

Mountain View County LAND USE BYLAW



Land Use Bylaw

Bylaw No. 21/21

Schedule A

Consolidated September 14, 2022

Note: All persons making use of the consolidation are reminded that it has no legislative sanction, that the amendments have been embodied for convenience of reference only, and that the original bylaw should be consulted for all purposes of interpreting and applying the bylaw.

Bylaw No. 14/16
Direct Control District Regulations
Schedule "A"

17.18 Direct Control District Regulations - Lot 2, Plan 9312585 and East ½ 12-30-1-5

1. Purpose

To accommodate a unique regionally-significant and comprehensively-planned motorsports park with related accessory uses that include a motorsports racetrack, driver and police services training facilities, a motor vehicle services business area, commercial retail services, outdoor recreation, sports fields and agricultural transitional zones.

2. Application

These regulations shall apply to a ± 220.8 hectare (± 545.6 acre) site within Lot 2, Plan 9312585 and E ½ 12-30-1-5 as outlined on Schedule "B", "C" and "D".

3. Definitions – unique to this District, all other definitions can be found within Section 2.5 of the Land Use Bylaw:

AGRICULTURAL, VALUE ADDED means the retailing of agricultural uses that are grown and/or produced on the same parcel and may include uses such as tree and shrub farming, greenhouse production, seed and crop testing and community garden uses.

DRIVER TRAINING FACILITY means a defined road course and accessory buildings intended to accommodate training activities associated with emergency handling procedures of motor vehicles.

DRAG RACING means type of motorsports racing where automobiles or motorcycles compete, usually two (2) at a time to be first to cross a set finish line. The race follows a short, straight race course over a measured distance.

GO-KART RACETRACK means a defined road course and accessory buildings to accommodate go-kart training, racing, demonstrations and events.

MOTORSPORTS RACETRACK means a defined road course and accessory buildings including pit garages, race control, administration, medical suite and staging area to accommodate motor vehicle racing in a controlled environment and include demonstrations, events and performance driving training.

MOTORSPORTS RACING AUTHORITY means a recognized sanctioning organization that governs specific types of motorsports by establishing competition rules and safety standards for racing events. These include: FIA (Federation International de Automobile), ASN Canada FIA, Western Canada Motorsports Association, Chumpcar Canada, FIM (Federation International Motorcyclisme) FIM North America, Canadian Motorcycle Association, Canadian Superbike Championship, and may include other comparable recognized organizations.

MOTOR VEHICLE SERVICES means development of buildings used for the rental, lease, sale, storage, service, restoration, inspection and/or mechanical repair of motor vehicles. Uses and facilities would also include dealerships, transmission shops, muffler shops, autobody paint and repair facilities and highway service stations. This use does not include bulk fuel depots.

POLICE SERVICE DRIVER TRAINING FACILITY means a defined road course and accessory buildings to accommodate training activities associated with emergency handling procedures

for motor vehicles by law enforcement members and other and other first responders. There shall be not more than fifty (50) people on-site at any one time.

RECREATION, OUTDOOR SPORTFIELDS means development providing outdoor sport fields that may be available to the public at large for active outdoor recreation.

SECURITY SUITE means a dwelling unit or portion of a building used to provide accommodation for security personnel and shall contain no more than one (1) bedroom and be no larger than 92.9 m² (1000 ft²).

SITE PREPARATION means the stripping, excavation and or contouring of material to prepare the site for future development. Grading and stormwater drainage management are also included.

SPECIAL EVENT, AUTOMOTIVE means an interim automotive race event sanctioned by an official motorsport racing authority which draws non-participant spectators in excess of 400 persons, excluding on-site employees. The nature of the special event may require mitigation measures such as enhanced traffic management and noise abatement.

SPECTATOR AREA means designated areas to accommodate a limited number of persons for the purpose of viewing events in conjunction with the motorsports racetrack.

VEHICLE STORAGE UNIT means a building owned or leased for the purpose of storing motor vehicle(s) and related equipment and materials. A vehicle storage unit may include private amenities space and shall not be used as a dwelling unit or for commercial retail purposes.

