

# PROPOSED

CPC2022-0505  
ATTACHMENT 3

**BYLAW NUMBER 94D2022**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2021-0145/CPC2022-0505)**

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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 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 \_\_\_\_\_

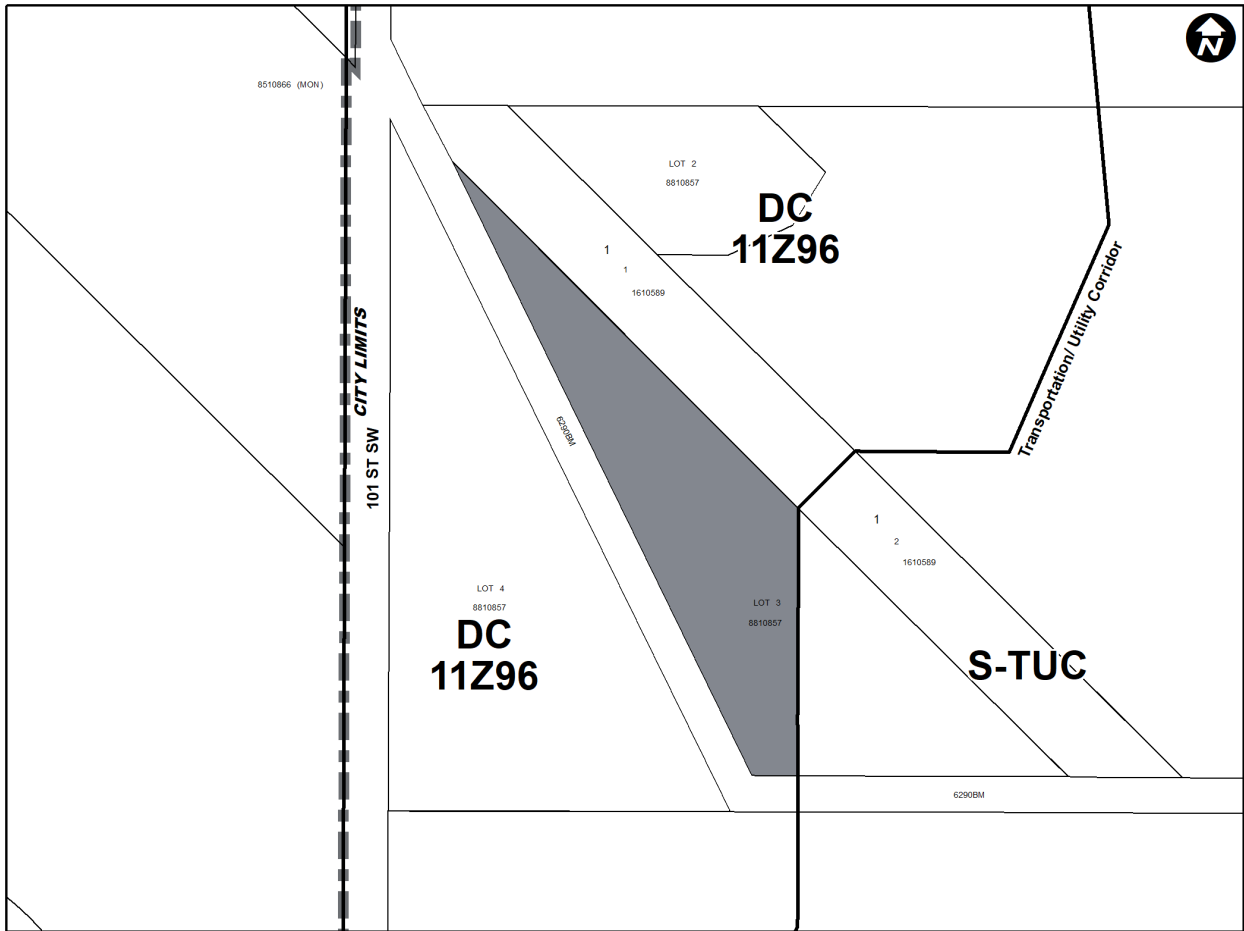
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

