



ROCKY VIEW COUNTY

BYLAW C-8206-2021

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-8206-2021*.

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 SE/NE/SW/NW-26-27-29-W04M be designated Direct Control 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-8206-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME this _____ day of _____, 2021

PUBLIC HEARING HELD this _____ day of _____, 20__

READ A SECOND TIME this _____ day of _____, 20__

READ A THIRD AND FINAL TIME this _____ day of _____, 20__

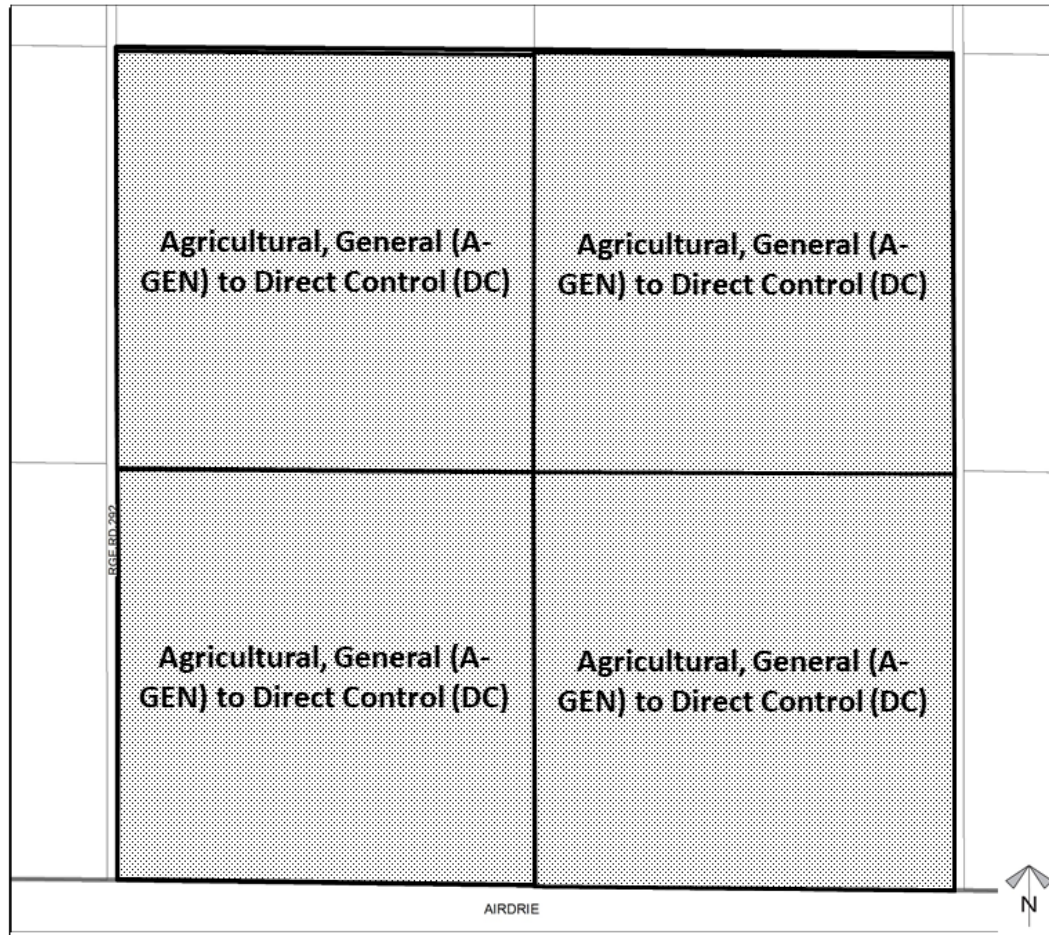
Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed



SCHEDULE 'A'
FORMING PART OF BYLAW C-8206-2021



Schedule 'A'

**Bylaw
C-8206-2021**

Amendment

FROM

Agricultural,
General District

TO

Direct Control
District



Division: 6
Roll: 07426001/2/3/4
File: PL20210102
Legal: NWNE/SE/SW-26-
27-29-W04M
Printed: June 24, 2021



SCHEDULE 'B'
FORMING PART OF BYLAW C-8206-2021

1.0 DEFINITIONS:

Words in this Schedule have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:

“Solar Farm Infrastructure” means the infrastructure required for the operation of a commercial solar farm, including but not limited to a transformer station, poles, and electrical cabling.

2.0 PURPOSE:

The purpose of this Direct Control District is to facilitate the development of a commercial solar farm and ancillary uses as required for the efficient operation of said solar farm, pursuant to the desires of Council as expressed through Land Use Bylaw C-8000-2020, while retaining the existing agricultural entitlements.

3.0 GENERAL REGULATIONS:

- 3.1 The rules regulating the Agricultural, General District (A-GEN) shall apply unless otherwise specified in this Bylaw.
- 3.2 Parts 1, 2, 3, 4, 5, 7, and 8 of the Land Use Bylaw C-8000-2020 shall apply unless otherwise specified in this Bylaw.
- 3.3 Notwithstanding 4.1 of this Bylaw, Council shall be the Development Authority for the additional discretionary uses identified under 4.2 in this Bylaw.
- 3.4 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 3.2 of this Bylaw.

4.0 USES:

- 4.1 The permitted and discretionary uses of the Agricultural, General (A-GEN) District of Land Use Bylaw C-8000-2020 are the permitted and discretionary uses in this Direct Control District.
- 4.2 Notwithstanding the Discretionary Uses identified in Section 302 of the Land Use Bylaw C-8000-2020, the following are also Discretionary Uses in this Direct Control District:
 - 4.2.1 Solar Farm
 - 4.2.2 Solar Farm Infrastructure

5.0 MINIMUM SETBACKS:

- 5.1 For Solar Farms and Solar Farm Infrastructure the following setbacks shall apply:
 - 5.1.1 From Any Property Line: 15.0 metres



6.0 ADDITIONAL REQUIREMENTS:

6.1 Prior to a Solar Farm 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:

- 6.1.1 Biophysical Impact Assessment
- 6.1.2 Erosion and Sediment Control Plan
- 6.1.3 Stormwater Management Plan
- 6.1.4 Landscaping Plan