4. Uses

EXEMPT	DISCRETIONARY
Accessory Buildings less than 10.0 m ² (108 ft ²)	Accessory Building and Use
Agriculture, Extensive – See Other Development Regulations	Agricultural, Value Added
PERMITTED	Berm
	Cardlock Fuel Dispensing Facility
	Commercial, Major
	Commercial, Minor
	Communication Tower
	Driver Training Facility
	Eating Establishment, Indoor
	Eating Establishment, Outdoor
	Fence
	Go-Kart Racetrack
	Motor Vehicle Services
	Motorsports Racetrack
	Police Service Driver Training Facility
	Parking Facility
	Recreation, Outdoor Sportsfields
	Security Suite
	Semi-Public Use
	Sign, Gateway and Directional
	Signs, On-Site Commercial

EXEMPT	DISCRETIONARY
	Site Preparation
	Spectator Area
	Special Event, Automotive
	Utility Services, Minor Infrastructure
	Vehicle Storage Unit

5. Site Regulations

SITE AREA	± 220.8 hectare (± 545.6 acre)
FRONT YARD	Minimum 40.0 m (131.2 ft) from the property line adjacent to any paved or hard surface County road allowance; or Minimum 60.0 m (196.9 ft) from the property line from any gravel County road allowance Minimum 15.0 m (49.2 ft) from the property line from an internal roadway, at the discretion of the Approving Authority
REAR YARD	Minimum 15.0 m (49.2 ft)
SIDE YARD	Minimum 15.0 m (49.2 ft)
OTHER SETBACKS FROM EXISTING & PROPOSED HIGHWAYS & SERVICE ROADS	As determined by Alberta Transportation
MAXIMUM BUILDING HEIGHT	10.0 meters (32.8 feet) or as determined by the Approving Authority
OTHER SETBACKS	Pipelines and Oil & Gas Facilities: consistent with current Provincial regulations

6. Other Development Regulations

a) Concept Plan

- i. The Concept Plan and supporting studies Servicing Brief, Sound Impact Assessment, Subwatershed Master Plan, Transportation Impact Assessment and Wetland Assessment and Impact Report approved for the lands in Schedule “B” are master documents and shall be used as guiding documents to evaluate Development Permit applications.

b) Restrictions

- i. Subdivision shall be permitted within Area 1 as illustrated on Schedule “C”.
- ii. Prior to subdivision or development within Area 1 as illustrated on Schedule “C”, this DC Bylaw shall be amended to include a Site Plan and specific subdivision and development restrictions as required to implement the uses therein (e.g. maximum number of parcels and sizes, building setbacks, building heights, building coverage, specific landscaping requirements etc.).
- iii. No subdivision shall be permitted in Area 2 as illustrated on Schedule “C”.
- iv. No drag strips or drag racing shall be permitted on any lands in Schedule “B”.
- v. A maximum of two (2) Security Suite(s) allowed on lands in Schedule “B”.
- vi. Agriculture, Extensive shall be exempt on designated land until such time as development and construction commences. Once construction commences Agriculture Value Added is a discretionary use requiring a Development Permit.

- vii. Any subdivision or development shall conform to the Alberta Energy Regulator (AER) setbacks for sour gas facilities unless the AER gives written approval to a lesser setback distance.
- viii. The number of people permitted to be on-site at the Police Driver Training Facility shall not exceed fifty (50) at any given time.

c) Hours of Operation

- i. Hours of operation for the Driver Training Facility, Go-Kart Racetrack, Motorsports Racetrack, Police Service Driver Training Facility and Spectator Area shall be between 9 am and 9 pm Monday through Saturday, and between 9 am and 6 pm on Sunday and Statutory Holidays.
- ii. Hours of operation for other uses not listed in c) i. shall be determined by the Approving Authority.

d) Noise

- i. Noise generated by this development measured on the same basis as the SIA at the site boundaries shall not exceed:
 - 65 decibels (dBA) measured between the hours of 9 am to 6 pm every day of the week including Statutory Holidays; and
 - 65 decibels (dBA) measured between the hours of 6 pm to 9 pm on Tuesdays, Wednesdays, Thursdays and Fridays but excluding Statutory Holidays; and
 - 59 decibels (dBA) measured between the hours of 6 pm to 9 pm on Mondays and Saturdays but excluding Statutory Holidays.

