

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-4468-95**

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-4468-95	Original Bylaw	June 13, 1995
C-4996-98	Replacements to 3.1, 3.4, 3.7, & 3.12, Addition of 3.13	January 19, 1999

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
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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. 39-SE of Bylaw C-1725-84 to redesignate Lot 4, Block 1, Plan 7721JK in the NE-12-23-5-W5M from Hamlet Residential (1) District to Direct Control District, as shown on the attached Schedule "A"; and
- WHEREAS** a notice was published on May 30, 1995 and June 6, 1995 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 13, 1995; 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. 39 and 39 - SE of Bylaw C-1725-84 be amended by redesignating Lot 4, Block 1, Plan 7721JK in the NE-12-23-5-W5M from Hamlet Residential (1) District to Direct Control District, as shown on the attached Schedule "A" forming part of this Bylaw.
2. That all lands within Lot 4, Block 1, Plan 7721JK in the NE-12-23-5-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:
 - 3.1 Purpose and Intent

The purpose and intent of this District is to allow for the joint use of the site for residential and/or commercial land uses. To ensure compatibility between the uses in this district, the uses are as listed below:
 - 3.2 List of Permitted Uses
 - 3.2.1 Buildings less than 60 square metres (645 sq.ft) accessory to the residential use
 - 3.2.2 One Single detached dwelling
 - 3.2.3 Private swimming pools
 - 3.3 List of Discretionary Uses
 - 3.3.1 Dental Clinic
 - 3.3.2 Signs
 - 3.4 General Land Use Regulations

Part Three of Land Use Bylaw C-4841-97 is applicable hereto.

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3.5 Minimum and Maximum Requirements

3.5.1 The minimum area of the site shall be 0.202 ha (0.5 acres)

3.6 Residential Use

3.6.1 Minimum front yard:

a) 6 m (19.68 feet)

3.6.2 Minimum side yard:

a) Principal building - one unobstructed sideyard: 3m (9.84 ft); the other: 2.4m (7.87 ft)

b) Accessory buildings - 2.4m (7.87 ft)

3.6.3 Minimum rear yard:

a) Principal building - 8m (26.25 ft)

b) Accessory building - 2.4m (7.87 ft)

3.6.4 Maximum number of accessory buildings ancillary to the residential use - 2

3.6.5 Total building area for all accessory buildings - 90 sq.m. (969 sq. ft)

3.7 Commercial Use

3.7.1 Floor Space

(a) Maximum permitted commercial floor space shall 1, 029 sq. ft.

(b) The Maximum commercial floor space may be expanded to 2,600 sq. ft. at the discretion of the Development Authority.

3.7.2 Maximum number of employees on site at any one time shall be seven (7).

3.7.3 Maximum number of dental clinic patients per day shall be twenty-five (25).

3.7.4 The hours and days of operation shall be defined in a Development Permit. General hours of business shall not occur on Sundays or Statutory Holidays, except in the case of a dental emergency.

3.8 Development Permits

Development Permits shall be issued to the satisfaction of and by the Development Officer for all discretionary uses shown in Section 3.3 herein.

3.9 Landscaping

Landscaping, visual appearance, and screening shall include evergreen trees to screen the parking area of the property to the east, west and White Avenue, which shall be planted and continuously maintained with living healthy trees to the satisfaction of the Development Officer and as determined through a Development Permit.

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3.10 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.

3.11 Controlled Appearance

The design, character and appearance of any buildings, structures or signs proposed to be erected or located on the property must be acceptable to the Development Officer, having due regard to its effect on neighbouring developments and general amenities of the area. However, in no case shall any sign be larger than one (1) metre squared.

3.12 Parking and Loading Requirements

3.12.1 Parking requirements shall be in accordance with Land Use Bylaw C-4841-97 unless otherwise noted in this Bylaw;

3.12.2 In no case shall there be less than 10 parking stalls on the site for staff and patients;

3.12.3 All parking stalls for staff and patients shall be located north of the principal building

3.13 Servicing Requirements

3.13.1 Unless piped water is available, any increase in the floor area for the commercial operation, beyond the existing 1,029 sq. ft., shall require the installation of a water cistern to provide an adequate supply of potable drinking water;

3.13.2 Any increase in the floor area of the existing commercial operation shall require the installation of a septic holding tank and a pump out system of sufficient size and capacity, to be installed to the satisfaction of the Municipality, Alberta Environmental Protection and Alberta Labour.

