

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-4655-96**

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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. 39 of Bylaw C-1725-84 to redesignate a portion of the NE 11-23-5-W5M from Agricultural Balance District to Direct Control District as shown on the attached Schedule "A"; and

WHEREAS a notice was published on July 16, 1996 and July 23, 1996 in the Calgary Rural Times, a newspaper circulated in the Municipal District of Rocky View No. 44 advising of the Public Hearing for July 30, 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. That Section 7.3.0; Land Use Map No. 39 of Bylaw C-1725-84 be amended by redesignating a portion of the NE 11-23-5-W5M from Agricultural Balance 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 NE 11-23-5-W5M are hereby redesignated to Direct Control District as shown on the attached Schedule "A" forming part of this Bylaw in accordance with the following guidelines:
3. Purpose and Intent

The purpose and intent of the District is to provide for the development of residential uses at rural densities with minor agricultural pursuits limited to ±10 acre parcel sizes.

A. List of Permitted Uses - None

B. List of Discretionary Uses

- accessory buildings: less than 190m² (2,045ft.²) building area
- dwelling single detached, accessory to the agricultural use
- private swimming pools
- extensive agricultural pursuits
- home occupations
- the keeping of animals listed in Table A of Section 8.11.5 of the Land Use Bylaw at densities of no greater than 2 animal units per 1.6 hectares (4 acres)
- market gardens and greenhouses (where there is a surface supply of water)
- tree farms (where there is a surface supply of water)
- trout farms
- signs associated with a home occupation

C. General Land Use Regulations

The general land use regulations apply as contained in Section 8 of Land Use Bylaw C-1725-84 as well as the following provisions:

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D. Minimum Requirements

Parcel Size - 10 acres

- (i) **Front Yard:**
 - a) 45m (147.64 ft.) from any municipal road
 - b) 15m (49.21 ft.) from any internal subdivision road or service road
- (ii) **Side Yard:**
 - a) 45m (147.64 ft.) from any municipal road
 - b) 15m (49.21 ft.) from any internal subdivision road or service road
 - c) 6m (19.68 ft.) all other
- (iii) **Rear Yard:**
 - a) 15m (49.21 ft.) all other
- (iv) **Habitable floor area, excluding basement:**
 - a) 92 sq.m (900.31 sq.ft.) single storey dwelling
 - b) 92 sq.m (900.31 sq.ft.) total area of two finished levels for a split level dwelling
 - c) 74 sq.m (796.55 sq.ft.) main floor of a split entry or bi-level plus 18 sq.m (193.76 sq.ft.) finished lower level
 - d) 74 sq.m (796.55 sq.ft.) main floor or a two storey dwelling plus 18 sq.m (193.76 sq.ft.) second floor
 - e) 92 sq.m (990.31 sq.ft.) main floor for a dwelling, moved-in

E. Maximum Requirements

- (i) **Height of buildings:**
 - a) principal building: 10m (32.81 ft.)
 - b) accessory building: 5.5m (18.04 ft.)
- (ii) **Total building area for all accessory buildings - 285 sq.m (3,068 sq.ft.)**

F. Number of accessory buildings - 3

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

File: 3911008

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on July 9, 1996, on a motion by Councillor Wilkinson.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on July 30, 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 July 30, 1996, on a motion by Councillor Wilkinson.



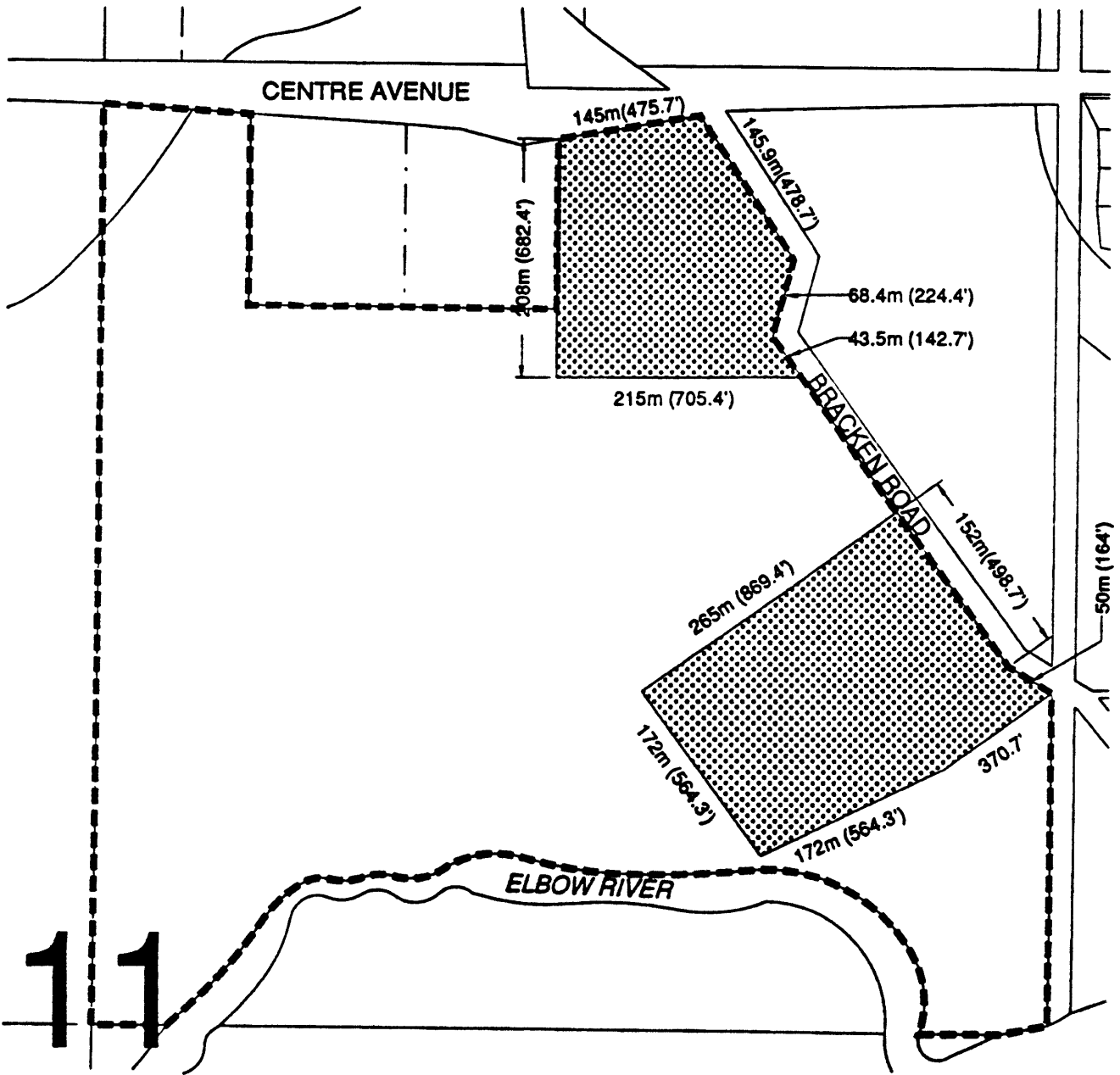
REEVE



MUNICIPAL SECRETARY

SCHEDULE "A"

BYLAW: C-4655-96



AMENDMENT

FROM Agricultural Balance District

TO

Direct Control District



SUBJECT LAND: -----

LEGAL DESCRIPTION: Ptn. of the NE 11-23-5-W5M

FILE:

3911008