e) Transportation

- i. The transportation impact assessment final report submitted as part of the redesignation process is a master document accepted by Mountain View County. Any Development Permit application that proposes intensified use not stipulated in this transportation impact assessment shall require the submission of a revised transportation impact assessment in support of the proposed development. Any required improvements shall be borne by the developer.
- ii. The developer shall be responsible for the closure of a portion of Range Road 10A and the simultaneous construction of a new portion of Range Road 10A as shown on Schedule "D".

f) Development Agreement

- i. A Development Agreement shall be required prior to the issuance of the first Development Permit within each of the two (2) phases. The Development Agreement shall include all the infrastructure related to the phase and shall include but is not limited to roads (easements, rights of ways and road widening), stormwater management, noise mitigation measures (berms and/or sound walls) and utilities for that phase.
- ii. As part of the Development Agreement, no subsequent Development Permits shall be considered by the Approving Authority until a Construction Completion Certificate (CCC) is issued for that phase.

g) Development Permit Requirements

- i. Lot 2, Plan 9312585 and East ½ 12-30-1-5 shall be consolidated at Land Titles. Confirmation shall be submitted as part of the first Development Permit application within Phase one (1).

- ii. A Geotechnical Report shall be submitted as part of a Development Permit application(s).
- iii. The County shall circulate Discretionary Permit(s) to parcels within a 1.6 km (1 mile) radius prior to consideration by the Approving Authority.
- iv. A Site Development Plan shall be submitted as part of a Development Permit application(s) to illustrate proposed improvements such as road linkages, utility servicing, surface drainage management areas, parking/loading areas, fencing, signage, landscaping and any other matter required by this Bylaw.
- v. A Construction Management Plan shall be submitted as part of a Development Permit application(s) that details erosion, dust, weeds and noise control measures and stormwater management during construction prepared by a qualified professional.
- vi. An Outdoor Lighting Plan shall be submitted as part of a Development Permit application(s) that complies with the Business, Business, Commercial, and Industrial Guidelines as well as the International Dark Sky Association Guidelines.
- vii. A Noise Management Plan shall be submitted as part of a Development Permit application(s) that demonstrates that the noise generated by this development measured at the site boundaries shall not exceed 6 d) of this Bylaw.
- viii. The operator shall be responsible to collect sound data at the boundary of the site and supply that data to the County to support compliance with these permitted levels. The Noise Management Plan shall address how the noise levels will be managed to fall within the permitted levels of 6 d) of this Bylaw.
- ix. An Activity Management Plan shall be submitted as part of a Development Permit application(s) that describes:
 - i. methods to mitigate potential off-site impacts pertaining to track safety,
 - ii. the maximum number of participants,
 - iii. spectators, shuttle transport service,
 - iv. on-site parking, and
 - v. emergency response.
- x. Engineering Plans and Specifications/Construction Drawings shall be submitted as part of the Development Permit application(s), to establish the parameters for the construction of improvements associated with the proposed development. Engineering plans and specifications must be completed by a qualified professional Engineer accredited by APEGA and includes the following:
 - Cover Sheet(s);
 - Clearing and Grading Drawings;
 - Erosion and Sediment Control Drawings
 - Roads, Lanes and Walkways Drawings;
 - Traffic Control and Signage Drawings;
 - Water Distribution Drawings (if applicable);
 - Sanitary Sewer Drawings (if applicable);
 - Storm Sewer Drawings - Major/Minor System;
 - Shallow Utilities Drawings;
 - Building Grade Drawings;
 - Landscape Drawings;
 - Berms and/or Sound Walls Drawings;
 - Easements and Rights of Ways Drawings.

Two large sets and provide an electronic copy suitable to the County of the construction drawings are required to be submitted to Mountain View County for

preliminary review and approval. For additional details on drawing specifications, and requirements please refer to the Mountain View County Design Guidelines (2010) and General Construction Specifications (2009), and any subsequent revisions.

