

A Bylaw of the Municipal District of Rocky View No. 44 to amend Bylaw C-1725-84.

**WHEREAS** the Council deems it desirable to amend the said Bylaw; and

**WHEREAS** the Council of the Municipal District of Rocky View No. 44 has received an application to amend Section 7.3.0; Land Use Map No. 32 of Bylaw C-1725-84 to redesignate a portion of the SW-31-23-27-W4M bounded on the west by the east limit of Road Plan 2697 JK, on the northeast by the southwest limit of Canal Right-Of-Way on Plan IRR 62 and on the south by a straight line drawn easterly, and at right angles to the said east limit from a point three hundred and fifteen (315) metres ( $\pm 1,033$  ft.) southerly thereon from its intersection with the said southwest limit, from an Agricultural Commercial District to a Direct Control District, as shown on the attached Schedule "A"; and

**WHEREAS** a notice was published on June 2nd and June 9th, 1992 in the Rocky View Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44 advising of the Public Hearing for June 16th, 1992; and


**WHEREAS** Council held a Public Hearing and have given consideration to the representations made to it in accordance with Section 139 and 140 of the Planning Act being Chapter P-9 of the Revised Statutes of Alberta 1980, amendments thereto.

**NOW THEREFORE** the Council enacts the following:

1. That Section 7.3.0; Land Use Map No. 32 of Bylaw C-1725-84 be amended by redesignating a portion of the SW-31-23-27-W4M bounded on the west by the east limit of Road Plan 2697 JK, on the northeast by the southwest limit of Canal Right-Of-Way on Plan IRR 62 and on the south by a straight line drawn easterly, and at right angles to the said east limit from a point three hundred and fifteen (315) metres ( $\pm 1,033$  ft.) southerly thereon from its intersection with the said southwest limit, from an Agricultural Commercial District to a Direct Control District, as shown on the attached Schedule "A" forming part of this Bylaw.
2. That all lands within a portion of the SW-31-23-27-W4M bounded on the west by the east limit of Road Plan 2697 JK, on the northeast by the southwest limit of Canal Right-Of-Way on Plan IRR 62 and on the south by a straight line drawn easterly, and at right angles to the said east limit from a point three hundred and fifteen (315) metres ( $\pm 1,033$  ft.) southerly thereon from its intersection with the said southwest limit, are hereby redesignated to a Direct Control District as shown on the attached Schedule "A" forming part of this Bylaw.

Discretionary Uses

- The temporary (maximum 1 year) storage and on-site maintenance of recreational vehicles. Recreational vehicles for the purposes of the Bylaw shall include but are not limited to, motor homes, travel trailers, boats (with or without motors), and campers. The storage of non-recreational vehicles, off-road or multi-purpose all-terrain vehicles is prohibited.



- A building less than 500 m<sup>2</sup> (2,691 ft<sup>2</sup>) for administration and storage.

Existing Site Uses

- The abattoir use shall cease and all equipment shall be removed prior to any Development Permit being issued.

General Land Use Regulations

The General Land Use Regulations shall apply as contained in Section 8 of Land Use Bylaw C-1725-84, as well as, the following provisions:

**Minimum Requirements (for buildings, parking, and storage):**

Storage area of site

- 0.85 ha (2.1 ac)

Front Yard (measured from the nearest limits of SR #791)

- 15.24 m (50 ft)

Side Yards

- South - 15.24 m (50 ft)
- North - 171 m (561 ft)

Rear Yard

- 15.24 m (50 ft)

**Maximum Requirements:**

Number of Recreational Vehicles

- 69 (outdoor)

Utilities

- Sewer facilities to be supplied to the satisfaction of Alberta Labour and Alberta Environment prior to any Development Permits being issued.

Landscaping, Security, Fire Prevention, Height, and Controlled Appearance

- Landscaping, fencing, berming, height, visual screening, site design, and building materials compatible with the surrounding residential dwellings shall be as required by the Municipal Planning Commission through the consideration of a Development Permit for any development on the site.
- All site drainage is to be directed away from the Western Irrigation District Canal and contained on-site.

