

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-4119-93

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. 42 and 42 - NE of Bylaw C-1725-84 to redesignate a portion of the southerly 330' of the northerly 660' in the SE-24-24-27-W4M from Agricultural (8) District to Direct Control District, as shown on the attached Schedule "A"; and

WHEREAS a notice was published on September 28, 1993 and October 5, 1993 in the Calgary Rural Times, a newspaper circulating in the Municipal District of Rocky View No. 44 advising of the Public Hearing for October 12, 1993; and

WHEREAS Council held a Public Hearing and have given consideration to the representations made to it in accordance 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. 42 and 42 - NE of Bylaw C-1725-84 be amended by redesignating a portion of the southerly 330' of the northerly 660' in the SE-24-24-27-W4M from Agricultural (8) District to Direct Control District, as shown on the attached Schedule 'A' forming part of this Bylaw.
2. That all lands within a portion of the southerly 330' of the northerly 660' in the SE-24-24-27-W4M are hereby redesignated to Direct Control District as shown on the attached Schedule "A" forming part of this Bylaw.
3. That the Land Use Rules of the Direct Control District be as follows:

a) Purpose and Intent

The purpose and intent of this District is to provide for a Home Enterprise to allow for residential and commercial land uses. To ensure compatibility between the uses in this district, the uses are as listed below:

b) List of Permitted Uses

- Accessory buildings less than 150 square metres (1,614 square feet) building area



**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-4119-93**

2

- Single detached dwelling
- Private swimming pools
- Keeping of animals listed in Table A of Section 8.11.5 of the Land Use Bylaw at densities of no greater than one animal unit per 1.6 hectares (4.0 acres)

c) List of Discretionary Uses

- Millwork and cabinet making business
- Building(s) used for the millwork and cabinet making business
- Keeping of animals listed in Table A of Section 8.11.5 of the Land Use Bylaw at densities of no greater than 2 animal units per 1.6 hectares (4.0 acres)
- Market gardens and greenhouses on parcels greater than 6 hectares (14.82 acres) (where there is a surface supply of water)

d) General Land Use Regulations

The land use regulations apply as contained in Section 8 of Land Use Bylaw C-1725-84 as well as the following provisions:

e) Minimum and Maximum Requirements

- The minimum area of the site shall be 4 acres, as well as the following provisions:

(i) **Residential Use**

- **Minimum front yard:**

- a) 15 m (49.21 feet) from any internal subdivision road or service road
- b) 60 m (196.84 feet) from any municipal road
- c) 71 m (232.94 feet) from any primary or secondary highway

- **Minimum side yard:**

- a) 60 m (196.84 feet) from any municipal road
- b) 10% of the mean width of the parcel, minimum 6 m (19.68 feet)

- **Minimum rear yard:**

M. L. A.

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-4119-93**

3

a) 15 m (49.21 feet)

- **Minimum habitable floor area, excluding basement:**

a) 112 sq. m (1,205 sq. ft.) single storey dwelling

b) 112 sq. m (1,205 sq. ft.) split level dwelling, the total area of two finished levels

c) 92 sq. m. (990.31 sq. ft.) split entry or bi-level, the main floor 18 sq. m (193.76 sq. ft) finished lower level

d) 130 sq. m (1,399.35 sq. ft.) combined floor area, two storey dwelling

e) 112 sq. m (1,205 sq. ft.) main floor dwelling, moved-in

- **Maximum height of buildings:**

a) principal building, 10 m (32.81 feet)

b) accessory buildings, 5.5 m (18.04 feet)

- **Maximum dwellings per lot is one.**

- **Lot Density**

Density is 0.3 lots per acre in title, provided there is sufficient groundwater supply or piped in water supply.

- **Controlled Appearance**

The design, character and appearance of any buildings, or series of buildings, structure or sign proposed to be erected or located on lands that have an existing country residential subdivision or development must be acceptable to the Development Officer or Municipal Planning Commission, having due regard to its effect on neighbouring development and general amenities of the District, and any statutory plan affecting the District.

- **Maximum number of accessory buildings ancillary to the residential use - 1**

- **Total building area for all accessory buildings - 150 square meters (1,614 square feet)**

(ii) **Commercial Use**

A 114

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-4119-93

4

- Maximum number of buildings - 1
- Maximum area of buildings - 371.8 square metres (4000 square feet)
- Building Setbacks:
 - From south property line: 15.24 metres (50 feet)
 - From north property line: 15.24 metres (50 feet)
 - From east property line: 91.46 metres (300 feet)
 - From west property line: 15.24 metres (50 feet)
- Maximum number of employees - 5
- Minimum number of marked customer parking spaces - 2 (inside or outside)
- Minimum number of marked employee parking spaces - 5 (inside or outside)

f) Development Permits

Development Permits shall be issued to the satisfaction of and by the Municipal Planning Commission for the lands shown on attached Schedule "A".

g) Landscaping

Landscaping, visual appearance, berming and screening shall be to the satisfaction of the Municipal Planning Commission and as determined through a Development Permit.

h) Fire Protection

Fire protection measures are to be provided to the satisfaction of the Rocky View Fire Chief and included in a Development Permit where deemed necessary by the Municipal Planning Commission.

