

BYLAW C-8505-2024

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-8505-2024*.

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 a ± 10.52 hectare (± 26.00 acre) portion of SE-05-28-26-W04M from Agricultural, General District (A-GEN) to Direct Control District (DC) 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-8505-2024 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

26 day of March, 2024

PUBLIC HEARING HELD this

26 day of March, 2024

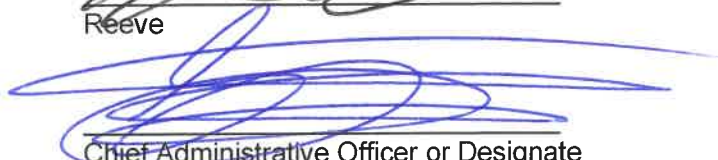
READ A SECOND TIME this

26 day of March, 2024

READ A THIRD AND FINAL TIME this

26 day of March, 2024


Reeve


Chief Administrative Officer or Designate

March 26, 2024
Date Bylaw Signed

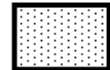
Schedule 'A'

**Bylaw
C-8505-2024**

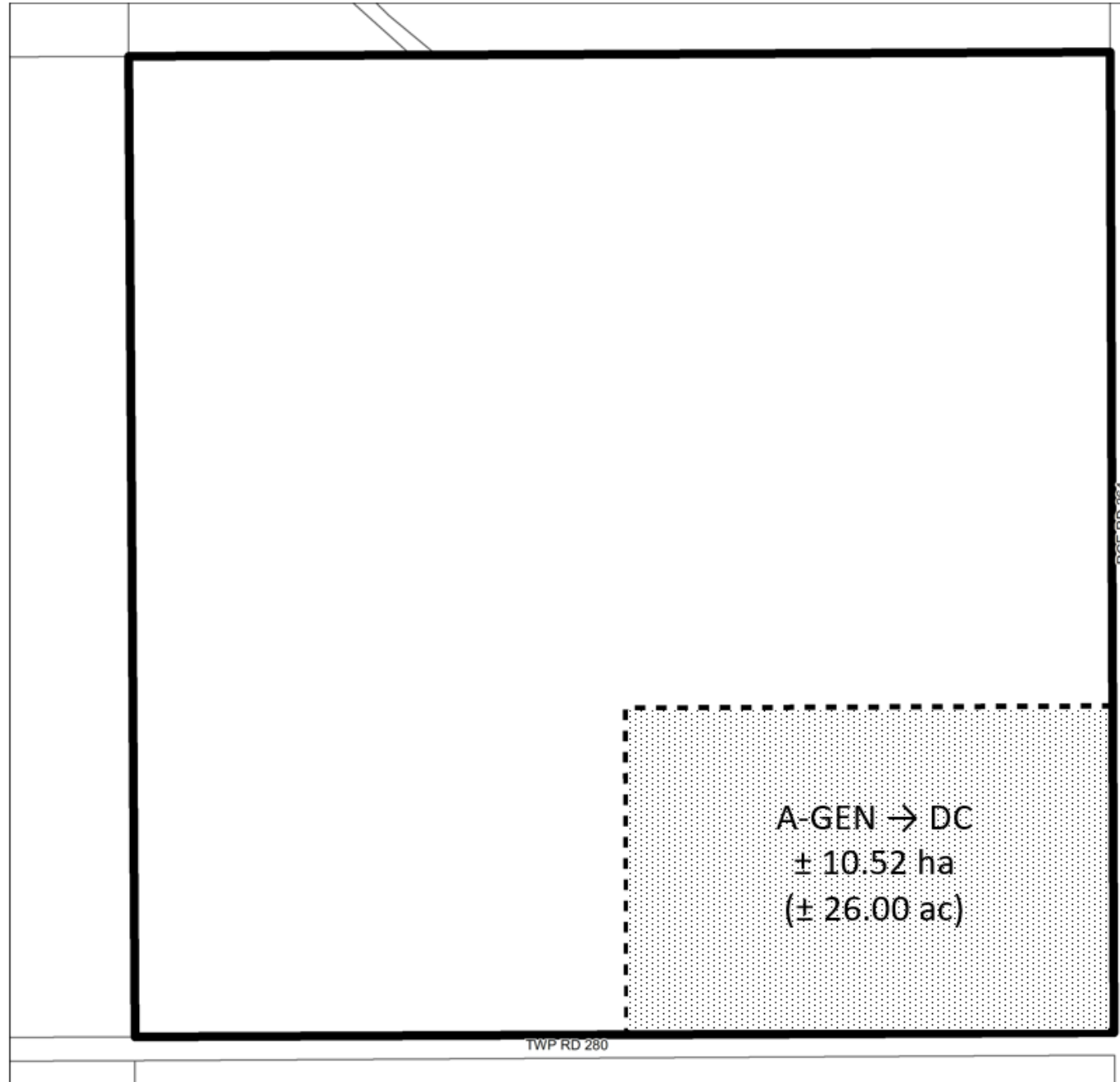
Amendment

FROM
Agricultural, General
District

TO
Direct Control
District



A-GEN → DC
± 10.52 ha
(± 26.00 ac)



