ROCKY VIEW COUNTY
Cultivating Communities

OFFICE CONSOLIDATION

This document has been consolidated for convenience only. A copy of the original Bylaw and all amending Bylaws can be obtained from Rocky View County. This office consolidation comprises the following Bylaws:

Bylaw	Amendment Type	Date of Approval
C-7586-2016	Original Bylaw	October 3, 2017
C-8656-2025	Added new definition for Maintenance Yard; section 9.0.0 Cell 6 use changed; amended section 9.1.0 Purpose and Intent; add Maintance Yard to section 9.2.0	November 4, 2025

ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-7586-2016

A Bylaw of Rocky View County to amend Land Use Bylaw C-4841-97,

being the Land Use Bylaw

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7586-2016.

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw C-4841-97 and the Municipal Government Act, unless otherwise defined in this section.

'Camping Unit' – means a single trailer/tent site that can accommodate one trailer/tent.

'*Development Area*' – means the area of land shown in Schedule 'A' that provides for uses as defined and prescribed by this Bylaw.

'*Development Cell*' – means an area of land shown in Schedule 'B' that provides for uses as defined and prescribed by this Bylaw.

'Maintenance Yard' – means land or buildings where maintenance and/or repair activities may occur.

'Passive Recreation' – means non-intensive forms of recreation which respects the natural environment and can include, but are not limited to, amenities such as walking trails and resting areas, typically occurring on lands of common ownership.

'Special Event' - means any public or private event, gathering, celebration, festival, competition, contest, exposition, or similar type of activity which takes place in any building or venue that is not normally used for a public assembly or which is not classified for a public assembly use, has an expected attendance of 200 or more people in a twenty four (24) hour period, or involves a change in the existing use of a street, park, or other areas for the Special Events purpose. Special Event may be regulated in accordance with provisions in this Bylaw or any other related policies and/or Bylaw(s) adopted by the County.

'*Special Event Camping*' – means limited term overnight camping associated with a special event.

'*Special Event Parking*' - means the temporary area set aside for the parking of vehicles including parking stalls, loading spaces, aisles, and entrances and exits to the area during a special event.

'*Spectator Sports and Cultural Establishments*' – means development providing facilities intended for sports, athletic and cultural events that are held primarily for public entertainment, where patrons attend on a recurring basis, where all or a majority of the activities are not located in a fully enclosed building, and includes, but is not limited to, such uses as agricultural fairs, outdoor rodeos, music concerts, and special events.

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Map No.75 of Bylaw C-4841-97 be amended by redesignating the subject land within NW-07-27-01-W05M from Ranch and Farm District to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT The land within NW-07-27-01-W05M is hereby redesignated to Direct Control District, as shown on the attached Schedule 'A', forming part of this Bylaw.

THAT The regulations of the Direct Control District comprise:

1.0.0 General Regulations
2.0.0 Development Regulations
3.0.0 Land Use Regulations: All Cells
4.0.0 Land Use Regulations: Cell 1 (Agriculture, Special Event Camping, Special Event Parking)
5.0.0 Land Use Regulations: Cell 2 (Agriculture)
6.0.0 Land Use Regulations: Cell 3 (Rodeo / Special Events)
7.0.0 Land Use Regulations: Cell 4 (Agriculture / Non-Motorized Special Events)
8.0.0 Land Use Regulations: Cell 5 (Waste Transfer Site)
9.0.0 Land Use Regulations: Cell 6 (Festival of Lights Site)

1.0.0 GENERAL REGULATIONS

1.1.0 The purpose and intent of this Direct Control District is to regulate the development of a range of waste and recycling uses and special events, while minimizing the impact of development on traffic, odour, groundwater, noise, safety and riparian protection.

1.2.0 The General Regulations contained within this Section are applicable to the entire Development Area which includes all Development Cells.

1.3.0 The Operative and Interpretive Clauses (Part One), The General Administration (Part Two) and General Regulations (Part Three) of the Land Use Bylaw (C-4841-97) shall apply unless otherwise specified in this Bylaw.

