

## MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44

## BYLAW C-4576-95

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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.'s 47 and 47-NW of Bylaw C-1725-84 to redesignate a portion of the SE 33-24-3-W5M from Recreation Commercial District to Direct Control District, as shown on the attached Schedule "A"; and,

WHEREAS a notice was published on November 7, and November 14, 1995, in the Rocky View Five Village Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44 advising of a Public Hearing for November 21, 1995; 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 Amendment 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 7.3.0; Land Use Map No.'s 47 and 47-NW of Bylaw C-1725-84 be amended by redesignating a portion of the SE 33-24-3-W5M from Recreation Commercial 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 SE 33-24-3-w5M 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 facilitate the development of a Factory Outlet Shopping Centre.
  - b) List of Permitted Uses  
- A Factory Outlet Centre, being a shopping centre comprised of stores that are predominantly owned or occupied by product manufacturers or their licensed agents, with the exception of those stores required to accommodate subsidiary and/or complementary uses as outlined in Section 3(c) of this bylaw.
  - c) List of Discretionary Uses  
- Subsidiary complementary wholesale and retail services and uses provided to the local and/or travelling public such as, but not limited to:
    - i) offices associated with the permitted use;
    - ii) food preparation and sales/serving facilities and services;
    - iii) medical, legal, accounting, and/or financial services;
    - iv) post office and similar mail and/or package delivery facilities and services;
    - v) recreational and child care facilities and services;
    - vi) recreational vehicle and/or tenting campground and related facilities.
  - d) Development Permits

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- **Development Permits shall be issued by the Development Officer. Development Permits are required for all uses, buildings, development, signs and occupancies.**

**4. General Land Use Regulations**

**The general land use regulations apply as contained in Section 8 as well as the following provisions:**

**a) Minimum Requirements**

- **Area of site:  $\pm$ 30 acres (12.14 ha)**

**b) Parking**

- **As approved in a Development Permit and in compliance with Section 8.5.0 of Bylaw C-1725-84.**

**c) Maximum Requirements**

- i) **Height of buildings: 32 ft. (10m) with the exception of clock tower which may be 65 ft. (20m).**
- ii) **Gross floor area of buildings: 175,000 sq.ft. (16,257 sq.m)**

**d) Landscaping**

- **Landscaping, berming and screening shall be to the satisfaction of the Development Officer and as determined through a Development Permit.**

**e) Architectural Requirements**

- **The location and visual appearance of all buildings and structures shall conform to a unified architectural theme which shall be approved by Council prior to the issuance of any Development Permit for a Factory Outlet Centre.**

**f) Fire Protection and Prevention Measures**

- **Fire protection and prevention measures are to be provided in accordance with the Alberta Building Code and to the satisfaction of the Municipal Fire Chief and included in a Development Permit.**

**g) Water Supply, Sewage Disposal, and Storm Water Management**

**No Development shall occur on the lands as shown on the attached Schedule "A" until:**

- i) **all necessary licenses, permits and approvals have been received from Alberta Environmental Protection with respect to design, location and operation of the sewage treatment facilities servicing and intended to service all uses on the lands.**
- ii) **all necessary licenses, permits and approvals have been received from Alberta Environmental Protection with respect to a surface water supply to service the lands with potable and fire management water.**

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- iii) a Storm Water Management plan has been completed by a Professional Engineer in accordance with Alberta Environmental Protection Guidelines and approved by the Municipality, and a Development Permit has been issued with respect thereto.
  - h) No occupancy or use of any structure on the lands shown on the attached Schedule "A" shall occur until a Traffic Impact Analysis has been completed and all necessary improvements to accommodate anticipated traffic volumes, if required, have been completed to the interchange located at Highway No. 1 and 181 Street NW, all to the satisfaction of Alberta Transportation and Utilities and the Municipality.
5. The bylaw comes into full force and effect upon the date of its third reading.

File: 4733001

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 24th day of October, 1995, on a motion by Councillor Wilkinson.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 9th day of January, 1996, on a motion by Councillor Wilkinson.

Third and final reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 9th day of January, 1996, on a motion by Councillor Wilkinson.



