

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-5813-2003**

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 Maps No. 81 of Bylaw C-4841-97 to redesignate Lot 4 Block 1 Plan 7910498 within the SE-13-28-26-W4M from Ranch and Farm District to Direct Control District, as shown on the attached Schedule "A" ("the Lands"); and,

WHEREAS a notice was published on Tuesday, November 25th, 2003, and Tuesday, December 2nd, 2003 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 Tuesday, December 9th, 2003; 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 24 of the Revised Statutes of Alberta 1995, and all amendments thereto.

NOW THEREFORE the Council enacts the following:

1. That Part 5, Land Use Map No. 81 of Bylaw C-4841-97 be amended by redesignating Lot 4 Block 1 Plan 7910498 within the SE-13-28-26-W4M from Ranch and Farm District to Direct Control District, as shown on the attached Schedule "A" in accordance with special regulations;
2. That Lot 4 Block 1 Plan 7910498 within the SE-13-28-26-W4M are hereby redesignated to Direct Control District, as shown on the Schedule 'A' attached hereto and forming part of the Bylaw; and
3. That the regulations of this Direct Control District comprise:
 - 1.0.0 General Regulations
 - 2.0.0 Land Use Regulations
 - 3.0.0 Special Requirements
 - 4.0.0 Development Regulations
 - 5.0.0 Definitions
 - 6.0.0 Implementation

1.0.0 GENERAL REGULATIONS

- 1.1.0 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.
 - 1.1.1 That the Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.
 - 1.1.2 The Development Authority shall consider and decide on applications for Development Permits for all uses listed by this Bylaw provided the provisions of Sections 2 and 3 herein are completed in form and substance, satisfactory to the Municipality.

2.0.0 LAND USE REGULATIONS

- 2.1.0 Purpose and Intent

The purpose and intent of this District is to provide for the development of a business involving the receipt, storage, and shipping of Malt Barley and bulk and bagged seed and granular fertilizer

2.1.0 Uses

- 2.1.1 Bulk storage, processing and distribution of Malt Barley
- 2.1.2 Bulk storage, processing and distribution of seed and granular fertilizer
- 2.1.3 Agriculture, general
- 2.1.4 Signs

2.2.0 Minimum Requirements

- 2.2.1 Parcel Size:
 - (a) Lot 5 - 15,800 sq. m (170069.78sq. ft.)
 - (b) Lot 6 - 10,220 sq m (110007.16 sq. ft.)
- 2.2.2 Width:
 - (a) 55 m(180.44 feet)
- 2.2.3 Yard, Front:
 - (a) 25 m (82 ft.)
- 2.2.4 Yard, Side:
 - (a) 10 m (32.8 ft.)
- 2.2.5 Yard, Rear:
 - (a) Lot 5 - 1 m (3.2 ft.)
 - (b) Lot 6 - 0.66 m (2.2 ft.)
- 2.3.0 Maximum Requirements:
 - Height of Buildings:
 - (a) grain elevators and feed mills: 46.0 m (150.9 ft.)
 - (b) all other: 12.0 m (39.4 ft.)

3.0.0 SPECIAL REGULATIONS

- 3.1.0 *Landscaping:*
 - a) a minimum of 10% of the *site shall be landscaped* in accordance with the plan approved by the *Development Authority*.
- 3.1.1 *Outside Storage:*
 - a) all sites *abutting* a residential district *shall be buffered and screened* to the satisfaction of the *Development Authority*
- 3.1.2 Garbage and waste must be stored in weatherproof and animal proof containers.

4.0.0 DEVELOPMENT REGULATIONS

- 4.1.0 No Development Permit for any use or *development* or *building* permit for any *building* shall be issued by the Development Authority and no *development* shall occur on the lands until:
- 4.1.1 All other requirements of this Bylaw have been satisfied to the satisfaction of the Development Authority.
- 4.1.2 The Applicant shall prepare an emergency response plan to the satisfaction of the Municipal Fire Chief, prior to the issuance of any Development Permit for the lands.

5.0.0 DEFINITIONS

- 5.1.0 Unless otherwise defined in this Bylaw, all words and uses shall be defined as per Section 8 (Definitions) of Bylaw C-4841-97.

6.0.0 IMPLEMENTATION

- 6.1.0 The bylaw comes into effect upon the date of its third reading.


File: 08113014 2003-RV-086

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on November 4th, 2003, on a motion by Councillor Konschuk.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on December 9th, 2003 on a motion by Councillor Konschuk.