1.4.0 For the purposes of this Bylaw, the Lands shall be notionally divided into Development Cells One to Six, the boundaries and description of which shall be more or less as indicated in Schedule ’B’, attached to and forming part herein, except as otherwise approved by Council. The location, size and shape of each Development Cell is approximate. No subdivision is allowed unless amendment to this Bylaw is approved by the Council.

1.5.0 The Development Authority shall consider and decide on applications for Development Permits for all uses listed in this Bylaw or that meet the intent of the Eco Park Master Site Development Plan, as amended.

1.6.0 In addition to the uses contemplated by this Bylaw, the following shall be permitted in all Development Cells:

a) Roads necessary for access and internal vehicular circulation; and

b) Utilities and facilities necessary to service the Development.

c) Development listed within Section 7 of the Rocky View County Land Use Bylaw.

1.7.0 All new development or expansion of uses shall comply with all county and provincial bylaw, policies, regulations and standards.

1.8.0 The applicant may be required to enter into a Development Agreement to ensure all servicing, access, and technical items are implemented, as directed by this Direct Control Bylaw, the Province of Alberta, the County's Servicing Standards, and approved Eco Park Master Site Development Plan, as amended.

2.0.0 DEVELOPMENT REGULATIONS

2.1.0 Development Requirements:

2.1.1 The Development Authority may require the following submissions for any development or building as part of a Development Permit application:

a) An Overall Development Plan for each Cell, which includes an illustration of the vehicular and pedestrian movement corridors, parking and loading facilities as well as all other facilities that are to be located on the site, and a development phasing plan.

b) Any other technical studies that are deemed necessary by the Administration, and be prepared in accordance with the County Servicing Standards, including, but not limited to:

i. Traffic Impact Assessment

ii. Site Specific Stormwater Management Plan

iii. Biophysical Assessment

iv. Contingency Plan

v. Solid Waste and Odour Management Plan

vi. Landscaping Plan

vii. Wetland Impact Assessment

viii. Environmental Impact Assessment

ix. Geotechnical Assessment

x. Slope Stability Assessment, and

xi. Utility Servicing Plan including details for water, wastewater and stormwater infrastructure in support of the development, and/or water and/or air quality monitoring.

2.2.0 Riparian Protection Area

2.1.1 All new development and expansion of existing building shall adhere to the Riparian Protection regulations of the Land Use Bylaw (C-4841-97) .

2.3.0 Special Events

2.3.1 All special events shall provide the following documents for each event, to the satisfaction of Rocky View County and relevant Provincial agencies:

2.3.1.1 Means for potable water and sanitary sewage disposal.

2.3.1.2 Sufficient parking in designated areas for the event as defined in Schedule 5 of Bylaw C-4841-97 (Land Use Bylaw).

2.3.1.2 (a) Notwithstanding Section 2.3.1.2, the Development Authority may vary the parking requirements with a Parking Strategy. A Parking Strategy may include, but is not limited to, carpooling incentives, shuttle busses and/or parking fees.

2.3.1.3 A Fire Safety Plan shall be prepared by a fire protection engineer. The required Fire Safety Plan requires annual review, update and approval.

2.3.1.4 A Security Plan.

2.3.1.5 A Solid Waste Management Plan.

2.3.2 Special Event Camping shall only be considered during an associated Special Event in accordance with the terms of a Development Permit approval.

2.3.3 All events shall comply with the Rocky View County Noise Control Bylaw (C-5772-2003) as amended.

2.3.4 The Applicant/Owner shall be responsible for crowd, parking, and traffic control for the special events, and all associated costs during the events.

2.3.5 Adequate measures shall be taken to maintain the site reasonably free of litter during and after events.

2.3.6 The Applicant/Owner shall ensure emergency access to the site at all times.

2.4.0 Transportation

2.4.1 An update to the Traffic Impact Assessment (TIA), prepared by ISL Engineering and Land Services, dated January 2017, and/or a Traffic Management and Accommodation Plan, may be required prior to the approval of any Development Permits for seasonal or special events or related temporary uses, to the satisfaction of Rocky View County and Alberta Transportation.

