

Municipal District of Rocky View No. 44
Bylaw C-4706-96

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. 48 of Bylaw C-1725-84 to redesignate that portion of the NW 11-24-4-W5M, lying south of the Elbow River from Agricultural Conservation (1) District and Public and Quasi-Public District to Direct Control District, as shown on the attached Schedule "A"; and

WHEREAS a notice was published on November 26, 1996 and December 3, 1996 in the Calgary Rural Times, a newspaper circulating in the Municipal District of Rocky View No. 44 advertising the Public Hearing for December 10, 1996; 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 24 of the Revised Statutes of Alberta 1995, and all amendments thereto.

NOW THEREFORE the Council enacts the following:

- 1.0.0 That Section 7.3.0; Land Use Map No. 48 of Land Use Bylaw C-1725-84 be amended by redesignating that portion of the NW 11-24-4-W5M lying south of the Elbow River from Agricultural Conservation (1) District and Public and Quasi-Public District to Direct Control District, as shown on the attached Schedule "A" forming part of this Bylaw.
- 2.0.0 That all lands lying south of the Elbow River in the NW 11-24-4-W5M are hereby redesignated to Direct Control District as shown on the attached Schedule "A" forming part of this Bylaw.
- 3.0.0 That the guidelines of the Direct Control District comprise:
 - 4.0 General Regulations
 - 5.0 Land Use Regulations
 - 6.0 Definitions
 - 7.0 Implementation
- 4.0.0 **GENERAL REGULATIONS**
 - 4.1.0 The General Land Use Regulations as contained in Section 8 of the Land Use Bylaw apply except where specifically noted herein.
 - 4.2.0 The Development Officer shall consider and decide on applications for Development Permits for those uses which are listed as "Permitted Uses" and "Discretionary Uses" by this bylaw provided the provisions of Sections 4 and 5 herein are completed in form and substance satisfactory to the Municipality, except where specifically noted that Council approval is required.
 - 4.3.0 The Development Officer shall cause to be issued Development Permits which have been approved.
 - 4.4.0 For the purposes of this bylaw the floodway and flood fringe of the Elbow River shall be as delineated in the Flood Plain Delineation Study by AGRA Earth and Environmental, dated February 9, 1996, for Alberta Environmental Protection.

- 4.5.0 No use shall be made of all or any portion of the Lands in the floodway of the Elbow River for any buildings or structures of any kind, including fencing.
- 4.6.0 No use shall be made of all or any portion of the Lands in the flood fringe of the Elbow River, as described in 4.4, for any buildings or structures of any kind, except three-strand wire farm fencing and pathways, unless the proposed building or structure is elevated through grading and such other measures as may be necessary, at least one (1) metre above the 1:100 year flood contour, all to the satisfaction of Alberta Environmental Protection and the Municipality.
- 4.7.0 Notwithstanding 4.6.0, existing buildings and structures located in the flood fringe of the Elbow River shall be permitted to remain provided, however, that there shall be no structural repairs or alterations to such buildings or structures unless such repairs or alterations will bring the building into accordance with provision 4.6.0 of this bylaw.

5.0.0 LAND USE REGULATIONS

5.1.0 Purpose and Intent

The purpose and intent of this District is to accommodate an existing Recreation facility and provide for future development needs of the facility.

5.2.0 List of Permitted Uses

Extensive agricultural pursuits

5.3.0 List of Discretionary Uses

5.3.1 Recreational uses including but not limited to:

- a) individual and group sports activities
- b) 36 unit seasonal holiday trailer park

5.3.2 Principal buildings and structures

a) Office security and maintenance buildings including:

- i) 2 single family dwellings for year-round, full-time manager residences
- ii) 1 apartment dwelling for seasonal staff residence
- iii) 1 tractor shop
- iv) 1 garage
- v) 1 barn
- vi) 1 workshop
- vii) 1 single family dwelling for year-round, full-time security staff
- viii) 1 office facility

b) Patron buildings and structures, including:

- i) 7 lodge buildings
- ii) 1 washroom/laundry facility

- iii) 1 kitchen building

5.3.3 Accessory buildings and structures

- a) 1 pioneer centre
- b) 1 open air chapel
- c) 1 open air nature centre
- d) 1 archery shed
- e) 1 swimming pool and change facility
- f) 5 seasonal cabins
- g) 6 seasonal tent structures

5.4.0 Minimum and Maximum Requirements

- 5.4.1 Maximum area of site - 43.3 hectares (109.5 acres)

The following requirements apply to all principal and accessory buildings only

5.4.2 Minimum Front Yard:

- a) 60m (196.84 ft.) from any primary highway
- b) 15m (49.21 ft.) all other

5.4.3 Minimum side yard:

- a) 15m (49.21 ft.)

