

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44  
BYLAW C-4206-94

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. 86 of Bylaw C-1725-84 to redesignate a portion of Lot 3, Plan 9010765 in the NE-26-28-2-W5M from Small Holding District to Direct Control District, as shown on the attached Schedule "A"; and

WHEREAS a notice was published on February 22, 1994 in the Calgary Rural Times, and on March 1, 1994 in the Five Village Weekly, newspapers circulating in the Municipal District of Rocky View No. 44 advising of the Public Hearing for March 8, 1994; 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. 86 of Bylaw C-1725-84 be amended by redesignating a portion of Lot 3, Plan 9010765 in the NE-26-28-2-W5M from Small Holding 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 Lot 3, Plan 9010765 in the NE-26-28-2-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

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- feet) building area
- Single detached dwelling
- Private swimming pools
- Keeping of animals listed in Table A of Section 8.11.5 of the Land Use Bylaw at densities of no greater than one animal unit per 1.6 hectares (4.0 acres)

c) List of Discretionary Uses

- A transportation consulting business.  
A wooden items manufacturer (for tole and decorative painting), and small furniture repair and small furniture manufacturing business.  
An art supply retail business, including the sale of brushes, paints and books.
- Building(s) used for transportation consulting, furniture repair and manufacturing and an art supply retail businesses including the inside storage of materials and equipment.

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 1 acre, as well as the following provisions:

(i) **Residential Use**

- Minimum front yard:

- a) 15 m (49.21 feet) from any internal subdivision road or service road
- b) 44 m (144.36 feet) from any municipal road
- c) 71 m (232.94 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

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(19.68 feet)

- Minimum rear yard:
  - a) 15 m (49.21 feet)
- 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 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.
- Lot Density  

Density is 0.3 lots per acre in title, provided there is sufficient groundwater supply or piped in water supply.
- Controlled Appearance  

The design, character and appearance of any buildings, or series of buildings, structure or sign proposed to be erected or located on lands that have an existing country residential subdivision or development must be acceptable to the Development Officer, having due regard to its effect on neighbouring development and general amenities of the District, and any statutory plan affecting the District.
- Maximum number of accessory buildings ancillary to the residential use - 1
- Total building area for all accessory buildings - 150 square

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meters (1,614 square feet)

(ii) **Commercial Use**

- Maximum number of buildings - 3
- Maximum area of all buildings (total) - 170 square metres (1829.92 square feet)
- Building Setbacks:
  - From south property line: 20 metres (65.62 feet)
  - From north property line: 20 metres (65.62 feet)
  - From east property line: 60 metres (196.84 feet)
  - From west property line: 15 metres (49.2 feet)
- Maximum number of employees - 3

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: 8626009**

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 8th day of February 1994, on a motion by Councillor Vincent.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 8th day of March 1994, on a motion by Councillor Vincent.



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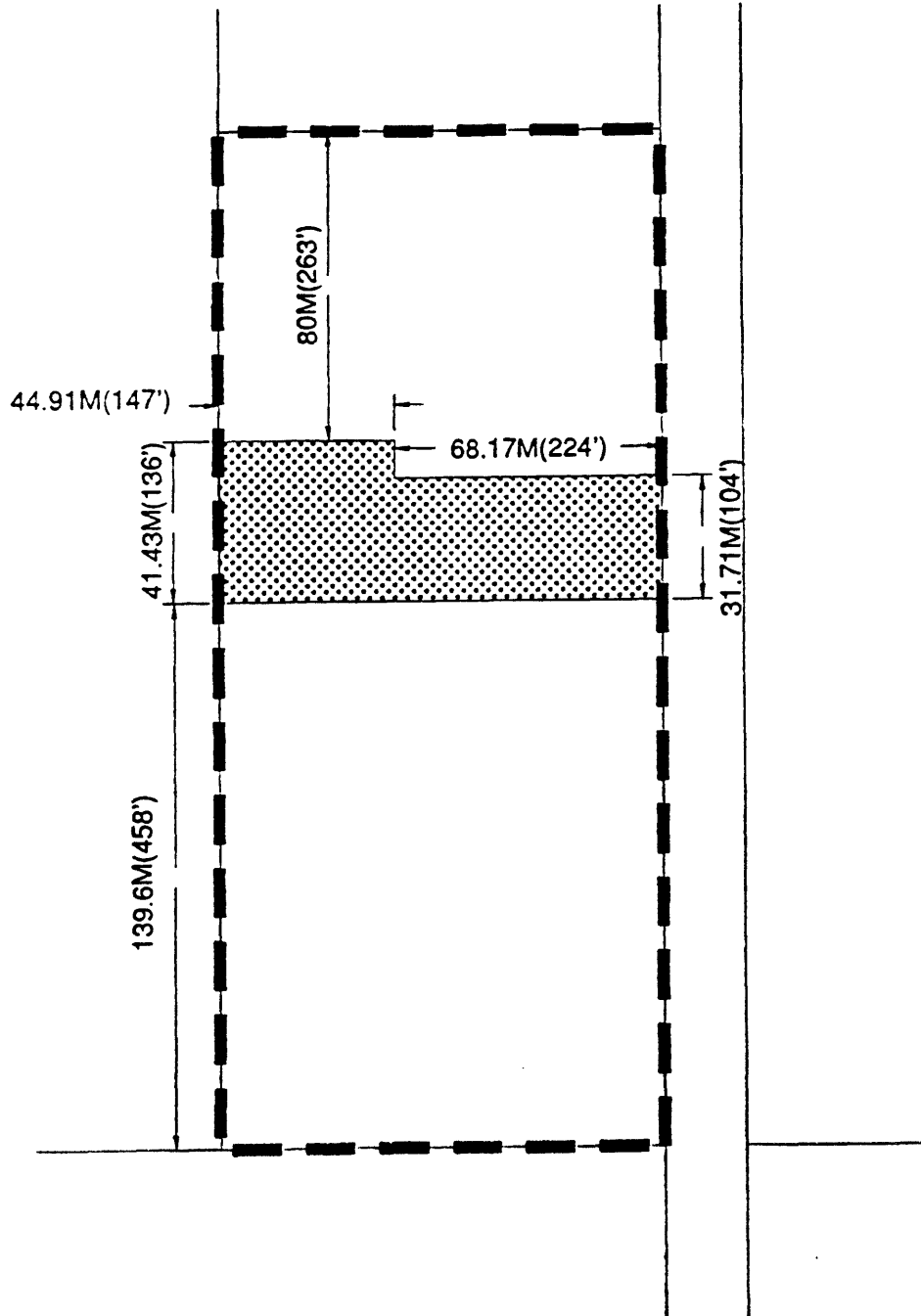
Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 8th day of March 1994, on a motion by Councillor Fullerton.

*L. Korschel*  
REEVE OR DEPUTY REEVE

*Patricia Schmidt*  
MUNICIPAL SECRETARY

SCHEDULE "A"

BYLAW: C-4206-94



AMENDMENT FROM Small Holding District TO Direct Control District



SUBJECT LAND: - - - - -



LEGAL DESCRIPTION: A portion of Lot 3,  
Plan 9010765 in the NE-26-28-2-W5M

FILE: 8626009



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