

BYLAW C-8597-2025

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-8597-2025*.

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 ±15.34 hectares (± 37.9 acres) within NE-01-27-27-W04M from Agricultural, General District (A-GEN) and Business, Agricultural District (B-AGR) to a Direct Control District (DC) as shown on the attached Schedule ‘B’ forming part of this Bylaw.
- 4 THAT ±15.34 hectares (± 37.9 acres) within NE-01-27-27-W04M is hereby redesignated to Direct Control District (DC) as shown on the attached Schedule ‘B’ forming part of this Bylaw.
- 5 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
- 6 THAT Bylaw C-8597-2025 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

25 day of March, 2025

READ A SECOND TIME this

25 day of March, 2025

UNANIMOUS PERMISSION FOR THIRD READING
this

25 day of March, 2025

READ A THIRD AND FINAL TIME this

25 day of March, 2025

Reeve

Chief Administrative Officer

March 25 2025

Date Bylaw Signed

SCHEDULE 'A'

FORMING PART OF BYLAW C-8597-2025

A Direct Control District affecting a portion of NE-01-27-27-W04M consisting of a total of ±15.34 hectares (±37.9 acres) of land.

1.0.0 General Regulations

- 1.1.0 The policies of the Rocky Ridge 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 noted 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 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 and any other Provincial and/or Federal Agencies

2.0.0 Land Use Regulations

2.1.0 Purpose & Intent:

To accommodate a comprehensively planned Natural Resource Extraction/Processing operation to be implemented in accordance with the Rocky Ridge Gravel Pit Master Site Development Plan.

2.2.0 Uses:

2.2.1 Agriculture General

2.2.2 Natural Resource Extraction/Processing

2.3.0 Minimum & Maximum Requirements:

2.3.1 Minimum Parcel Size: none

2.3.2 Maximum Parcel Size: 20 acres

2.4.0 Required Setbacks:

2.4.1 Minimum Yard, Front (East):

- i. Operations (extraction, dirt moving activities)
 - 30.0 m (98.43 ft.) from any Road allowance, County

- ii. Reclamation of pre-disturbance areas
 - 3.0 m (9.84 ft.) from any Road allowance, County
- iii. Landscape berm
 - 3.0 m (9.84 ft.)

2.4.2 Minimum Yard, Side (North):

- i. Operations (extraction, dirt moving activities)
 - 10.0 m (32.81 ft.) from any Road allowance, County
- ii. Reclamation of pre-disturbance
 - 3.0 m (9.84 ft.) from any Road allowance, County
- iii. Landscape berm
 - 3.0 m (9.84 ft.)

2.4.3 Minimum Yard, Side (South):

All operations including extraction, dirt moving & berms

- a) 30.0 m (98.43 ft.) from any Road, County
- b) 3.0 m (9.84 ft.) all others

2.4.4 Minimum Yard, Rear (west):

All operations including extraction, dirt moving & berms

- a) 30.0 m (98.43 ft.) from any Road, County
- b) 3.0 m (9.84 ft.) all others.

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:

- Operations Plan
- Mining Plan

- Noise Control Plan
- Dust & Air Quality Control Plan
- Reclamation Plan
- Hazardous Waste Plan
- Stormwater water Management Plan
- Erosion & Sediment Control Plan
- Traffic Impact assessment
- Construction Management Plan
- Landscaping Plan
- Geotechnical Report
- Environmental Screening Report

3.2.0 Natural Resource Extraction/Processing operation, including; excavation, dirt moving and hauling shall be in accordance with the Rocky Ridge Gravel Pit MSDP.

a) Monday to Saturday 7 am to 7 pm

b) No activities on Sundays or Statutory Holidays

3.3.0 Development permits issued for Natural Resource Extraction/Processing uses shall be subject to a five (5) year renewable period.