5.4.4 Minimum rear yard:

- a) 15m (49.21 ft.)

5.4.5 Maximum area of buildings or structure

- a) single family dwelling - 120.7 sq.m (1,300 sq.ft.)
- b) apartment dwelling - 74.3 sq.m (800 sq.ft.)
- c) tractor shop - 74.3 sq.m (800 sq.ft.)
- d) garage - 37.2 sq.m (400 sq.ft.)
- e) barn - 46.5 sq.m (500 sq.ft.)
- f) workshop - 139.4 sq.m (1,500 sq.ft.)
- g) office - 46.5 sq.m (500 sq.ft.)
- h) lodge buildings:
 - Nat Christie Centre and Collicutt Lodge - 696 sq.m (7,500 sq.ft.)
 - all others - 213.7 sq.m (2,300 sq.ft.)
- i) washroom and laundry facility - 213.7 sq.m (2,300 sq.ft.)
- j) kitchen building - 32.5 sq.m (350 sq.ft.)
- k) open air chapel - 18.6 sq.m (200 sq.ft.)
- l) open air nature centre - 97.5 sq.m (1,050 sq.ft.)
- m) pioneer centre - 37.2 sq.m (400 sq.ft.)
- n) archery shed - 18.6 sq.m (200 sq.ft.)
- o) swimming pool and change facility - 139.35 sq.m (1,500 sq.ft.)
- p) seasonal cabins - 18.6 sq.m (200 sq.ft.)

5.4.6 Height of Buildings

- a) Principal buildings - 12m (39.4 ft.)
- b) Accessory buildings - 5.5m (18.04 ft.)

5.4.7 Special Requirements - there shall be no storage or year-round use or parking of recreation vehicles permitted in the seasonal holiday trailer park area of the recreation facility.

5.5.0 Washroom Facilities

All washroom facilities for all purposes on the site shall be constructed and/or installed in accordance with the Alberta Building Code and to the requirements of Calgary Health Services as defined in a Development Permit.

5.6.0 Development Permits

All discretionary uses shall require a Development Permit and may include such conditions as the Development Officer deems appropriate.

5.7.0 Fire Protection

Fire protection and evacuation measures, where required, shall be included as a condition or conditions in a Development Permit.

6.0.0 DEFINITIONS

- 6.1.0 **Apartment Dwelling** - for the purposes of this bylaw only, means a dwelling unit located within a multi-use building.
- 6.2.0 **Building** - includes anything constructed or placed on, in, over or under land but does not include a highway or public roadway.
- 6.3.0 **Developable Lands** - means those portions of the Lands which are considered to be suitable for development by the Council and the Development of which is not precluded by this Bylaw.
- 6.4.0 **Developer** - means a person or corporation who/which is responsible for any undertaking that requires a permit or action pursuant to this bylaw (C-4706-96).
- 6.5.0 **Kitchen Building** - means a building where meals for the patrons of the recreation facility are prepared.
- 6.6.0 **Lodge** - means a building where food preparation facilities, dining facilities, washrooms and overnight accommodation is provided for patrons of the recreation facility.
- 6.7.0 **Office Facility** - is a building where the administration of the recreation complex is carried out.
- 6.8.0 **Seasonal Cabins** - means an unheated building where sleeping accommodation only is available for patrons of the recreation facility.

6.9.0 **Tractor Shop** - means a building where tractors and other landscaping implements are stored.

6.10.0 **Washroom and Laundry Facility** - is a building providing sanitary, laundry and bathing facilities for the patrons of the recreation facility.

7.0.0 **IMPLEMENTATION**

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


File: 4811003

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on November 19, 1996, on a motion by Councillor Fullerton.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on December 10, 1996, on a motion by Councillor Fullerton.

Third and final reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on December 10, 1996, on a motion by Councillor Vincent.


