

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44**  
**BYLAW C-6767-2009**

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 (the “Municipality”) has received an application to amend Section 5, Land Use Map No. 43 of Bylaw C-4841-97 to redesignate SE ¼ 6-24-28-W4M from Ranch and Farm District to Direct Control District as shown on attached Schedule ‘A’ (“the Lands”); and

**WHEREAS** a notice was published on Tuesday, March 24, 2009 and Tuesday, March 31, 2009 in the Rocky View Weekly, a newspaper circulating in the Municipality of Rocky View No. 44 advertising the public hearing for Tuesday, April 28, 2009; and

**WHEREAS** Council held a Public Hearing and has given consideration to the representations made to it in accordance with Section 692 of the Municipal Government Act, being Chapter 24 of the Revised Statutes of Alberta 1995, and all amendments thereto.

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

1. That Section 5, Land Use Map No. 43 of Bylaw C-4841-97 be amended by redesignating SE ¼ 6-24-28-W4M from Ranch and Farm to Direct Control District as shown on Schedule ‘A’ attached to and forming part of this Bylaw.
2. That all lands within SE ¼ 6-24-28-W4M are hereby redesignated to Direct Control District as shown on Schedule ‘A’ attached to and forming part of this Bylaw.
3. 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 Implementation

**1.0.0 General Regulations**

- 1.1.0 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.
- 1.2.0 That the Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.
- 1.3.0 All uses in all Development Cells, including the expansion of uses, shall require a Development Permit.
- 1.4.0 Notwithstanding Section 1.3.0 the following uses are deemed approved without a Development Permit:

Agriculture, General

Accessory Buildings to Agricultural, General

Accessory Uses to Agriculture, General

1.5.0 The Development Authority may, through Development Agreement(s) required by this Bylaw, specifically any development regulation, criteria or condition necessary to ensure all Development and Subdivision on the Lands conform to the development proposals and representations upon which this Bylaw is based, as determined by and to the satisfaction of the Council or the Development Authority at its sole and unfettered discretion.

1.6.0 All development upon the lands shall be in accordance with all plans and specifications submitted pursuant to this Bylaw. The policies of The Shepard Plan and the Frontier Phase 2 Conceptual Schemes shall apply to all applications for subdivision and development.

## 2 Land Use

2.2.0 Purpose and Intent – To accommodate a wide range of industrial and associated uses which are compatible with each other, do not adversely affect the surrounding land use and may be located in areas with limited or full services.

2.3.0 Uses

Accessory Buildings

Accessory Use

Agriculture, General

Agricultural Support Services

Animal Health Care Service

Auctioneering Services

Automotive Services

Commercial Communications Facilities (types A, B, C)

Contractor, General

Contractor, Limited

Convenience Store

Dealership/Rental Agency, Automotive

Dealership/Rental Agency, Recreational Vehicle

Dealership/Rental Agency, Implement and Equipment

Dwelling Unit, Accessory to Use

General Industry Type I

General Industry Type II

Indoor Participant Recreation Services

Industrial Business

Mini Storage

Patio, accessory to principle type

Personal Service Business

Offices

Outdoor Display Area

Outside Storage, Recreational Vehicles

Restaurant

Retail Store, Local  
 Signs  
 Storage Area  
 Tractor Trailer Service Depot  
 Warehouse  
 Warehouse Stores, excluding hazardous goods

#### 2.4.0 Minimum and Maximum Requirements

##### 2.4.1 Parcel Size:

- (a) The minimum parcel size shall be 0.61 hectares (1.5 acres).
- (b) Notwithstanding 2.4.1 a), Bare land Condominium parcels created for the purpose of facilitating a phased Building Condominium project shall have no minimum parcel size, provided the following conditions are met:
  - a. the proposed Bare land Condominium units must have Common Land that is used for access/egress, and
  - b. all technical reports that are required as part of the subdivision application or Development Permit process, must assess the individual Bare land Condominium development as one project and not as individual lots.

##### 2.4.2 Minimum *Yard, Front* for Buildings:

- (a) 6.0 m (19.7 ft.)

##### 2.4.3 Minimum *Yard, Side* for Buildings:

- (a) 6.0 m (19.7 ft.)

##### 2.4.4 Minimum *Yard, Rear* for Buildings:

- (a) 6.0 m (19.7 ft.)

##### 2.4.5 Building Height

- (a) Maximum of 20.0 m (65.62ft)

### 3 Development Regulations

#### 3.2.0 Building Design

- (a) The design, character and appearance of all *buildings shall be* appropriate and compatible with the surrounding area and *shall be* constructed of durable materials designed to maintain the initial quality throughout the life of the project.

3.3.0 Landscaping

- (a) A minimum of 10 % of the site area shall be landscaped.
- (b) As a condition of subdivision, a landscape concept plan shall be prepared for the rear building setback for all sites abutting Peigan Trail.
  - (i) The landscape concept plan shall be implemented as a condition of the Development Permit only when the final alignment and purchase of the Peigan Trail right-of-way has occurred.

