

BYLAW NUMBER 129D2014

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2012-0093)**

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 _____, 2014.

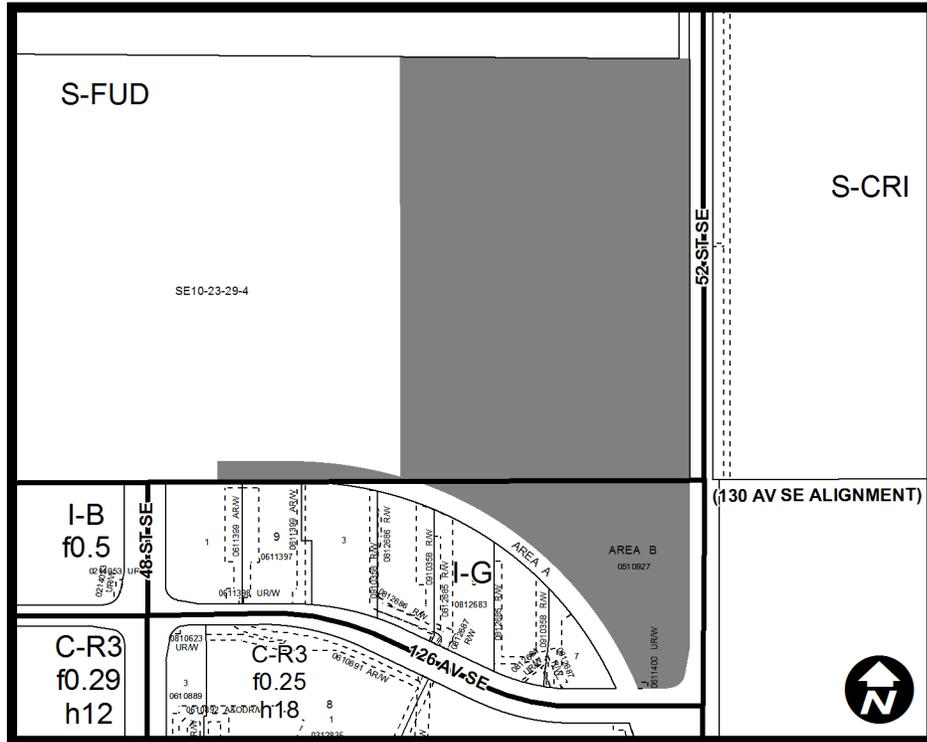
READ A SECOND TIME THIS ___ DAY OF _____, 2014.

READ A THIRD TIME THIS ___ DAY OF _____, 2014.

MAYOR
SIGNED THIS ___ DAY OF _____, 2014.

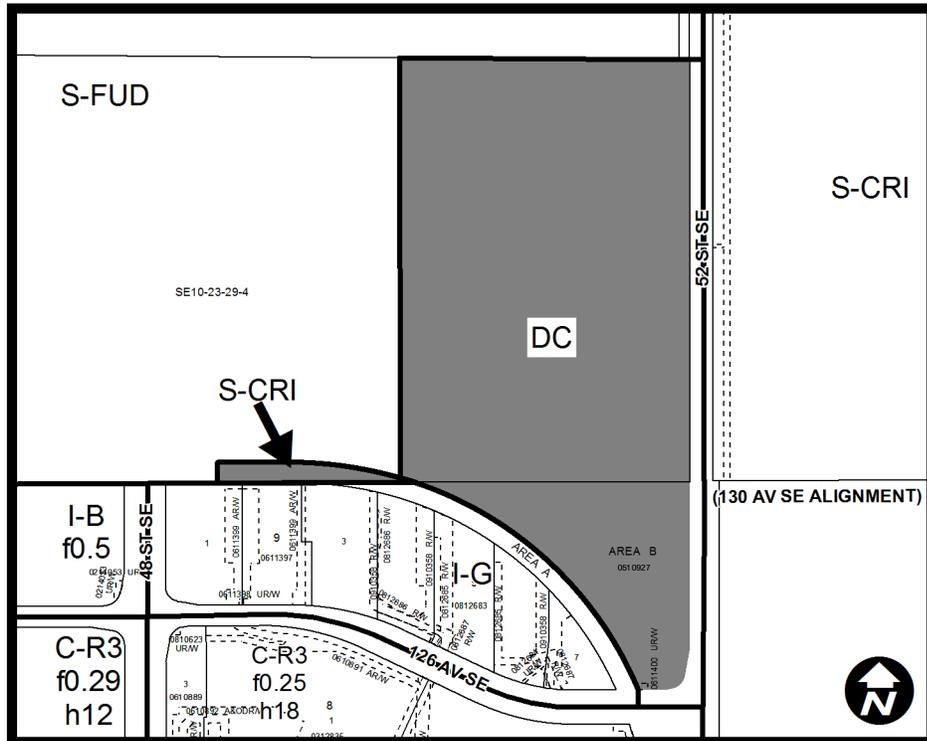
CITY CLERK
SIGNED THIS ___ DAY OF _____, 2014.

