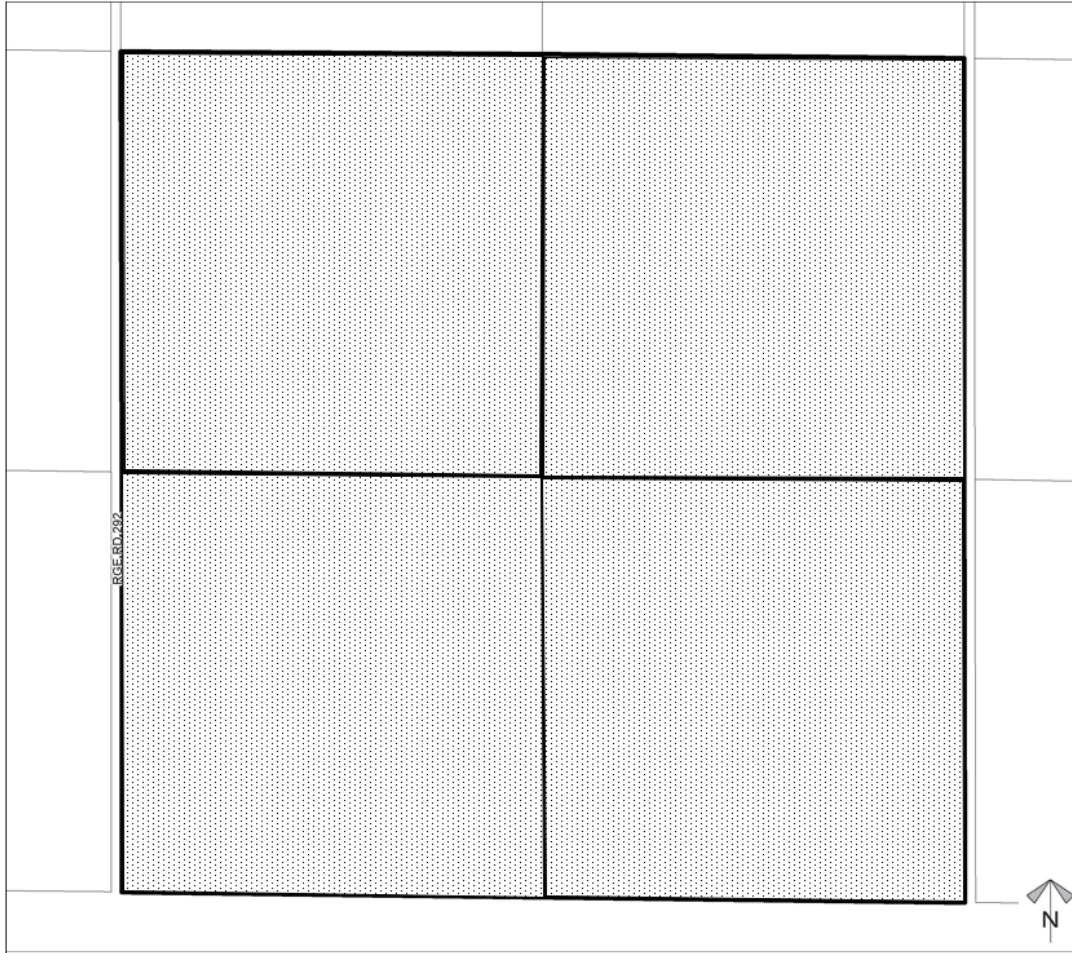
Reeve

Chief Administrative Officer or Designate

July 18, 2023

Date Bylaw Signed

SCHEDULE 'A'
FORMING PART OF BYLAW C-8421-2023



 ROCKY VIEW COUNTY

Schedule 'A'
Bylaw
C-8421-2023

Amendment

FROM
Agricultural,
General District
(A-GEN)



TO
Direct Control
District (DC)

Division: 5
Roll: 07426001/2/3/4
File: PL20230079
Legal: 26-27-29-W04M

SCHEDULE 'B'
FORMING PART OF BYLAW C-8421-2023

1.0 DEFINITIONS:

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

“Solar Farm Infrastructure” means the infrastructure required for the operation of a commercial solar farm, including but not limited to a transformer station, poles, and electrical cabling.

2.0 PURPOSE:

The purpose of this Direct Control District is to facilitate the development of a commercial solar farm and ancillary uses as required for the efficient operation of said solar farm, pursuant to the desires of Council as expressed through Land Use Bylaw C-8000-2020, while retaining the existing agricultural entitlements.

