



BYLAW C-8268-2022

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-8268-2022*.

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 a portion of SE-12-27-27-W04M from Agricultural, General District (A-GEN) to Direct Control District (DC) as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT a portion of SE-12-27-27-W04M is hereby redesignated to Direct Control District (DC) as shown on the attached Schedule 'A' forming part of this Bylaw.

Effective Date

- 5 Bylaw C-8268-2022 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

ATTACHMENT 'A': BYLAW C-8268-2022 AND SCHEDULE 'A'



ROCKY VIEW COUNTY

READ A FIRST TIME this _____ day of _____, 2022

PUBLIC HEARING HELD this _____ day of _____, 2022

READ A SECOND TIME this _____ day of _____, 2022

READ A THIRD AND FINAL TIME this _____ day of _____, 2022

Mayor

Chief Administrative Officer or Designate

Date Bylaw Signed



SCHEDULE 'A'

FORMING PART OF BYLAW C-8268-2022

A Direct Control District affecting: *SE 12-27-27-W04M (Title # 891 070 572)* consisting of a total of 47.75 acres of land.

1.0.0 General Regulations

- 1.1.0 The policies of the Roe 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.

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 Roe Gravel Pit MSDP.

2.2.0 Uses:

- 2.2.1 Agriculture General
- 2.2.2 Beekeeping
- 2.2.3 Natural Resource Extraction/Processing
- 2.2.4 Accessory Building

2.3.0 Minimum & Maximum Requirements:

- 2.3.1 Minimum Parcel Size: none
- 2.3.2 Maximum Area for Accessory Buildings: 400 m²



2.3.3 Maximum Building Height: 10.0 m (6.56 ft.)

2.4.0 Required Setbacks:

2.4.1 Minimum Yard, Front:

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

2.4.2 Minimum Yard, Side (North):

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

2.4.3 Minimum Yard, Side (South):

- a) 30.0 m (98.43 ft.) from any Road, County
- b) 6.0 m (19.69 ft.) all others

2.4.4 Minimum Yard, Rear:

- a) 30.0 m (98.43 ft.) from any Road, County
- b) 3.0 m (9.84 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;
 - Operations Plan
 - Noise Control Plan;
 - Air Quality Control Plan;
 - Reclamation Plan

3.2.0 Natural Resource Extraction/Processing operation shall be in accordance with the Roe Gravel Gravel Pit MSDP.

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

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ATTACHMENT 'A': BYLAW C-8268-2022 AND SCHEDULE 'A'

G-1 - Attachment A

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ROCKY VIEW COUNTY

Schedule 'A'

Bylaw
C-8268-2022

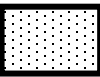
Amendment

FROM

Agricultural,
General District

TO

Direct Control
District



A-GEN → Direct Control
± 19.32 ha (± 47.75 ac)

RGE RD 270



Division: 5
Roll: 07212001
File: PL20210208
Printed: February 14, 2022
Legal: A portion of SE-12-27-
27-W04M