



ROCKY VIEW COUNTY

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*.



ROCKY VIEW COUNTY

READ A FIRST TIME this _____ day of _____, 2022

PUBLIC HEARING HELD this _____ day of _____, 20__

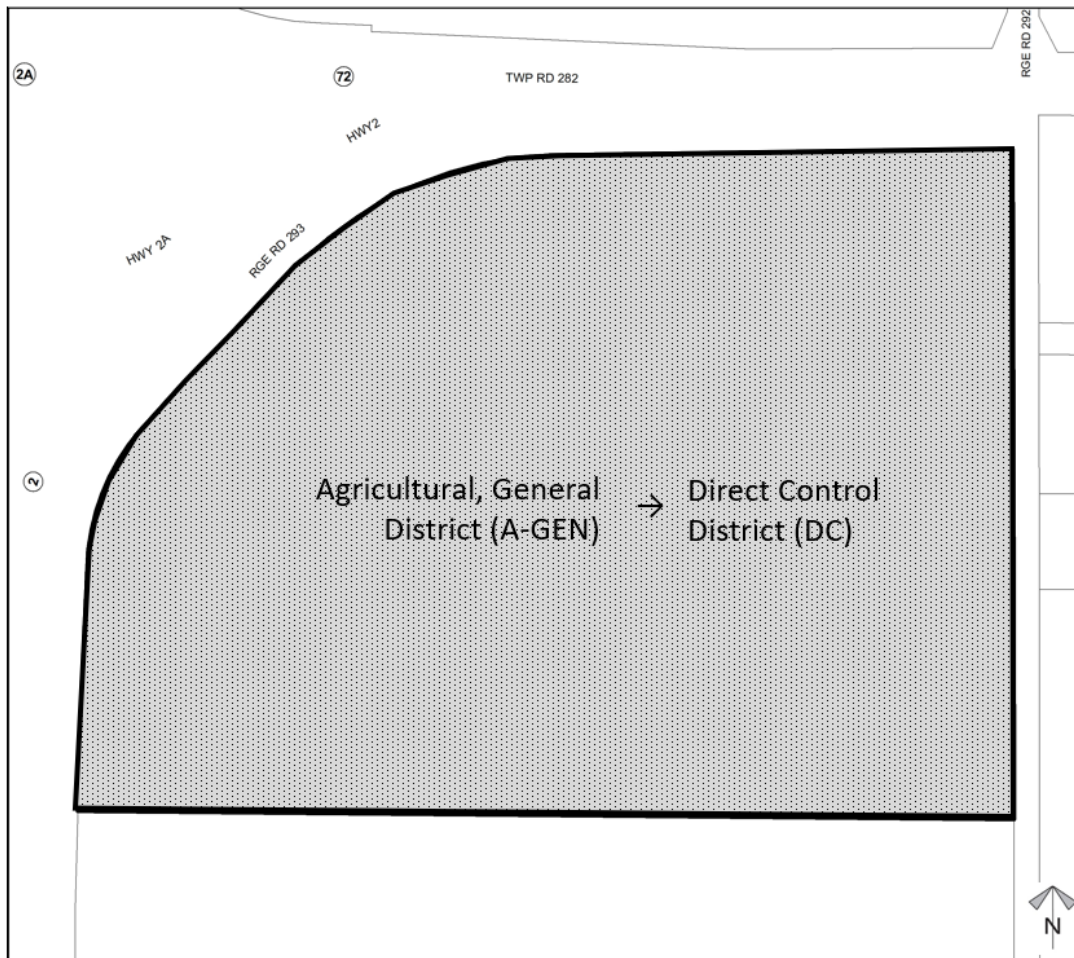
READ A SECOND TIME this _____ day of _____, 20__

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

Mayor_____
Chief Administrative Officer_____
Date Bylaw Signed



ROCKY VIEW COUNTY

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

ROCKY VIEW COUNTY

Schedule 'A'**Bylaw**
C-8287-2022Amendment

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