2.4.2 The Applicant shall enter into a Development Agreement for any necessary onsite and offsite upgrade in accordance with the approved TIA (and any subsequent updates to the appoved TIA), county and provincial standards, to the satisfaction of the County and Alberta Transportation

2.4.3 Internal roadway(s) shall be treated for dust abatement as part of a new or renewed Development Permit for any Development Cell to mitigate increased vehicular traffic by any new or expanded development, to the satisfaction of Rocky View County.

2.4.4 All road approaches to the site shall be designed and constructed to the satisfaction of Rocky View County and Alberta Transporation.

2.5.0 Odorous Matter

2.5.1 No use or operation on any site shall cause or create the emission of odorous matter or vapour beyond the site which contains the use or operation, in accordance with provincial standards.

2.6.0 Toxic Matter

2.6.1 No use or operation at any location on the site shall cause or create the emission of toxic matter beyond the building site which contains it.

2.7.0 Fire Protection

2.7.1 A Fire Protection Plan outlining on-site fire protection and suppression measures shall be required as part of a Development Permit, to the satisfaction of the Development Authority.

3.0.0 LAND USE REGULATIONS: All Cells

3.1.0 Minimum Requirements

3.1.1 Setbacks for Buildings and Structures:

a) 60.00 m (196.85 ft) from any road, highway
b) 45.00 m (147.64 ft) from any road, county
c) 15.00 m (49.21 ft.) from any road, internal
d) 35.00m (114.83 ft.) from the Southern and Eastern boundaries of NW 07-27-01-W5M
e) No required setbacks from Development Cell boundaries.

4.0.0 LAND USE REGULATIONS: Cell 1 (Agriculture, Special Event Camping, Special Event Parking)

4.1.0 Purpose and Intent

The purpose and intent of this Development Cell is to continue to allow for Agriculture, specifically grazing or haying, and Special Event Camping and Special Event Parking.

4.2.0 Uses

Accessory Buildings
Agriculture, General
Special Event Camping
Special Event Parking
Signs

5.0.0 LAND USE REGULATIONS: Cell 2 (Agriculture)

5.1.0 Purpose and Intent

The purpose and intent of this Development Cell is to continue to allow for agriculture, specifically grazing, with the opportunity of integrating passive recreation uses.

5.2.0 Uses

Agriculture, General
Passive Recreation

6.0.0 LAND USE REGULATIONS: Cell 3 (Rodeo Grounds / Special Events)

6.1.0 Purpose and Intent

The purpose and intent of this Development Cell is to allow for the continuation of annual rodeo, special event parking, special event camping, and other special events.

6.2.0 Uses

Accessory Buildings
Farmers Market
Rodeo Facilities
Signs
Special Event
Special Event Parking
Special Event Camping

Spectator Sports and Cultural Establishments
Storage Area

6.3.0 Maximum and Minimum Requirements

6.3.1 Maximum Height of Buildings and Structures: 12.00 m (39.37 ft.)

6.3.2 Maximum public camping units during the special event: 100 public camping units at any time (contestant and employee campers are exempted).

6.3.3 Maximum Special Event Camping during a Special Event: fourteen (14) nights

6.4.0 Special Regulations

6.4.1 Special Event Camping shall be limited to the duration of the associated Special Event, to a maximum of fourteen (14) nights.

6.4.2 Numbers of livestock shall be provided as part of the Development Permit application.

6.4.3 All manure shall be collected and disposed of off-site or worked into the fields, within 5 days of the start of any event and continually thereafter.

6.4.4 The Applicant/Owner shall provide 24 hour on site security during the events including overnight camping site.

7.0.0 LAND USE REGULATIONS: Cell 4 (Agriculture / Non-Motorized Special Events)

7.1.0 Purpose and Intent

The purpose and intent of this Development Cell is for the continued general agriculture use with the opportunity for non-motorized special events.

