

PROPOSED

CPC2021-0574
ATTACHMENT 2

BYLAW NUMBER 91D2021

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2020-0157/CPC2021-0574)

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 replacing it with 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 ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

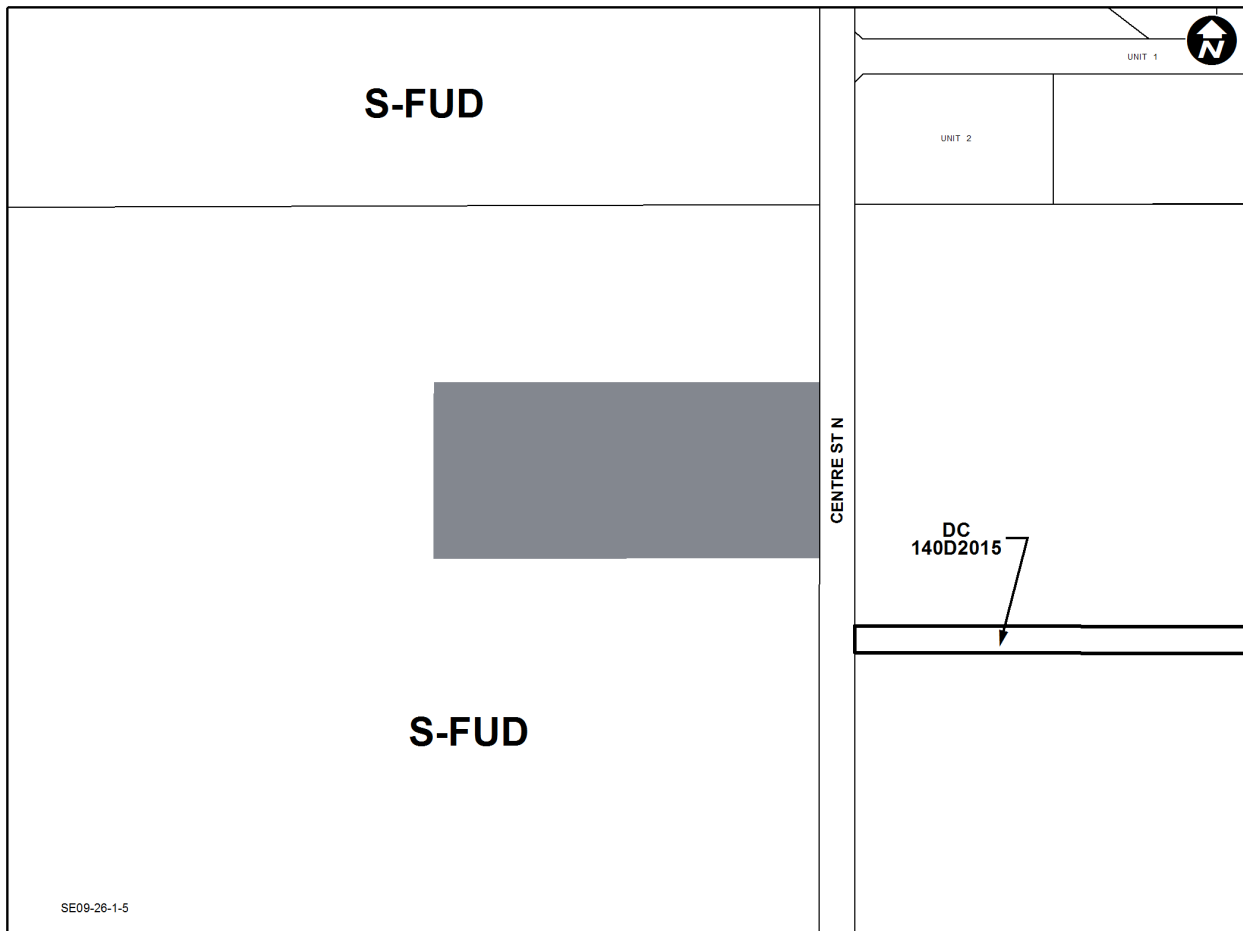
CITY CLERK

SIGNED ON _____

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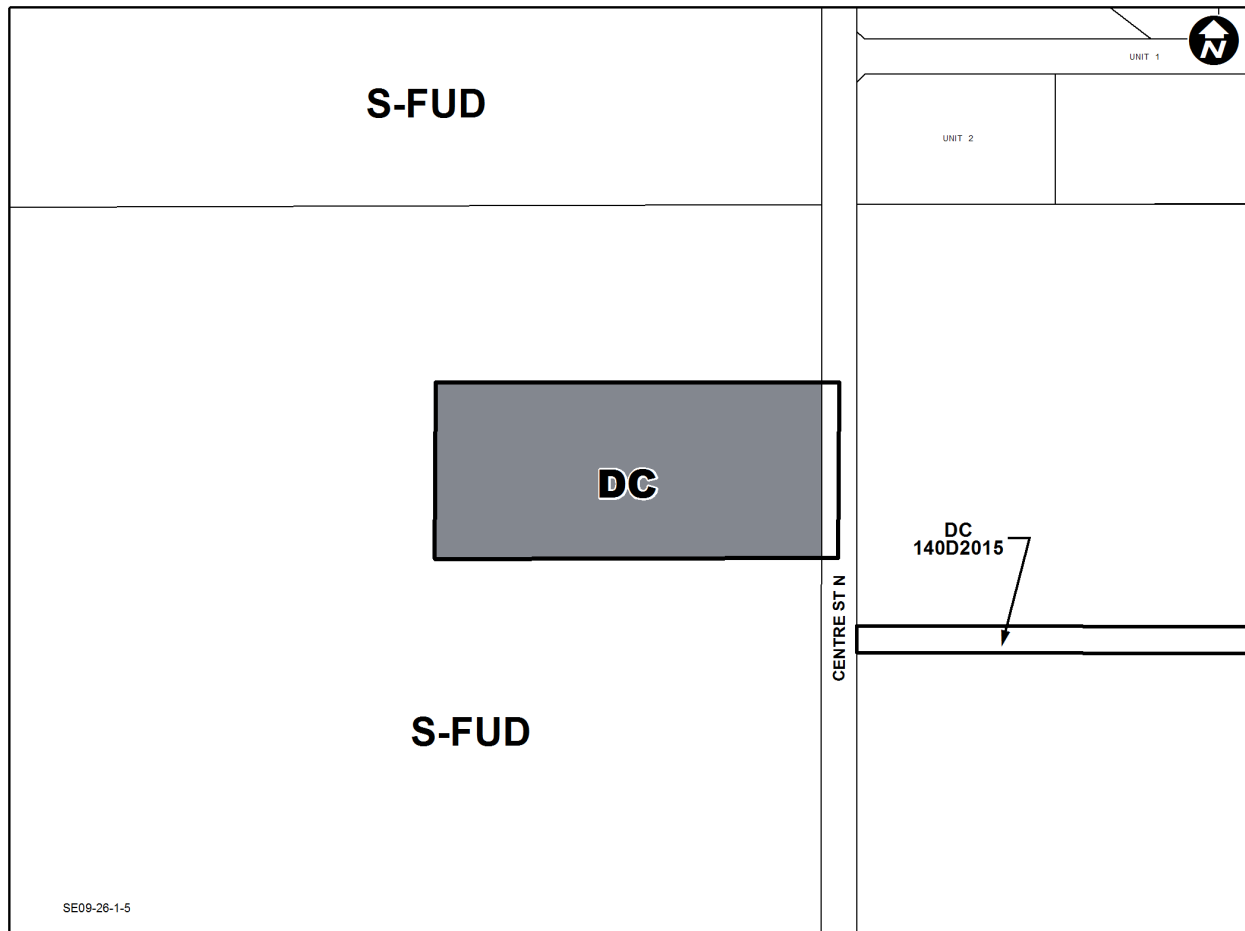
SCHEDULE A



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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) accommodate additional uses on the parcel;
- (b) accommodate limited development where there is no City servicing; and
- (c) provide additional setback requirements.

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 Bylaw.

Reference to Bylaw 1P2007

3 Within this Direct Control District Bylaw, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

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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 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) **Child Care Service;**
- (b) **Custodial Care;**
- (c) **Food Kiosk;**
- (d) **Instructional Facility;**
- (e) **Place of Worship – Large;**
- (f) **Place of Worship – Medium;**
- (g) **Place of Worship – Small;**
- (h) **Service Organization; and**
- (i) **Social Organization.**

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.

Parcel Area

- 7 The minimum area of a **parcel** in this Direct Control District is 1.8 hectares.

Building Height

- 8 The maximum **building height** is 16.0 metres.

Setback Areas

- 9 (1) The **front setback area** must have a minimum depth of 6.0 metres.
- (2) The **side setback area** must have a minimum depth of 6.0 metres.
- (3) The **rear setback area** must have a minimum depth of 1.2 metres.

Landscaping in Setback Areas

- 10 All **setback areas** on a **parcel**, not including those portions specifically required for motor vehicle access or sidewalks, must be a **soft surfaced landscaped area**.

Relaxations

- 11 The **Development Authority** may relax the rules contained in Sections 6 through 10 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.