

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. 64 and 64 - South of Bylaw C-1725-84 to redesignate the SW-13-26-29-W4M from an Agricultural Conservation (1) District to a Direct Control District and an Agricultural (2) District as shown on the attached Schedule "A"; and

WHEREAS a notice was published on October 20th and October 27th, 1992 in the Rocky View Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44 advising of the Public Hearing for November 3, 1992; 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:

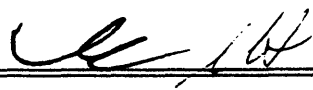
1. That Section 7.3.0; Land Use Map No. 64 and 64 - South of Bylaw C-1725-84 be amended by redesignating the SW-13-26-29-W4M from an Agricultural Conservation (1) District to a Direct Control District as shown on the attached Schedule "A" forming part of this Bylaw.
2. That all lands within a portion of the SW-13-26-29-W4M are hereby redesignated to a Direct Control District as shown on the attached Schedule "A" forming part of this Bylaw.

Permitted Uses

- Handling, blending, storage, delivery, and sale of agricultural products and services, including but not limited to agricultural chemicals, fertilizers (dry and anhydrous ammonia), seed, and the storage and sale of farm equipment, materials, machinery, and implements.
- The erection and maintenance of buildings, structures, and equipment necessary to uses permitted on the site.
- The storage and maintenance of ancillary equipment and vehicles.
- An administration and sales office building and ancillary structures.

General Land Use Regulations

- The General Land Use Regulations shall apply as contained in Section 8 of Land Use Bylaw C-1725-84, with the exception of Section 8.16.4, as well as, the following provisions.



- A Development Permit is required for all uses and the Municipal Planning Commission shall consider and decide on applications for Development Permits.

Minimum Requirements (for buildings, parking, and storage):

Maximum area of site

- 10.00 acres

Front Yard (measured from the nearest limits of SH #566)

- 30.48 metres (100 ft.)

East Side Yard (measured from nearest limits of the most easterly property line:

- 15.24 metres (50 ft.)

West Side Yard (measured from nearest limits of the north-south road allowance:

- 30.48 metres (100 ft.)

Rear Yard (measured from nearest limits of most northerly property line):

- 15.24 metres (50 ft.)

Height

- 15 metres

Landscaping, Security, Fire Prevention, Height, and Controlled Appearance

- Landscaping, fencing, berming, visual screening, Fire Prevention Measures shall be compatible with adjacent land uses and shall be as required by the Municipal Planning Commission through the consideration of a Development Permit for any development on the site.
- The location and appearance of buildings and structures shall be to the satisfaction of the Municipal Planning Commission as a consideration of any Development Permit issued for the site.
- The operation plan for the facilities for the handling, storage, and distribution of chemicals shall be accepted by Alberta Environment prior to the storage of any chemicals on site.

Utilities

- Sewage disposal facilities shall be constructed to the satisfaction of Alberta Labour and Alberta Environment prior to any use of the subject lands.

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

File: 6413002

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 13th day of October, 1992, on a motion by Councillor Wise.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 3rd day of November 1992, on a motion by Councillor Vincent.

Third and final reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 3rd day of November 1992, on a motion by Councillor Devitt.



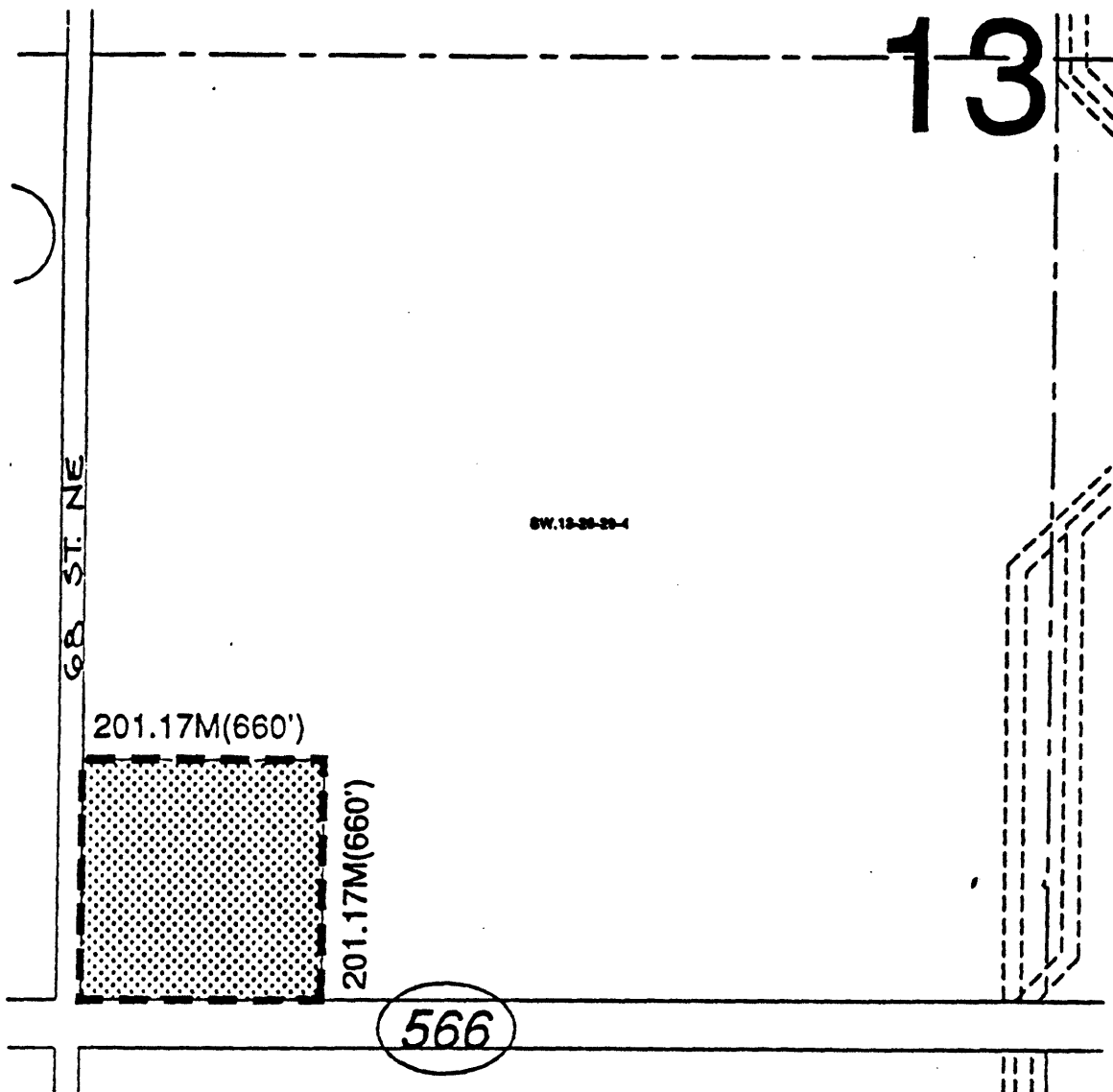
REEVE OR DEPUTY REEVE



MUNICIPAL SECRETARY

SCHEDULE "A"

BYLAW: C-3920-92



AMENDMENT

FROM Agricultural Conservation (1) TO _____

Direct Control District



SUBJECT LAND: ■■■■



LEGAL DESCRIPTION: A portion of the

SW-13-26-29-W4M

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