

## **BYLAW C-7823-2018**

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

The Council of Rocky View County enacts as follows:

#### **PART 1 – TITLE**

This Bylaw shall be known as Bylaw C-7823-2018.

#### **PART 2 – 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*, unless otherwise defined in this section.

*Emergency Vehicles* – has the same meaning as in the Traffic Safety Act, RSA 2000, c.T-6.

*Trail Infrastructure* – means infrastructure to facilitate and accommodate a recreational corridor accounting for environmental or topographical constraints and may include culverts and bridges.

*Recreational Corridor* – means a corridor of varying width where one or more trail recreation activities may occur - e.g.: hiking; biking; cross country skiing; equestrian, including horseback riding and horse and wagon/sleigh; limited to non-motorized public recreational use, except for wheeled conveyance - and can be in a natural state or constructed.

*Wheeled Conveyance* – means motorized 3 or 4 wheeled scooters designed for Persons with infirmities, motorized wheelchairs, or other similar devices.

#### **PART 3 – EFFECT OF BYLAW**

**THAT** Part 5, Land Use Map Nos. 71 & 81, of Bylaw C-4841-97 be amended by redesignating Portions of Plan RY226 within W & NE-27-27-26-W4M, S & NE-28-27-26-W4M, NE-34-27-26-W4M, N & SW-2-28-26-W4M, SE-3-28-26-W4M, SE-11-28-26-W4M, from Ranch and Farm District to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.

**THAT** A Portions of Plan RY226 within W & NE-27-27-26-W4M, S & NE-28-27-26-W4M, NE-34-27-26-W4M, N & SW-2-28-26-W4M, SE-3-28-26-W4M, SE-11-28-26-W4M, are hereby redesignated to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.

**THAT** The regulations of the Direct Control District comprise:

1.0.0 General Regulations

2.0.0 Purpose and Intent

3.0.0 Uses, Permitted

4.0.0 Development Regulations

5.0.0 Implementation

#### **1.0.0 GENERAL REGULATIONS**

1.1.0 For the purposes of this Bylaw, the Lands shall be more or less as indicated in Schedule 'A' attached to and forming part of this Bylaw.

1.2.0 Parts 1, 2 and 3 of the Land Use Bylaw C-4841-97, as amended shall apply to all uses contemplated by this Bylaw, except where noted as otherwise in this Bylaw.

1.3.0 Council 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 plans and specifications submitted pursuant to this Bylaw and all licenses, permits, and approvals pertaining to the Lands.
- 1.5.0 All uses, including the expansion of uses, shall require a Development Permit, except for those developments not requiring a development permit in accordance with section 7 of the County's Land Use Bylaw.
- 1.6.0 Approval from the County for any use contemplated by this Bylaw or Development Permits does not remove the obligation from the Applicant to obtain and comply with all appropriate licenses and permits from federal and/or provincial authorities having jurisdiction within the site.
- 1.7.0 Development Permit applications may require plans, documents, or information to support the Application in accordance with Part 2 and 3 of the Land Use Bylaw C-4841-97, as amended and determined by the Development Authority.
- 1.8.0 The Applicant may be required to enter into a Development Agreement to ensure all servicing, access, and technical items are implemented, as directed by this Direct Control Bylaw, the Province of Alberta, and the County's Servicing Standards.

## 2.0.0 PURPOSE AND INTENT

- 2.1.0 The purpose and intent of this District is to provide for a *Recreational Corridor* for non-motorized recreation use.

## 3.0.0 USES, PERMITTED

- 3.1 *Accessory Use*
- 3.2 *Signs*
- 3.3 *Recreational Corridor*
- 3.4 *Trail Infrastructure*
- 3.5 *Utilities*

## 4.0.0 DEVELOPMENT REGULATIONS

### 4.1.0 Development Requirements

- 4.1.1 *Vehicle, Motor; Vehicle, Motor Sport; and Vehicle, Recreational* will not be permitted on the site, except for maintenance, enforcement, and *Emergency Vehicles*.
- 4.1.2 The Development Authority may require the following for any new Development Permit for *trail infrastructure or recreation corridor*.
  - a) **Public Communication & Signage Plan**, detailing signage content and locations, and required public communication methods and frequency pertaining to allowable use, hours of operation, proper use of trail, trail safety, potential seasonal trail closures, and other related information.
  - b) **Emergency Response and Fire Protection Plan**, setting out actions of the trail owner pertaining to maintaining public safety, emergency services protocols, and preventing fire;
  - c) **Landscaping Plan**, detailing proposed landscaping and related facilities to address screening, buffering, garbage collection, privacy screening, and separation between the trail and adjacent private property, and addressing Crime Prevention through Environmental Design features.