- xi. A strategy to secure Alberta Environment and Parks (AEP) approvals for the re-use of stormwater shall be submitted as part of a Development Permit application(s).
- xii. Confirmation of wetland compensation approval as required by Alberta Environment and Parks (AEP), shall be submitted as part of a Development Permit application(s).
- xiii. An on-site Fire Protection Plan, including but not limited to on-site equipment and on-site professionally trained staff shall be submitted to the local Fire Department for approval with confirmation provided as part of the Development Permit application(s).
- xiv. An Emergency Response Plan, including but not limited to on-site equipment and on-site professionally trained staff, shall be submitted as part of the Development Permit application(s).
- xv. A Landscape Plan prepared by a qualified professional shall be submitted as part of a Development Permit application(s) that complies with the Business, Commercial and Industrial Design Guidelines.
- xvi. A Weed Management Plan prepared by a qualified professional shall be submitted as part of a Development Permit application(s).
- xvii. As built drawings shall be required as a condition of a Development Permit application(s).
- xviii. Conditions may be imposed on Development Permits by the Approving Authority to ensure compliance with the Land Use Bylaw.
- xix. Above ground sour gas facilities shall be protected by vehicle protection barriers to protect said facilities.

h) Special Event, Automotive - Requirements

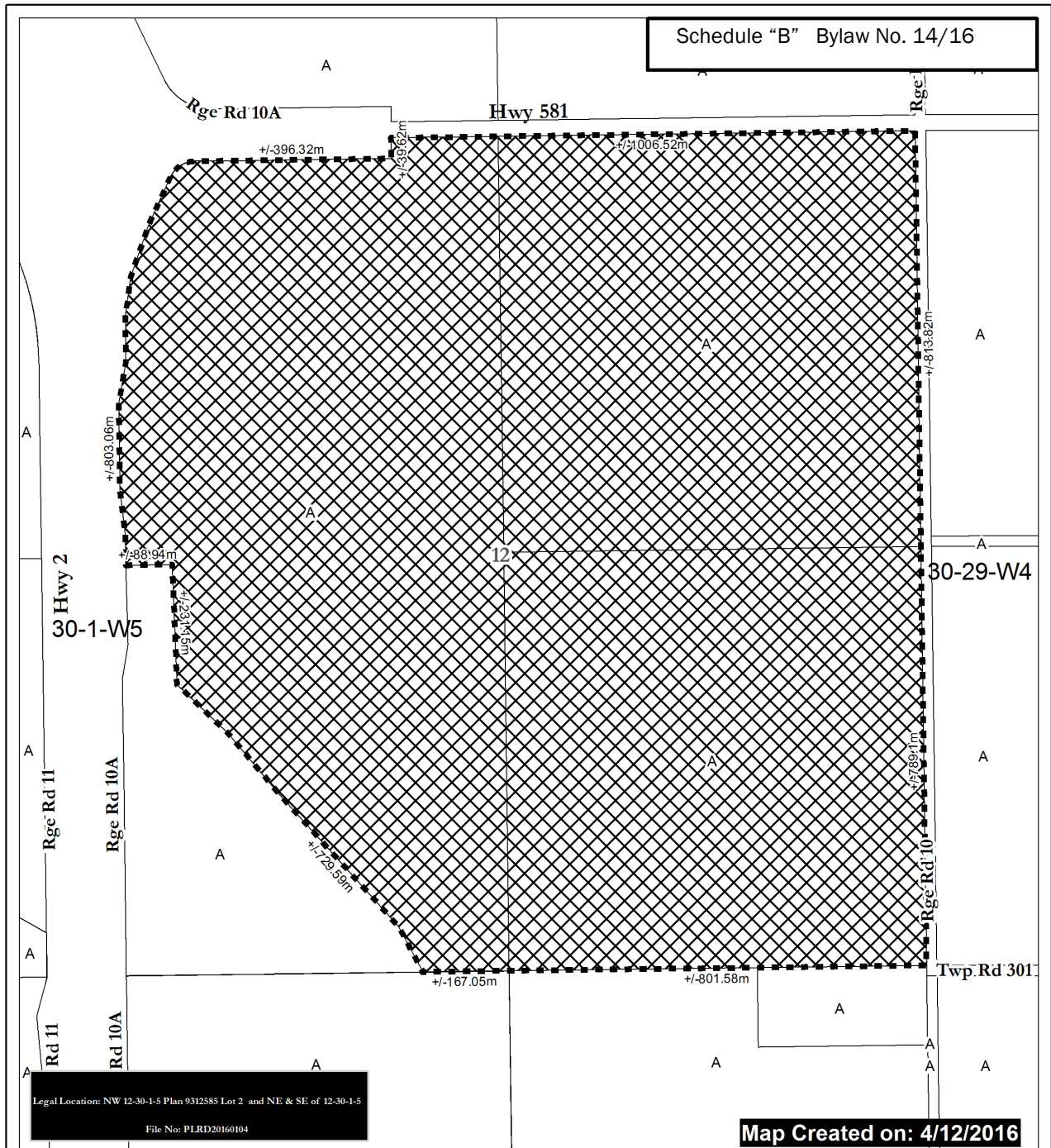
- i. The Event Transportation Management Plan submitted as part of the redesignation process is a master document accepted by Mountain View County. A Special Event, Automotive Development Permit application(s) shall comply with this plan.
- ii. A Permit for a Special Event, Automotive Development Permit is valid for one occurrence only at one location for the date(s) specified on the Development Permit. A Special Event, Automotive will only be valid for the period specified on the Development Permit and not to exceed seventy-two (72) consecutive hours.
- iii. A complete application for a Special Event, Automotive Development Permit must be made no later than sixty (60) days before the proposed date of the Special Event, Automotive.
- iv. A complete application for Special Event, Automotive must include the following:
 - Full name and address of the Applicant (If the Applicant is a corporation, the names and addresses of all corporate directors);
 - Full name and address of all responsible parties;
 - The legal description of the location of the proposed Special Event, Automotive and a current copy of the Certificate of Title for the proposed location;
 - A letter of authorization from the registered landowner;
 - A letter from the registered landowner authorizing County personnel, personnel contracted by the County or Peace Officers to visit the proposed site prior to the


