

MUNICIPAL DISTRICT OF ROCKY VIEW NOL. 44
BYLAW NO. C-5054-99

A Bylaw of the Municipal District of Rocky View No. 44 to amend Bylaw C-4841-97.

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 Part 5; Land Use Map No. 57 and 57-SE of Bylaw C-4841-97 to redesignate portions affecting Block 51, Plan 9610853 in the SW ¼ of Section 12-34-3-W5M from Recreation Business District (B-4) to Direct Control (DC) District, as shown on the attached Schedule "A"; and,

WHEREAS a notice was published on May 18, 1999 and May 25, 1999 in the Rocky View/Five Village Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44 advising of the Public Hearing for June 1, 1999 ; 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 M-26.1 of the Revised Statutes of Alberta, 1995 as amended from time to time.

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 Statues of Alberta 1995, and all amendments thereto.

NOW THEREFORE the Council enacts the following:

1. That Part 5; Land Use Map No. 57 and 57-SE of Bylaw C-4841-97 be amended by redesignating portions of Block 5, Plan 7810422 in the SW-11-25-3-W5M from Recreation Business District (B-4) to Direct Control (DC) District, as shown on the attached Schedule "A".
2. That all lands within a portion of Block 5, Plan 7810422 in the SW-11-25-3-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:

1.0. GENERAL REGULATIONS

- 1.1 The General Administration and General Regulations as contained in the Land Use Bylaw shall apply unless otherwise specified in this Bylaw
- 1.2 A Development Permit is required for all uses.
- 1.3 The Development Officer shall consider and decide on applications for Development Permits for those uses listed in this Bylaw.
- 1.4 No Development Permit shall be issued until the relevant Permits and Approvals have been received from Alberta Environmental Protection with regard to the design and construction of the water reservoir and treatment facilities.
- 1.5 All development upon the lands shall be in accordance with all approved plans, specifications, permits and approvals as required by this bylaw.

2.0. LAND USE REGULATIONS

2.1. Purpose and Intent

The purpose and intent of this District is to allow for the expansion of the existing water treatment plant and reservoir to allow for the distribution of piped water to the golf course and subdivisions within the vicinity.

2.2. List of Permitted Uses

- 2.2.1 Water treatment plant
- 2.2.2 Water reservoir
- 2.2.3 Water distribution lines

2.3. List of Discretionary Uses

- 2.3.1 Settling lagoon
- 2.3.2 Office ancillary to a water treatment plant
- 2.3.3 Parking of equipment and vehicles for golf course use

2.4. Minimum Requirements

- 2.4.1 Minimum setback from all property lines shall be 5 metres.

2.5. Landscaping, Security, Height and Controlled Appearance

- 2.5.1 Landscaping, fencing, berming, height and building materials shall be compatible with the surrounding land uses and adjacent residential dwellings.

3.0. IMPLEMENTATION

- 3.1 This Bylaw comes into effect upon the date of its third reading.

File: 4711001/99-RV-004

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on May 4, 1999, on a motion by Councillor Gough.

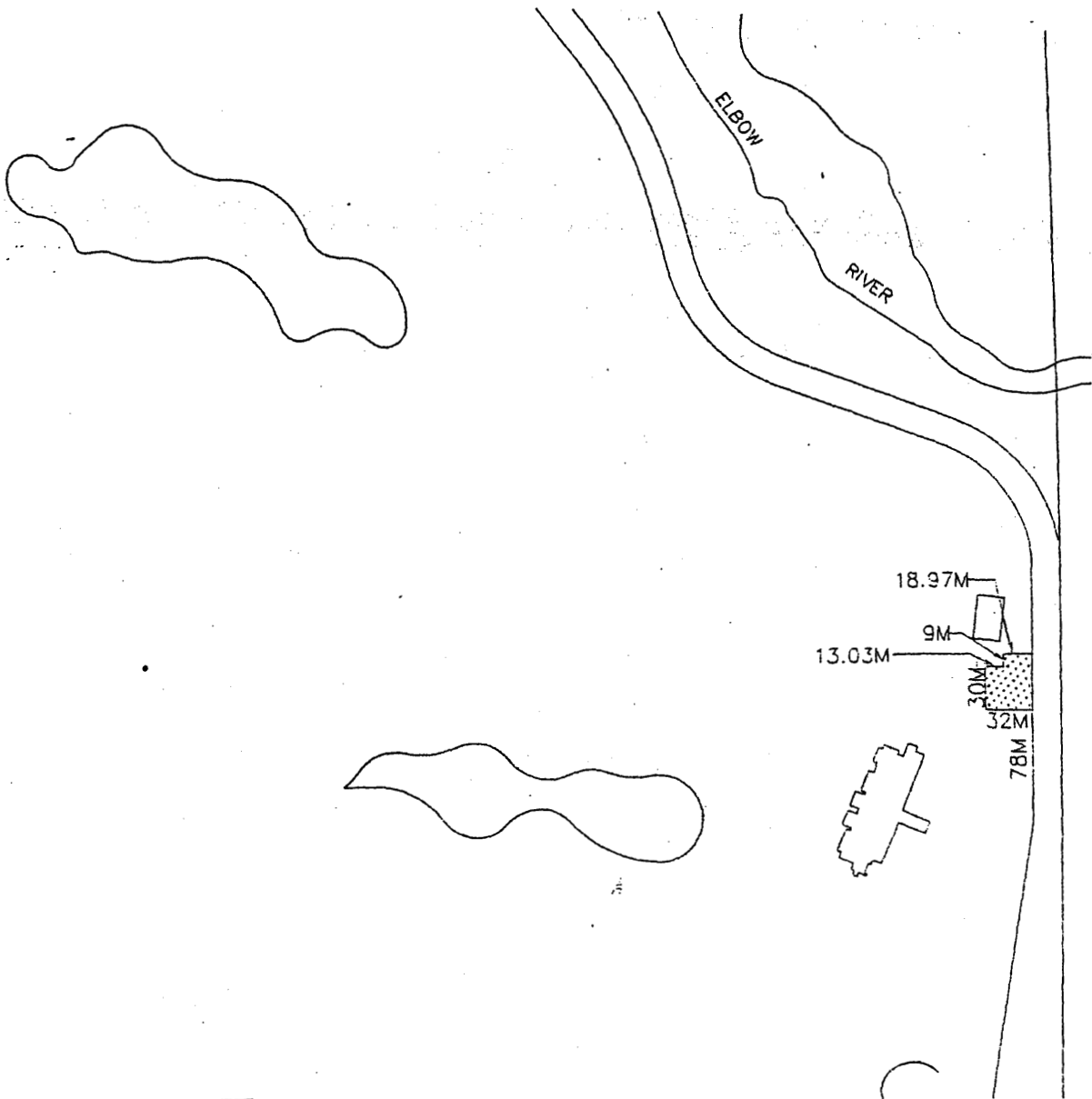
Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on June 1, on a motion by Councillor Stinson.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on June 1, 1999, on a motion by Councillor Fullerton.

Allan W. Hall
REEVE OR DEPUTY REEVE

Valerie Schmalz
MUNICIPAL SECRETARY

BYLAW: C-5054-99



AMENDMENT

FROM Recreation Business District TO Direct Control District



SUBJECT LAND - - - - -



LEGAL DESCRIPTION: A portion of Block 5, Plan 7810422
SW-11-25-3-W5M

FILE: 4711001



act ut