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

File: 3912128

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 16th day of May, 1995, on a motion by Councillor Fullerton.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 13th day of June, 1995, on a motion by Councillor Fullerton.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 13th day of June, 1995, on a motion by Councillor Hall.

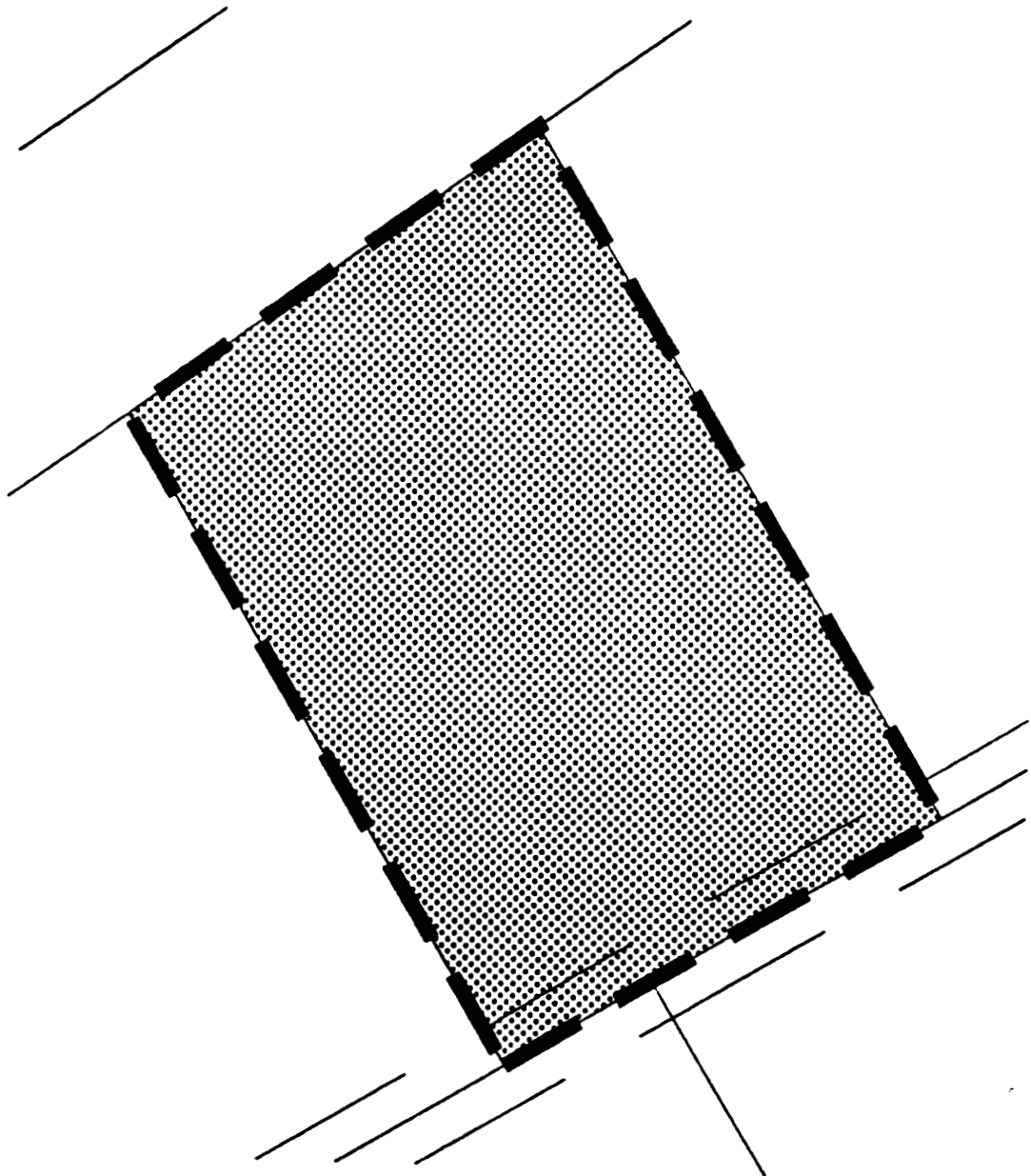
**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
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REEVE OR DEPUTY REEVE

MUNICIPAL SECRETARY

SCHEDULE "A"

BYLAW: C-4468-95



AMENDMENT

FROM Hamlet Residential (1) District TO Direct Control District



SUBJECT LAND: ■■■■



LEGAL DESCRIPTION: Lot 4, Block 1, Plan 7721 JK in the

NE 12-23-5-W5M

FILE: 3912128



Handwritten signature or initials.