- Fire prevention measures are to be provided to the satisfaction of the Rocky View Fire Chief and included in the Development Permit where necessary.
3. The Bylaw comes into effect upon the date of its third reading.

File: 3231031

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 12th day of May, 1992, on a motion by Councillor Isley.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 15th day of September 1992, on a motion by Councillor MacFarlane.

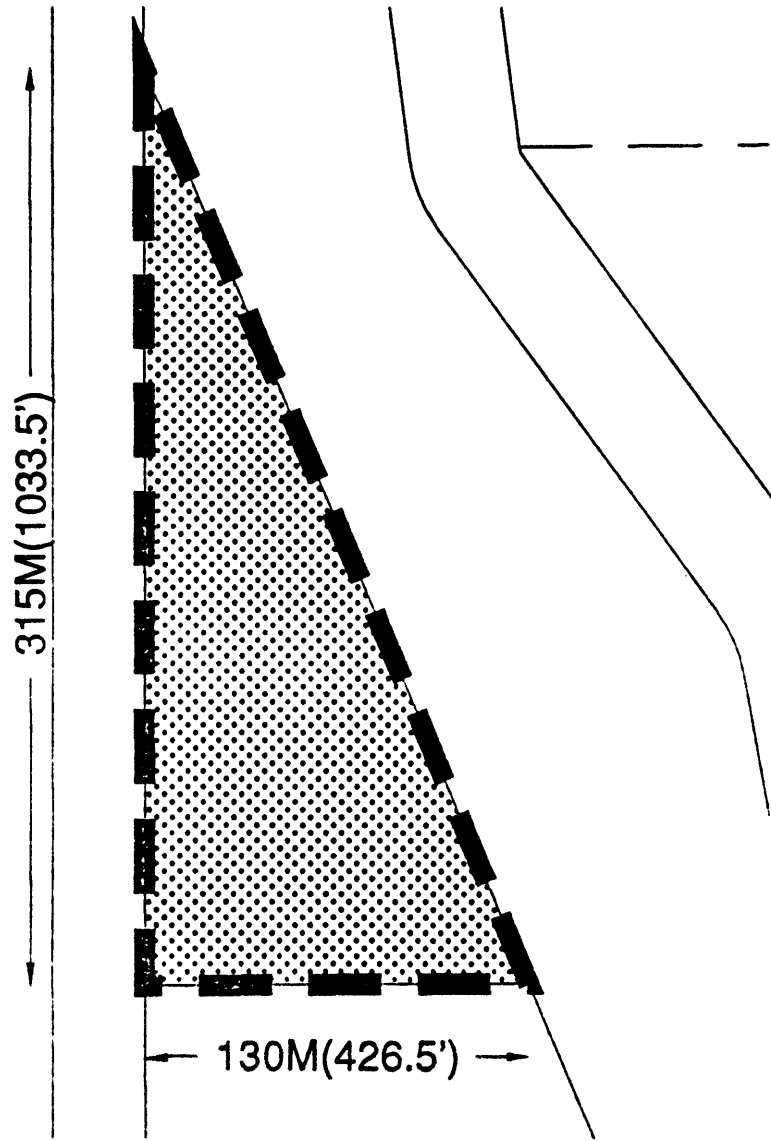
Third and final reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 15th day of September 1992, on a motion by Councillor Vincent.

  
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REEVE OR DEPUTY REEVE

  
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MUNICIPAL SECRETARY

SCHEDULE "A"

BYLAW: C-3840-92



AMENDMENT:

FROM: Agricultural Commercial District TO: Direct Control District 

SUBJECT LAND: 



LEGAL DESCRIPTION: A portion of the SW-31-23-27-W4M

FILE: 3231031



*Handwritten signature or initials*