Division: 5
Roll: 08105004
File: PL20230008
Printed: Feb 22, 2024
Legal: SE-5-28-26-W4M

SCHEDULE 'B'
FORMING PART OF BYLAW C-8384-2023

1.0 PURPOSE:

The purpose of this Direct Control District is to facilitate the development of Aggregate Extraction and Processing of 26 acres of the quarter section in a phased approach as per the phasing plan, attached in Schedule 'A', and McNair Olsen Pit Master Site Development Plan. The balance of the quarter section will remain as Agricultural, General District.

2.0 GENERAL REGULATIONS:

- 2.1 The policies of the Olsen Gravel Pit Master Site Development Plan (MSDP) shall be applied in all applications for development permit.
- 2.2 The rules regulating the Special, Natural Resources District (S-NAT) shall apply unless otherwise specified in this Bylaw.
- 2.3 Parts 1, 2, 3, 4, 5, 8 of the Land Use Bylaw C-8000-2020 shall apply unless otherwise specified in this Bylaw.
- 2.4 Notwithstanding 4.1 of this Bylaw, Council shall be the Development Authority for the additional discretionary uses identified under 3.2 in this Bylaw.
- 2.5 The Development Authority shall be responsible for the issuance of Development Permits for the lands subject to this Bylaw.
- 2.6 All development upon the lands shall be in accordance with all licenses, permits, and approvals pertaining to the lands as required from Alberta Environment and Protected Areas (EPA) and any other Provincial and/or Federal Agencies.
- 2.7 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 2.2 of this Bylaw.

3.0 USES:

- 3.1 The permitted and discretionary uses of the Special, Natural Resources District (S-NAT) of Land Use Bylaw C-8000-2020 are the permitted and discretionary uses in this Direct Control District.

4.0 MINIMUM SETBACKS:

- 4.1 For natural resource extraction/processing the following setbacks shall apply:
 - 4.1.1 From south property Line: 0.00 metres
 - 4.1.2 From east property Line: 0.00 metres
 - 4.1.3 All other uses shall comply with required minimum yard setbacks.

5.0 ADDITIONAL REQUIREMENTS:

- 5.1 Prior to a natural resource extraction/processing 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:
 - 5.1.1 Site Development Plan
 - 5.1.2 Operations & Management Plan
 - 5.1.3 Site-Specific Stormwater Management Plan
 - 5.1.4 Groundwater Monitoring Plan
 - 5.1.5 Traffic Impact Assessment
 - 5.1.6 Truck Haul Route Plan
 - 5.1.7 Mining and Excavation Plan
 - 5.1.8 Stripping and Grading Plan
 - 5.1.9 Dust Control Plan
 - 5.1.10 Air Quality Monitoring Plan
 - 5.1.11 Noise Impact Assessment
 - 5.1.12 Noise Monitoring Plan
 - 5.1.13 Biophysical Impact Assessment
 - 5.1.14 Sediment and Erosion Control
 - 5.1.15 Weed Management Plan
 - 5.1.16 Post-Mining Reclamation Plan
- 5.2 Hours of operation for Natural Resource Extraction/Processing and hauling shall be:
 - 5.2.1 Monday to Saturday from 7:00 AM to 7:00 PM
 - 5.2.2 There will be no pit activities on Sundays or Statutory Holidays
- 5.3 Natural Resource Extraction/Processing operation shall be in accordance with the Olsen Pit MSDP.
- 5.4 Natural Resource Extraction/Processing may only occur within the area generally illustrated on Schedule "A" attached to and forming part of this bylaw.
- 5.5 Approved Development Permits for Natural Resource Extraction/Processing uses shall be subjvt to a five (5) year renewal period.
- 5.6 No Natural Resource Extraction/Processing uses shall occur within the MSDP area without an approval from Alberta Environment and Protected Areas (EPA) in accordance with the requirements of the *Code of Practice for Pits*.