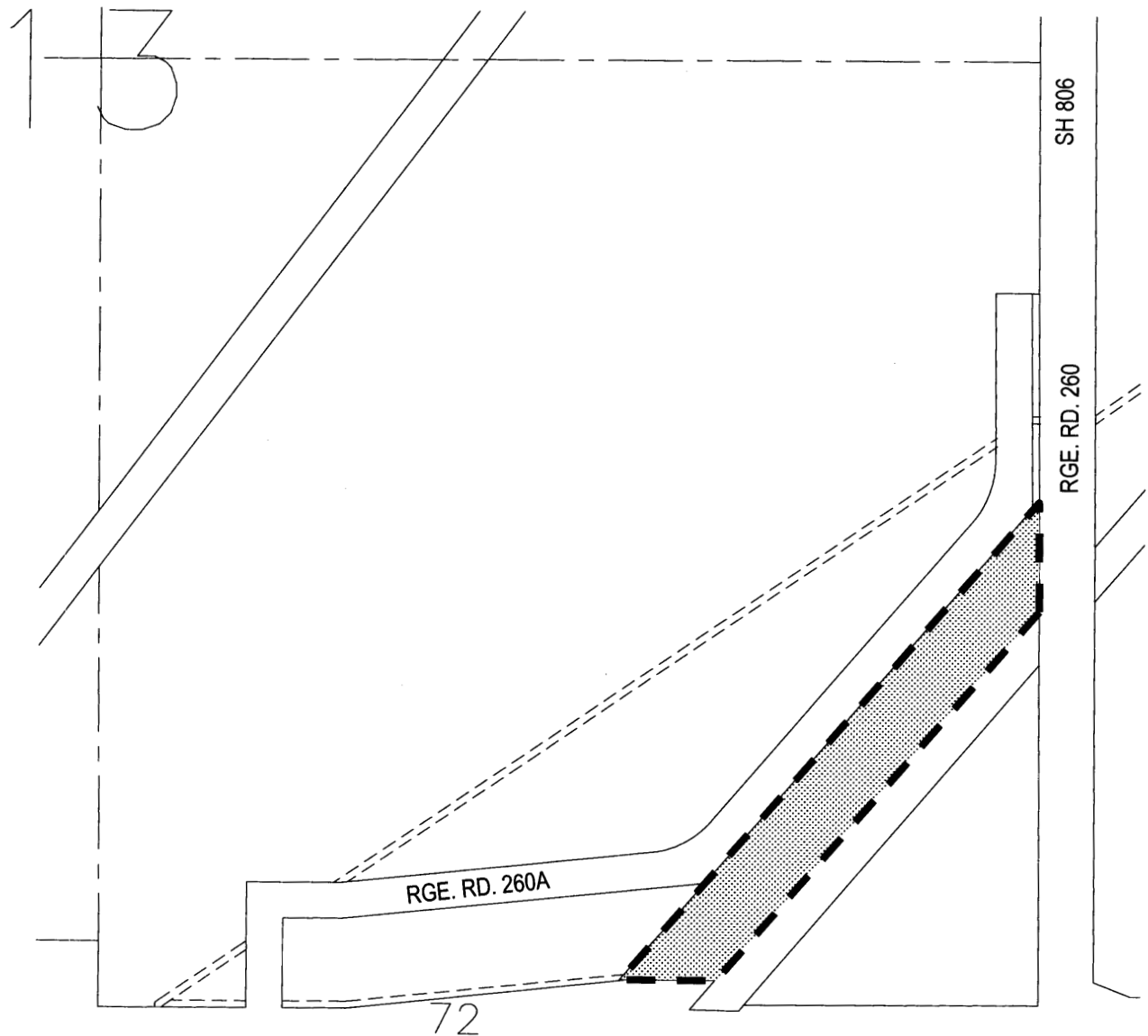
Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on December 9th, 2003, on a motion by Councillor Cameron.


REEVE OR DEPUTY REEVE


MUNICIPAL SECRETARY

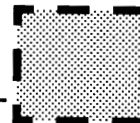
SCHEDULE "A"

BYLAW: C-5813-2003



AMENDMENT

FROM Ranch and Farm District TO Direct Control District



Subject Land - - - - -



LEGAL DESCRIPTION: Lot 4 Block 1 Plan 7910498
within the SE-13-28-26-W4M

FILE: 08113014-2003086

