

## **BYLAW C-7692-2017**

### **A Bylaw of Rocky View County to amend Land Use Bylaw C-4841-97.**

The Council of Rocky View County enacts as follows:

#### **PART I – TITLE**

This bylaw shall be known as Bylaw C-7692-2017

#### **PART II – DEFINITIONS**

In this bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw C-4841-97 and the Municipal Government Act.

#### **PART III – EFFECT OF BYLAW**

- THAT** Part 5, Land Use Map No. 53 of Bylaw C-4841-97 be amended by redesignating a portion of the Section SW 03-25-28-W04M from Ranch & Farm District to Direct Control District, Industrial-Industrial Activity District, and Public Services District as shown on the attached Schedule 'B'.
- THAT** a portion of SW 03-25-28-W4M is hereby redesignated to Industrial-Industrial Activity District, Public Services District, and Direct Control District as shown on the attached Schedule 'B' forming part of this Bylaw.
- THAT** The Direct Control Bylaw, as shown in Schedule "A", attached to and forming part of this Bylaw, be adopted as DC 156.

#### **PART IV – TRANSITIONAL**

Bylaw C-7692-2017 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

**Division: 5**

**File: 05303002/PL20170088**

<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	<i>day of</i>	<i>, 2017</i>
READ A FIRST TIME IN COUNCIL this	day of	, 2017
READ A SECOND TIME IN COUNCIL this	day of	, 2017
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>	<i>day of</i>	<i>, 2017</i>
READ A THIRD TIME IN COUNCIL this	day of	, 2017



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Reeve

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CAO or Designate

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Date Bylaw Signed

**SCHEDULE 'A'**

Direct Control District for Stormwater Irrigation Area

## **ROCKY VIEW COUNTY BYLAW C-7692-2017**

The regulations of the Direct Control District comprise:

- 1.0.0 General Regulations
- 2.0.0 Land Use Regulations
- 3.0.0 Subdivision Regulations
- 4.0.0 Development Regulations

### **1.0.0 GENERAL REGULATIONS**

- 1.1.0 For the purposes of this Bylaw, the Lands are as indicated in Schedule "B" attached to and forming part of this Bylaw. The size and shape of this irrigation area is approximate and will be precisely determined by a Tentative Plan at the subdivision stage.
- 1.2.0 Parts 1, 2 and 3 of the Land Use Bylaw C-4841-97 shall apply to all uses contemplated by this Bylaw except where otherwise noted in this Bylaw.
- 1.3.0 The Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.
- 1.4.0 All development upon the Lands shall be in accordance with all licenses, permits and approvals pertaining to the Lands required from Alberta Environment and any other Provincial Agencies.
- 1.5.0 The policies of the Conrich Station Conceptual Scheme shall be considered in all applications for subdivision and development.

### **2.0.0 LAND USE REGULATIONS**

#### **2.1.0 Purpose and Intent**

The purpose and intent is to accommodate a privately owned and maintained irrigation area, and related uses associated with the comprehensively planned stormwater management system that supports industrial business development within the Conrich Station Conceptual Scheme.

#### **2.2.0 Uses**

- 2.2.1 *Agriculture, General*
- 2.2.2 *Accessory Buildings*
- 2.2.3 *Commercial Communications Facilities (Type A, B, C)*
- 2.2.4 *Utilities*

#### **2.3.0 Minimum Setback Requirements for Accessory Buildings**

- 2.3.1 Front Yard (all roads): 6.0 m
- 2.3.2 Side Yard (all roads): 6.0 m
- 2.3.3 Rear Yard (all roads): 6.0 m

**3.0.0 SUBDIVISION REGULATIONS**

- 3.1.0 Unless otherwise provided for by this Bylaw, no subdivision for shall be endorsed within the Lands for any purpose, until:
- a) The Developer has submitted a Construction Management Plan, to the satisfaction of the County;
  - b) The Developer has submitted a Weed Management Plan, to the satisfaction of the County;
  - c) The Developer has submitted a Stormwater Management Plan, to the satisfaction of the County and all relevant Federal & Provincial Authorities;
  - d) The Developer has submitted a Traffic Impact Analysis, to the satisfaction of the County;
  - e) The Developer has submitted a Utility Servicing Plan, to the satisfaction of the County;
  - f) The County has approved all necessary Easements and Rights-of-Way related to the supply and distribution of power, natural gas, cable and telephone service within the subject lands; and
  - g) The Developer has submitted a Landscaping Plan, to the satisfaction of the County.

**4.0.0 DEVELOPMENT REGULATIONS**

- 4.1.0 Notwithstanding 3.1.0, the County may issue a Development Permit for Stripping and/or Grading within any portion of the development provided the County has endorsed a Construction Management Plan and a Stormwater Management Plan as required by Section 3.1.0.
- 4.2.0 Approval from the County for any use contemplated by this Bylaw may be subject to approval from all relevant Federal and/or Provincial Authorities.

SCHEDULE "B"

BYLAW: C-7692-2017

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RGE RD 283

LOGISTICS PARKWAY

RGE RD 283

TWP RD 250

**AMENDMENT**

FROM Ranch and Farm District TO Direct Control District

Ranch and Farm District TO Industrial – Industrial Activity District

Ranch and Farm District TO Public Services District

Subject Land



± 40.51 ha (± 100.11 ac)

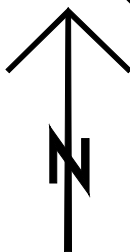
± 4.90 ha  
(± 12.10 ac)

± 267 m

± 200 m

± 533 m

± 7.24 ha  
(± 17.88 ac)



LEGAL DESCRIPTION: Section SW-03-25-28-W4M

FILE: 05303002 – PL20170088

DIVISION: 5



ROCKY VIEW COUNTY  
Cultivating Communities