

BYLAW C-3624-91

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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 Bylaw C-1725-84 to redesignate Lot 4, Block 2, Plan 1741 E.W., SE-13-23-5-W4M from Hamlet (1) Residential District to Direct Control District (with guidelines), as shown on the attached Schedule "A"; and

WHEREAS a notice was published on April 9th and 16th, 1991 in the Rocky View Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44 advising of the Public Hearing for April 30th, 1991; and

WHEREAS Council held a Public Hearing and have given consideration to the representations made to it in accordance with 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 Bylaw C-1725-84 be amended by redesignating Lot 4, Block 2, Plan 1741 E.W., SE-13-23-5-W4M from Hamlet (1) Residential District to Direct Control District (with guidelines), as shown on the attached Schedule "A" forming part of this Bylaw.
2. That all lands within Lot 4, Block 2, Plan 1741 E.W., SE-13-23-5-W4M, are hereby redesignated to Direct Control District in accordance with the following guidelines:

List of Discretionary Uses

- Accessory buildings which are less than 10 square metres (107.64 sq. ft.)
- Commercial uses such as:
 - bakeries
 - public washroom
 - restaurants
 - one dwelling unit accessory to the principle commercial use
 - signs
 - retail store

Minimum and Maximum Requirements

- Rear yard 14 meters (45 ft.)
- Size of building is limited to the existing building except for the addition of decks
- The minimum number of parking stalls shall be 10

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Exterior Finish

- The entire exterior of the building be refinished in a natural cedar colour with doors and windows and trim in a forest green colour.
- If a canopy is built to cover the stairs it shall be of wood construction.
- The decking be finished in a natural cedar colour compatible with the exterior of the building.

Special Requirements

- Sewage disposal to be by pump out septic tank. Contract must be entered into with a commercial pump out company.
- A garbage container be placed in an enclosed area with the enclosure to be of similar construction and appearance to the deck and that this enclosure be placed in an area where it is accessible for pick-up.
- No trees other than the trees that are dead at this present time be removed.

Landscaping

- The existing deadfall should be removed from the site.
- Any bare ground shall be seeded to tame grass that will grow in a shady area.
- All existing vegetation is to remain.

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

File: 3913050

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 12th day of March, 1991, on a motion by Councillor Epp.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 30th day of April 1991, on a motion by Councillor Epp.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 30th day of April 1991, on a motion by Councillor Jorgenson.



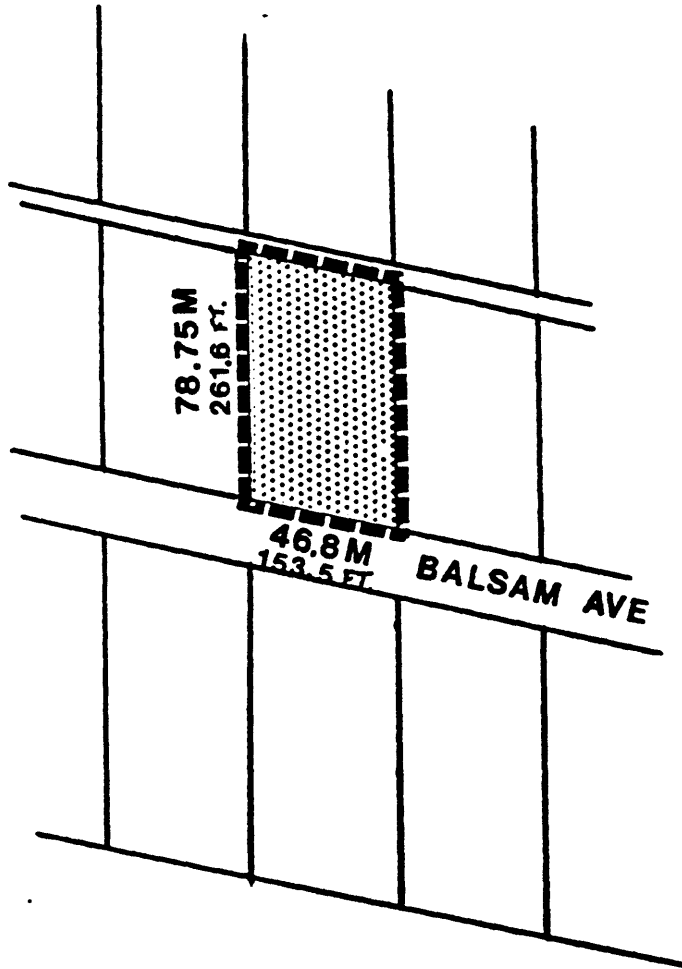
REEVE OR DEPUTY REEVE



MUNICIPAL SECRETARY

SCHEDULE "A"

BYLAW: C-3624-91



AMENDMENT:

FROM: Hamlet Residential (1) District TO: Direct Control District 

SUBJECT LAND: 



LEGAL DESCRIPTION: Lot 4, Block 2, Plan 1741 E.W.,
SE-13-23-5-W5M

FILE: 3913050