Special Event, Automotive and if required during the Special Event, Automotive to ensure that this or any other Bylaw, permit conditions or other legislation are being complied with.

- v. A Special Event, Automotive Development Permit proposal shall address the following matters:
- A written statement outlining the kind, character or type of Special Event, Automotive proposed;
 - The date(s) of the proposed Special Event, Automotive;
 - The times the Special Event, Automotive will begin and end;
 - An indication of the expected attendance and a statement of how higher than expected attendance will be handled;
 - The method by which admission to the Special Event, Automotive will be sold.
 - A written statement detailing the type of beverages and food to be provided. (The Applicant must consult with the local health authority);
 - A written statement detailing how the disposal of solid waste is to be addressed;
 - A detailed written plan setting out how water and sanitation facilities will be addressed for the proposed Special Event, Automotive (The Applicant must consult with the local health authority);
 - A statement as to whether or not it is proposed that alcohol be consumed at the Special Event, Automotive; If applicable a copy of the Liquor License must be provided prior to the Special Event, Automotive occurring.
 - A detailed written plan setting out how the Applicant intends to address security concerns. The security plan will address:
 - how many security personnel will be in attendance at the Special Event, Automotive;
 - qualifications of security personnel;
 - how security personnel will monitor the Special Event, Automotive including arrivals and departures;
 - proposed access to the Public Event by emergency medical or fire personnel; and
 - the method of communication between security and Special Event, Automotive personnel.
 - A means of contacting the Applicant or Responsible Party during the proposed Special Event, Automotive;
 - A plan detailing ingress and egress for vehicular traffic and a proposed parking plan;
 - A detailed plan outlining any steps to be taken to ensure noise disturbance outside the Special Event, Automotive location is minimized and any steps that will be taken to ensure noise is controlled within the Special Event, Automotive and shall not exceed 6 d) of this Bylaw;