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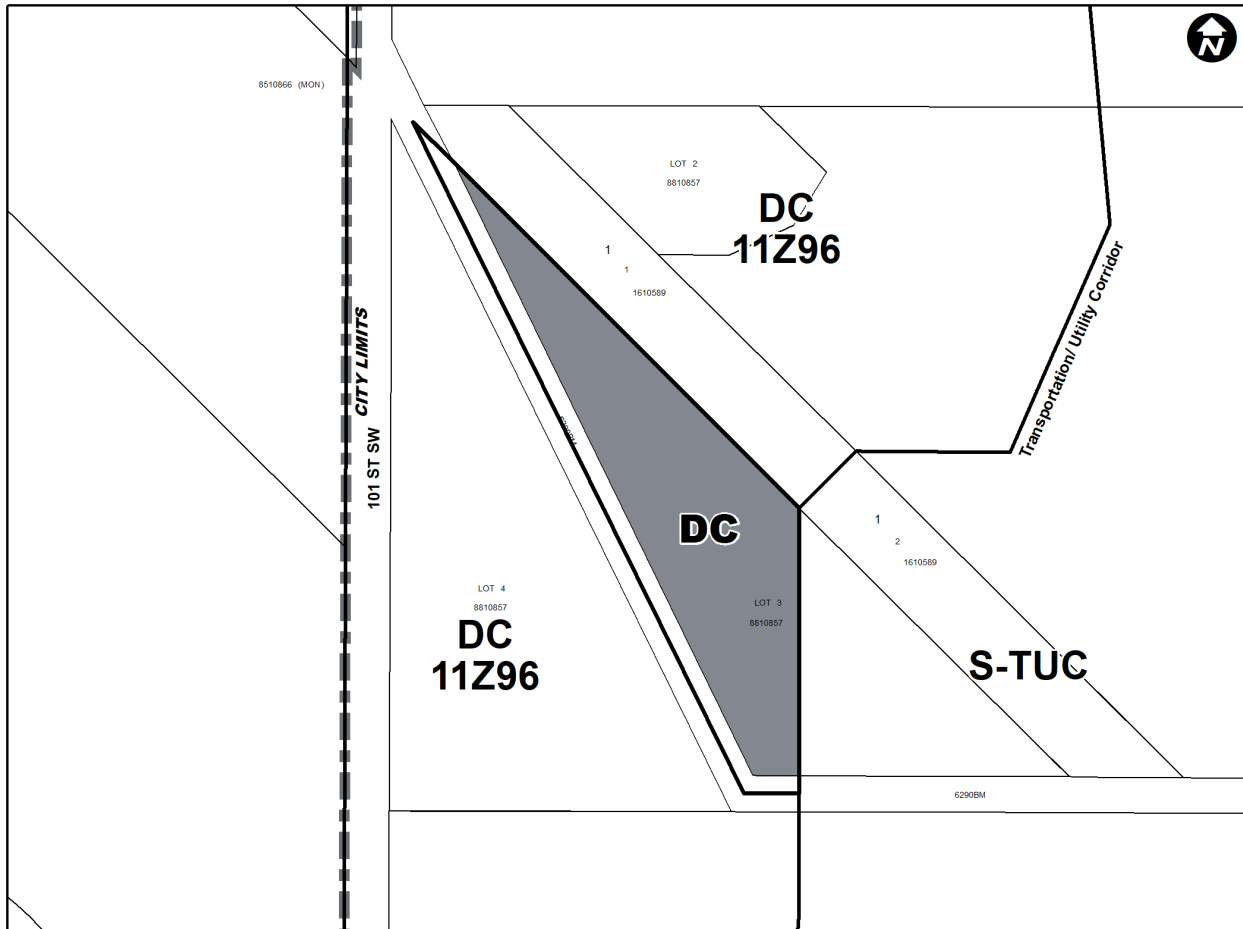
## SCHEDULE A



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AMENDMENT LOC2021-0145/CPC2022-0505  
BYLAW NUMBER 94D2022

## SCHEDULE B



### DIRECT CONTROL DISTRICT

#### Purpose

- 1 This Direct Control District Bylaw is intended to allow for the additional use of a self-storage facility on a temporary basis.

#### 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.

#### 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.

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## 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 (S-FUD) District of Bylaw 1P2007 apply in this Direct Control District.

## Rules for Self-Storage Facility

7 For a **Self-Storage Facility**:

- (a) the maximum **building height** is 6.0 metres;
- (b) the minimum **setback area** from a **property line** is 6.0 metres;
- (c) the **setback area** must:
  - (i) be a **soft surfaced landscaped area**; and
  - (ii) provide a minimum of 1.0 trees and 2.0 shrubs:
    - (A) for every 30.0 square metres; or
    - (B) for every 35.0 square metres, where irrigation is provided by a **low water irrigation system**;
- (d) vertical **screening** to a maximum **height** of 2.0 metres must be provided, but must not be located within a **setback area**;
- (e) except as provided in subsection (f), a **development permit for a Self-Storage Facility** may only be approved on a temporary basis for a period of time not exceeding ten years; and
- (f) once a **parcel** in this Direct Control District has had a **development permit for a Self-Storage Facility** approved pursuant to subsection (e), all subsequent **development permits for a Self-Storage Facility** on that **parcel** may only be approved on a temporary basis for a period of time not exceeding five years.

## Relaxations

8 The **Development Authority** may relax the rules contained in Sections 6 and 7(a) through (d) of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.