SCHEDULE A



PROPOSED

SCHEDULE B



PROPOSED

DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to accommodate:

- (a) light industrial **uses** that are unlimited in size;
- (b) small scale commercial **uses** that are compatible with and complement light industrial **uses**;
- (c) **developments** that provide a transition between other land use districts and the Industrial – General District or between highly visible industrial **parcels** and the Industrial – General District;

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- (d) setbacks, **screening**, landscaping and **building** design that addresses aesthetic concerns associated with highly visible locations; and
- (e) a **development** that provides active pedestrian environments located near rapid transit stations.

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 (1) The following **uses** are **permitted uses** in this Direct Control District:

- (a) **Park;**
- (b) **Power Generation Facility – Small;**
- (c) **Sign – Class A;**
- (d) **Sign – Class B;**
- (e) **Sign – Class D; and**
- (f) **Utilities.**

- (2) The following **uses** are **permitted uses** in this Direct Control District if they are located within existing approved **buildings**:

- (a) **Artist's Studio;**
- (b) **Beverage Container Drop-Off Depot;**
- (c) **Building Supply Centre;**
- (d) **Dry-cleaning and Fabric Care Plant;**
- (e) **Financial Institution;**
- (f) **Fitness Centre;**
- (g) **General Industrial – Light;**
- (h) **Health Services Laboratory – With Clients;**
- (i) **Indoor Recreation Facility;**
- (j) **Information and Service Provider;**
- (k) **Office;**
- (l) **Pawn Shop;**
- (m) **Pet Care Service;**
- (n) **Print Centre;**
- (o) **Radio and Television Studio;**
- (p) **Service Organization; and**
- (q) **Veterinary Clinic.**

Discretionary Uses

- 5 (1) **Uses** listed in subsection 4(2) are **discretionary uses** if they are located in new **buildings** or new additions to existing **buildings** in this Direct Control District.

(2) The following *uses* are *discretionary uses* in this Direct Control District:

- (a) **Auto Body and Paint Shop;**
- (b) **Auto Service – Major;**
- (c) **Auto Service – Minor;**
- (d) **Car Wash – Multi-Vehicle;**
- (e) **Car Wash – Single Vehicle;**
- (f) **Gas Bar;**
- (g) **Large Vehicle and Equipment Sales;**
- (h) **Large Vehicle Service;**
- (i) **Large Vehicle Wash;**
- (j) **Power Generation Facility – Medium;**
- (k) **Recreational Vehicle Sales;**
- (l) **Recreational Vehicle Service;**
- (m) **Restored Building Product Sales Yard;**
- (n) **Self Storage Facility;**
- (o) **Sign – Class C;**
- (p) **Sign – Class E;**
- (q) **Sign – Class F;**
- (r) **Sign – Class G;**
- (s) **Special Function – Class 2;**
- (t) **Utility Building;**
- (u) **Vehicle Rental – Minor;**
- (v) **Vehicle Sales – Minor;**
- (w) **Vehicle Rental – Major;**
- (x) **Vehicle Sales – Major; and**
- (y) **Wind Energy Conversion System – Type 1.**

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Industrial – Commercial (I-C) District of Bylaw 1P2007 apply in this Direct Control District.

Front Setback Area

7 The *front setback area* must have a minimum depth of 3.0 metres.

Building Orientation

- 8
- (1) The primary *public entrance* for *uses* located on ground floor must face the *street*.
 - (2) *Motor vehicle parking stalls* and *loading stalls* must not be located between a *building* and *street*.
 - (3) The rules in subsections (1) or (2) may be relaxed by the *Development Authority* provided the test for relaxation in Bylaw 1P2007 is met.
 - (4) *Buildings* must be located along the *street*.

Motor Vehicle Parking Requirements

9 The minimum *motor vehicle parking stall requirements* for each *use* is the maximum *motor vehicle parking stall requirement* provided for each *use*.