

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-4161-93

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. 75 of Bylaw C-1725-84 to redesignate a portion of Block A, Plan 7907JK in the south 1/2 of 17-27-1-W5M from Agricultural (4) District to Direct Control District, as shown on the attached Schedule "A"; and

WHEREAS a notice was published on November 23, 1993 and November 30, 1993 in the Calgary Rural Times, a newspaper circulating in the Municipal District of Rocky View No. 44 advising of the Public Hearing for December 7, 1993; and

WHEREAS Council held a Public Hearing and have given consideration to the representations made to it in accordance Section 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. 75 of Bylaw C-1725-84 be amended by redesignating a portion of Block A, Plan 7907JK in the south 1/2 of 17-27-1-W5M from Agricultural (4) District to Direct Control District, as shown on the attached Schedule "A" forming part of this Bylaw.
2. That the lands within a portion of Block A, Plan 7907JK in the south 1/2 17-27-1-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 provide for a Home Enterprise to allow for residential and commercial land uses. To ensure compatibility between the uses in this district, the uses are as listed below:

b) List of Permitted Uses

- Accessory buildings less than 150 square metres (1,614 square feet) building area



**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-4161-93**

2

- Single detached dwelling
- Keeping of animals listed in Table A of Section 8.11.5 of Bylaw C-1725-84 at densities of no greater than one animal unit per 1.6 hectares (4.0 acres)
- private swimming pools

c) List of Discretionary Uses

- Septic field and tank installation service and septic pumping service business
- Building(s) used for the septic field and tank installation service and septic pumping service business
- Indoor and outdoor storage of equipment and vehicles related to the above commercial use

d) General Land Use Regulations

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

e) Minimum and Maximum Requirements

- The maximum area of the site shall be 8.0 acres, as well as the following provisions:

(i) Residential Use

- Minimum front yard:

- a) 15 m (49.21 feet) from any subdivision road or service road
- b) 60 m (196.84 feet) from any municipal road
- c) 84 m (275.59 feet) from any primary or secondary highway

- Minimum side yard:

- a) 60 m (196.84 feet) from any municipal road
- b) 10% of the mean width of the parcel, minimum 6 m (19.68 feet)

- Minimum rear yard:

- a) 15m (49.21 feet)



**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-4161-93**

3

- Minimum habitable floor area, excluding basement:
 - a) 112 sq. m (1,205 sq. ft.) single storey dwelling
 - b) 112 sq. m (1,205 sq. ft.) split level dwelling, the total area of two finished levels
 - c) 92 sq. m. (990.31 sq. ft.) split entry or bi-level, the main floor 18 sq. m (193.76 sq. ft) finished lower level
 - d) 130 sq. m (1,399.35 sq. ft.) combined floor area, two storey dwelling
 - e) 112 sq. m (1,205 sq. ft.) main floor for dwelling, moved-in

- Maximum height of buildings:
 - a) principal building, 10 m (32.81 feet)
 - b) accessory buildings, 5.5 m (18.04 feet)

- Maximum dwellings per lot is one.

- Maximum number of accessory buildings ancillary to the residential use - 3

- Total building area for all accessory buildings - 225 square meters (2,422 square feet)

- (ii) **Commercial Use**
 - Maximum number of buildings - 5
 - Total maximum area of buildings - 929 square meters (10,000 square feet)
 - Building Setbacks:
 - From south property line: 33.53 metres (110 feet)
 - From north property line: 15.0 metres (49.21 feet)
 - Minimum side yard:
 - a) 60 m (196.84 feet) from any municipal road
 - b) 38.10 metres (125 feet)

 - Maximum number of employees - 5
 - Minimum number of marked customer parking spaces - 2 (inside or outside)
 - Minimum number of marked employee parking spaces - 5 (inside or outside)

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-4161-93

4

- Minimum number of parking spaces for vehicle related to commercial use - 5

f) Development Permits

Development Permits shall be issued to the satisfaction of and by the Development Officer for the lands shown on attached Schedule "A".

g) Landscaping

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

h) Fire Protection

Fire protection measures are to be provided to the satisfaction of the Rocky View Fire Chief and included in a Development Permit where deemed necessary by the Development Officer.