3.0 GENERAL REGULATIONS:

- 3.1 The rules regulating the Agricultural, General District (A-GEN) shall apply unless otherwise specified in this Bylaw.
- 3.2 Parts 1, 2, 3, 4, 5, 7, and 8 of the Land Use Bylaw C-8000-2020 shall apply unless otherwise specified in this Bylaw.
- 3.3 Notwithstanding 4.1 of this Bylaw, Council shall be the Development Authority for the additional discretionary uses identified under 4.2 in this Bylaw. Permitted and discretionary uses, not related to the uses outlines in Section 4.1, within the Agricultural, General District (A-GEN) of Land Use Bylaw C-8000-2020 shall be at the discretion of County Administration.
- 3.4 The Development Authority may vary the Direct Control designation regulations of this Bylaw for the approval of a development permit if, in the opinion of the Development Authority, the granting of a variance would not unduly interfere with the spirit and intent of this Direct Control District pursuant to this Bylaw and the portions of Land Use Bylaw C-8000-2020 identified in 3.2 of this Bylaw.
- 3.5 All Development Permit applications for the discretionary uses under 4.2 in this Bylaw shall be circulated to the City of Airdrie, Alberta Environment, Alberta Transportation and Economic Corridors, Alberta Health Services, CNOOC International Ltd, Transport Canada, and NAV Canada for comments prior to a decision being rendered.

4.0 USES:

- 4.1 The permitted and discretionary uses of the Agricultural, General District (A-GEN) of Land Use Bylaw C-8000-2020 are the permitted and discretionary uses in this Direct Control District.
- 4.2 Notwithstanding the Discretionary Uses identified in Section 302 of the Land Use Bylaw C-8000-2020, the following are also Discretionary Uses in this Direct Control District:
 - 4.2.1 Solar Farm
 - 4.2.2 Solar Farm Infrastructure

5.0 MINIMUM SETBACKS:

5.1 For Solar Farms and Solar Farm Infrastructure the following setbacks shall apply:

Front Yard	Side Yard	Rear Yard
20.0 m (147.64 ft.) from any road	20.0 m (147.64 ft.) from any road	20.0 m (147.64 ft.) from any road
	15.0 m (49.21 ft.) from other parcels	15.0 m (49.21 ft.) from other parcels

6.0 ADDITIONAL DEVELOPMENT REQUIREMENTS FOR SOLAR FARM USE:

6.1 With submission of a Solar Farm development permit on the subject lands, the following technical assessments and/or plans shall be submitted at the discretion of the Development Authority, which include but are not limited to:

- 6.1.1 Biophysical Impact Assessment
- 6.1.2 Landscape Plan
- 6.1.3 Erosion and Sediment Control Plan
- 6.1.4 Stormwater Management Plan
- 6.1.5 Glare Study / Mitigation Report
- 6.1.6 Noise Impact Assessment
- 6.1.7 Decommissioning Plan
- 6.1.8 Emergency Response Plan
- 6.1.9 Construction Management Plan

6.2 The final Landscape Plan shall be compliant with Section 253 through 262, inclusive, of Land Use Bylaw C-8000-2020. For the purposes of landscaping the Solar Farm use shall be considered a Business/Commercial District.

6.2.1 Addendums may be considered by County Administration to the approved Landscape Plan, if the Applicant/Owner proposes revisions, after Development Permit release, after consultation(s) with area stakeholders, to meet commitments within the Alberta Utilities Commission approval.

6.3 A security in an amount not less than \$500,000.00 shall be provided to ensure appropriate reclamation of the site is completed at the end of the Solar Farm use.

6.4 All lighting shall be compliant with Section 255 through 231, inclusive, of Land Use Bylaw C-8000-2020, to the satisfaction of the Development Authority.

6.5 Fencing shall be to a standard acceptable to the Development Authority when considering the rural character of the area. Galvanized steel chain-link fencing shall not be permitted without additional landscaping or treatments to be more visually appealing.

7.0 DEVELOPMENT AUTHORITY FOR STRIPPING AND GRADING DEVELOPMENT PERMITS:

7.1 Notwithstanding provisions stated elsewhere in this Bylaw, County Administration may issue a Development Permit for Stripping and Grading for the subject lands to support the Solar Farm use, prior to the release of a Development Permit for the Solar Farm use. The application shall include a grading plan, sediment and erosion control plan, and interim stormwater management plan, to satisfaction of the County. The approval shall not contradict the final stormwater management plan and does not include installation of underground services, gravel or paving.