



BYLAW C-8317-2022

A bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-6664-2008, being the “*Balzac Commercial Campus Conceptual Scheme*”

The Council of Rocky View County enacts as follows:

Title

1 This bylaw may be cited as *Bylaw C-8317-2022*.

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 Bylaw C-6664-2008, known as the “Balzac Commercial Campus Conceptual Scheme”, be amended, as shown on the attached Schedule ‘A’ forming part of this Bylaw.

Effective Date

4 Bylaw C-8317-2022 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME this 26 day of July, 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

Date Bylaw Signed _____



SCHEDULE 'A'
Forming Part of BYLAW C-8317-2022

Amendment # 1

Revise Policy 4.2.3 under Section 4.2 Internal Road System.

Policy 4.2.3 No Development Permit will be issued until a Development Agreement has been entered into. ~~and the required Road System has been constructed and received a Construction Completion Certificate (C.C.C.).~~ A Construction Completion Certificate (C.C.C.) will be required as a Prior to Occupancy condition of the Development Permit.

Amendment # 2

Revise the paragraph under Section 6.1 Building Setbacks and Site Coverage.

~~The placement and site coverage for all buildings abutting Highway 566 shall be set back a minimum of 30 metres from any property line. All other buildings shall be set back a minimum of 10 metres from any property line. Maximum site coverage will be 25% for Cell A and 40% for Cell C. Building setbacks and site coverage will be~~ in accordance with DC-99, Bylaw C-6031-2005.

Amendment # 3

Revise Policy 6.1.1 under Section 6.1 Building Setbacks and Site Coverage.

Policy 6.1.1 Building setbacks and site coverage as described in Section 6.1 shall be implemented in ~~order~~ accordance with DC-99, Bylaw C-6031-2005, to provide an attractive, comprehensively designed industrial park and ensure that new development is compatible with surrounding land uses.

Amendment # 4

Revise Policy 6.3.1 under Section 6.3 Highway 566 Development Guidelines.

Policy 6.3.1 On sites abutting Highway 566, ~~no limited~~ loading bays, loading doors, or other activities creating heavy truck movements ~~will~~ may be allowed ~~to be located~~ on building facades facing toward Highway 566, where suitable screening and buffering is provided in accordance with the requirements of Section 6.0 Development Standards of this Conceptual Scheme.

Amendment # 5

Revise Policy 6.3.2 under Section 6.3 Highway 566 Development Guidelines.

Policy 6.3.2 On sites abutting Highway 566, the major customer entrance to the building ~~should be~~ are encouraged to locate facing Highway 566, along with customer car parking areas and appropriate customer entry features such as windows and architectural entry treatments.