

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44

BYLAW C-3848-92

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. 61 of Bylaw C-1725-84 to redesignate Block 1, Plan 88116981, in the NW-19-26-26-W4M, from and Agricultural (2) District to a Direct Control District, as shown on the attached Schedule "A"; and
- WHEREAS** a notice was published on June 9th, and June 16th, 1992 in the Rocky View Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44 advising of a Public Hearing for June 23rd, 1992; and
- WHEREAS** Council held a Public Hearing and have given consideration to the Representations made to it in accordance with Sections 139 and 140 of the Planning Act being Chapter P-9 of the Revised Statutes of Alberta 1980, amendments thereto.

NOW THEREFORE the council enacts the following:

1. That Section 7.3.0; Land Use Map No. 61 and of Bylaw C-1725-84 be amended by redesignating Block 1, Plan 88116981, in the NW-19-26-26-W4M, from an Agricultural (2) District to Direct Control District, as shown on the attached Schedule "A" forming part of this Bylaw.
2. That all lands within Block 1, Plan 88116981, in the NW-19-26-26-W4M, are hereby redesignated to Direct Control District as shown on the attached Schedule "A" forming part of this Bylaw.

Permitted Uses

- A Single-Family Dwelling located in accordance with Section 13.0.0 of Bylaw C-1725-84.
- Buildings Accessory to a SFD in accordance with Section 13.0.0 of Bylaw C-1725-84.

Discretionary Uses

- Millwork and assembly of cabinetry and related construction products.
- One mobile home for an employee (with or without family) occupied full-time in the cabinetry business on these lands.
- The wholesale and retail sale of cabinetry and ancillary building materials and products.

General Land Use Regulations

- The General Land Use Regulations shall apply as contained in Section 8 of the Land Use Bylaw C-1725-84, as well as, the following provisions:

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- A Development Permit is required for all Discretionary Uses and the Municipal Planning commission shall consider and decide on applications for Development Permits.

Minimum Requirements (for buildings, parking, and storage):

- **Area of site:**
 - 3.6 hectares (8.9 acres)
- **Front yard (measured from the nearest limits of adjacent north-south Road Allowance):**
 - 60 metres (196.85 ft.)
- **Rear yard:**
 - 23 metres (72.18 ft.)
- **Side yard:**
 - Municipal Road - 45 metres (147.64 ft.)
 - Other - 15 metres (49.21 ft.)

Maximum Requirements

- For the millwork and sales buldings - 800 sq. metres (8611.41 sq.ft.)
- Buildings ancillary to the residential uses - 112 metres (1,205.6 sq. ft.)
- Employees - 10

Landscaping, Security, Fire Prevention, Height, and Controlled Appearance

Landscaping, fencing, berming, height, visual screening, site design, and building materials shall be required by the Municipal Planning commission through the consideration of a Development Permit for any development on the site.

Fire prevention measures are to be provided to the satisfaction of the Rocky View Fire Chief and included in the Development Permit where necessary.

Parking

A minimum of five (5) visitor parking spaces whall be supplied in addition for those required for residential purposes.

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

File: 6119007

First Reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 2nd day of June 1992, on a motion by Councillor Hall.



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Second Reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 23rd day of June 1992, on a motion by Councillor Wise.

Third Reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 12th day of January 1993, on a motion by Councillor Anderson.


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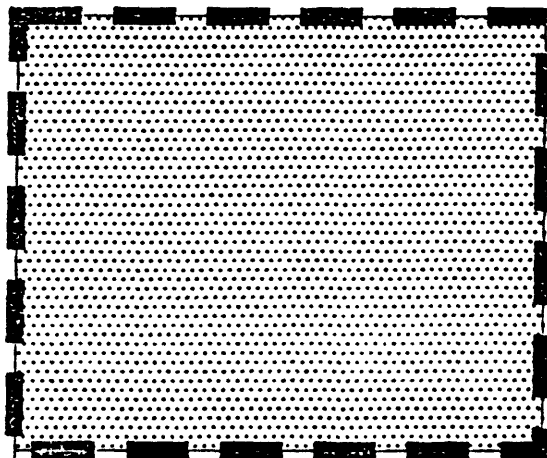

MUNICIPAL SECRETARY

At its meeting of June 23rd, 1992 Mrs. Jorgensen moved that Staff apply to the Calgary Regional Planning Commission for a site specific Regional Plan Amendment.

SCHEDULE "A"

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S/R
#566



173.74M(670')

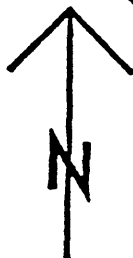
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M
WA

AMENDMENT:

FROM: Agricultural (2) District TO: Direct Control District 

SUBJECT LAND: 



LEGAL DESCRIPTION: Block 1, Plan 88116981 in the
NW-19-26-26-W4M

FILE: 6119007