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


File: 7517005

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 9th day of November 1993, on a motion by Councillor Wilkinson.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 7th day of December 1993, on a motion by Councillor Vincent.

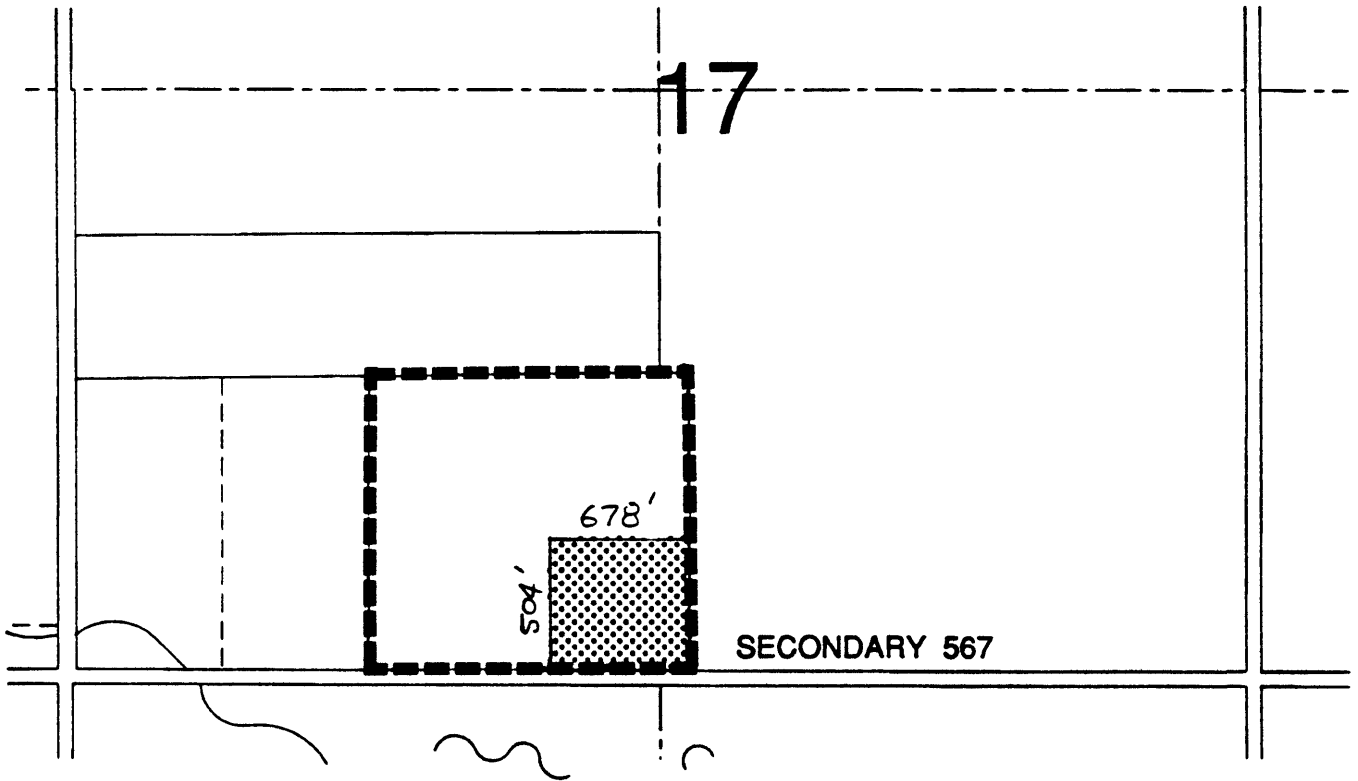
Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 7th day of December 1993, on a motion by Councillor Devitt.


REEVE OR DEPUTY REEVE


MUNICIPAL SECRETARY

SCHEDULE "A"

BYLAW: C-4161-93



AMENDMENT

FROM Agricultural (4) District TO Direct Control District



SUBJECT LAND: 



LEGAL DESCRIPTION: A portion of Block A,
Plan 7907 JK in the south 1/2 of 17-27-1-W5M

FILE: 7517005



Handwritten signature or initials