

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-6475-2007

A Bylaw of the Municipal District of Rocky View No. 44 to amend Bylaw C-4841-97.

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 Part 5, Land Use Maps No. 47 and No. 47-NE of Bylaw C-4841-97 to redesignate the SE 22-24-3-W5M, from Ranch and Farm District to Direct Control District, with special guidelines, with respect to those certain lands as shown on the attached Schedule “A” and “B” hereto and forming part of (the “Lands”); and,

WHEREAS a notice was published on Tuesday, May 15, 2007 and Tuesday, May 22, 2007 in the Rocky View Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44 advertising the Public Hearing for Tuesday, June 12; and,

WHEREAS Council held a Public Hearing and have given consideration to the representations made to it in accordance with Section 692 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta, 2000, and all amendments thereto.

NOW THEREFORE the Council enacts the following:

1. That Part 5, Land Use Maps No. 47 and No. 47-NE of Bylaw C-4841-97 be amended by redesignating the SE 22-24-3-W5M lands from Ranch and Farm District to Direct Control District in accordance with special regulations.
2. That the lands within SE 22-24-3-W5M, are hereby redesignated to Direct Control District as shown on the Schedule “A” and “B” attached hereto and forming part of the Bylaw; and
3. That the regulations of the Direct Control District comprise:
 - 1.0.0 General Regulations
 - 2.0.0 Land Use Regulations
 - 3.0.0 Definitions
 - 4.0.0 Implementation

OFFICE CONSOLIDATION

This document has been consolidated for convenience only. A copy of the original Bylaw and all amending Bylaws can be obtained from Rocky View County. This office consolidation comprises the following Bylaws:

Bylaw	Amendment Type	Date of Approval
C-6475-2007	Original Bylaw	June 12, 2007
C-8091-2020	Deletion of Sections 2.1 to 2.4, amendments to newly numbered section 2.2, 2.3, 2.4, and 2.5, and to replace Schedule 'B'	March 9, 2021

1.0 General Regulations

- 1.1 The General Regulation contained within this Section are applicable to the entire Development Area, which includes all Development Cells;
- 1.2 The General Administration (Part Two) and General Regulations (Part Three) as contained in the Land Use Bylaw (C-4841-97) shall apply unless otherwise specified in this Bylaw.
- 1.3 Except where specifically noted that Council approval is required, the Development Authority shall consider and decide on applications for Development Permits for those uses which are listed in this Bylaw, provided the provisions of the same herein are completed in form and substance satisfactory to the Municipality.
- 1.4 The Development Authority shall cause to be issued Development Permits that have been approved.
- 1.5 For the purposes of this Bylaw, the lands shall be divided into Development Cells, the boundaries and description of which shall be more or less as indicated in Schedule “B” attached hereto and forming part herein, except as otherwise approved by Council.
- 1.6 The location, maximum size and shape of the Development Cells are approximate and will be determined by a Plan of Survey, in form and substance satisfactory to the Municipality, to be submitted to the Municipality by the Developer as an application for subdivision approval.
- 1.7 Notwithstanding Section 1.4, the following listed uses within Residential Development Cell 1: Accessory Buildings; Dwelling, Single-detached; and Home Based Business-Type 1; are ‘deemed approved’ when all other criteria of this Bylaw are met.

2.0 Land Use Regulation

2.1 Public and Quasi-public Development Cell 2

The purpose and intent of this Development Cell is to provide for development of Institutional and Recreational uses.

2.2 Listed Uses

- 2.2.1 Athletic Playing Fields
- 2.2.2 Accessory buildings
- 2.2.3 Private, Quasi Public, and Public Educational buildings & related facilities
- 2.2.4 Care Facility (Child)
- 2.2.5 Signs, including electronic field signs
- 2.2.6 Parking Facilities
- 2.2.7 Concession Facilities Outdoor and Indoor
- 2.2.8 Recreation (Culture & Tourism)
- 2.2.9 Recreation (Outdoor)
- 2.2.10 Recreation (Public)
- 2.2.11 Recreation (Private)
- 2.2.12 Retail (Small)
- 2.2.13 Farmers Market
- 2.2.14 Post-Secondary
- 2.2.15 Special Function Business

- 2.2.16 Establishment (Eating)
- 2.2.17 Establishment (Drinking)

2.3 Front Yard, Side Yard, Rear Yard

- 2.3.1. 20.0 m (65.62 ft) from County roads
- 2.3.2. 15.0 m (49.21 ft) from other roads
- 2.3.3. 6.0 m (19.69 ft) from other parcels

2.4 Maximum Requirements

2.4.1 Maximum Height

- 2.4.2 Primary Building 18.30 m (60.00 ft.)
- 2.4.3 Accessory Building 11 m (36.00 ft.)

