

BYLAW NUMBER 20D2012

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2010-0029)

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;

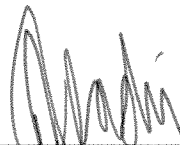
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 APRIL, 2012.

READ A SECOND TIME THIS 9TH DAY OF APRIL, 2012.

READ A THIRD TIME THIS 9TH DAY OF APRIL, 2012.



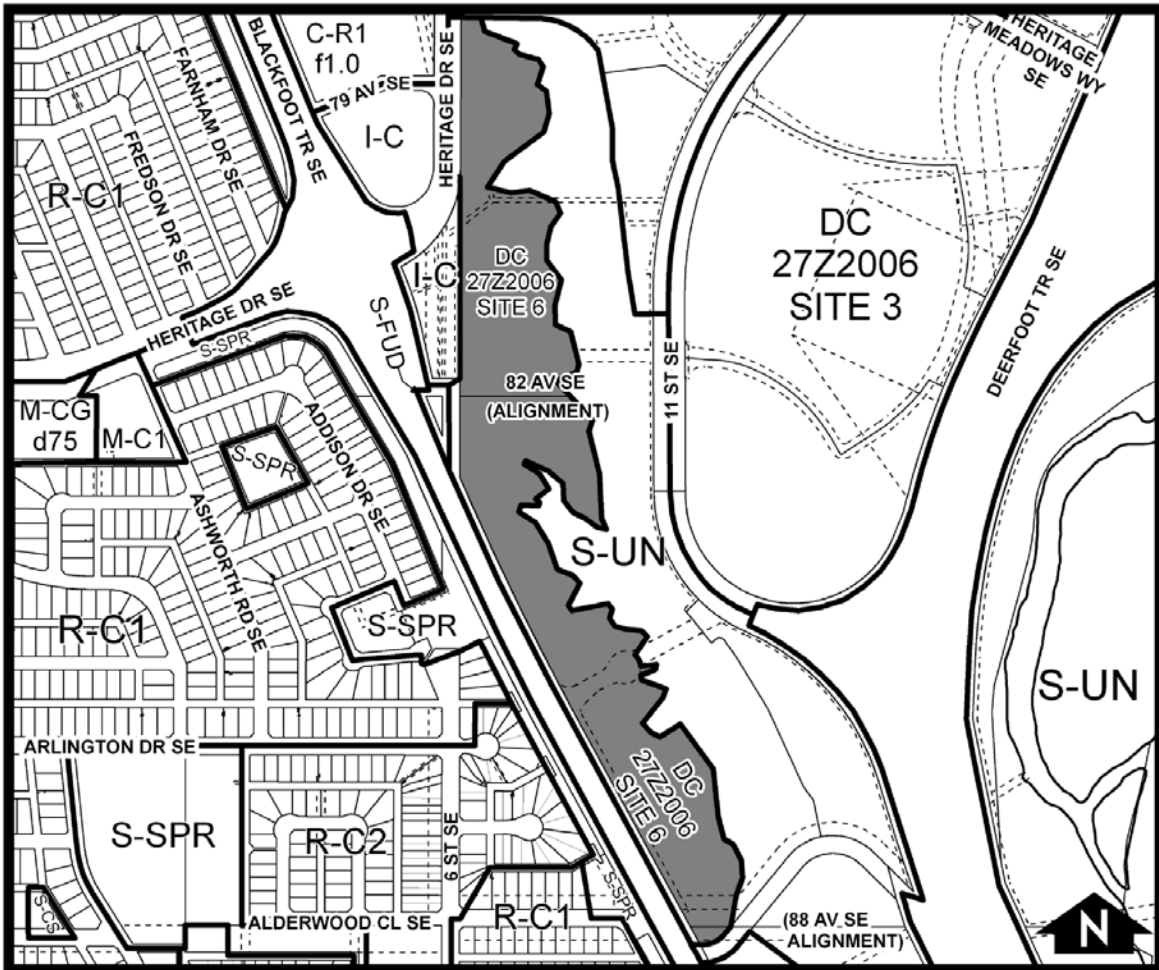
MAYOR
SIGNED THIS 9TH DAY OF APRIL, 2012.



