

BYLAW NUMBER 94D2014

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2014-0051)

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;

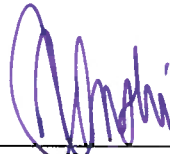
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 8TH DAY OF SEPTEMBER, 2014.

READ A SECOND TIME, AS AMENDED, THIS 8TH DAY OF SEPTEMBER, 2014.

READ A THIRD TIME, AS AMENDED, THIS 8TH DAY OF SEPTEMBER, 2014.

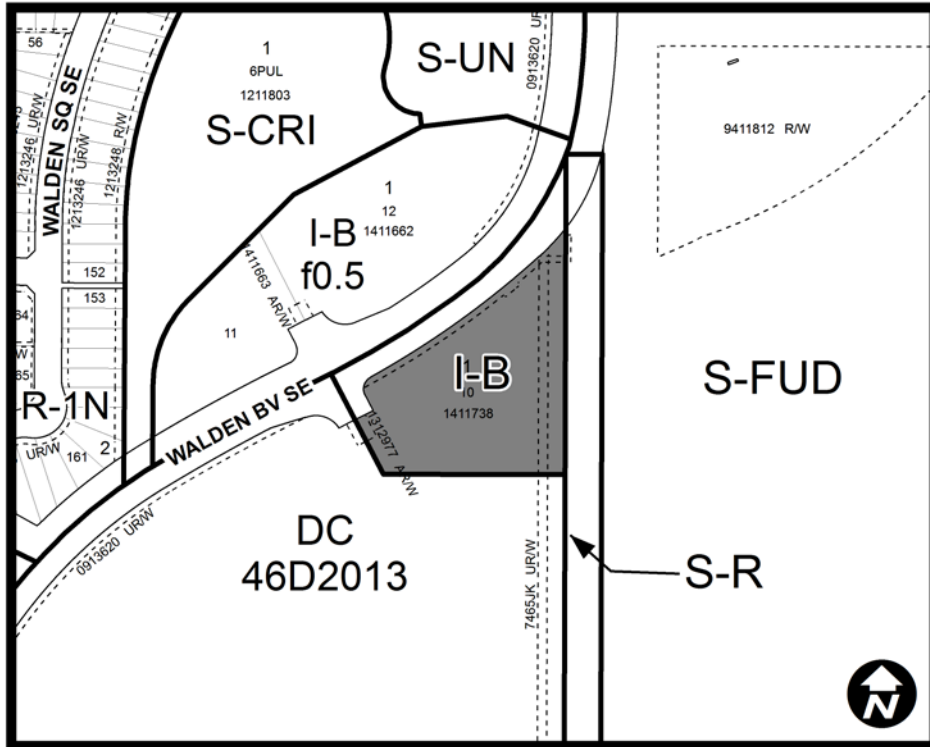


MAYOR
SIGNED THIS 25TH DAY OF SEPTEMBER, 2014.

