

# BYLAW C-8590-2024

## 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 *Direct Control Bylaw C-8590-2024*.

### 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 portions of NW/NE-14-26-05 W5M and NE-15-26-04 W5M from Agricultural, General District (A-GEN) to Direct Control District (DC) as shown on the attached Schedule 'B' forming part of this Bylaw.
- 4 THAT the regulations of the Direct Control District comprise the following as shown on the attached Schedule 'A' forming part of this Bylaw:
- a. General Regulations
  - b. Land Use Regulations
  - c. Development Regulations



- 5 THAT Bylaw C-8590-2024 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 \_\_\_\_\_ day of \_\_\_\_\_, 2024

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024

UNANIMOUS PERMISSION FOR THIRD READING this \_\_\_\_\_ day of \_\_\_\_\_, 2024

READ A THIRD AND FINAL TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer

\_\_\_\_\_  
Date Bylaw Signed

## **SCHEDULE 'A'**

### **FORMING PART OF BYLAW C-8590-2024**

A Direct Control District affecting portions of: NW/NE-14-26-05 W5M and NE-15-26-04 W5M consisting of a total of  $\pm$  123.6 hectares ( $\pm$  305.5 acres) of land.

#### **1.0.0 General Regulations**

- 1.1.0 The policies of the West Cochrane #2 Gravel Pit Master Site Development Plan (MSDP) shall be applied in all applications for development permit.
- 1.2.0 Parts 1, 2, 3, 4, 5, and 8 of Land Use Bylaw C-8000-2020 shall apply to all uses contemplated by this Bylaw except where notes as otherwise in this Bylaw.
- 1.3.0 All regulations applicable to the Special, Natural Resources District (S-NAT) shall apply to this Bylaw, unless otherwise stated.
- 1.4.0 The Development Authority shall be responsible for the issuance of Development Permits for the Lands subject to this Bylaw.
- 1.5.0 Notwithstanding 1.4.0, Agriculture General and Beekeeping is deemed approved without requirement for a Development Permit.
- 1.6.0 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 Parks and any other Provincial and/or Federal Agencies.
- 1.7.0 No Development Permit for Natural Resource Extraction/Processing shall be issued for any purpose until the applicable Development Regulations in Section 3 of this Schedule have been met.

#### **2.0.0 Land Use Regulations**

##### **2.1.0 Purpose & Intent:**

To accommodate a comprehensively planned Natural Resource Extraction/Processing operation to be implemented by a series of development permit application processes in accordance with the West Cochrane #2 Gravel Pit MSDP.

##### **2.2.0 Uses:**

- 2.2.1 Accessory Building
- 2.2.2 Agriculture (General)
- 2.2.3 Beekeeping
- 2.2.4 Communications Facility (Types A, B, C)
- 2.2.5 Dwelling, Single Detached

2.2.6 Natural Resource Extraction/Processing

2.2.7 Film Production

2.3.0 Minimum & Maximum Requirements:

2.3.1 Minimum Parcel Size: none

2.3.2 Maximum Building Height: none

2.4.0 Required Setbacks (Buildings):

2.4.1 Minimum Yard, Front:

- a) 60.0m (196.85 ft.) from Highways
- b) 30.0 m (98.43 ft.) from any County Road
- c) 15.0 m (49.21 ft.) all others

2.4.2 Minimum Yard, Side:

- a) 60.0m (196.85 ft.) from Highways
- b) 30.0 m (98.43 ft.) from any County Road
- c) 15.0 m (49.21 ft.) all others

2.4.3 Minimum Yard, Rear:

- a) 30.0 m (98.43 ft.) from any County Road
- b) 15.0 m (49.21 ft.) all others

**3.0.0 Development Regulations**

3.1.0 Natural Resource Extraction/Processing Development Permit Application Requirements

3.1.1 Development Permit applications for Natural Resource Extraction/Processing shall include the following:

- a) Site Activities Plan which includes;
  - i. Operations Plan
  - ii. Biophysical Management Plan
  - iii. Stormwater Management Plan;
  - iv. Sediment & Erosion Control Plan;

- v. Noise Control Plan;
- vi. Lighting Plan
- vii. Air Quality Control Plan;
- viii. Groundwater Impact Control Plan;
- ix. Visual Impact Control Plan;
- x. Traffic Impact Control Plan;;
- xi. Historical Resources Impact Control Plan;
- xii. Reclamation Plan;
- xiii. Weed Management Plan

b) A summary of current reporting relative to the noise, air quality, and groundwater monitoring plans/strategies.

- 3.2.0 Natural Resource Extraction/Processing operation will be done in accordance with the West Cochrane #2 Gravel Pit MSDP.
- 3.3.0 The maximum area permitted to be under excavation at any one time is 70 acres.
- 3.4.0 Hours of operations for Natural Resource Extraction/Processing shall be determined as a condition of the development permit issued by Rocky View County with hours of operations being determined by considering the ability of BURNCO to meet the daytime and nighttime noise guidelines at residential receptors at levels established in the West Cochrane #2 Gravel Pit MSDP.
- 3.5.0 Development permits issued for Natural Resource Extraction/Processing uses shall be subject to a five (5) year renewable period.