- A detailed written plan setting out how the Applicant intends to address emergency medical concerns, including how many medical personnel and equipment will be in attendance and the qualifications of the medical personnel;
 - Proof of insurance; and
 - Any other reasonable matter deemed appropriate by the Approving Authority.
- vi. The Development Permit may be approved with or without conditions. Although not limited to, the following conditions may be imposed on any permit:
- The maximum number of persons that may attend the Special Event, Automotive;
 - Specific requirements for access to and from the proposed location and parking;
 - Specific requirements for noise attenuation;
 - Specific requirements or procedures for any emergency medical personnel or equipment;
 - Specific requirements to confirm security personnel or policing has been retained;
 - Any other requirements that are deemed to be reasonably necessary by the Approving Authority to protect the safety, health, welfare, and property of the attendees of the Special Event, Automotive or the adjacent landowners; and
 - That the Applicant provides the County with an Irrevocable Letter of Credit or a cash deposit, in an amount specified by the Approving Authority, to be disposed of by the Approving Authority in amounts deemed appropriate to provide adequate security for compliance with the conditions of the Development Permit, on the basis of legitimate claims.
- vii. All costs and expenses incurred in meeting the requirements of this Bylaw or any conditions attached to the Development Permit or by reason of breach of this Bylaw shall be borne by the Applicant or the Person(s) in breach and are a debt owed to the County. This may include, but is not limited to all costs incurred by the County in regards to policing, emergency fire or medical expenses. The County may utilize and draw upon any security held by the County to pay any or all of the costs incurred by the County.
- viii. Where an Irrevocable Letter of Credit is required, as a condition of a Development Permit, failure to provide the Letter of Credit within a time period stipulated by the Approving Authority shall render the permit to hold the Special Event, Automotive as null and void.
- ix. The Approving Authority may, when evaluating an application for a Development Permit, consult with any appropriate agency or authority such as the local health authority, the Royal Canadian Mounted Police and any provincial or federal agency.
- x. Any permit approved pursuant to this Bylaw does not relieve the Applicant of complying with any other municipal, provincial or federal legislation.
- xi. Failure to submit proof that all statutory obligations or requirements of the Development Permit application have been satisfied by the Applicant or evidence of previous mismanagement of similar Special Event, Automotive shall be good and ample reason for the Approving Authority to refuse to issue a permit for the Special Event, Automotive.
- xii. The Approving Authority may refuse to issue a Development Permit if:

- The Applicant or other Responsible Party have previously held a Special Event, Automotive and breached any of the conditions of the permit for that Special Event, Automotive;
 - In the opinion of the Approving Authority the potential noise impact of the Special Event, Automotive would create a nuisance for the community;
 - In the opinion of the Approving Authority, the proposed Special Event, Automotive cannot be conducted in a safe manner due to the proposed location or the proposals for security, access and egress for vehicle traffic, or emergency management; or
 - In the opinion of the Approving Authority, the proposed Special Event, Automotive is not an appropriate Special Event, Automotive for the proposed location.
- xiii. A Peace Officer, believing upon reasonable and probable grounds that a Special Event, Automotive has become disorderly, may stop the Special Event, Automotive by any reasonable means.
- xiv. Failure by the Applicant or Responsible Parties to stop the Special Event, Automotive when requested to do so by a Peace Officer is a breach of this bylaw.



 From A to DC
(+/- 545.64 ac)

A = Agricultural District
A(2) = Agricultural (2) District
R-CR = Country Residential District
R-CR1 = Country Residential (1) District
RF = Residential Farmstead District
C-LC = Local Commercial District
I-BP = Business Park District
I-HI = Heavy Industrial District

P-PC = Parks and Conservation District
P-PR = Parks and Recreation District
P-PCR = Parks and Comprehensive Recreational District
S-IEC = Institutional, Educational and Cultural District
S-AP = Airport District
DC = Direct Control
AEP = Aggregate Extraction / Processing District



0 25 50 100 150 Meters

Scale: 1:10,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

