



# 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*.



READ A FIRST TIME this \_\_\_\_\_ 7 \_\_\_\_\_ day of September, 2021

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

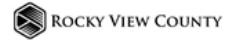
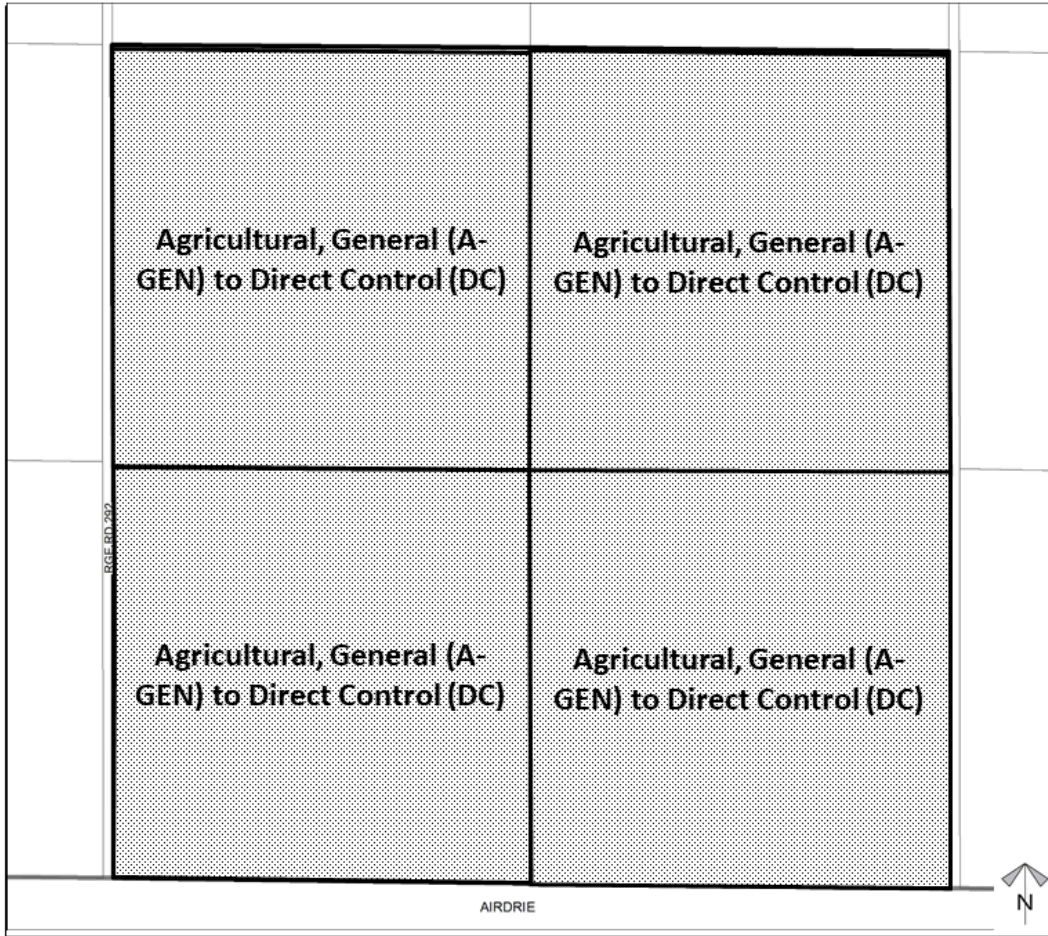
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Administrative Officer or Designate

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



**SCHEDULE 'A'**  
**FORMING PART OF BYLAW C-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.
- 3.5 All Development Permit applications for the discretionary uses under 4.2 in this Bylaw shall be circulated to the City of Airdrie, Alberta Environment, Alberta Transportation, Alberta Health Services, CNOOC, Transport Canada, and NAV Canada for comments prior to a decision being rendered.
- 3.6 Initial Development Permits for the discretionary uses under 4.2 in this Bylaw shall have a maximum time limit of 30 years, with the option following this to renew in subsequent 5 year periods, at the discretion of the Development Authority.

**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~~

<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>
20.0 m (147.64 ft.) from any road	20.0 m (147.64 ft.) from any road	20.0 m (147.64 ft.) from any road
	15.0 m (49.21 ft.) from other parcels	15.0 m (49.21 ft.) from other parcels

**6.0 ADDITIONAL REQUIREMENTS:**

6.1 ~~Prior to a~~ **With submission of a** Solar Farm development permit ~~being issued~~ on the subject lands, the following technical assessments and/or plans ~~may be required shall be submitted~~ 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
- 6.1.5 Glare Study / Mitigation Report**
- 6.1.6 Noise Impact Assessment**
- 6.1.7 Decommissioning Plan**
- 6.1.8 Emergency Response Plan**
- 6.1.9 Construction Management Plan**