7.2.0 Uses

Accessory Buildings
Agriculture, General
Signs
Special Event excluding motorized sports
Spectator Sports and Cultural Establishments excluding motorized sports

7.3.0 Special Regulations

7.3.1 No permanent structures.

7.3.2 The following uses are prohibited as part of a Special Event or Spectator Sport and Cultural Establishments:

Fireworks
Firearms
Motorized Sports
Motorized Activity

7.3.3 A Boundary Management Plan shall be provided by the Applicant/Owner to the satisfaction of Rocky View County and shall address the following:
i. Special Event Boundary Map
ii. Special Event Boundary Temporary Fencing or Enclosure Details
iii. Special Event Boundary Security/Monitoring Details

8.0.0 LAND USE REGULATIONS: Cell 5 (Waste Transfer Site)

8.1.0 Purpose and Intent

The purpose and intent of this Development Cell is the continued use and expansion of the City of Airdrie Waste Transfer Facility.

8.2.0 Uses

Accessory Buildings
Recycling Collection Point
Signs
Waste Transfer Site

8.3.0 Maximum and Minimum Requirements

8.3.1 Maximum Height of Buildings: 15.00 m (49.21 ft.).

8.4.0 Special Regulations

8.4.1 Any new or renewed Development Permit for Cell 5 shall address mitigation of visual impacts through natural screening and berming as directed in the Eco Park Master Site Development Plan, as amended, and shall meet or exceed the standards in Section 26 of the Land Use Bylaw (C-4841-97).

8.4.2 Any new or renewed Development Permit for Cell 5 shall identify how to minimize off-site impacts such as blowing garbage / refuse, odour, and / or noise.

8.4.3 For setback variance request, a Contingency Plan, Solid Waste and Odour Management Plan, Landscaping Plan shall be submitted, to the satisfication of Rocky View County.

8.4.4 Goundwater Monitoring Assessment shall be submitted annually for review.

9.0.0 LAND USE REGULATIONS: Cell 6 (Festival of Lights Site)

9.1.0 Purpose and Intent

The purpose and intent of this Development Cell is for the continued use for the not-for-profit organization, the Airdrie Festival of Lights, to utilize as a storage area and to accommodate the repairs and maintenance of event assets including Christmas lights, décor, event props, and mobile trailers for transportation.

9.2.0 Uses

Maintenance Yard
Storage Area

9.3.0 Special Regulations

9.3.1 Storage of materials and equipment shall be kept in an orderly manner and within the existing buildings as much as possible.

ROCKY VIEW COUNTY
Cultivating Communities

PART 4 – TRANSITIONAL

Bylaw C-7586-2016 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

Division: 7
File: 07507003 / PL20140124

PUBLIC HEARING WAS HELD IN COUNCIL this	9th	*day of*	May	*, 2017*
READ A FIRST TIME IN COUNCIL this	9th	day of	May	, 2017
READ A SECOND TIME IN COUNCIL this	9th	day of	September	, 2017
~~*UNANIMOUS PERMISSION FOR THIRD READING*~~		~~*day of*~~		~~*, 2017*~~
READ A THIRD TIME IN COUNCIL this	9th	day of	September	, 2017

