

OFFICE CONSOLIDATION

This document has been consolidated for convenience only. A copy of the original Bylaw and all amending Bylaws can be obtained from Rocky View County. This office consolidation comprises the following Bylaws:

Bylaw	Amendment Type	Date of Approval
C-5402-2001	Original Bylaw	July 31, 2001
C-7875-2019	Amendment to Section 4 within General Regulations, additional uses to Section 2.2.0, and amendments to Section 3.0.0	May 14, 2019

GENERAL REGULATIONS

1. For the purposes of this Bylaw, the boundaries and description of the Lands shall be more or less as indicated in Schedule "A" attached hereto and forming part hereof, except as otherwise approved by Council.
2. That the Development authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.
3. Parts One, Two and Three of Land Use Bylaw C-4841-97 are applicable unless otherwise stated in this Bylaw.
4. Section 53.5, 53.6, 53.7, and 53.8, of Land Use Bylaw C-4841-97 are applicable unless otherwise stated in this Bylaw.
5. The Development Authority shall consider and decide on applications for Development Permits for those uses which are listed as "Permitted Uses" and "Discretionary Uses" by this Bylaw provided the provisions of Section 2 and 3 herein are completed in form and substance, satisfactory to the Municipality, except where specifically noted that Council approval is required.
6. All development upon the Lands shall be in accordance with all plans and specifications submitted pursuant to this Bylaw and all licenses, permits and approvals pertaining to the Lands.

2.0.0 LAND USE REGULATIONS

2.1.0 Purpose and Intent

The purpose of this District is to provide for the development of a restaurant and cocktail lounge on the Lands.

2.2.0 Permitted Uses

- 2.2.1 Fences
- 2.2.2 Landscaping
- 2.2.3 Development existing as of the date of passage of this bylaw
- 2.2.4 Patios, accessory to the principal use
- 2.2.5 Accessory buildings

2.3.0 Discretionary Uses

- 2.3.1 Restaurant, as the principal use
- 2.3.2 Cocktail Lounge, accessory to the principal use
- 2.3.3 Office, associated with and accessory to the principal use
- 2.3.4 Parking
- 2.3.5 Signs

3.0.0 DEVELOPMENT REGULATIONS

- 3.1.0 That the site shall conform to the Noise Control Bylaw (C-5772-2003) as amended.
- 3.1.1 Event tents are permitted as accessory buildings where in accordance with the Alberta Building Code.
- 3.1.2 Special events, ancillary to the principal use, may be held on-site in accordance with the County bylaws and relevant Land Use Bylaw provisions.

4.0.0 DEFINITIONS

The Lands – means the lands as shown on Schedule “A” attached hereto.

Cocktail Lounge – means a portion of a restaurant in which alcoholic beverages are served for a fee, for consumption on the premises, and any preparation or serving of food is accessory thereto.

Terms not defined above have the same meaning as defined in Section 8.1 of Land Use Bylaw C-4841-97.

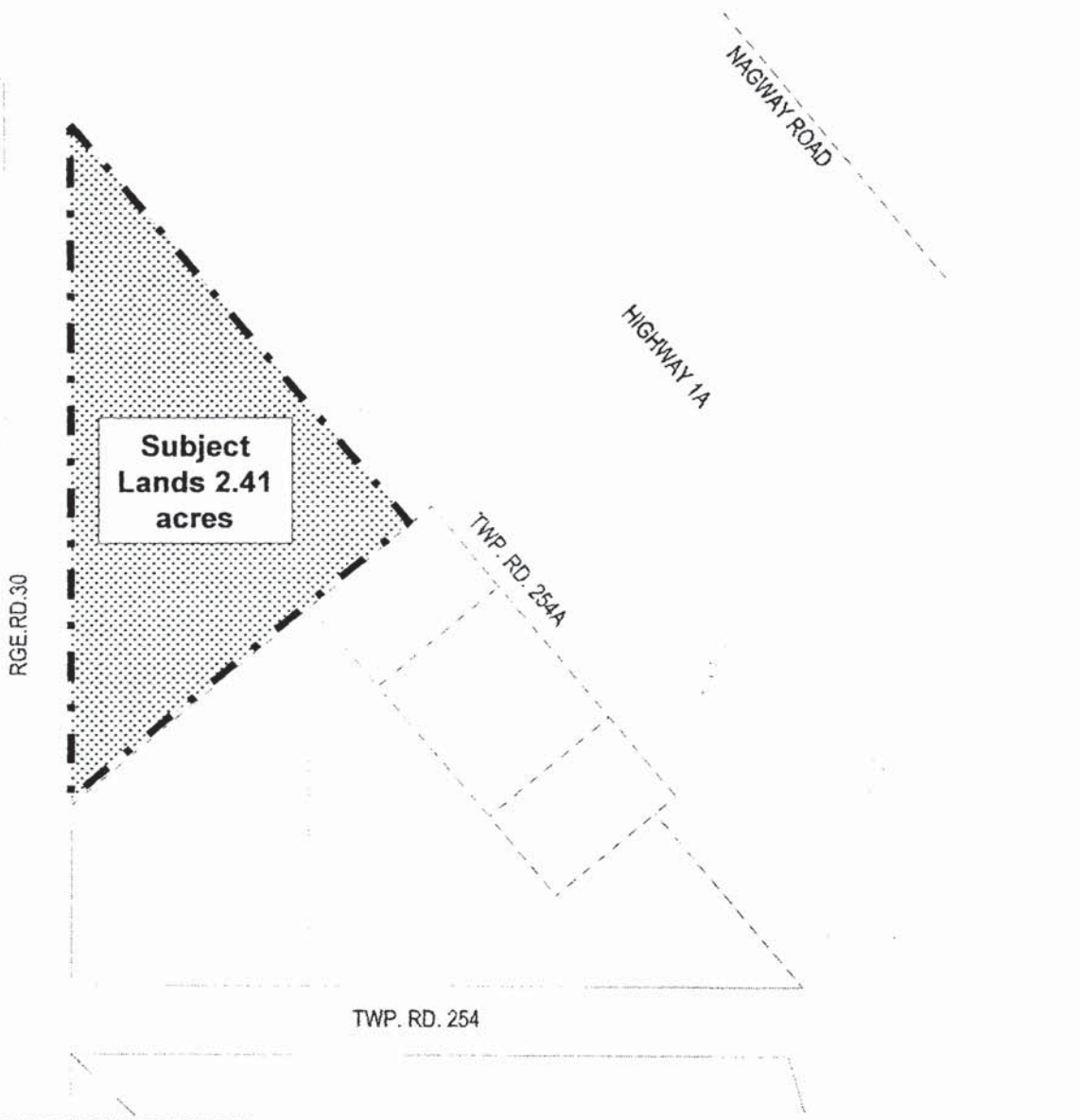
5.0.0 IMPLEMENTATION

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

Minor spelling, punctuation, and formatting amendments throughout.

SCHEDULE "A"

BYLAW: C-5402-2001



Subject
Lands 2.41
acres

RGE RD. 30

NAGWAY ROAD

HIGHWAY 1A

TWP. RD. 254A

TWP. RD. 254

FROM Agricultural Holdings District TO Direct Control District



Subject Land - - - - -

LEGAL DESCRIPTION: Block B, Plan 1845 HG Located in SW 30-25-02-W5M

FILE: 5630007/2001-058



DA 11