

**BYLAW NUMBER 74D2013**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2013-0004)  
\*\*\*\*\***

**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;

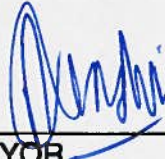
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

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 26<sup>TH</sup> DAY OF JULY, 2013.

READ A SECOND TIME, AS AMENDED, THIS 16<sup>TH</sup> DAY OF SEPTEMBER, 2013.

READ A THIRD TIME, AS AMENDED, THIS 16<sup>TH</sup> DAY OF SEPTEMBER, 2013.



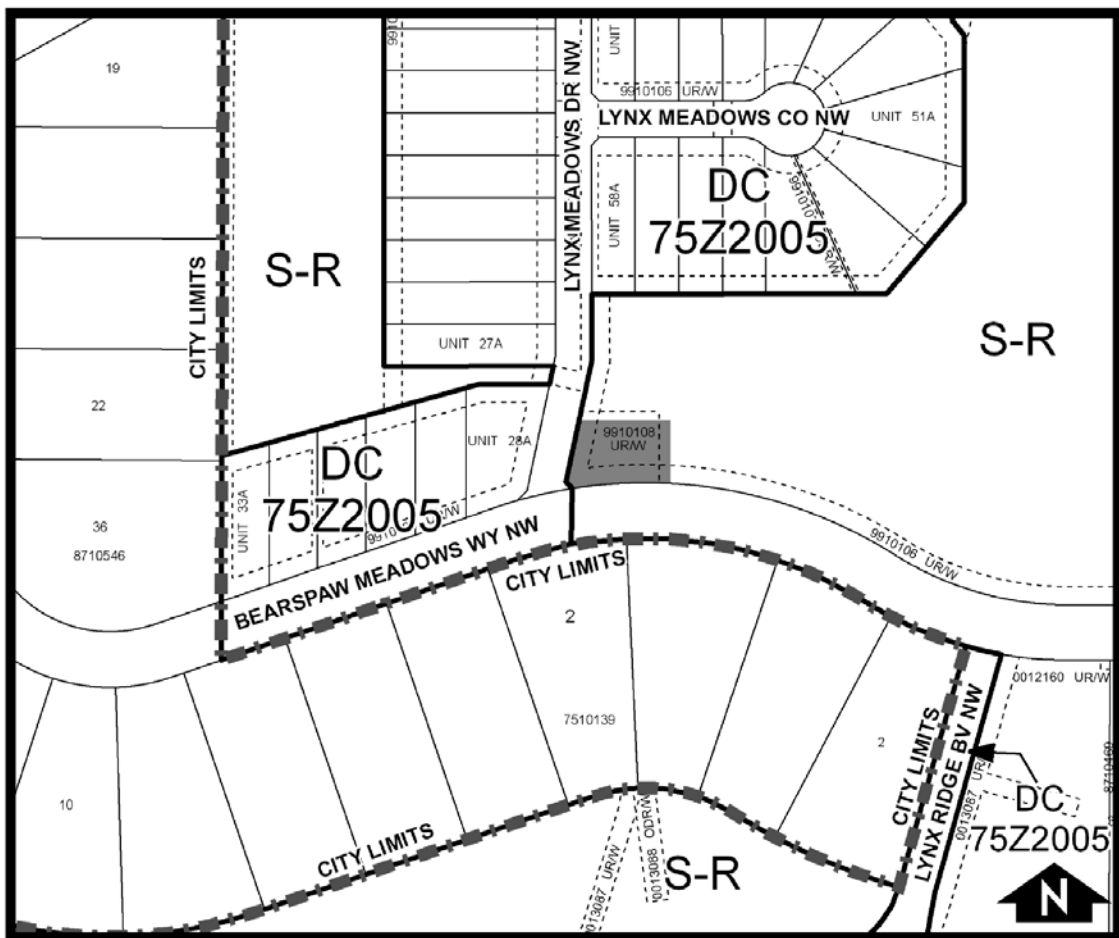
\_\_\_\_\_  
MAYOR  
SIGNED THIS 30<sup>TH</sup> DAY OF SEPTEMBER, 2013.



\_\_\_\_\_  
CITY CLERK  
SIGNED THIS 30<sup>TH</sup> DAY OF SEPTEMBER, 2013.