DC-182



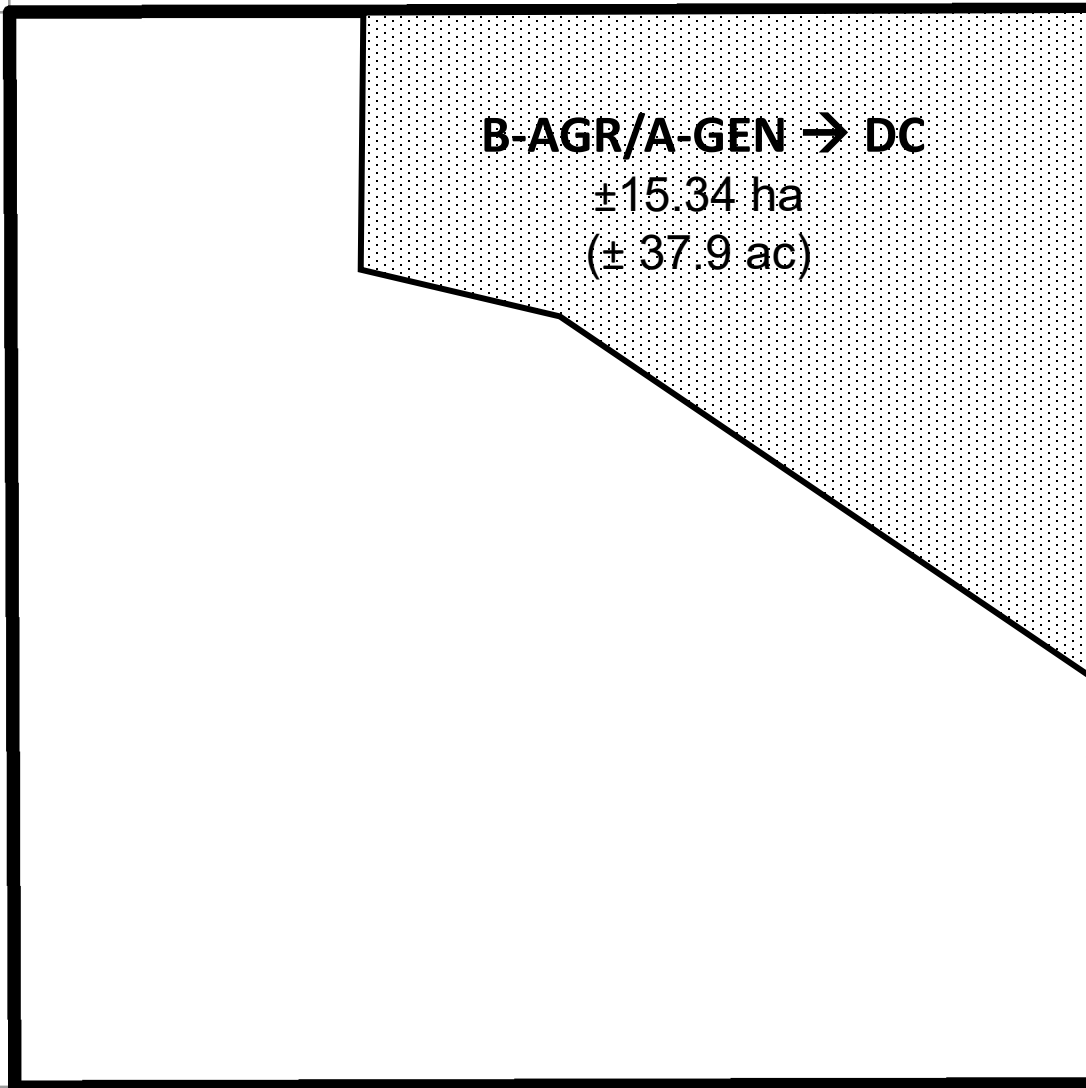
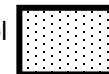
Schedule 'B'

**Bylaw
C-8597-2025**

Amendment

FROM
Business, Agricultural
District (B-AGR) and
Agricultural, General
District (A-GEN)

TO
Direct Control
(DC)



Division: 5
Roll: 07201004
File: PL20230090
Printed: 11/18/2024
Legal: A portion of
NE-01-27-27-W04M