- d) **Transportation Safety Assessment**, conducted by a professional engineer reviewing the traffic safety pertaining to the trail crossing County or public roadways and making recommendations for required trail infrastructure.
- e) **Parking Plan**, identifying suitable parking locations and associated signage to inform the public.
- f) **Trail Construction Design**, outlining the construction standards for the trail, cross-section design, bridge location and design, and any other trail design details as required by the County.
- g) **Maintenance Schedule & Plan**, outlining maintenance responsibilities (e.g. weed management, mowing), frequency of activities, roles of volunteer group(s), and long-term planning.
- h) **Storm Water Management Report**, analyzing drainage patterns and making recommendations to minimize any impacts to adjacent lands.
- i) **Environmental Site Assessment**, to determine if any contaminations or hazards exist within the subject lands.

#### 4.2.0 Infrastructure / Safety Requirements

4.2.1 The following trail infrastructure is required for safe use and operation of the trail by the public:

- a) **Access controls** installed at all four public road crossings ([1] Twp Rd 274, [2] RR261, [3] RR262, and [4] RR263), to the satisfaction of the County.
- b) **Two trailheads** (one in or near Irricana and one in or near Beiseker) that must contain:
  - (i) **signage**, identifying rules of the trail, operator contact information, emergency services information, identification of trail hazards and recommended hours of operation;
  - (ii) **parking area**, properly designed and signed to the satisfaction of the County (if located within the County);
  - (iii) **garbage receptacles**; and
  - (iv) **washroom facilities**.
- c) **Bridges** professionally designed and installed at two locations: (1) Rosebud River, and (2) Crossfield Creek, to the satisfaction of all approving authorities (e.g. WID, Rocky View County and Alberta Environment).
- d) **Crossing Structures** at existing locations or as otherwise permitted by Alberta TrailNet Society (the Landowner), to allow crossing of the trail for agricultural purposes by adjacent landowners owning land on both sides of the Landowner's lands, and to the satisfaction of the County.
- e) **Landscaping features** along the trail including benches, signage, and garbage receptacles as per the approved Landscaping Plan.

#### 4.3.0 Riparian Protection Area

4.3.1 All new development shall adhere to the Riparian Protection regulations of the Land Use Bylaw (C-4841-97).

**4.4.0 Reporting**

4.4.1 The Meadowlark Trail Society in partnership with the landowner (Alberta TrailNet) shall report yearly to Rocky View County on trail usage, maintenance, any complaints received, and how those complaints have been addressed.