3.4.0 Stormwater

- (a) A Development Permit shall not be issued until a Stormwater Management Plan that addresses stormwater management for the proposed development has been submitted to the satisfaction of the Municipality.

3.5.0 Display area

- (a) Display Area – Display areas shall not be wider than 20% of the width of the front property line.

**4 Implementation**

- 4.2.0 This Bylaw comes into effect upon the date of its third reading.

**DIVISION 5 File: 04306001 2008-RV-003**

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, March 17, 2009, on a motion by Councillor Solberg.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, April 28, 2009, on a motion by Councillor Solberg.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, April 28, 2009, on a motion by Councillor Boehlke.

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REEVE OR DEPUTY REEVE

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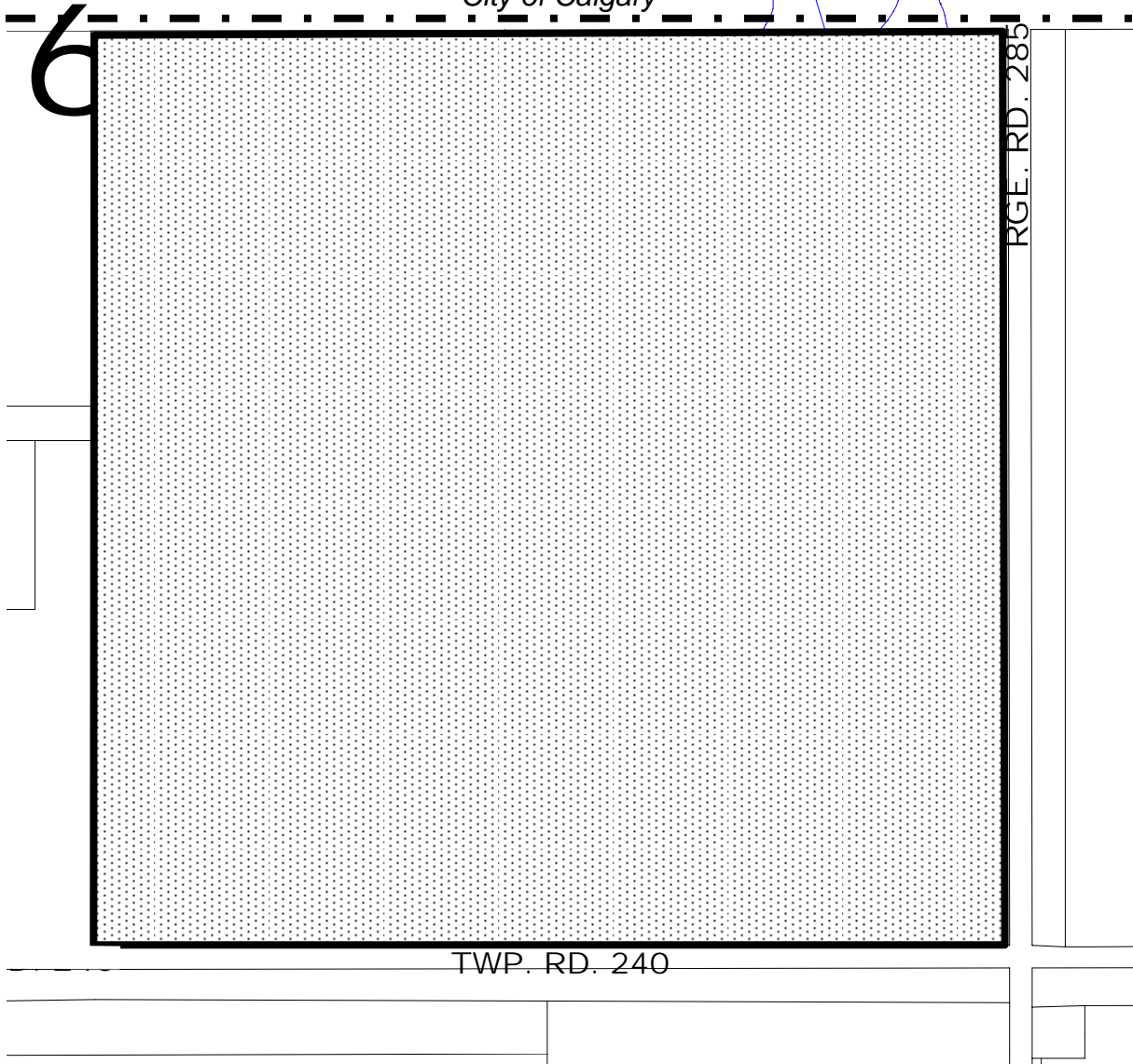
MUNICIPAL SECRETARY

DC:

# SCHEDULE "A"

BYLAW: C-6767-2009

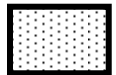
*City of Calgary*



## AMENDMENT

FROM Ranch and Farm District TO Direct Control District

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



LEGAL DESCRIPTION: SE 6-24-28-W4M

FILE: 04306001-2008-RV-003

DIVISION: 5