REEVE OR DEPUTY REEVE

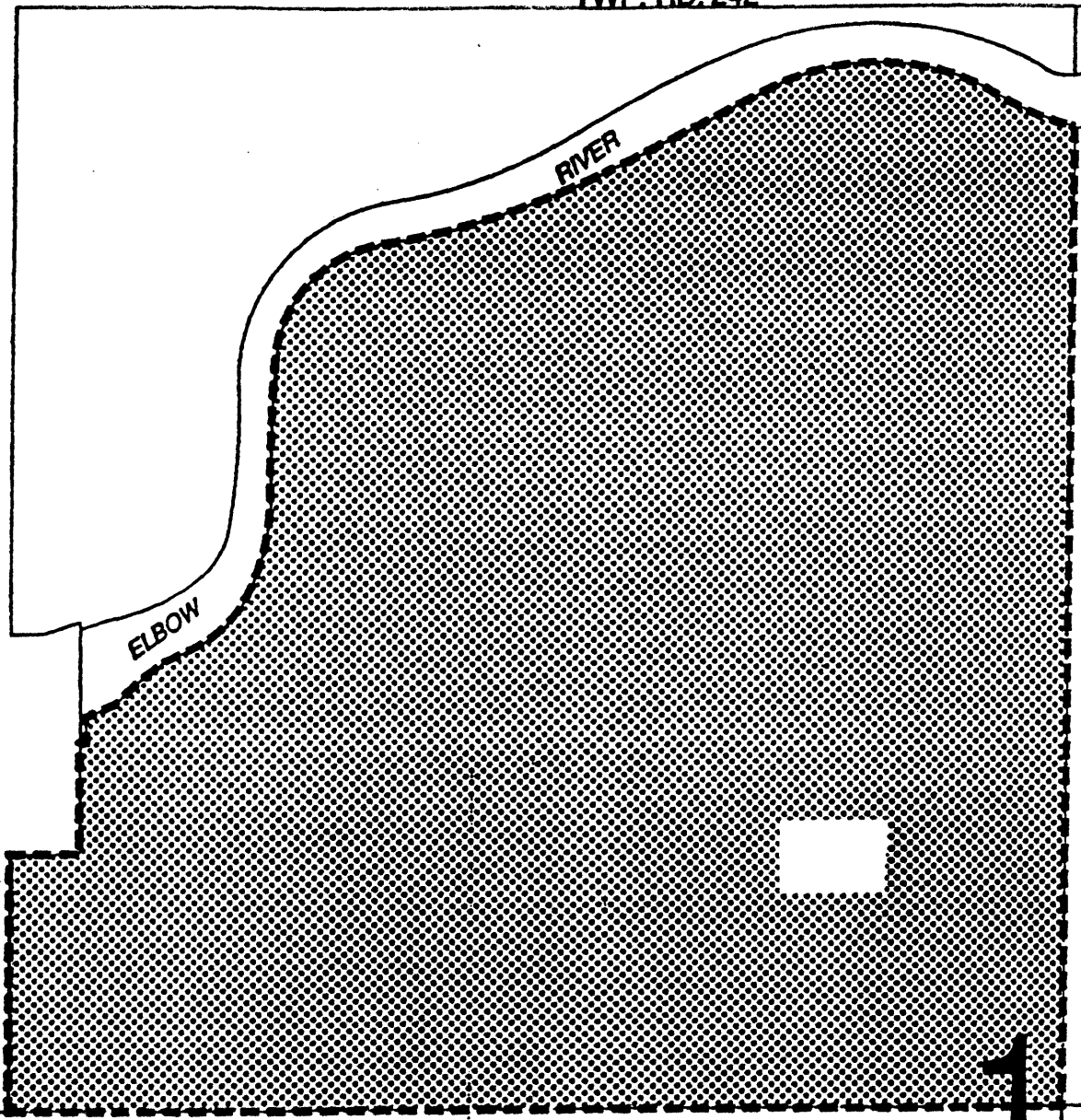

MUNICIPAL SECRETARY

SCHEDULE "A"

BYLAW: C-4706-96

TWP. RD. 242

HWY 22



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AMENDMENT:

FROM Agricultural Conservation (1) District TO _____

Direct Control District



FROM Public and Quasi-Public District TO _____

Direct Control District



SUBJECT LAND: - - - - -



LEGAL DESCRIPTION: Ptn. NW 11-24-4-W5M

FILE: 4811003

