

**ROCKY VIEW COUNTY
BYLAW C-5981-2004
(Office Consolidation)**

DC-94

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This document has been consolidated for convenience only. A current listing of any and all amendments can be obtained from the County Office

Bylaw	Amendment Type	Date of Approval
C-5981-2004	Original DC Bylaw	October 5, 2004
C-7114-2011	Amendments to the General Regulations: - Section 1.0: Replaced 1.4, 1.5, & 1.6; Added 1.4 & 1.5 Amendments to the Land Use Regulations: - Section 2.1: Deleted text, replaced with new text - Section 2.2: Added 2.2.1, 2.2.5, 2.2.6, 2.2.7, 2.2.9; Edited 2.2.2, 2.2.3 & Original 2.2.2 changed to 2.2.4 and 2.2.3 changed to 2.2.8 Amendments to the Development Regulations: - Section 3.1.0: Deleted 3.1.1, 3.1.3, 3.1.4 & Replaced “Municipality” wording with “County” wording	January 31, 2012
C-7516-2015	Amendments to reflect new boundaries in Schedule A	September 29, 2015

- A. That Section 5; Land Use Map No. 64 of Bylaw C-4841-97 to be amended by redesignating a portion of the SW ¼ 1-26-29-W4M from Natural Resource Industrial District to Direct Control District with special regulations.
- B. That the special regulations of the Direct Control District comprise:
 - 1.0.0 General Regulations
 - 2.0.0 Land Use Regulations
 - 3.0.0 Development Regulations
 - 4.0.0 Definitions
 - 5.0.0 Implementation

1.0.0 GENERAL REGULATIONS

- 1.1 For the purposes of this Bylaw, the boundaries and description of the Lands shall be more or less as indicated in Schedule "A" attached hereto and forming part hereof, except as otherwise approved by Council.
- 1.2 Parts One, Two, and Three of Land Use Bylaw C-4841-97 are applicable unless otherwise stated in this Bylaw.
- 1.3 All uses including the expansion of uses in this District shall require a Development Permit.
- 1.4 The Development Authority shall be responsible for the consideration and approval of Development Permit(s) for the lands subject to this Bylaw, unless otherwise stated.
- 1.5 The County Council shall be responsible for issuance of Development Permit for the listed use where specifically noted in the bylaw.

2.0.0 LAND USE REGULATIONS

2.1 Purpose and Intent

The purpose and intent of this District is to provide for a range of general industry uses, agricultural processing facilities and a possible abattoir and meat processing facility and associated uses.

2.2 Uses

- 2.2.1 Accessory Buildings
- 2.2.2 Abattoir and Meat processing facility, and accessory uses such as utilities and offices required for operation of the facility (Development Permit to be issued by Council).
- 2.2.3 Agricultural Processing
- 2.2.4 General Agriculture
- 2.2.5 General Industry - Type 1
- 2.2.6 General Industry - Type 2
- 2.2.7 Office
- 2.2.8 Signs
- 2.2.9 Warehouse

2.3 Minimum and Maximum Requirements

2.3.1 Parcel size:

- a) The minimum parcel size shall be 1.01 ha (2.50 ac).

- 2.3.2 Minimum Yard, Front for Buildings:
 - a) 15.00 m (19.21 ft).
- 2.3.3 Minimum Yard, Side for Buildings:
 - a) 15.00 m (19.21 ft).
- 2.3.4 Minimum Yard, Rear for Buildings:
 - a) 15.00 m (19.21 ft).
- 2.4 Building Height
 - a) Maximum of 20.00 m (65.62 ft).

3.0.0 DEVELOPMENT REGULATIONS

- 3.1.0 Development Permits shall be issued provided:
 - 3.1.1 The Owner has submitted a Construction Management Plan completed by a qualified professional engineer licensed to practice in the Province of Alberta, satisfactory to the County, which details amongst other items, erosion, dust and noise control measures and storm water management during construction
 - 3.1.2 The Owner has demonstrated that the development will provide a wastewater management solution capable of treating the wastewater from the operations of the plant. Wastewater management and treatment shall subject to all requirements of Alberta Environment and/or Alberta Municipal Affairs, to the satisfaction of the County.
 - 3.1.3 The Owner has demonstrated solid waste shall be disposed of on a regular basis at an approved off-site disposal location, to the satisfaction of the County.
 - 3.1.4 The Owner has completed a Traffic Impact Analysis for the entire *development*, and it has been approved by the M.D. of Rocky View and further, that all road improvements identified in the Traffic Impact Analysis be completed by the *Owner* to the satisfaction of the County.
 - 3.1.5 Fire protection measures are be provided as may be required by the County and included in a Development Permit.
- 3.2.0 Performance Standards
 - 3.2.1 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.
 - 3.2.2 No rendering of animal by-products may take place on the lands subject to this bylaw.
 - 3.2.3 No use or operation shall cause or create air contaminants, visible emissions, or particulate emissions that exceed those measures prescribed by the Province of Alberta within the Environmental Enhancement and Protection Act and the regulations pursuant thereto.
 - 3.2.4 No use or operation shall cause or create the emission of odorous matter or vapour in amounts or quantities that exceed those levels prescribed by the Province of Alberta within the Environmental Enhancement and Protection Act and the regulations pursuant thereto.