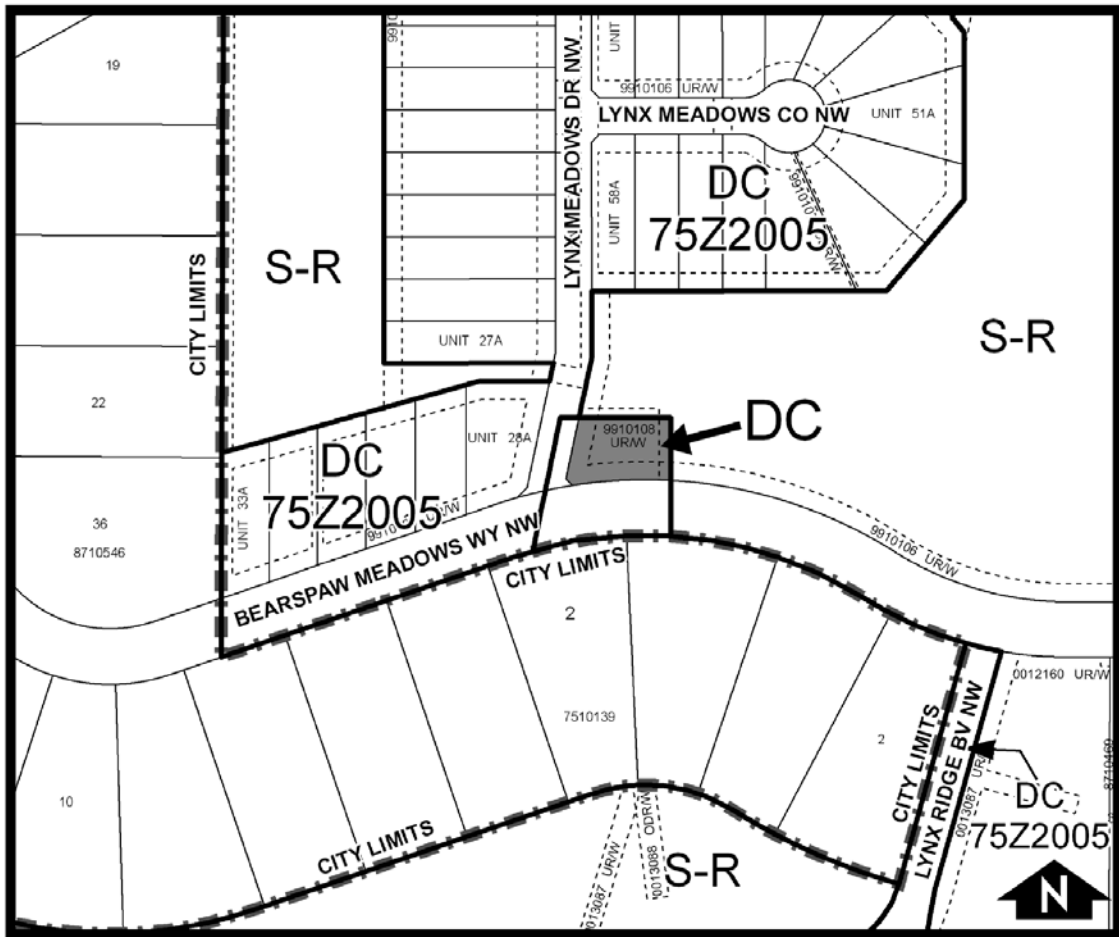
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SCHEDULE A



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**SCHEDULE B**



DC DIRECT CONTROL DISTRICT

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**Purpose**

- 1 This Direct Control District is intended to:
- (a) accommodate a privately owned **Water Treatment Plant** that is sensitive to adjacent low density residential development through building and site design.
  - (b) Limit the **gross floor area** and potable water servicing capacity of the **Water Treatment Plant**.

**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.

**Defined Uses**

- 4 In this Direct Control District:
- “**Water Treatment Plant**” means a **use**;
- (i) that includes facilities for the treatment and distribution of potable water.

**Permitted Uses**

- 5 The **permitted uses** of the Special Purpose – Recreation (S-R) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

**Discretionary Uses**

- 6 The **discretionary uses** of the Special Purpose – Recreation (S-R) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:
- (a) **Water Treatment Plant**.

**Bylaw 1P2007 District Rules**

- 7 Unless otherwise specified, the rules of the Special Purpose – Recreation (S-R) District of Bylaw 1P2007 apply in this Direct Control District.

**Setback Areas**

- 8 (1) Where the lands subject to this Direct Control bylaw share a **property line** with a **street**, the **setback area** from that **property line** must have a minimum depth of 4.0 metres.
- (2) Where the lands subject to this Direct Control bylaw are adjacent to lands designated **special purpose district** and no **property lines** exist, there is no requirement for a **setback area**.

**Landscaping in Setback Areas**

- 9 (1) All **setback areas** on the lands subject to this Direct Control District not including those portions specifically required for motor vehicle access, sidewalks, or any other

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purpose allowed by the **Development Authority**, must be a **soft surfaced landscaped area**.

- (2) Location of landscaping in **setback areas** may be subject to constraints arising from existing utility rights of way located within the lands subject to this Direct Control District.
- (3) Trees and shrubs required by this section may be planted throughout the lands subject to this Direct Control District, and not just within **setback areas**.
- (4) Where a **setback area** shares a **property line** with a **street**, the **setback area** must provide a minimum of:
  - (a) 1.0 trees and 2.0 shrubs for every 30.0 square metres; or
  - (b) 1.0 trees and 2.0 shrubs for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.

**Building Height**

**10** The maximum **building height** is 8.5 metres.

**Loading Stalls for Water Treatment Plant**

**11** The minimum number of **loading stalls** for **Water Treatment Plant** is one.

**Water Treatment Plant Gross Floor Area**

**12** The maximum **gross floor area** of a **Water Treatment Plant** is 575 square metres.

**Water Treatment Plant Servicing Capacity**

**13** **Water Treatment Plant** has a maximum servicing capacity of **591,407** cubic metres of potable water per year.