**4.5.0 Use and Operations**

4.5.1 Daily hours of use will be limited between sunrise to sunset.

4.5.2 No person shall ignite or allow a fire to burn on site.

4.5.3 No person shall camp or stay overnight on site.

4.5.4 Trail closure signs shall be placed on the trail when unsafe conditions are present (e.g. flooding).

4.5.5 Pets must be leashed on the trail at all times.

**5.0.0 IMPLEMENTATION**

Bylaw C-7724-2017 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

**Division: 6**

**File:** 07127017, 07128021/022, 07134020/021, 08102013/014/015, 08103007/008/009, 08111008 - PL20170174

PUBLIC HEARING WAS HELD IN COUNCIL this

25<sup>th</sup> day of September 2018

READ A FIRST TIME IN COUNCIL this

25<sup>th</sup> day of September 2018

READ A SECOND TIME IN COUNCIL this


25<sup>th</sup> day of September 2018

UNANIMOUS PERMISSION FOR THIRD READING

25<sup>th</sup> day of September 2018

READ A THIRD TIME IN COUNCIL this

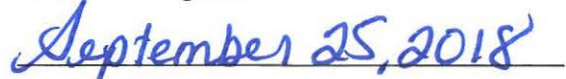
25<sup>th</sup> day of September 2018



Reeve



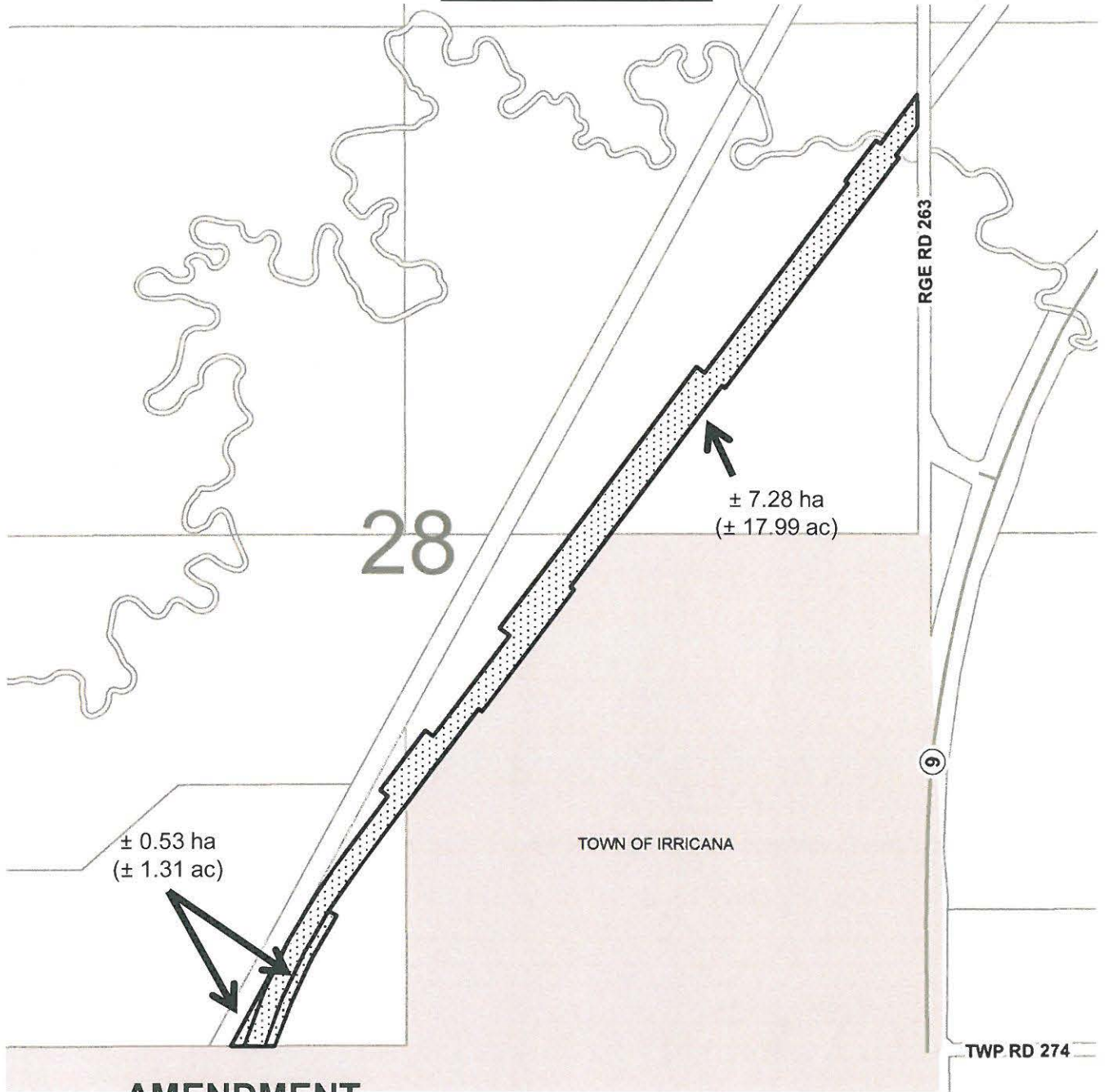
CAO or Designate



Date Bylaw Signed

# SCHEDULE "A.1"

BYLAW: C-7823-2018



## AMENDMENT

FROM Ranch and Farm District TO Direct Control District



Subject Land \_\_\_\_\_



**LEGAL DESCRIPTION:** Portions of Plan RY226 within W & NE-27-27-26-W4M, S & NE-28-27-26-W4M, NE-34-27-26-W4M, N & SW-2-28-26-W4M, SE-3-28-26-W4M, SE-11-28-26-W4M