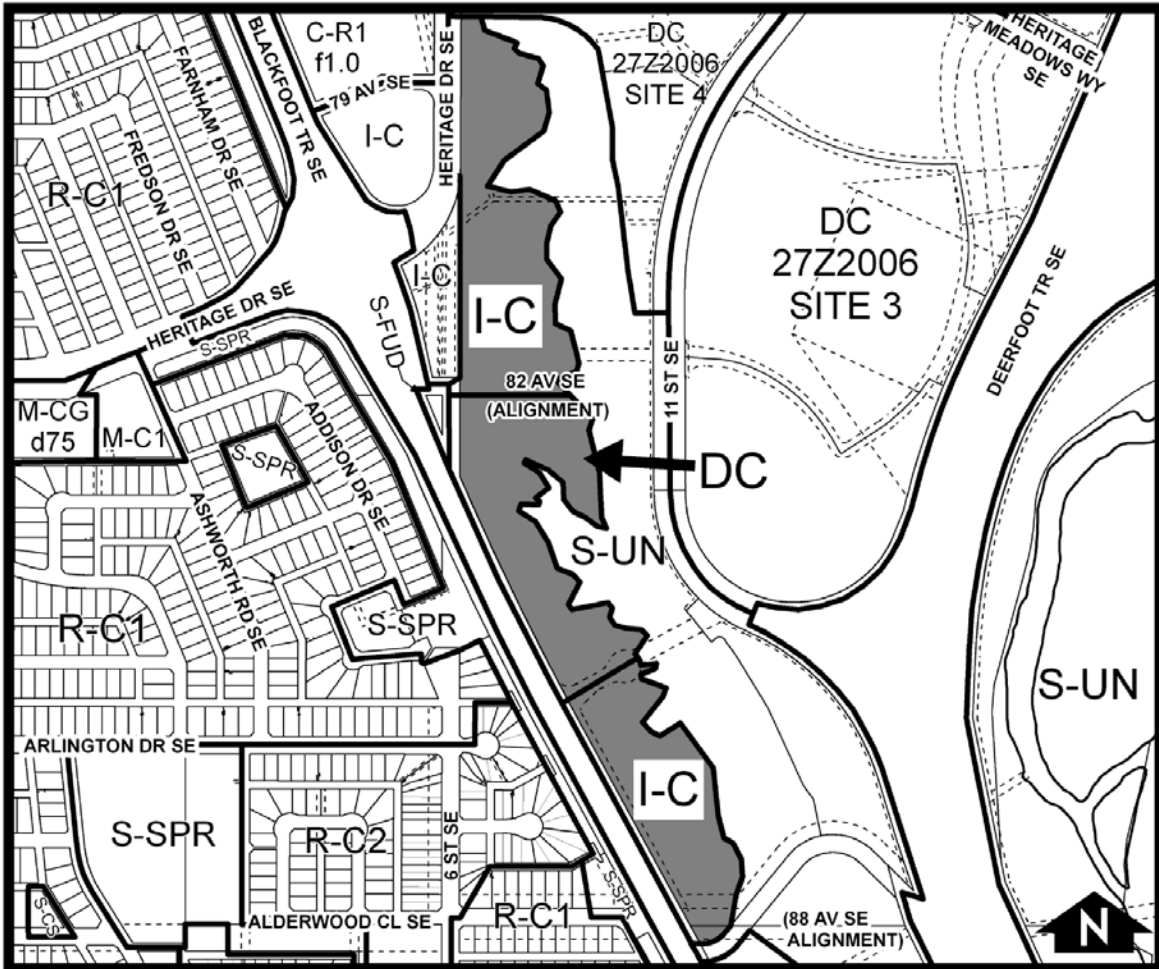
ACTING CITY CLERK
SIGNED THIS 9TH DAY OF APRIL, 2012.

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SCHEDULE A



SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) add the **use** of **Hotel** and eliminate a number of **uses** from the Industrial - Commercial (I-C) District; and
- (b) establish a maximum height.

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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.

Reference to Bylaw 1P2007

- 3** Within this Direct Control Bylaw, 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 (1)** The following *uses* are *permitted uses* in this Direct Control District:

- (a) **Park;**
- (b) **Power Generation Facility – Small;**
- (c) **Sign – Class A;**
- (d) **Sign – Class B;**
- (e) **Sign – Class D; and**
- (f) **Utilities.**

- (2)** The following *uses* are additional *permitted uses* of this Direct Control District if they are located within existing approved *buildings*:

- (a) **Artist’s Studio;**
- (b) **Counselling Service;**
- (c) **Financial Institution;**
- (d) **Fitness Centre;**
- (e) **General Industrial – Light;**
- (f) **Health Services Laboratory – With Clients;**
- (g) **Indoor Recreation Facility;**
- (h) **Information and Service Provider;**
- (i) **Instructional Facility;**
- (j) **Medical Clinic;**
- (k) **Office;**

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- (l) **Pet Care Service;**
- (m) **Restaurant: Food Service Only – Medium;**
- (n) **Restaurant: Food Service Only – Small;**
- (o) **Retail and Consumer Service;**
- (p) **Service Organization;**
- (q) **Specialty Food Store; and**
- (r) **Take Out Food Service.**

Discretionary Uses

5 (1) **Uses** listed in section 4(2) are **discretionary uses** if they are located in new **buildings** or new additions to existing **buildings** in this Direct Control District.

(2) The **discretionary uses** of this Direct Control District are as follows:

- (a) **Auto Service – Major;**
- (b) **Auto Service – Minor;**
- (c) **Child Care Service;**
- (d) **Convenience Food Store;**
- (e) **Custodial Quarters;**
- (f) **Drive Through;**
- (g) **Hotel;**
- (h) **Outdoor Café;**
- (i) **Restaurant: Licensed – Medium;**
- (j) **Restaurant: Licensed – Small;**
- (k) **Sign – Class C;**
- (l) **Sign – Class E;**
- (m) **Sign – Class F;**
- (n) **Sign – Class G;**
- (o) **Special Function – Class 1;**

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- (p) **Special Function – Class 2;**
- (q) **Utility Building;** and
- (r) **Vehicle Sales - Major**

Bylaw 1P2007 District Rules

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

Building Height

- 7** The maximum *building height* is 14.0 metres for **Hotel** and **Office uses** and 12.0 metres for all other *uses*.