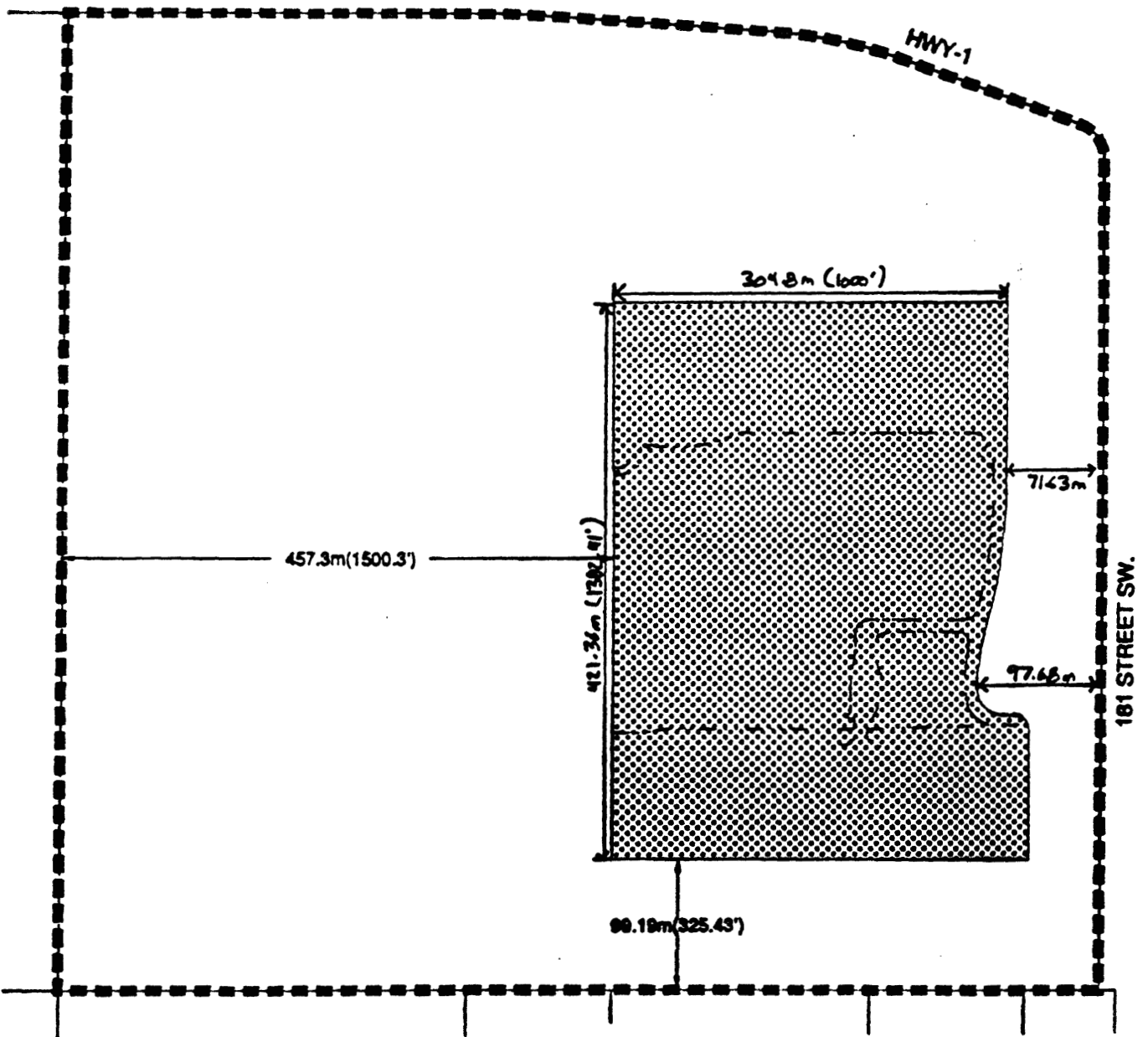
Reeve or Deputy Reeve



Municipal Secretary

SCHEDULE "A"

BYLAW: C-4576-95



AMENDMENT  
 FROM Recreation Commercial District TO Direct Control District



SUBJECT LAND: -----

*S. H.*

LEGAL DESCRIPTION: Ptn. of the SE 33-24-3-W5M

FILE: 4733001