FILE: 07127017, 07128021/022, 07134020/021, 08102013/014/015, 08103007/008/009, 08111008-PL20170174

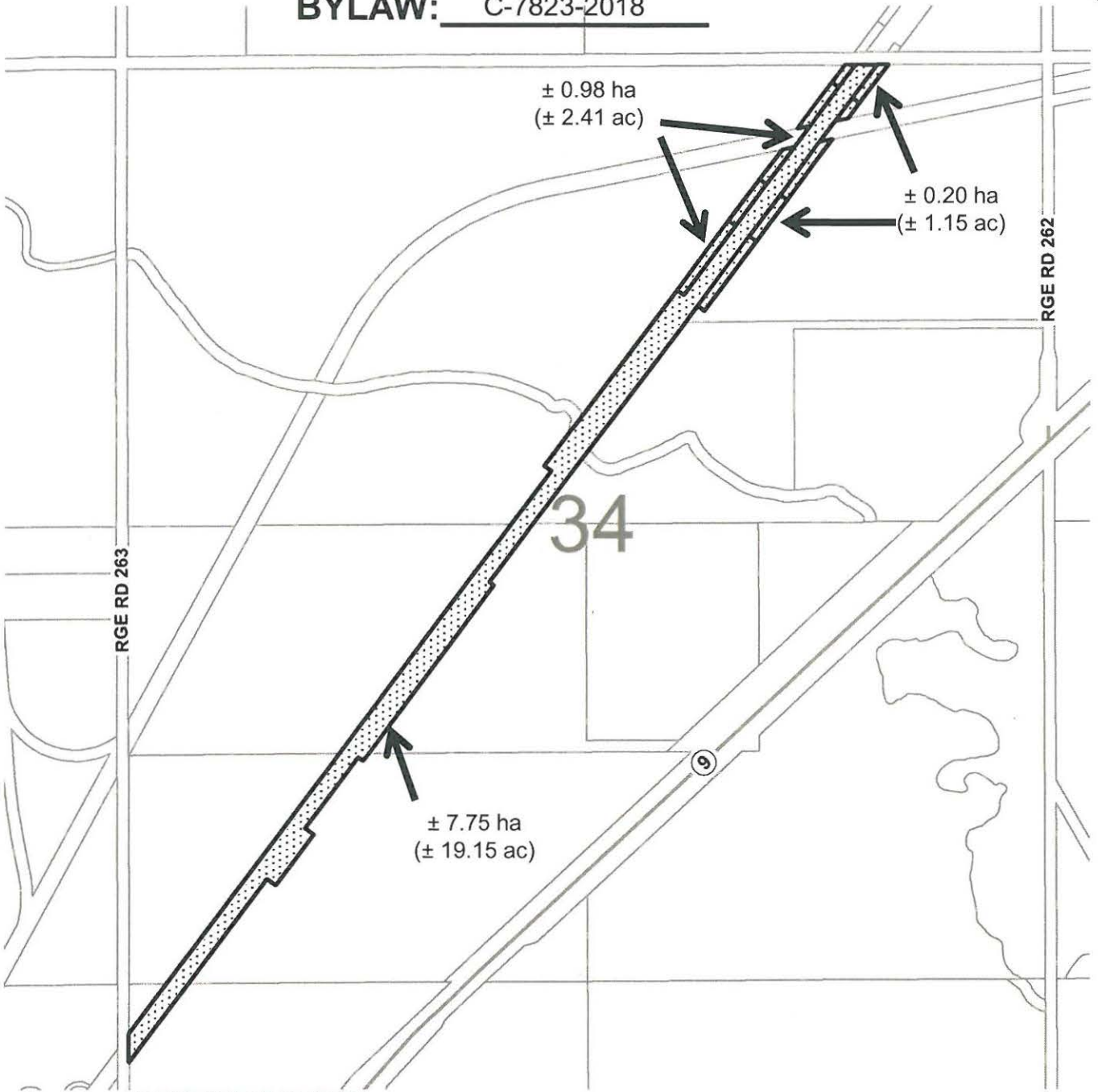
DIVISION: 6



ROCKY VIEW COUNTY  
Cultivating Communities

# SCHEDULE "A.2"

BYLAW: C-7823-2018



## AMENDMENT

FROM Ranch and Farm District TO Direct Control District



Subject Land \_\_\_\_\_

**LEGAL DESCRIPTION:** Portions of Plan RY226 within W & NE-27-27-26-W4M, S & NE-28-27-26-W4M, NE-34-27-26-W4M, N & SW-2-28-26-W4M, SE-3-28-26-W4M, SE-11-28-26-W4M

FILE: 07127017, 07128021/022, 07134020/021, 08102013/014/015, 08103007/008/009, 08111008-PL20170174

DIVISION: 6



ROCKY VIEW COUNTY  
Cultivating Communities

**SCHEDULE "A.3"**

VILLAGE OF BEISEKER

**BYLAW:** C-7823-2018

± 3.44 ha  
(± 8.51 ac)

± 0.08 ha  
(± 0.21 ac)

± 0.45 ha  
(± 1.11 ac)

± 0.17 ha  
(± 0.43 ac)

± 5.07 ha  
(± 12.53 ac)

± 2.00 ha  
(± 4.94 ac)

± 0.19 ha  
(± 0.47 ac)

± 0.13 ha  
(± 0.33 ac)

RGE RD 262

RGE RD 261

RGE RD 261

TWP RD 280

TWP RD 280

**AMENDMENT**

**FROM** Ranch and Farm District **TO** Direct Control District



Subject Land \_\_\_\_\_

**LEGAL DESCRIPTION:** Portions of Plan RY226 within W & NE-27-27-26-W4M, S & NE-28-27-26-W4M, NE-34-27-26-W4M, N & SW-2-28-26-W4M, SE-3-28-26-W4M, SE-11-28-26-W4M

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PL20170174

**FILE:** \_\_\_\_\_

**DIVISION: 6**



**ROCKY VIEW COUNTY**  
Cultivating Communities

