

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44  
BYLAW C-6690-2008**

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 Map No. 33 of Bylaw C-4841-97 to redesignate a portion of SW ¼ 16-23-28-W4M from Ranch and Farm District to Direct Control District as shown on Schedule 'A', attached to and forming part of this Bylaw; and

**WHEREAS** a notice was published on Tuesday, September 30, 2008 and Tuesday, October 7, 2008 in the Rocky View Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44, advising of the Public Hearing for Tuesday, November 4, 2008; 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 Land Use Bylaw C-4841-97 be amended by redesignating a portion of the lands from Ranch and Farm District to Direct Control District.
2. 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 Subdivision Regulations
  - 5.0.0 Definitions
  - 6.0.0 Implementation

**1.0.0 GENERAL REGULATIONS**

- 1.1.0 For the purposes of this Bylaw, the boundaries and description of the lands shall be more or less as identified in Schedule 'A' attached hereto and forming part of this Bylaw, except as otherwise approved by Council.
- 1.2.0 The Operative and Interpretative Clauses (Part One), 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.
- 1.3.0 Excepting Agriculture, General, uses contained in Section 2 of this Bylaw shall require a Development Permit.
- 1.4.0 The Development Authority shall be responsible for the issuance of Development Permit(s) for the lands subject to this Bylaw.

**2.0.0 LAND USE REGULATIONS**

2.1.0 Purpose and Intent

The purpose and intent of this District is to provide for the development of interim business land uses in an area which is projected for long term industrial growth; however, still contains predominantly agricultural land uses, and does not currently have higher level Policy plans which support and guide business development. Projected uses for the

lands include a limited service light industrial parcel and a second parcel developed to contain storage uses only. The permitted land uses are focused towards uses which are intended to generate low volumes of traffic, contain a low nuisance factor, contain predominantly portable and temporary structures with a large storage component, and are encouraged to contain a low impact development design.

#### 2.2.0 Cell A: List of Uses

- 2.2.1 Agriculture, General
- 2.2.2 Accessory Buildings
- 2.2.3 Commercial Communications Facilities (Types A, B, C)
- 2.2.4 Contractor, General
- 2.2.5 Contractor, Limited
- 2.2.6 General Industry Type I
- 2.2.7 General Industry Type II
- 2.2.8 Offices
- 2.2.9 Signs
- 2.2.10 Laboratories
- 2.2.11 Outside Storage
- 2.2.12 Recreational Vehicle Storage
- 2.2.13 Warehouse

#### 2.3.0 Cell B: List of Uses

- 2.3.1 Agriculture, General
- 2.3.2 Accessory Buildings
- 2.3.3 Commercial Communications Facilities (Types A, B, C)
- 2.3.4 Outside Storage
- 2.3.5 Recreational Vehicle Storage
- 2.3.6 Signs

#### 2.4.0 Minimum Requirements

- 2.4.1 Minimum Yard, Front and Rear for Buildings: 6.0m
- 2.4.2 Minimum Yard, Side for Buildings:
  - a) to property line: 6.0m
  - b) to south property line, in Cell A: 15.0m
- 2.4.3 Minimum Yard, Front and Rear for Parking, Storage and Display of Products:
  - a) 15.0m from property line adjacent to a Municipal Road
  - b) 6.0m from property line
- 2.4.4 Minimum Yard, Side for Parking, Storage and Display of Products:
  - a) 6.0m from property line.
- 2.4.5 Minimum parcel size: 10.12 ha (25.0 acres)

#### 2.5.0 Maximum Requirements

- a) Maximum Building Height: 15.0m

### **3.0.0 DEVELOPMENT REGULATIONS**

#### 3.1.0 Development Permit Regulations

- 3.1.1 Development Permit applications shall be reviewed in accordance with the provisions of this Bylaw and Parts II and III of Land Use Bylaw C-4841-97.
- 3.1.2 A Stormwater Management Plan shall be required as a component of a Development Permit application. Low Impact Development technologies are encouraged to reduce the stormwater volumes generated by the development.
- 3.1.3 A building may be occupied by a combination of one or more uses listed for in this District and each use shall be considered as a separate use and require a Development Permit. A Development Permit may include a number of uses and / or units within a building.
- 3.1.4 Developed site access, in accordance with Section 36 of Land Use Bylaw C-4841-97 must be provided prior to issuance of a Development Permit.
- 3.1.5 Site Landscaping and Outdoor Lighting shall be in accordance with Section 26.11 and Section 27 of Land Use Bylaw C-4841-97.
- 3.1.6 The *Applicant* shall submit a *Construction Management Plan* which details, amongst other items, hours of operation, erosion, sedimentation, dust monitoring and emergency contact information, to the satisfaction of the Municipality.

#### 4.0.0 SUBDIVISION REGULATIONS

- 4.1 Subdivision of the subject lands will be evaluated in accordance with the Municipal Government Act and Subdivision and Development Regulations, and the Municipality's Servicing Standards for Subdivisions and Road Construction.
- 4.2 Subdivision of the subject lands shall account for a possible future road extension from Range Road 284 eastward onto the lands, in the form of a road acquisition agreement, satisfactory to the Municipality.