2.5 Development Regulations

- 2.5.1 Owner shall submit architectural drawings for all principal structures
- 2.5.2 A Traffic Impact Assessment (TIA) shall be completed to the satisfaction of the County prior to the subdivision of each development cell.
- 2.5.3 Where development on this site may impact storm water either on this site of an adjoining site, a storm water study shall be prepared in order to reduce any impact(s).
- 2.5.4 Slight amendments to the approvals will not require new development permit application(s), processing, or approvals.

3.0 Definitions

- 3.1 Unless otherwise defined in this bylaw all words and uses shall be defined as per Section 8 (Definitions) of Bylaw C-4841-97.

4.0 Implementation

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

Division: 2
File: 04722001-2006-RV-156

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, May 8, 2007, on a motion by Councillor Goode.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, June 12, 2007, on a motion by Councillor Neustaedter.

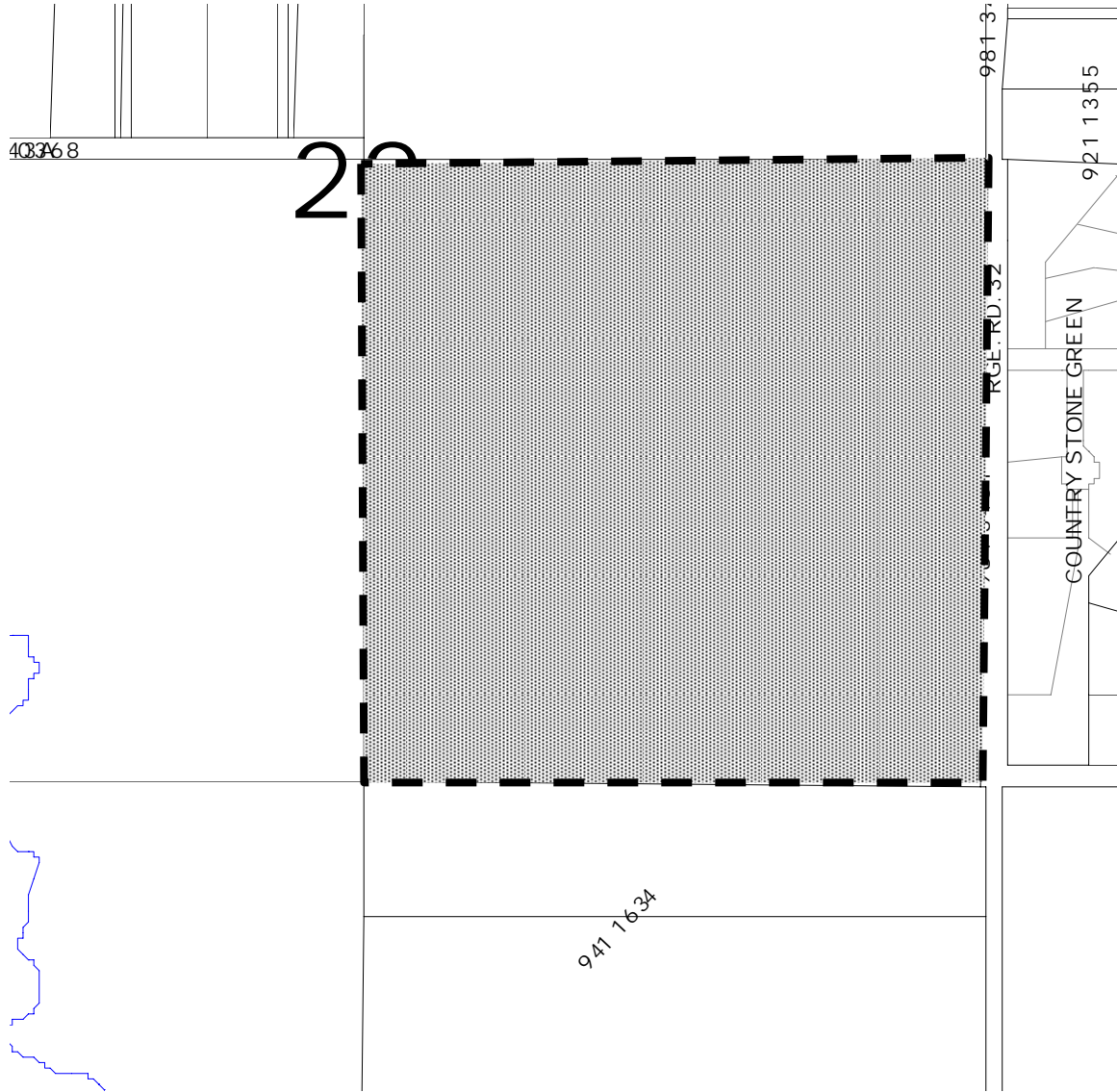
Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, June 12, 2007, on a motion by Councillor Habberfield.

