

BYLAW C-8644-2025

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-8644-2025*.

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 portions of SW-04-25-28-W04M from Agricultural, General District (A-GEN) to Industrial, Heavy District (I-HVY), Special, Public Service District (S-PUB), Direct Control District, Special, Parks and Recreation District (S-PRK), and Agricultural, Small Parcel District (A-SML p8.7 and A-SML p9.5) as shown on the attached Schedules ‘A’ and ‘B’ forming part of this Bylaw.
- 4 THAT portions of SW-04-25-28-W04M are hereby redesignated to Industrial, Heavy District (I-HVY), Special, Public Service District (S-PUB), Direct Control District, Special, Parks and Recreation District (S-PRK), and Agricultural, Small Parcel District (A-SML p8.7 and A-SML p9.5) as shown on the attached Schedules ‘A’ and ‘B’ forming part of this Bylaw.
- 5 THAT all subdivision and development applications within lands designated ‘Direct Control District’ as per Schedule ‘B’ forming part of this bylaw are subject to the regulations in Schedule ‘A’ forming part of of this bylaw.

**Effective Date**

- 6 Bylaw C-8644-2025 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

17 day of June, 2025

READ A SECOND TIME this

17 day of June, 2025

UNANIMOUS PERMISSION FOR THIRD READING this

17 day of June, 2025

READ A THIRD AND FINAL TIME this

17 day of June, 2025

Reeve

Chief Administrative OfficerJune 17, 2025

Date Bylaw Signed

SCHEDULE 'A'
FORMING PART OF BYLAW C-8644-2025

A Direct Control District affecting a portion of SW-04-25-28-W04M, consisting of approximately ± 10.26 hectares (± 25.36 acres) of land.

1.0.0 GENERAL REGULATIONS

- 1.1.0 For the purposes of this Bylaw, the Lands shall be as indicated in Schedule "A" attached to and forming part of this Bylaw. The size and shape of the parcel to which this Bylaw applies to is approximate and will be more precisely determined by a Plan of Survey at the subdivision stage.
- 1.2.0 Parts 1, 2, 3, 4 & 5 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 The Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.
- 1.4.0 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.
- 1.5.0 The policies of the Overland Open Park Conceptual Scheme shall be considered in all applications for subdivision and development.
- 1.6.0 For permitted uses listed in Section 2.2.0 of this Bylaw, the issuance of development permits is not required.
- 1.7.0 The Development Authority may vary any of the rules contained in this Direct Control District in accordance with Sections 101, 102, 103, 104 and 105 of Bylaw C-8000-2020.

2.0.0 LAND USE REGULATIONS

2.1.0 Purpose and Intent

The purpose and intent of this Bylaw is to accommodate a privately owned and maintained irrigation area with opportunity for outdoor recreation pursuits in association with a comprehensively planned stormwater management system which supports a mix of industrial business uses and hamlet core area developments, as contemplated by the Overland Open Park Conceptual Scheme.

2.2.0 Permitted Uses

- 2.2.0.1 *Accessory Building (less than or equal to 90 m² / 3,178.3 ft²)*
- 2.2.0.2 *Agriculture, General*
- 2.2.0.3 *Communications Facilities (Type A, B, C)*
- 2.2.0.4 *Utilities*



2.2.1 Discretionary Uses

2.2.2.1 *Recreation (Outdoor)*

2.2.2.2 *Accessory Building (greater than 90 m² / 3,178.3 ft²)*

2.3.0 Minimum Requirements

2.3.1	Front Yard:	30 m (98.43 ft) from County roads
		15 m (49.21 ft) from other roads
		6 m (19.69 ft) from other parcels
2.3.2	Side Yard:	30 m (98.43 ft) from County roads
		15 m (49.21 ft) from other roads
		6 m (19.69 ft) from other parcels
2.3.3	Rear Yard:	30 m (98.43 ft) from and road
		15 m (49.21 ft) from other parcels

3.0.0 SUBDIVISION REGULATIONS

3.1.0 Unless otherwise provided for by this Bylaw, no subdivision for shall be endorsed within the Lands for any purpose, until:

- a) The Developer has submitted a Construction Management Plan, to the satisfaction of the County.
- b) The Developer has submitted a Weed Management Plan, to the satisfaction of the County.
- c) The Developer has submitted a Stormwater Management Plan, to the satisfaction of the County.
- d) The Developer has submitted a Traffic Impact Analysis, to the satisfaction of the County.
- e) The Developer has submitted a Utility Servicing Plan, to the satisfaction of the County.
- f) The County has approved all necessary Easements and Rights-of-Way related to the supply and distribution of power, natural gas, cable and telephone service within the subject lands.
- g) The Developer has submitted a Landscaping Plan, to the satisfaction of the County.

4.0.0 DEVELOPMENT REGULATIONS

4.1.0 Notwithstanding 3.1.0, the Development Authority may issue a Development Permit for Stripping and/or Grading within any portion of the development provided the County has endorsed a Construction Management Plan and a Stormwater Management Plan as required by Section 3.1.0.

4.2.0 Approval for any use contemplated by this Bylaw may be subject to approval from all relevant Federal and/or Provincial Authorities.

Schedule 'B'

Bylaw
C-8644-2025

Amendment

FROM
Agricultural, General District
(A-GEN)

TO
Industrial, Heavy District (I-
HVY)

Special, Public Service District
(S-PUB)

Direct Control District

Special, Parks and Recreation
District (S-PRK)

Agricultural, Small Parcel
District (A-SML p8.7)

Agricultural, Small Parcel
District (A-SML p9.5)