4. The Bylaw comes into effect upon the date of its third reading.

File: 4224014

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 21st day of September 1993, on a motion by Councillor Anderson.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 12th day of October 1993, on a motion by Councillor Anderson.

A. H. H.

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-4119-93

5

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 12th day of October 1993, on a motion by Councillor Fullerton.

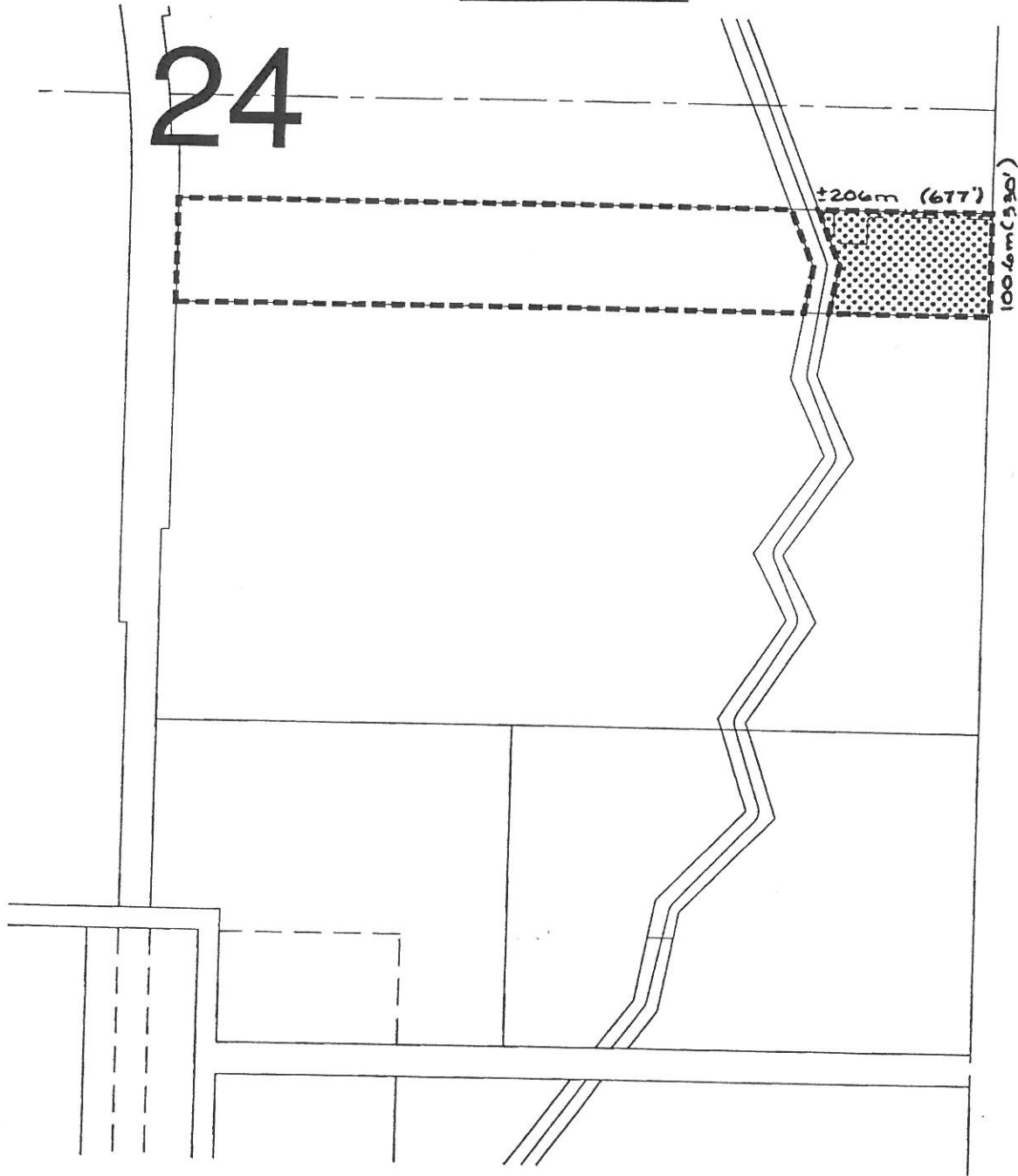
L. Korschak
REEVE OR DEPUTY REEVE

Marianne Schmalz
MUNICIPAL SECRETARY

SCHEDULE "A"

BYLAW: C-4119-93

24



COUNTY OF WHEATLAND

AMENDMENT

FROM Agricultural (8) District

TO

Direct Control District



SUBJECT LAND: -----

LEGAL DESCRIPTION: The southerly 330' of the
northerly 660' in the SE-24-24-27-W4M

FILE: 4224014

WHA

