

**BYLAW NUMBER 232D2017**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2017-0062)**

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**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;

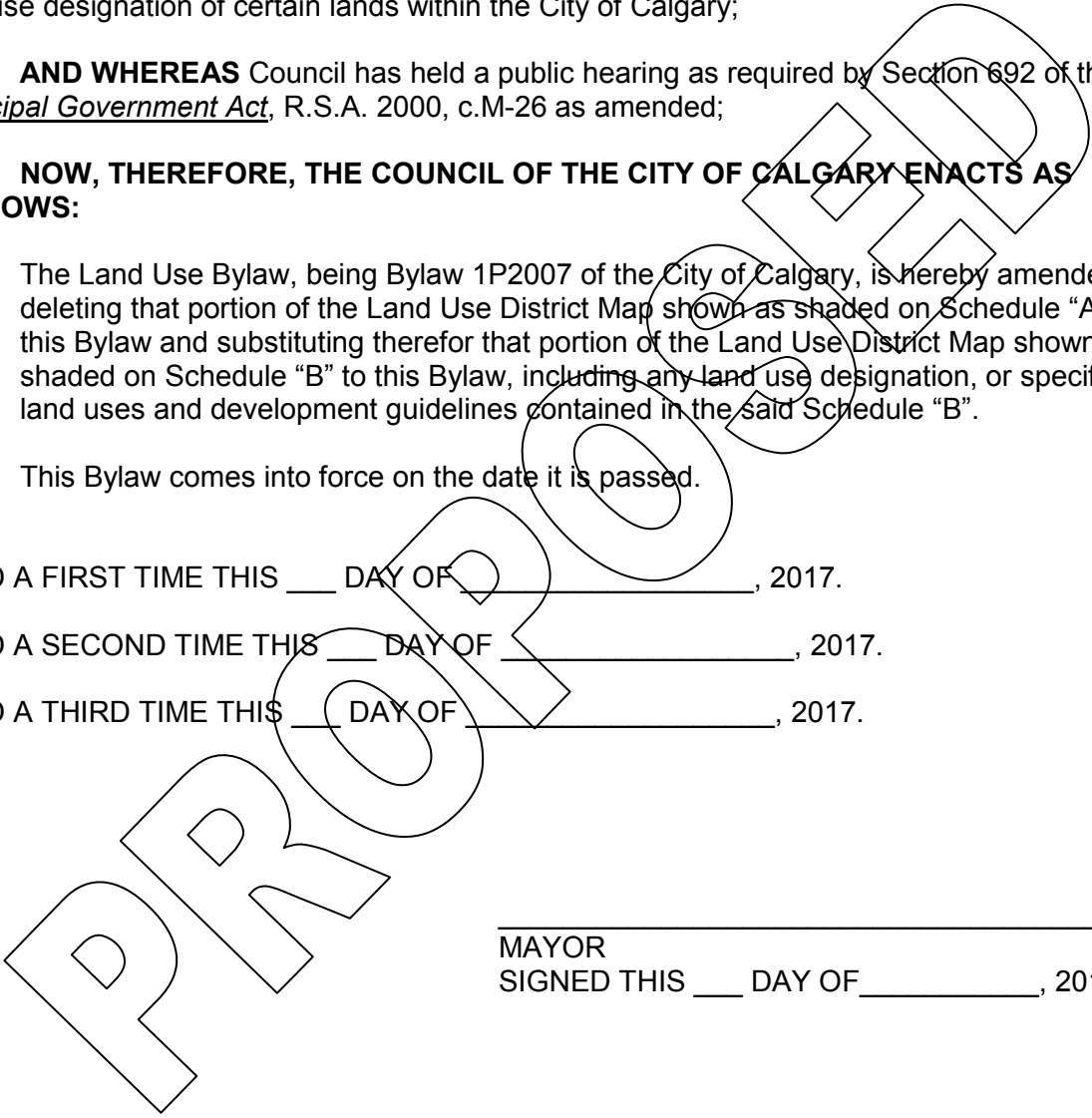
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

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.