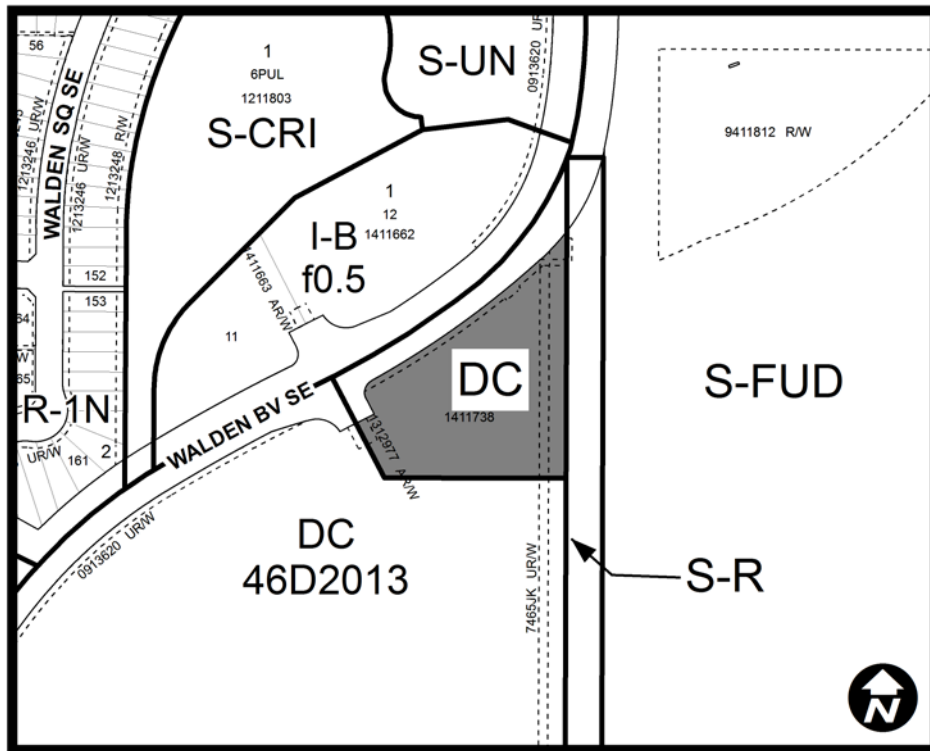


ACTING CITY CLERK
SIGNED THIS 25TH DAY OF SEPTEMBER, 2014.

SCHEDULE A



SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) accommodate development of the site under the guidelines of the Industrial – Business (I-B) District;
- (b) allow for the additional **uses** of a **Beverage Container Drop-Off Depot, Veterinary Clinic** and **Dry-cleaning and Fabric Care Plant**;
- (c) include site specific rules for a **Beverage Container Drop-Off Depot** given the site's proximity to residential **uses**

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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 Industrial – Business (I-B) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Industrial-Business (I-B) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Beverage Container Drop-Off Depot;**
- (b) **Dry-cleaning and Fabric Care Plant;** and
- (c) **Veterinary Clinic.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Industrial – Business District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 The maximum **floor area ratio** is 0.5.

Bottle Container Drop-Off Depot Use Area

- 8 The maximum cumulative **use area** for **Bottle Container Drop-Off Depots** is 650 square metres.

Location of Uses

- 9 **Bottle Container Drop-Off Depots**, including all ancillary loading amenities and activities, may only be located within the area identified in Schedule “C” of this Direct Control District.

Landscaping in Setback Areas

- 10 (1) Where a **setback area** shares a **property line** with a **street**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**; and
 - (b) provide a minimum of 1.0 trees and 2.0 shrubs:
 - (i) for every 26.25 square metres; or
 - (ii) for every 37.5 square metres, where irrigation is provided by a **low water irrigation system**.

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- (2) Where a **setback area** shares a **property line** with a **lane** that does not separate the **parcel** from a **parcel** designated as a **residential district**, there is no requirement for a **soft surfaced landscaped area** or **hard surfaced landscaped area**.
- (3) Where a **setback area** shares a **property line** with a **parcel** designated as a **residential district** or a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**;
 - (b) provide a minimum of 1.0 trees and 2.0 shrubs:
 - (i) for every 22.5 square metres; or
 - (ii) for every 26.25 square metres, where irrigation is provided by a **low water irrigation system**; and
 - (c) provide trees and shrubs planted in a linear arrangement along the length of the **setback area**.
- (4) Where a **setback area** shares a **property line** with an **LRT corridor** or **parcel** designated as a **commercial**, **industrial** or **special purpose district**, the **setback area**:
- (a) must be a **soft surfaced landscaped area**;
 - (b) may provide a sidewalk in the **setback area** along the length of the **building**; and
 - (c) must provide a minimum of 1.0 trees and 2.0 shrubs:
 - (i) for every 26.25 square metres; or
 - (ii) every 37.5 square metres, where irrigation is provided by a **low water irrigation system**.

Development Phasing

11 A **development completion permit** for a **Bottle Container Drop-Off Depot** must not be issued prior to the issuance of a **development completion permit** for a **development** which:

- (c) contains one or more of the other **uses** listed in Section 6 and Section 7 of this Direct Control District, with the exception of:
 - (i) **Park**;
 - (ii) **Sign - Class A**;
 - (iii) **Sign - Class B**;
 - (iv) **Sign - Class C**;
 - (v) **Sign - Class D**;
 - (vi) **Sign - Class E**;

- (vii) **Sign - Class F;**
- (viii) **Sign - Class G;**
- (ix) **Special Function – Class 2;**
- (x) **Utility Building;** and
- (xi) **Utilities;** and

(d) where the **development** primarily faces Walden Boulevard SE.

Development Authority

12 A **development permit** for a new building may only be approved by Calgary Planning Commission.

SCHEDULE C

