

BYLAW NUMBER 210D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2016-0343)

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 ___ DAY OF _____, 2017.

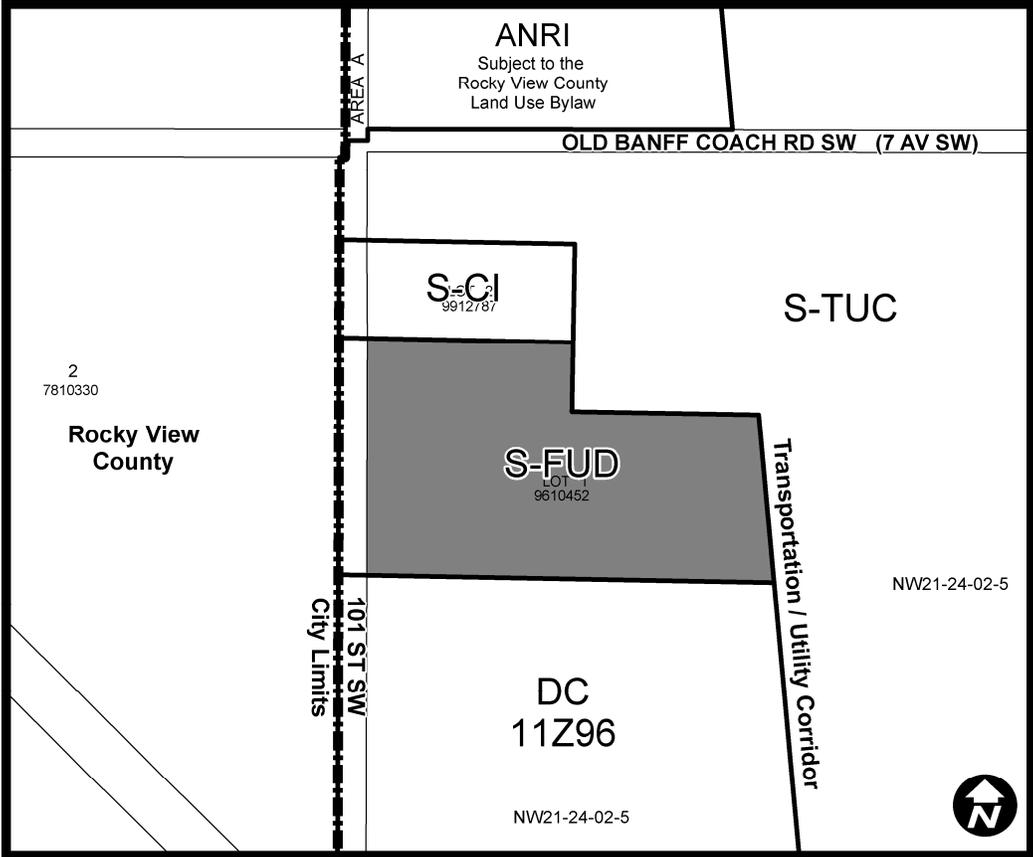
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

MAYOR
SIGNED THIS ___ DAY OF _____, 2017.

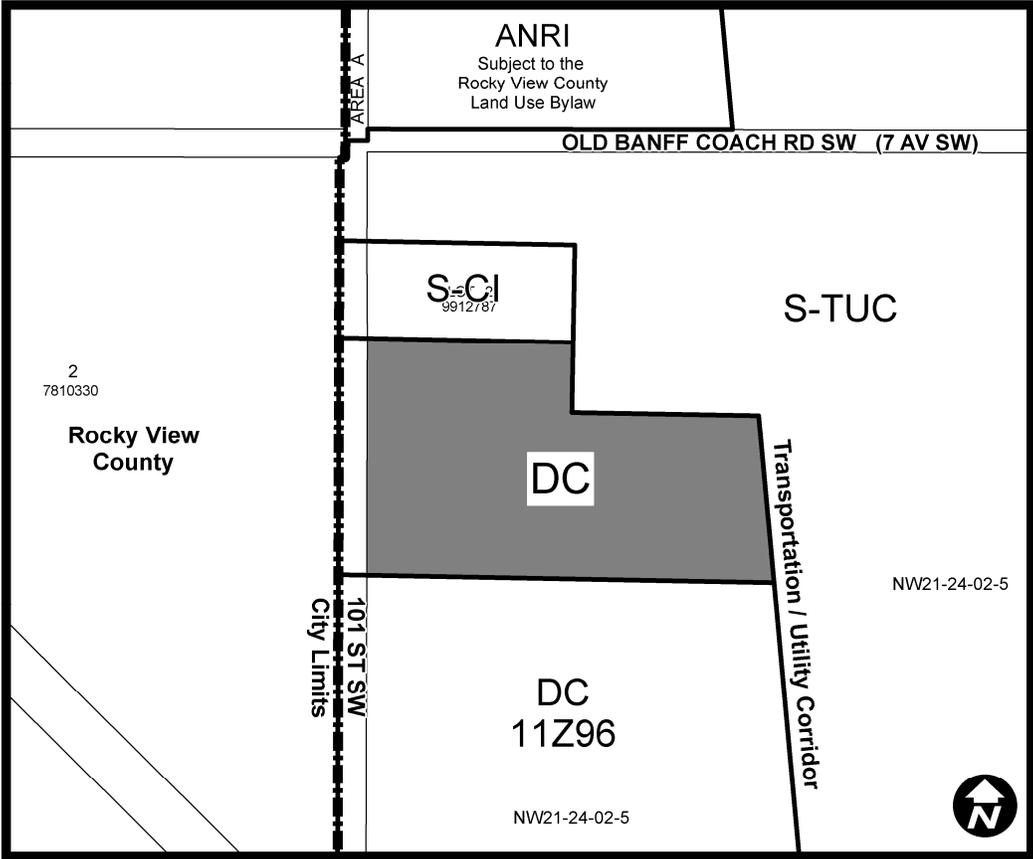
CITY CLERK
SIGNED THIS ___ DAY OF _____, 2017.

SCHEDULE A



PROPOSED

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to accommodate;

- (a) for the following additional **uses** for **development**:
 - (i) **Auto Body and Paint Shop;**
 - (ii) **Auto Service – Major;** and
 - (iii) **Vehicle Sales – Major.**

(b) **development** where storm water runoff is contained within the **parcel**;

PROPOSED

- (c) **parcels** that might have minimal or no **City** servicing; and
- (d) protect lands for future urban forms of **development** and **density** by restricting premature subdivision and **development**.

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 Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Auto Body and Paint Shop;**
- (b) **Auto Service – Major;** and
- (c) **Vehicle Sales – Major.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 apply in this Direct Control District.

Development Permit Rules

- 7 (1) A **development permit** for **Auto Body and Paint Shop, Auto Service – Major,** and **Vehicle Sales – Major:**

- (a) must, at the discretion of the **Development Authority**, provide vertical **screening** to a maximum height of 2.0 metres, of the perimeter boundary of the **parcel**, to ensure visual compatibility with the **adjacent uses** and districts;
- (b) must have a maximum **building height** of 12.0 metres;
- (c) must provide a **front, side and rear setback area with:**
 - (i) a minimum depth of 6.0 metres;
 - (ii) a **soft surfaced landscaped area** with:
 - (A) a minimum of 1.0 trees and 2.0 shrubs for every 35.0 square metres; or

(B) for every 50.0 square metres, where irrigation is provided by **low water irrigation system**.

(2) A **development permit** for **Auto Body and Paint Shop** or **Auto Service – Major** must only be approved in conjunction with **Vehicle Sales – Major**.

PROPOSED