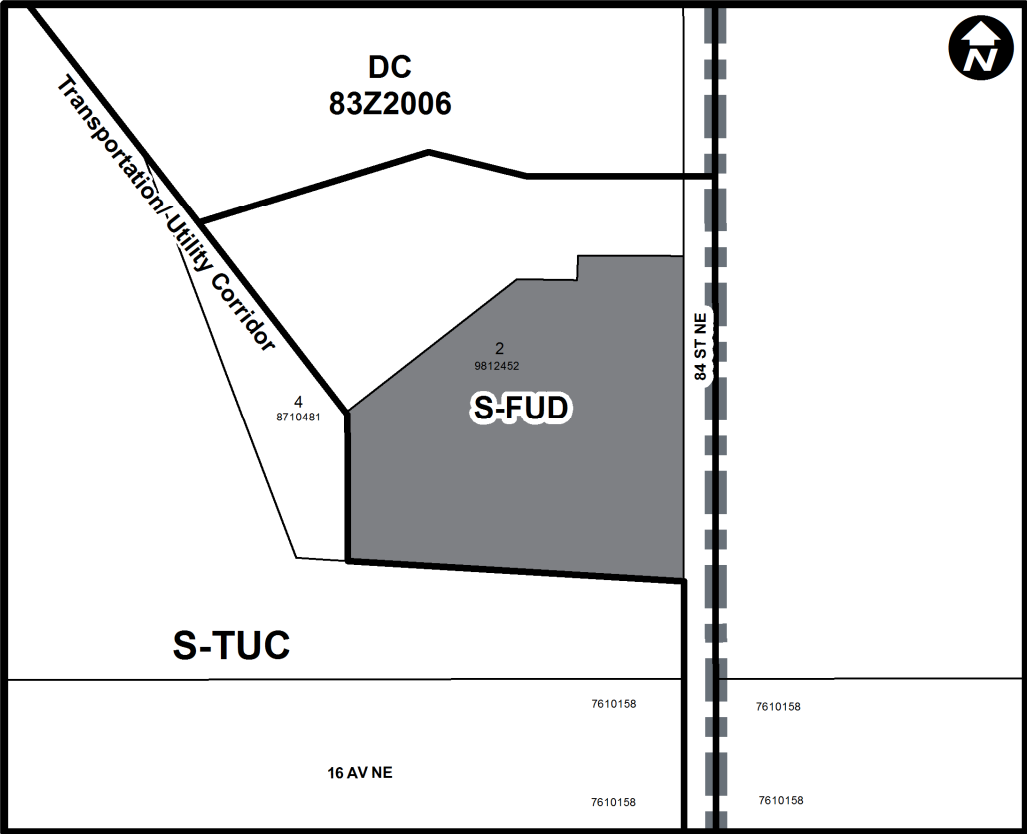

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MAYOR  
SIGNED THIS \_\_\_ DAY OF \_\_\_\_\_, 2017.

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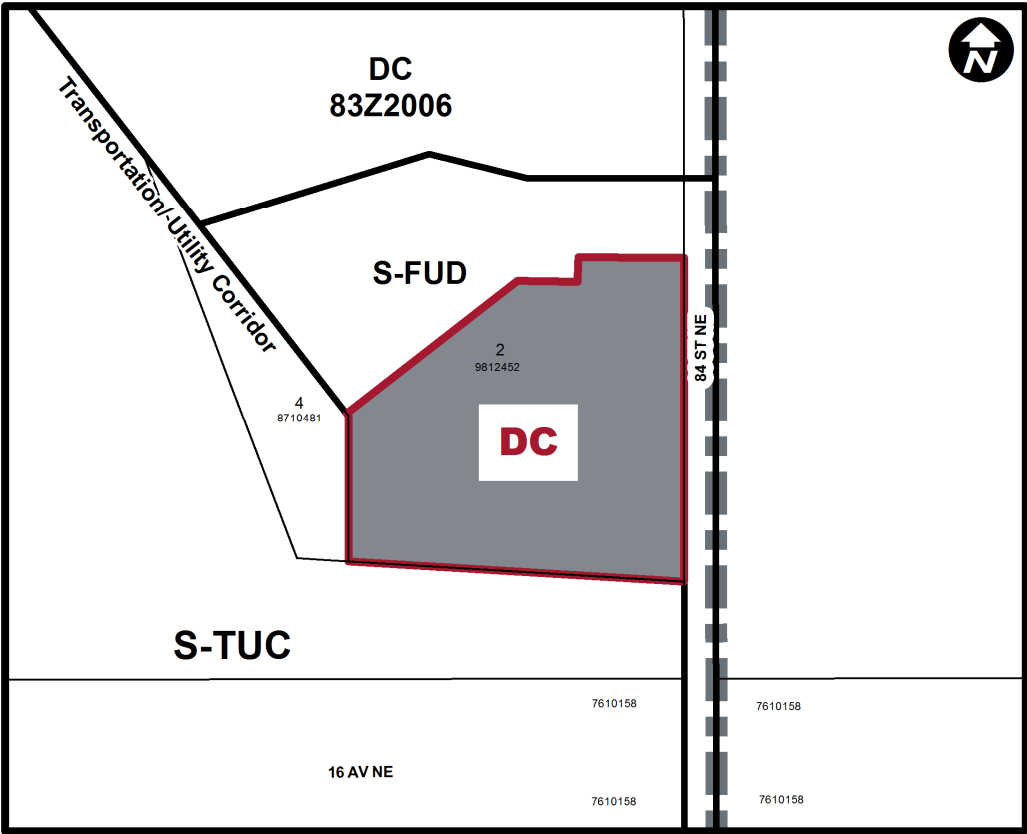
CITY CLERK  
SIGNED THIS \_\_\_ DAY OF \_\_\_\_\_, 2017.

SCHEDULE A



PROPOSED

**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

PROPOSED

**Purpose**

1 This Direct Control District is intended to:

- (a) allow for **Self Storage Facility** with temporary *development permit* time limits;
- (b) allow for a limited range of temporary *uses* that can easily be removed when land is redesignated to allow for urban forms of *development*; and
- (c) 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) **Self Storage Facility.**

**Bylaw 1P2007 District Rules**

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

**Rules for Self Storage Facility**

- 7 (1) A **development permit** for a **Self Storage Facility** must not be approved for a period exceeding five (5) years.
- (2) The maximum **building height** for a **Self Storage Facility** is 6.0 metres.
- (3) Where a **parcel** containing a **Self Storage Facility** shares a **rear property line** with a **parcel** designated as Special Purpose – Transportation and Utility Corridor (S-TUC) District, the **rear setback area** must have a minimum depth of 50.0 metres.
- (4) Where a **parcel** containing a **Self Storage Facility** shares a **side property line** with a **parcel** designated as Special Purpose – Transportation and Utility Corridor (S-TUC) District, the **side setback area** must have a minimum depth of 30.0 metres.
- (5) Where a **setback area** shares a **property line** with a **parcel** designated as Special Purpose – Transportation and Utility Corridor (S-TUC) District, the **setback area** must be a **soft surfaced landscaped area**.