

BYLAW C-8179-2021

A Bylaw of Rocky View County to amend Land Use Bylaw C-8000-2020

The Council of Rocky View County enacts as follows:

Title

1 This Bylaw may be cited as Bylaw C-8179-2021.

Definitions

2 Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act* except for the definitions provided below:

- (1) **“Council”** means the duly elected Council of Rocky View County;
- (2) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
- (3) **“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 Schedule B, Land Use Map No. 53 of Bylaw C-8000-2020 be amended by redesignating a portion of SE-5-25- 28-W04M from Agricultural, General District to:

- Direct Control District – Permanent Irrigation Area (DC);
- Commercial, Local Urban District (C-LUD);
- Commercial, Regional District (C-REG);
- Industrial, Light District (I–LHT);
- Mixed Commercial District (C-MIX);
- Residential, Small Lot District (R-SML);
- Special, Parks & Recreation District (S-PRK); and
- Special, Public Services District (S-PUB)

as shown on the attached Schedule ‘A’ forming part of this Bylaw.

4 THAT a portion of SE-5-25-28-W04M is hereby redesignated to:

- Direct Control District – Permanent Irrigation Area (DC);
- Commercial, Local Urban District (C-LUD);
- Commercial, Regional District (C-REG);



- Industrial, Light District (I –LHT);
- Mixed Commercial District (C-MIX);
- Residential, Small Lot District (R-SML);
- Special, Parks & Recreation District (S-PRK); and
- Special, Public Services District (S-PUB)

as shown on the attached Schedule 'A' and 'B' forming part of this Bylaw.

4. Severability

If any provision of this bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this bylaw will remain valid and enforceable.

5. Effective Date

Bylaw C-8179-2021 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 IN COUNCIL this 25th day of May, 2021

PUBLIC HEARING WAS HELD IN COUNCIL this 20 day of July, 2021

READ A SECOND TIME IN COUNCIL this 20 day of July, 2021

READ A THIRD TIME IN COUNCIL this 20 day of July, 2021



Reeve



Chief Administrative Officer or Designate

2021 / 07 / 20

Date Bylaw Signed

SCHEDULE 'A'

FORMING PART OF BYLAW C-8179-2021

A Direct Control District affecting a portion of SE-05-25-28-W4M, consisting of a total of ± 64.3 hectares (± 159.0 acres) acres of land.

1.0.0 GENERAL REGULATIONS

That the regulations of the Direct Control District comprise:

- 1.0.0 General Regulations
- 2.0.0 Compliance with Bylaw C-8000-2020
- 3.0.0 Reference to Bylaw C-8000-2020
- 4.0.0 Variances
- 5.0.0 Land Use Regulations
- 6.0.0 Subdivision Regulations
- 7.0.0 Development Regulations

1.0 GENERAL REGULATIONS

- 1.1.0 For the purposes of this Bylaw, the Lands shall are as indicated in Schedule "B" attached to and forming part of this Bylaw. The size and shape of the parcel(s) to which this Bylaw applies to is approximate and will be more precisely determined by a Plan of Survey at the subdivision stage.
- 1.2.0 Parts 1, 2, 3, 4 & 5 of the Land Use Bylaw C-8000-2020 shall apply to all uses contemplated by this Bylaw except where noted as otherwise 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 Crossing Conceptual Scheme shall be considered in all applications for subdivision and development

2.0 COMPLIANCE WITH BYLAW C-8000-2020

- 2.1 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3, 4, 5, 6, 7, and 8 of Bylaw C-8000-2020 apply to this Direct Control District Bylaw.

3.0 REFERENCE TO BYLAW C-8000-2020

- 3.1 Within this Direct Control District Bylaw, a reference to a section of Bylaw C-8000-2020 is deemed to be a reference to the section as amended from time to time.

4.0 VARIANCES

- 4.1 The Development Authority may vary any of the rules contained in this Direct Control District in accordance with Sections 101,102, 103, and 105 of Bylaw C-8000-2020.



5.0 LAND USE REGULATIONS

5.1 Purpose and Intent

The purpose and intent of this Bylaw is to accommodate a privately owned and maintained irrigation area with opportunity for outdoor recreation pursuits associated with a comprehensively planned stormwater management system which supports a mix of residential business development, as contemplated by the Conrich Crossing Conceptual Scheme.

5.2 Uses

The following uses conform to the purpose of this District and require a Development Application:

- 5.2.1 Accessory Building
- 5.2.2 Agriculture, General
- 5.2.3 Commercial Communications Facilities (Type A, B, C)
- 5.2.4 Recreation (Outdoor)
- 5.2.5 Utilities

5.3 Minimum Requirements

- 5.3.1 Front Yard (all roads): 6.0 m (19.69 ft)
- 5.3.2 Side Yard (all roads): 6.0 m (19.69 ft)
- 5.3.3 Rear Yard (all roads): 6.0 m (19.69 ft)

6.0 SUBDIVISION REGULATIONS

6.1 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.
- g) The Developer has submitted a Landscaping Plan, to the satisfaction of the County.