"Greg Boehlke"
Reeve

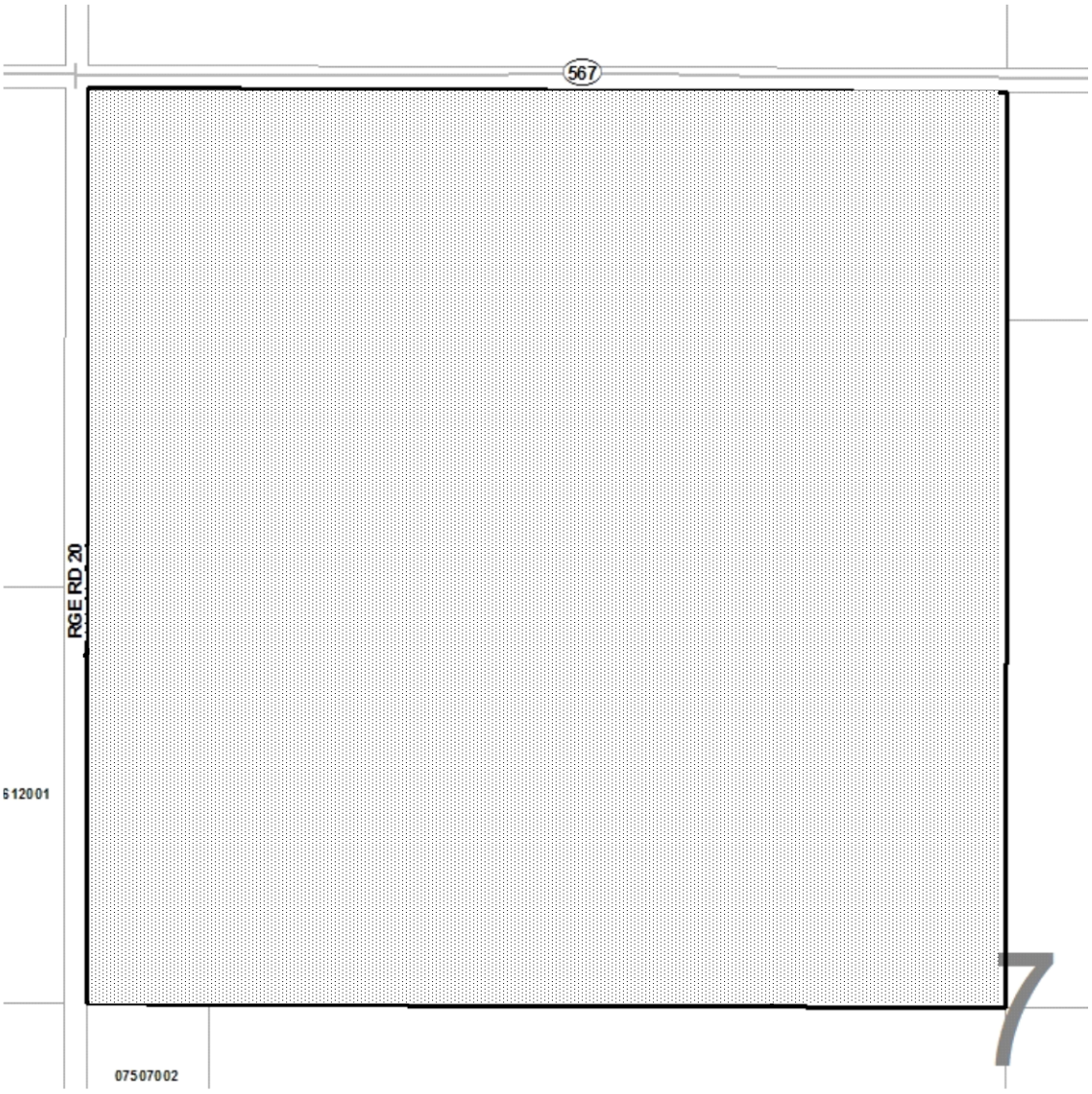
"Charlotte Satink"
CAO or Designate

October 3, 2017
Date Bylaw Signed

ROCKY VIEW COUNTY
Cultivating Communities

SCHEDULE "A"