#### 5.0.0 DEFINITIONS

- 5.1.0 *Construction Management Plan* means: a program of activities that details the site management of all construction activity including, but not limited to, the management of construction debris and dust, erosion, sedimentation and noise.
- 5.2.0 All words and uses not defined in this section shall be defined as per Section 8 of Bylaw C4841-97.

#### 6.0.0 IMPLEMENTATION

- 6.1.0 This Bylaw comes into effect upon its third reading.

**Division: 4**  
**File: 3316002-2007-RV-192**

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, September 23, 2008 on a motion by Councilor Rheubottom.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, November 4, 2008, on a motion by Councilor Rheubottom .

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, November 4, 2008, on a motion by Councilor Boehlke.

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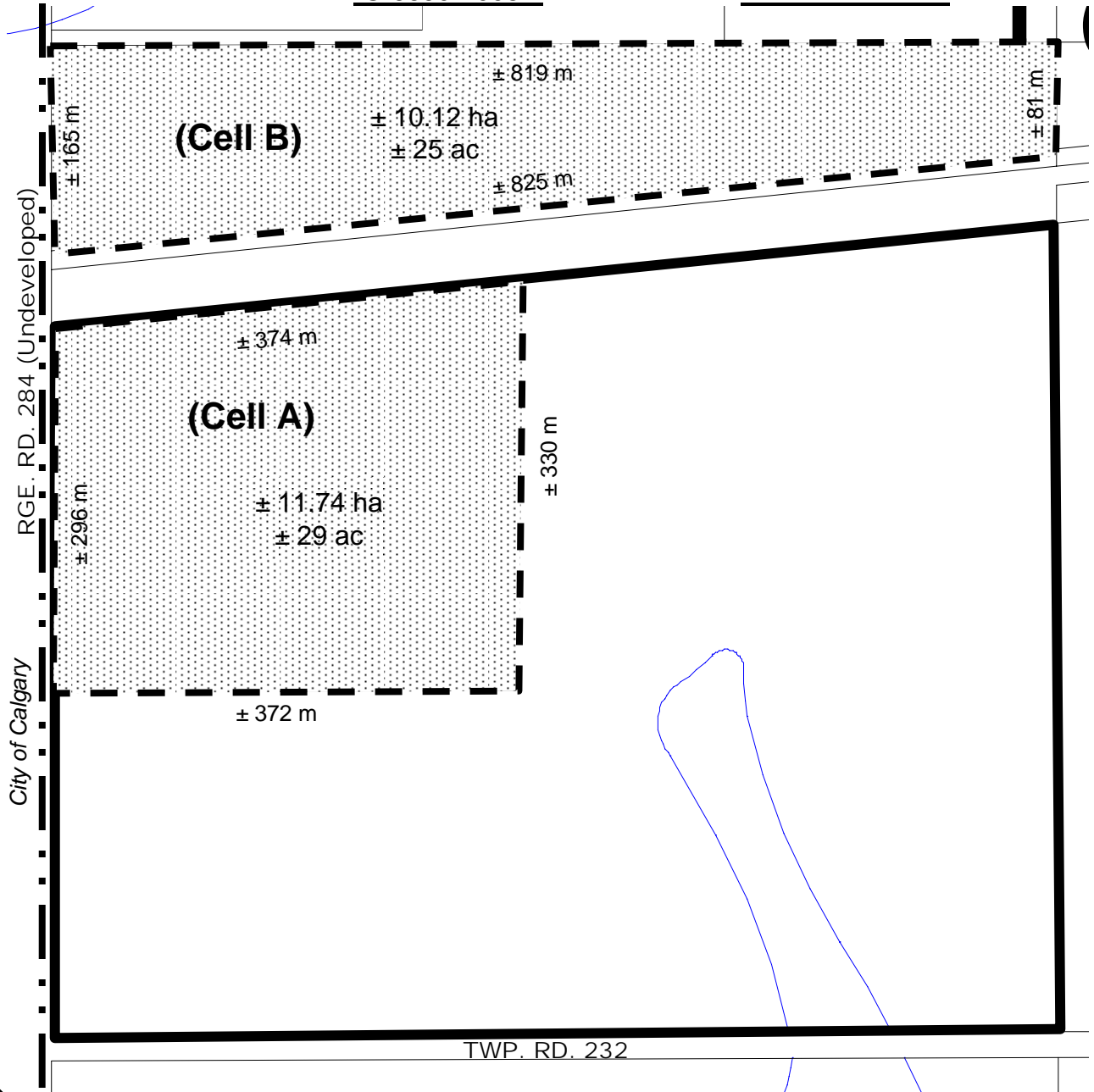
REEVE OR DEPUTY REEVE

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MUNICIPAL SECRETARY

SCHEDULE "A"

BYLAW: C-6690-2008 DCBYLAW: 130



**AMENDMENT**

FROM Ranch and Farm District TO Direct Control District

Subject Land \_\_\_\_\_

LEGAL DESCRIPTION: SW 16-23-28-W4M

FILE: 03316002-2007-RV-192

DIVISION: 4

