

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-4110-93	Original Bylaw	August 24, 1993
C-8412-2023	Updated Sections 3, 4c, 4f and definitions.	November 14, 2023

(copy and paste this after the title page and before the table of contents in any plan being amended. In the case of a DC Bylaw, this becomes the first page of the bylaw)

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-4110-93

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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. 70 of Bylaw C-1725-84 to redesignate a portion of the NW-6-27-25-W4M and the SW-7-27-25-W4M from Agricultural Conservation (1) District to Direct Control District, as shown on the attached Schedule "A"; and

WHEREAS a notice was published on August 17, 1993, and August 24, 1993 in the Calgary Rural Times, a newspaper circulating in the Municipal District of Rocky View No. 44 advising of a Public Hearing for August 24, 1993; and

WHEREAS Council held a Public Hearing and have given consideration to the Representations made to it in accordance with Sections 139 and 140 of the Planning Act being Chapter P-9 of the Revised Statutes of Alberta 1980, amendments thereto.

File: 7006004/005 and 7007002

NOW THEREFORE the council enacts the following:

1. That Section 7.3.0; Land Use Map No. 70 of Bylaw C-1725-84 be amended by redesignating a portion of the NW-6-27-25-W4M and the SW-7-27-25-W4M from Agricultural Conservation (1) District to Direct Control District, as shown on the attached Schedule "A" forming part of this Bylaw.
2. That all lands within a portion of the NW-6-27-25-W4M and the SW-7-27-25-W4M are hereby redesignated to Direct Control District as shown on the attached Schedule "A" forming part of this Bylaw.
3. That Section 9.0.0 be amended by adding Dwelling, Multiple Unit, and Industrial (Light/Medium) as defined in this Bylaw.

4. That the Land Use Rules of the Direct Control District be as follows:

a) Purpose and Intent

The purpose and intent of this District is to provide for a range of residential and agricultural uses normally associated with a Hutterite Colony, and are as listed below:

b) List of Permitted Uses

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- Dwellings, multiple unit
- Accessory buildings
- Dwelling, single detached
- Extensive agricultural pursuits

c) List of Discretionary uses

- Kitchens providing food services only to residents of the Hutterite Colony
- Schools providing services only to residents of the Hutterite Colony
- Laundry facilities providing services only to the residents of the Hutterite Colony
- Semi-detached dwelling unit
- Single wide mobile home used as a dwelling unit
- intensive agricultural pursuits
 - market gardens and greenhouses
 - abattoirs
- Industrial (Light/Medium) uses for the purpose of manufacturing walls, cabins, chicken coops and storage sheds as a Hutterite Colony business

d) General Land Use Regulations

The general land use regulations apply as contained in Section 8 of land Use Bylaw C-1725-84 as well as the following provisions:

e)The permitted uses are deemed approved

f) Discretionary Use Regulations

Outdoor storage shall be accessory to the Industrial, Light/Medium use and shall be screened from adjacent roadways,
The proposed Industrial, Light/Medium use shall not employ anyone outside the Hutterite Colony.

g) Minimum Requirements

-As described in sections 12.5.1 to 12.5.5 in Land Use Bylaw C-1725-84

h) Maximum Requirements

- Maximum number of multi unit dwellings - 4
- Maximum number of dwelling units in a multi unit dwelling - 8

i) Special Requirements

The design, location and operation of sewage treatment facilities shall be to the approved by and to the satisfaction of Alberta Environment.

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j) Development Permits

Development Permits shall be issued to the satisfaction of and by the Municipal Planning Commission for discretionary uses for the lands shown on the attached Schedule 'A'

k) 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 Municipal Planning Commission.

4. Definitions

- a) Multiple unit dwelling: a single building comprised of three or more dwelling units separated by a fire separation with each dwelling unit having a separate and direct entrance from grade
- b) Industrial (Light/Medium): means those developments where activities and uses are primarily carried on within an enclosed building, with a portion of the activities and uses are carried on outdoors, such as storage for materials and equipment, without any significant nuisance such as noise, appearance, or odour, extending beyond the boundaries of the site. Any development where the risk of interfering with the amenity of adjacent or nearby sites, because of the nature of the site, materials or processes, cannot be successfully mitigated shall be considered Industrial (Heavy).

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

First Reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 10 day of August 1993, on a motion by Councillor Hall.

Second Reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 24 day of August 1993, on a motion by Councillor Anderson.

