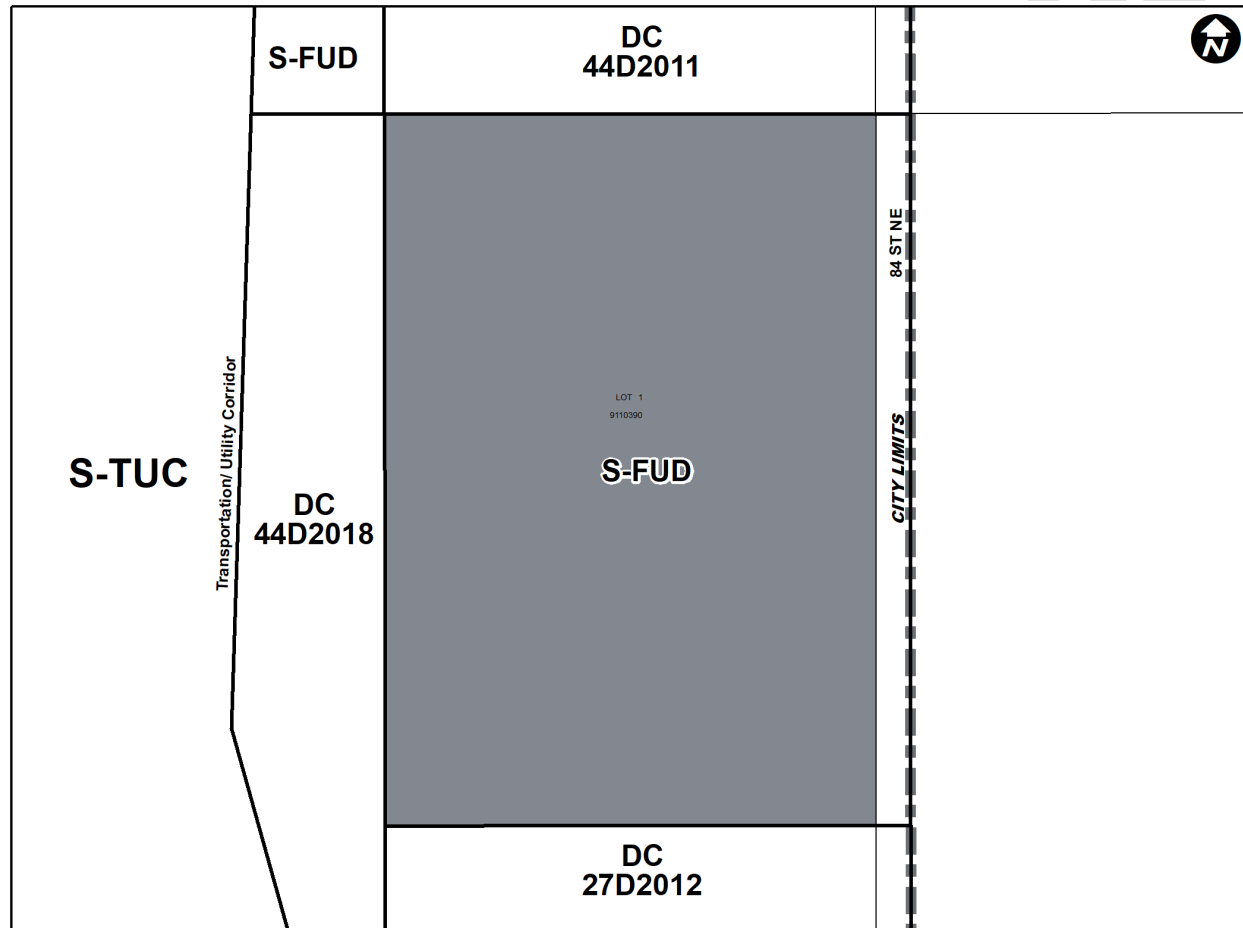
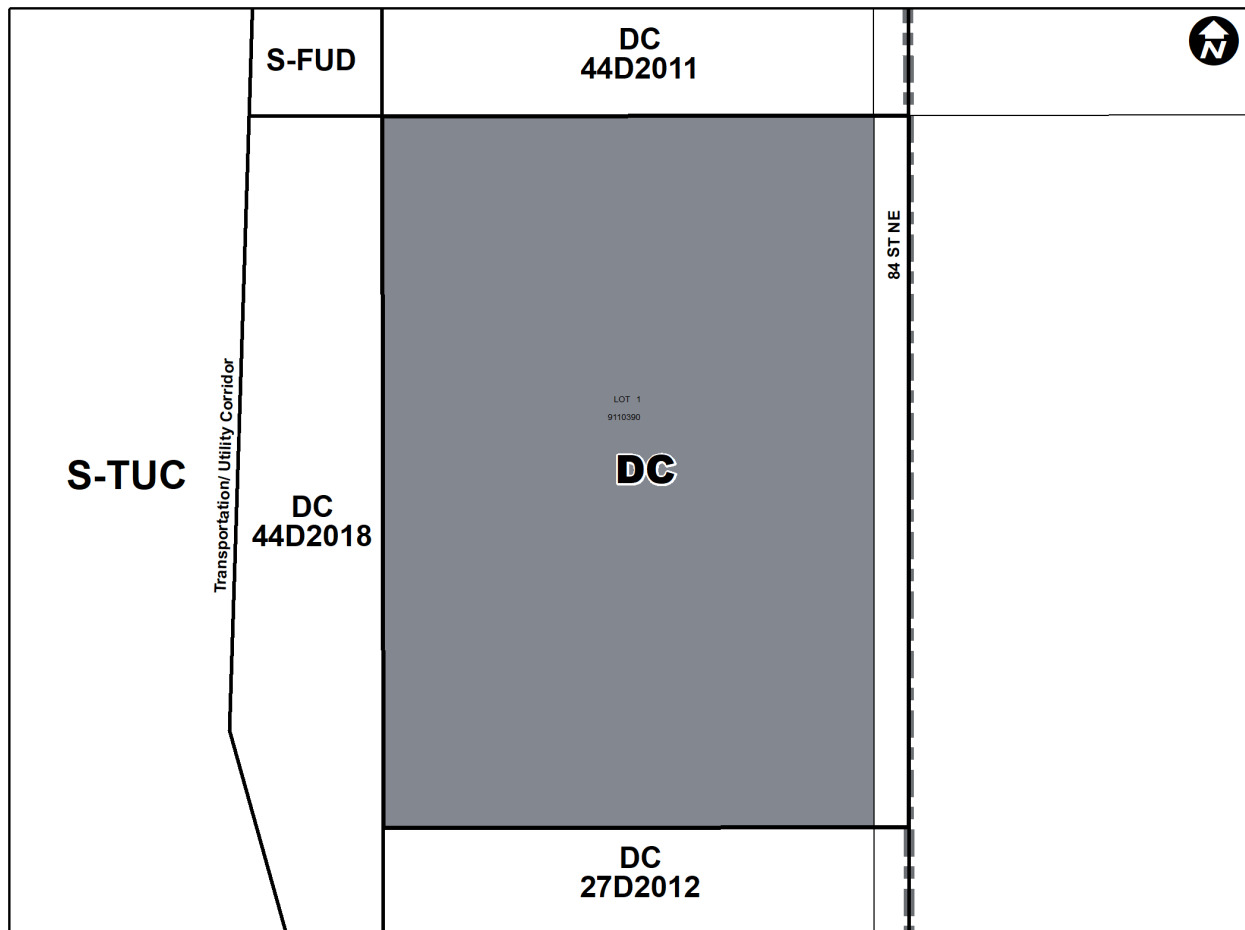


