



# BYLAW C-8287-2022

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-8287-2022*.

## 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 the remainder of the north half of fractional NE-10-28-29-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-8287-2022 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2022

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\_\_

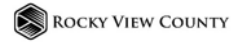
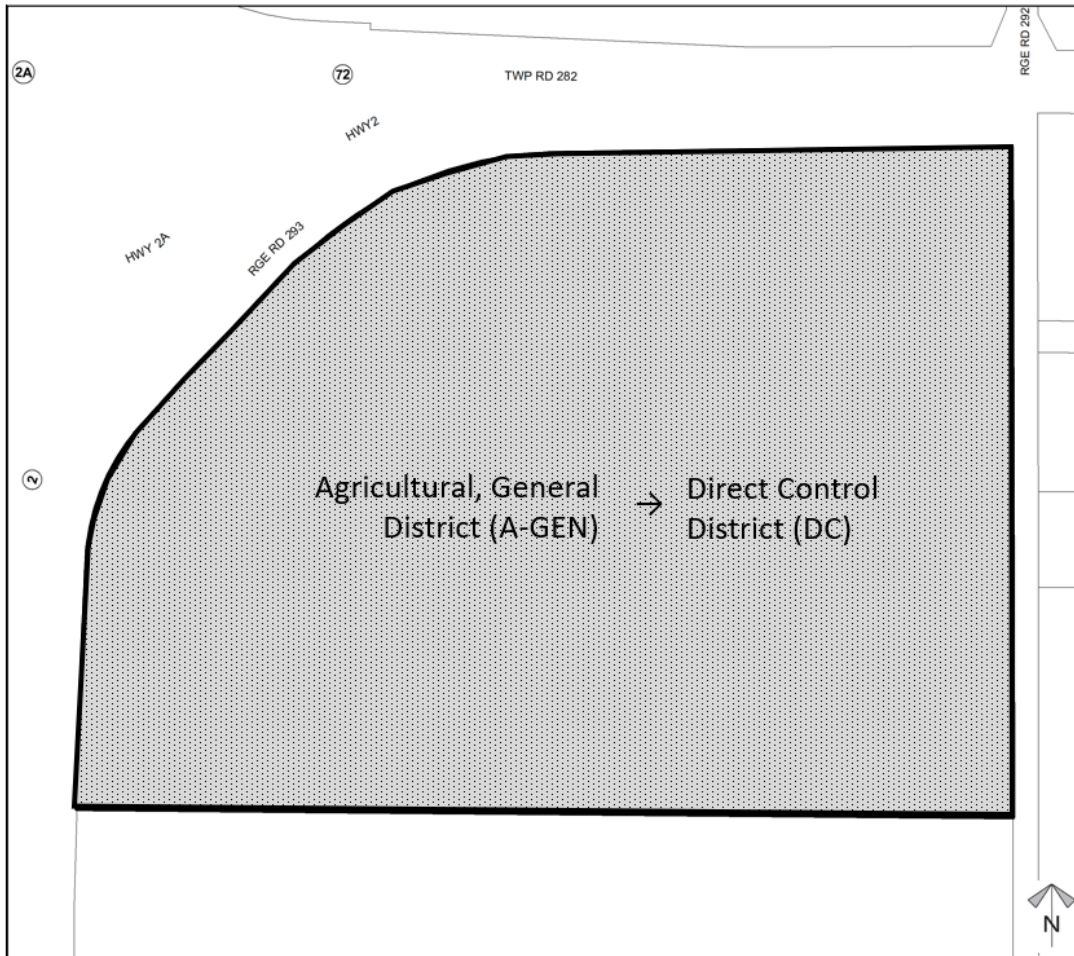
\_\_\_\_\_  
Mayor

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

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



**SCHEDULE 'A'**  
**FORMING PART OF BYLAW C-8287-2022**



**Schedule 'A'**

**Bylaw C-8287-2022**

Amendment

**FROM**  
Agriculture,  
General District  
(A-GEN)  
**TO**  
Direct Control  
District (DC)



Division: 5  
Roll: 08410002  
File: PL20210124  
Printed: Aug 25, 2021  
Legal: A portion of N-10-28-29-W04M



**SCHEDULE 'B'**  
**FORMING PART OF BYLAW C-8287-2022**

**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:

**“Electronic Data Processing”** means the use of a building and equipment for the collection, analysis, processing, storage, distribution of raw data using electronic means such as computers, servers and other similar electronic equipment.

**“Electric Vehicle Charging Station”** means equipment that connects an electric vehicle to a source of electricity to transfer electric energy to a battery or other energy storage device in an electric vehicle.

**“Electric Storage System”** means the use of a building and equipment to convert electrical energy from a power supply into a form that can be stored for converting back to electrical energy when needed.

**2.0 PURPOSE:**

The purpose of this Direct Control District is to facilitate the development of an Electric Vehicle Charging Station, a Solar Farm, and ancillary uses 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 304 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 Electricity Storage System
  - 4.2.3 Electric Vehicle Charging Station
  - 4.2.4 Electronic Data Processing



**5.0 MINIMUM SETBACKS:**

5.1 For Solar Farm, Electronic Data Processing, Electric Vehicle Charging Station, and Electric Storage System uses the following setbacks shall apply:

5.1.1 From Any Property Line: 15.0 m (49.21 ft.)

**6.0 MAXIMUM HEIGHT:**

6.1 For Solar Farm, Electronic Data Processing, Electric Vehicle Charging Station, and Electric Storage System uses the following maximum height shall apply:

6.1.1 7.0 m (22.97 ft.)

**7.0 MINIMUM PARCEL SIZE:**

7.1 17.5 ha (43.24 ac)

**8.0 ADDITIONAL REQUIREMENTS:**

8.1 With submission of a Solar Farm development permit on the subject lands, the following technical assessments and/or plans shall be submitted at the discretion of the Development Authority:

- 8.1.1 Biophysical Impact Assessment
- 8.1.2 Erosion and Sediment Control Plan
- 8.1.3 Stormwater Management Plan
- 8.1.4 Landscaping Plan
- 8.1.5 Transportation Analysis
- 8.1.6 Glare Study / Mitigation Report