

BYLAW NUMBER 35D2011

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2010-0082)

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;

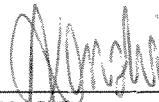
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

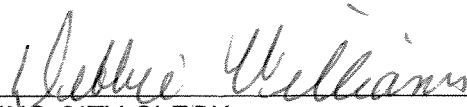
READ A FIRST TIME THIS 9TH DAY OF MAY, 2011.

READ A SECOND TIME THIS 9TH DAY OF MAY, 2011.

READ A THIRD TIME THIS 9TH DAY OF MAY, 2011.



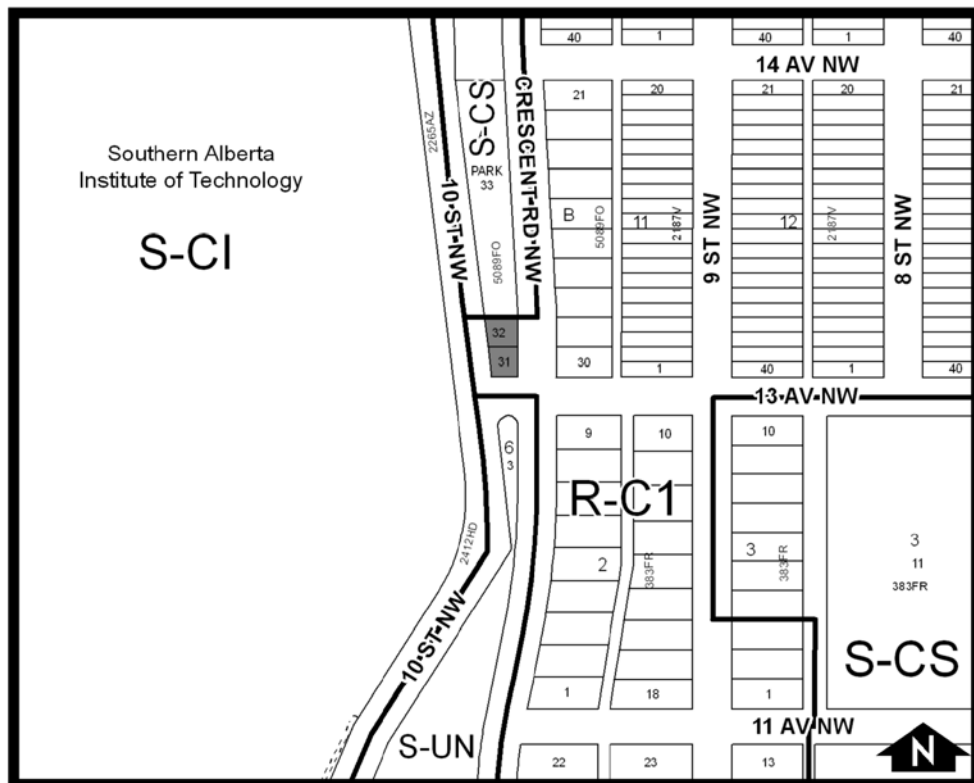
MAYOR
SIGNED THIS 9TH DAY OF MAY, 2011.



ACTING CITY CLERK
SIGNED THIS 9TH DAY OF MAY, 2011.

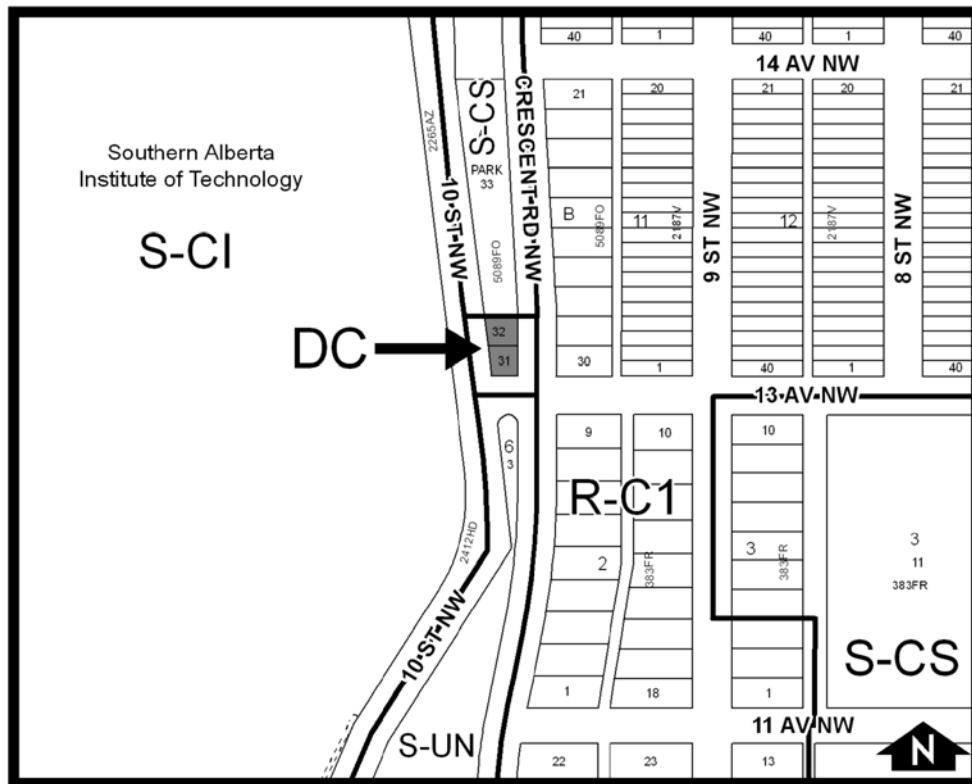
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SCHEDULE A



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SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) Provide a limited range of commercial **uses** that are compatible with the **adjacent** residential context; and
- (b) Limit the maximum **use area**.

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Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

- 4 The **permitted uses** of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control (DC) District with the exclusion of:
- (a) **Sign – Class A;**
 - (b) **Sign – Class B;** and,
 - (c) **Sign – Class D.**

Discretionary Uses

- 5 The following **uses** are **discretionary uses** in this Direct Control District:
- (a) **Artist’s Studio;**
 - (b) **Counselling Service;**
 - (c) **Dwelling Unit;**
 - (d) **Home Based Child Care – Class 1;**
 - (e) **Home Occupation – Class 1;**
 - (f) **Home Occupation – Class 2;**
 - (g) **Live Work Unit;**
 - (h) **Office;**
 - (i) **Sign – Class A;** and,
 - (j) **Sign – Class B.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 apply in this Direct Control District.

Use Area

- 7 The maximum **use area** is 126.0 square metres.

Location of Uses within Buildings

- 8 There are no restrictions to the location of **uses** within a **building**.

Signage

- 9 All **signs** must be non-illuminated.