REEVE OR DEPUTY REEVE

MUNICIPAL SECRETARY

SCHEDULE "A"

BYLAW: C-6475-2007



AMENDMENT

FROM Ranch and Farm District TO Direct Control District

Subject Land 

LEGAL DESCRIPTION: SE ¼ 22-24-4-W5M

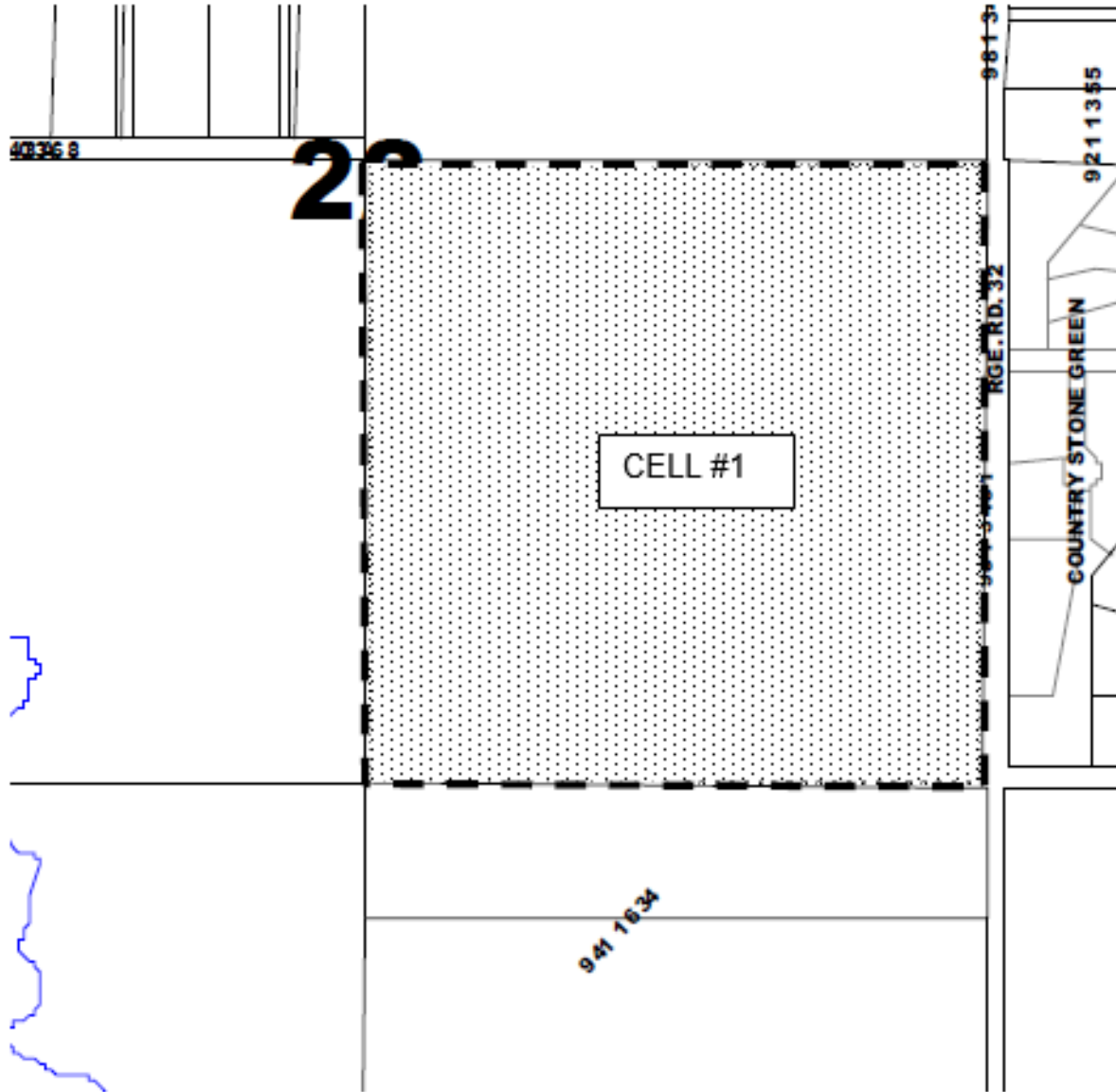
FILE: 2006-RV-156 – 04722001

DIVISION: 2



SCHEDULE "B"

BYLAW: C-6475-2007



Subject Land - - - - -

LEGAL DESCRIPTION: SE ¼ 22-24-4-W5M

FILE: 2006-RV-156 - 04722001

DIVISION: 2