4.0.0 DEFINITIONS

- 4.1.0 Terms not defined below have the same meaning as defined in Section 8.0.0 of Land Use Bylaw C-4841-97:

Abattoir and meat processing facility – means an industrial facility for killing, butchering, processing, packaging and shipping animal products destined for human consumption.

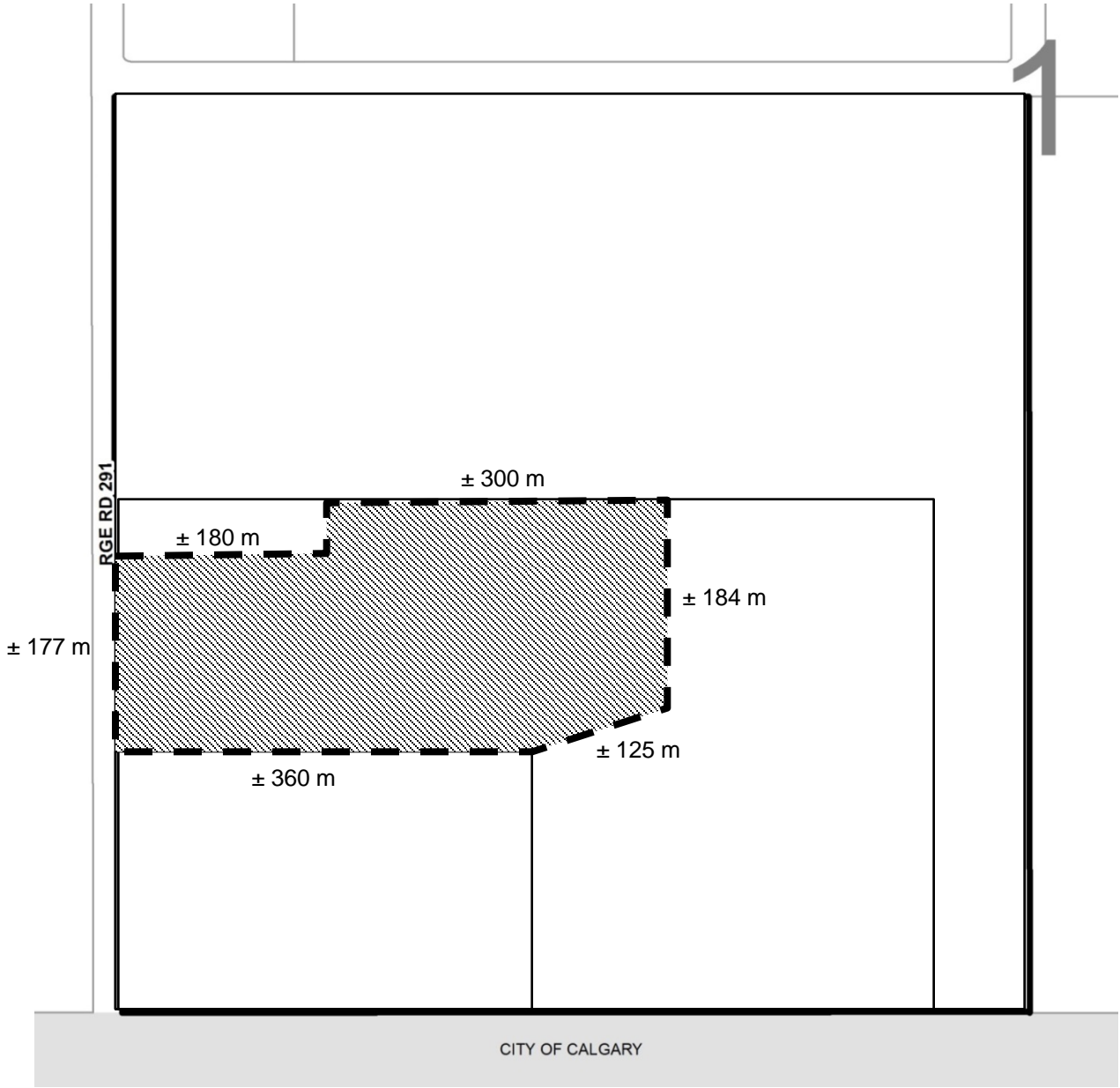
5.0.0 IMPLEMENTATION

5.1.0 The bylaw comes into effect upon the date of its third and final reading.

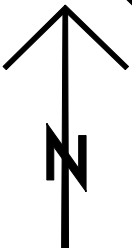
SCHEDULE "A"

BYLAW: C-7516-2015

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Direct Control Bylaw (DC-94 as amended)



LEGAL DESCRIPTION: Lot 1, Block 1, Plan 0612816;

Lot A, Plan 0710376 within SW-01-26-29-W04M

06401007 and 36401004

FILE: PLRDS20140025

DIVISION: 7



ROCKY VIEW COUNTY
Cultivating Communities