

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-4813-97**

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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. 86 of Bylaw C-1725-84 to redesignate the SW-24-28-2-W5M from Agricultural Conservation (1) District to Direct Control District, as shown on the attached Schedule "A"; and

WHEREAS a notice was published on October 7, 1997, and October 14, 1997 in the Calgary Rural Times, a newspaper circulating in the Municipal District of Rocky View No. 44 advising of a Public Hearing for October 21, 1997; and

WHEREAS Council held a Public Hearing and have given consideration to the representations made to it in accordance 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. 86 of Bylaw C-1725-84 be amended by redesignating the SW-24-28-2-W5M from Agricultural Conservation (1) District to Direct Control District as shown on the attached Schedule "A" forming part of this Bylaw.
- 2.0.0 That all lands within the SW-24-28-2-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 Land Use Rules of the Direct Control District be as follows:

3.1.0 Purpose and Intent

The purpose and intent of this District is to establish a Hutterite Colony, and to only provide for a range of residential and agricultural uses normally associated therewith.

3.2.0 AREA A (as shown on the attached Schedule A)

3.2.1 List of Permitted Uses

- (a) Accessory buildings
- (b) One existing dwelling, single detached
- (c) Extensive agricultural pursuits

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3.2.2 List of Discretionary uses

- (a) Buildings, multiple unit
- (b) Kitchen buildings providing food services only to residents of the Hutterite Colony
- (c) Schools providing services only to residents of the Hutterite Colony
- (d) Laundry facilities providing services only to the residents of the Hutterite Colony
- (e) Dining building
- (f) Power generating building
- (g) Intensive agricultural pursuits
- (h) Market gardens and greenhouses
- (i) Abattoir
- (j) Feed processing buildings and structures

3.3.0 AREA B (as shown on the attached Schedule A)

3.3.1 List of Discretionary Uses

- (a) Cemetery

3.4.0 General Land Use Regulations

The general land use regulations apply as contained in Section 8 of land Use Bylaw C-1725-84.

3.5.0 Minimum Requirements

- (a) As described in sections 12.5.1 to 12.5.4 in Land Use Bylaw C-1725-84
- (b) Minimum parcel size for AREA A: 158 acres
- (c) Minimum parcel size for AREA B: 2 acres

3.6.0 Maximum Requirements

- (a) Maximum number of multi-unit buildings - 4
- (b) Maximum number of dwelling units in a multi-unit dwelling - 5

3.7.0 Special Requirements

The design, location and operation of sewage treatment facilities shall be approved by and to the satisfaction of Alberta Environmental Protection and/or Alberta Labour.

3.8.0 Development Permits

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Development Permits shall be issued to the satisfaction of and by the Development Officer for discretionary uses for the lands shown on the attached Schedule 'A'

3.9.0 Fire Protection

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


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

File: 8624002

First Reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 7th day of October, 1997, on a motion by Councillor Vincent.

Second Reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 28th day of October, 1997, on a motion by Councillor Vincent.

Third Reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 28th day of October 1997, on a motion by Councillor Fullerton.



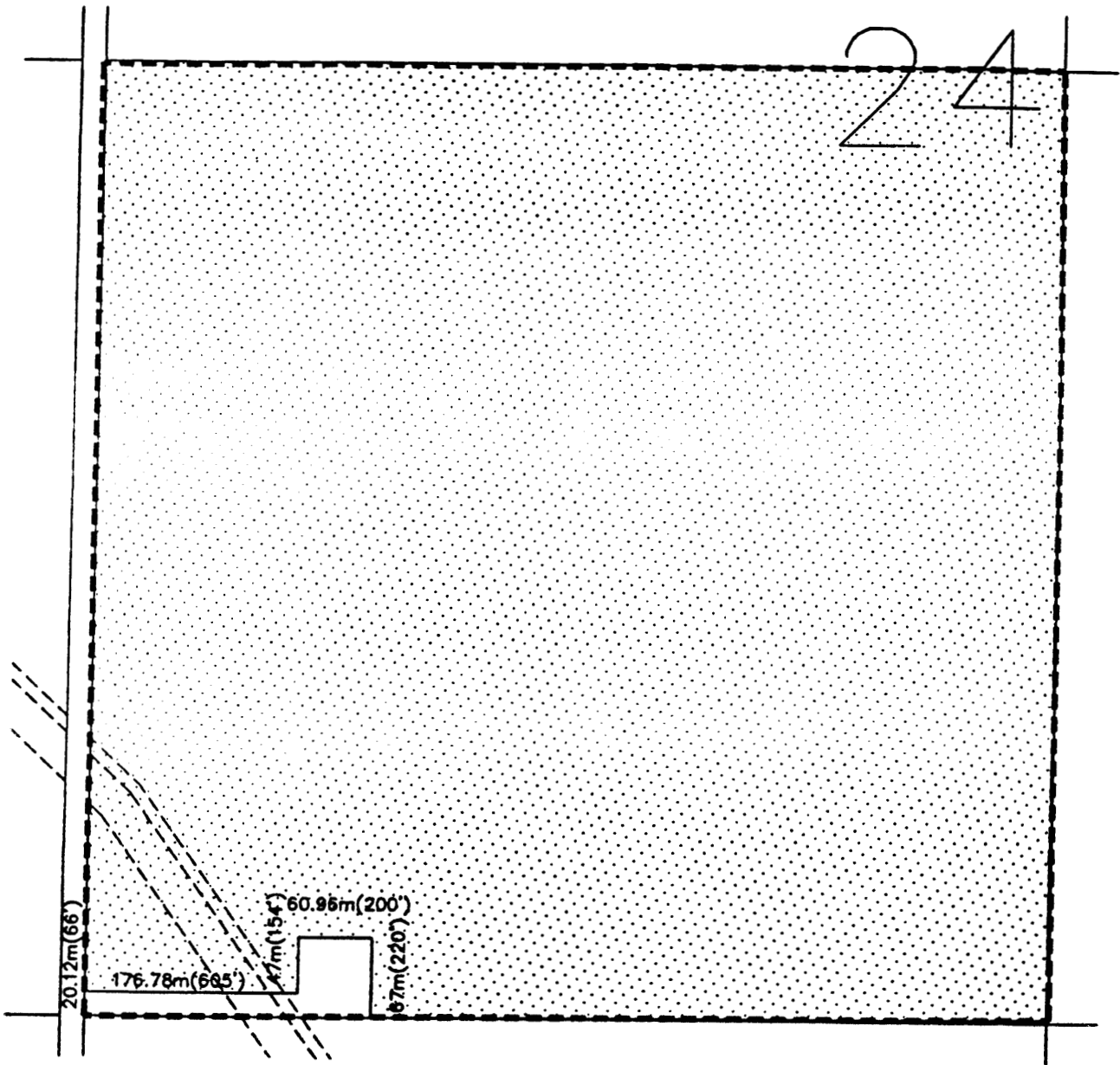
REEVE OR DEPUTY REEVE



MUNICIPAL SECRETARY

SCHEDULE "A"

BYLAW: C-4813-97



AMENDMENT:

FROM Agricultural Conservation (1) District TO Direct Control District (Area "A")

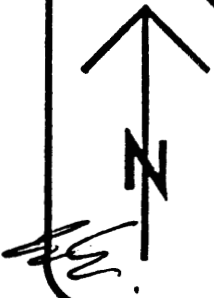
FROM Agricultural Conservation (1) District TO Direct Control District (Area "B")



SUBJECT LAND: ■■■■■

LEGAL DESCRIPTION: SW 24-28-2-W4M

FILE: 8624002



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