

**BYLAW NUMBER 32P2017**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE EAST SPRINGBANK  
AREA STRUCTURE PLAN BYLAW 13P97**

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**WHEREAS** it is desirable to amend the East Springbank Area Structure Plan Bylaw 13P97, as amended;

**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. This Bylaw may be cited as the "East Springbank Area Structure Plan Amendment Number 43 Bylaw."
2. The East Springbank Area Structure Plan attached to and forming part of Bylaw 13P97, as amended, is hereby further amended as follows:
  - (a) Renumber the first paragraph in Section 2.4.3 b) to b) (i), and insert the following text after the new 2.4.3 b) (i):

"(ii) Commercial uses may be accommodated for a car dealership(s) and associated uses, within the titled parcel, Plan 9610452, Lot 1, excepting thereout Subdivision 9912787. When rendering decisions on Development Permit applications for these uses, the Development Authority should take the following matters into consideration:

Car Dealership – Development With Limited Infrastructure Services

    - a) A limited serviced use may be allowed on a site provided that the use does not compromise the eventual transition of the site, and adjacent lands in the northernmost Country Residential cell in the Plan area, to a fully serviced commercial area in the future in terms of the:
      - i) retrofit and upgrading of municipal services;
      - ii) provision of roadways, and
      - iii) design.
    - b) A proposed limited serviced use shall demonstrate that the following is in place, or available, to support the proposed development:
      - i) infrastructure capacity;
      - ii) road network capacity, both within the City and the Rocky View County;
      - iii) water servicing capacity, and any required additional service connections;

- iv) sanitary servicing capacity, and
  - v) stormwater servicing capacity.
- c) A limited serviced use shall be required to demonstrate:
- i) the eventual staging of utility and roadway improvements required to service the planning cell;
  - ii) the financial mechanisms to be applied to address the staging and the design of the planning cell and the site in relation to the ultimate development of the cell.
- d) A Development Permit and/or Subdivision application(s) for a Car Dealership should be evaluated using the following criteria to ensure compatibility with adjacent residential uses and future long-term development of the site:
- i) Site vehicular access;
  - ii) Site lighting;
  - iii) Noise;
  - iv) Interface with residential uses;
  - v) Interface with Stoney Trail & 101 Street;
  - vi) Traffic volume;
  - vii) Outdoor storage location; and
  - viii) Parcel size and configuration to provide flexibility for future redevelopment.

Car Dealership - Development With Full Municipal Utility Services

- e) A fully serviced use may be allowed on a site once the commitment to, and the method of extending utilities and roadways to the site has been determined, subject to:
- i) an updated Policy Plan for the area being approved;
  - ii) at the time of an Outline Plan/Land Use Amendment application, submissions of all required studies, to the satisfaction of the City;
  - iii) where applicable, any infrastructure improvements to service the site being co-ordinated with the Rocky View County, and
  - iv) any required infrastructure improvements to service the individual site being the responsibility of the landowner.”

3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS \_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A SECOND TIME THIS \_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A THIRD TIME THIS \_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_ DAY OF \_\_\_\_\_, 2017.