# Proposed Direct Control District

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".

## SCHEDULE A



**SCHEDULE B****DIRECT CONTROL DISTRICT****Purpose**

- 1** This Direct Control District Bylaw is intended to:
- (a) allow for the additional use of storage yard; and
  - (b) ensure the preservation of existing wetlands on the site.

**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.

**General Definitions**

4 In this Direct Control District:

- (a) “**wetland**” means the semi-permanent shallow open water as classified pursuant to the Alberta Wetland Classification System (published June 1, 2015) located on the site, the location of which is shown generally in Schedule C.

**Permitted Uses**

5 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**

6 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) **Storage Yard.**

**Bylaw 1P2007 District Rules**

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

**Wetland Setback**

- 8
- (1) Unless otherwise referenced in subsection (2), a minimum setback of 30.0 metres must be maintained from the boundary of the **wetlands**.
  - (2) For **Storage Yard** and **Vehicle Storage** temporary **uses**, the minimum setback referenced in subsection (1) is reduced to 20.0 metres.
  - (3) The setback area in subsection (1) or (2) must be a naturalized **soft surfaced landscaped area**.
  - (4) The setback in subsection (1) or (2) may be reduced if a berm or an alternate mitigation measure is proposed to the satisfaction of the **Development Authority**.
  - (5) An application for a **development permit** must include a surveyed plan showing the boundary of the **wetland** and any applicable setbacks under this section to the satisfaction of the **Development Authority**.

**Temporary Permits**

9 **Development permits** for the following **uses** must only be approved on a temporary basis for a period no greater than ten (10) years:

- (a) **Storage Yard;** and
- (b) **Vehicle Storage.**

**Relaxations**

- 10** The ***Development Authority*** may relax the rules contained in Sections 7 and 8 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

TEXT FOR DISCUSSION

**SCHEDULE C**