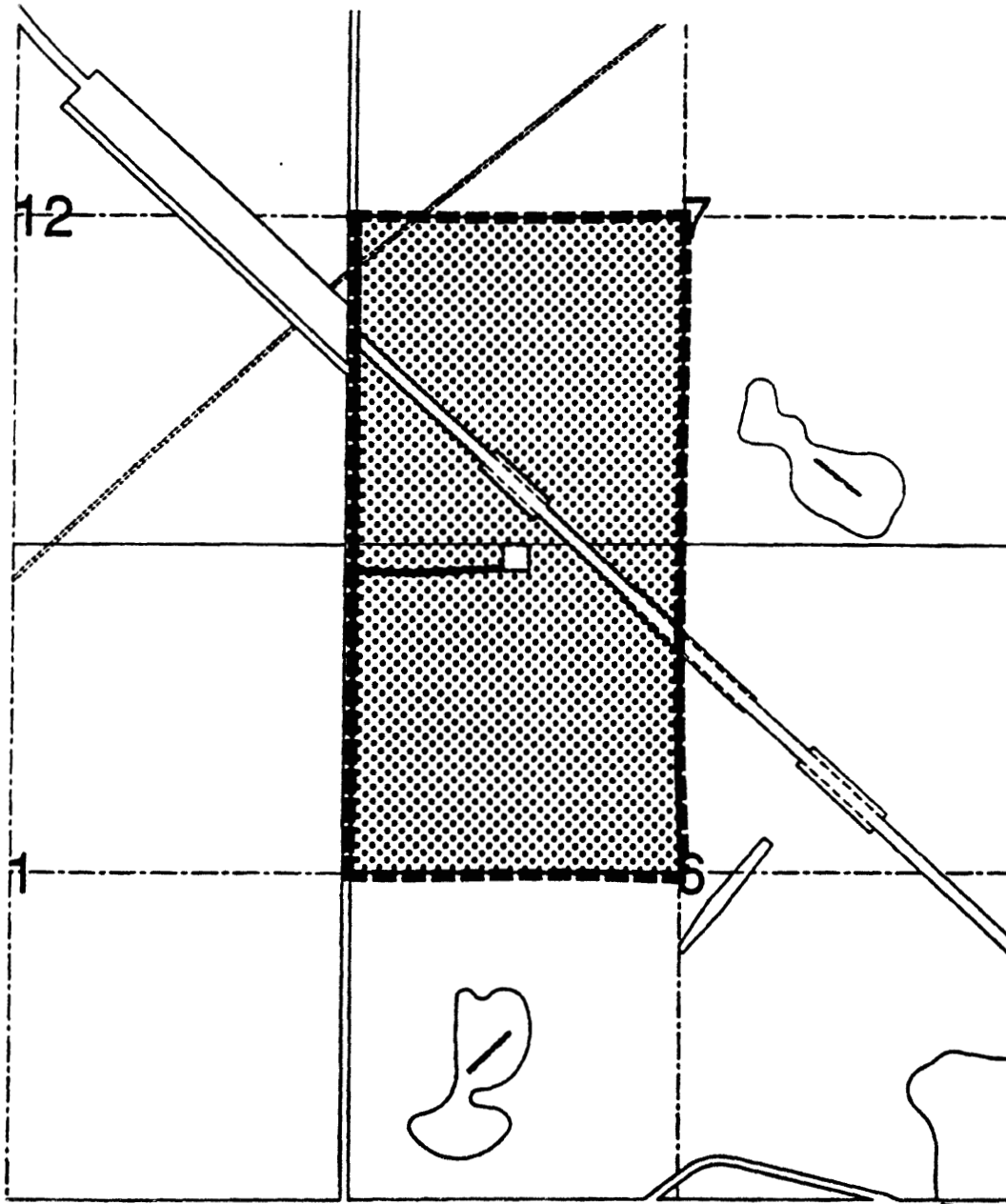
Third Reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 24 day of August 1993, on a motion by Councillor Fullerton.

 REEVE OR DEPUTY REEVE

 MUNICIPAL SECRETARY

SCHEDULE "A"

BYLAW: C-4110-93



AMENDMENT

FROM Agricultural Conservation (1) District TO

Direct Control District



SUBJECT LAND:



LEGAL DESCRIPTION: A PORTION OF
NW-6-27-25-W4M
and SW-7-27-25-W4M

FILE:

LAWS