7.0 DEVELOPMENT REGULATIONS



- 7.1 Those withstanding 6.1, the Development Authority 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 6.1.
- 7.2 Approval for any use contemplated by this Bylaw may be subject to approval from all relevant Federal and/or Provincial Authorities.





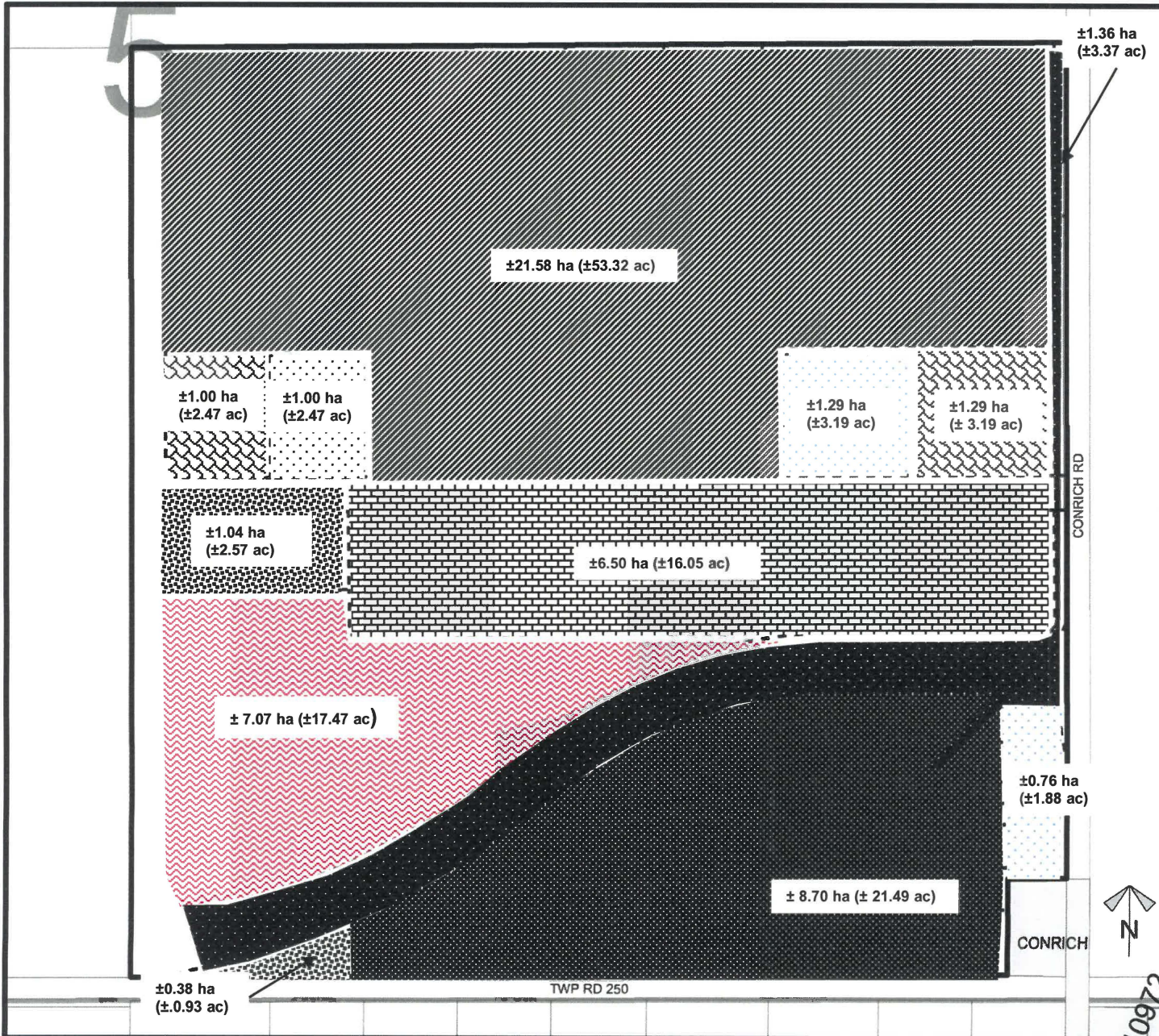
Schedule 'B'

Bylaw C-8179-2021

Amendment

From Agricultural, General District (A-GEN) to:

- Direct Control District – Permanent Irrigation Area (DC) 
- Commercial, Local Urban District (C-LUD) 
- Commercial, Regional District (C-REG) 
- Industrial, Light District (I-LHT) 
- Mixed Commercial District (C-MIX) 
- Residential, Small Lot District (R-SML) 
- Special, Parks & Recreation District (S-PRK) 
- Special, Services District, (S-PUB) 



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