BYLAW: C-7586-2016



AMENDMENT

FROM Ranch and Farm District TO Direct Control District

Subject Land

LEGAL DESCRIPTION: NW 07-27-01-W05M

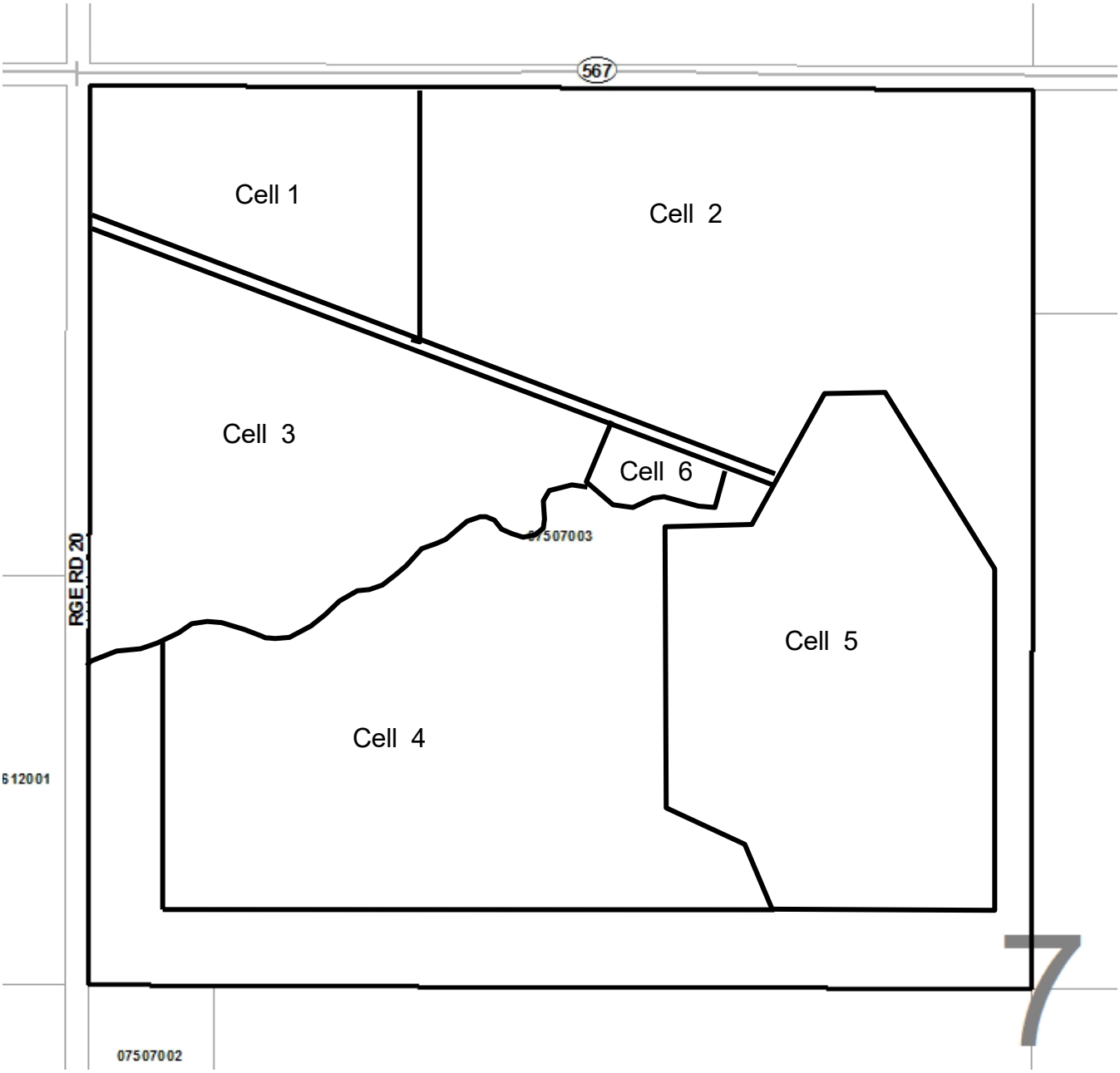
N

ROCKY VIEW COUNTY
Cultivating Communities

FILE: 07507003 - PL20140124 DIVISION: 7

ROCKY VIEW COUNTY
Cultivating Communities

SCHEDULE "B"
BYLAW: C-7586-2016



Cell 1 – Agriculture, Special Event Camping, Special Event Parking
Cell 2 – Agriculture
Cell 3 – Rodeo / Special Events
Cell 4 – Agriculture / Non-Motorized Special Events
Cell 5 – Waste Transfer Site
Cell 6 – Storage