

PROPOSED

CPC2018-0972
ATTACHMENT 4

BYLAW NUMBER 254D2018

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2018-0080/CPC2018-0972)**

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 ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

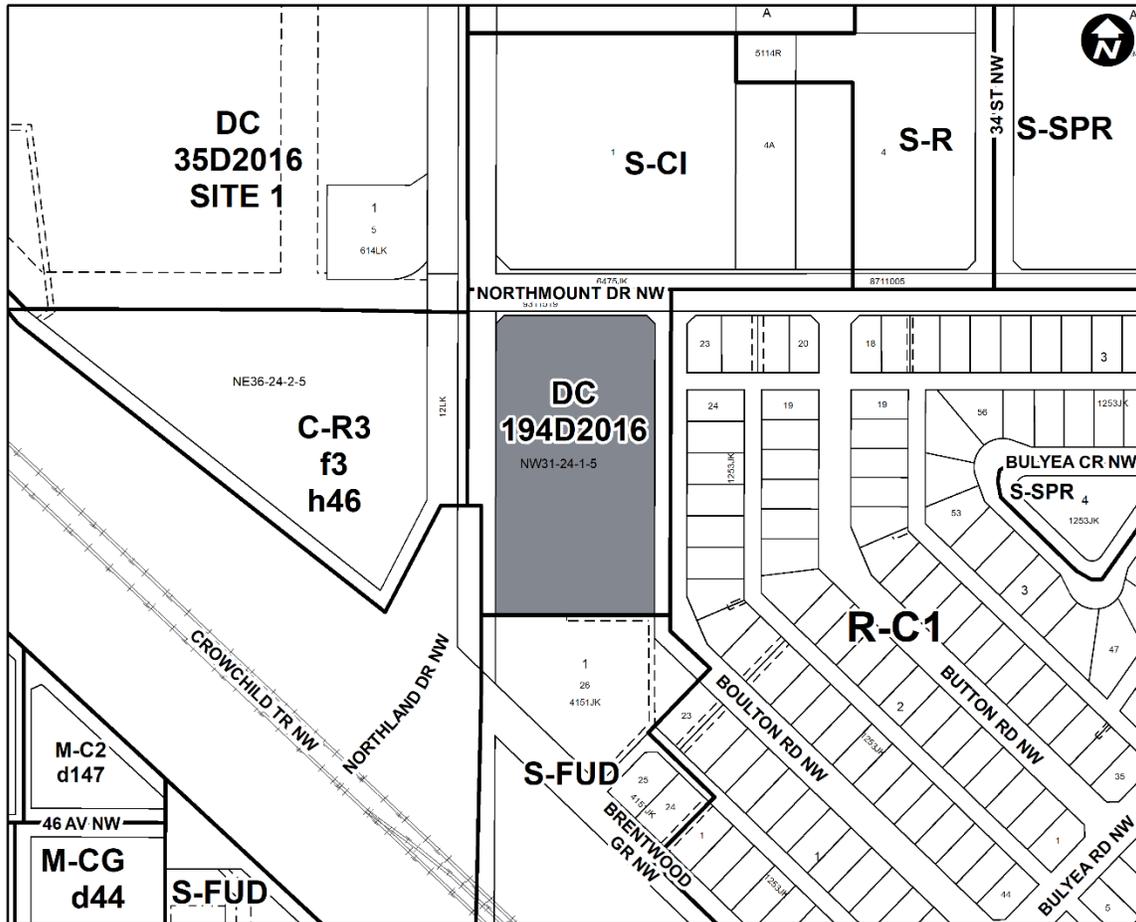
CITY CLERK

SIGNED ON _____

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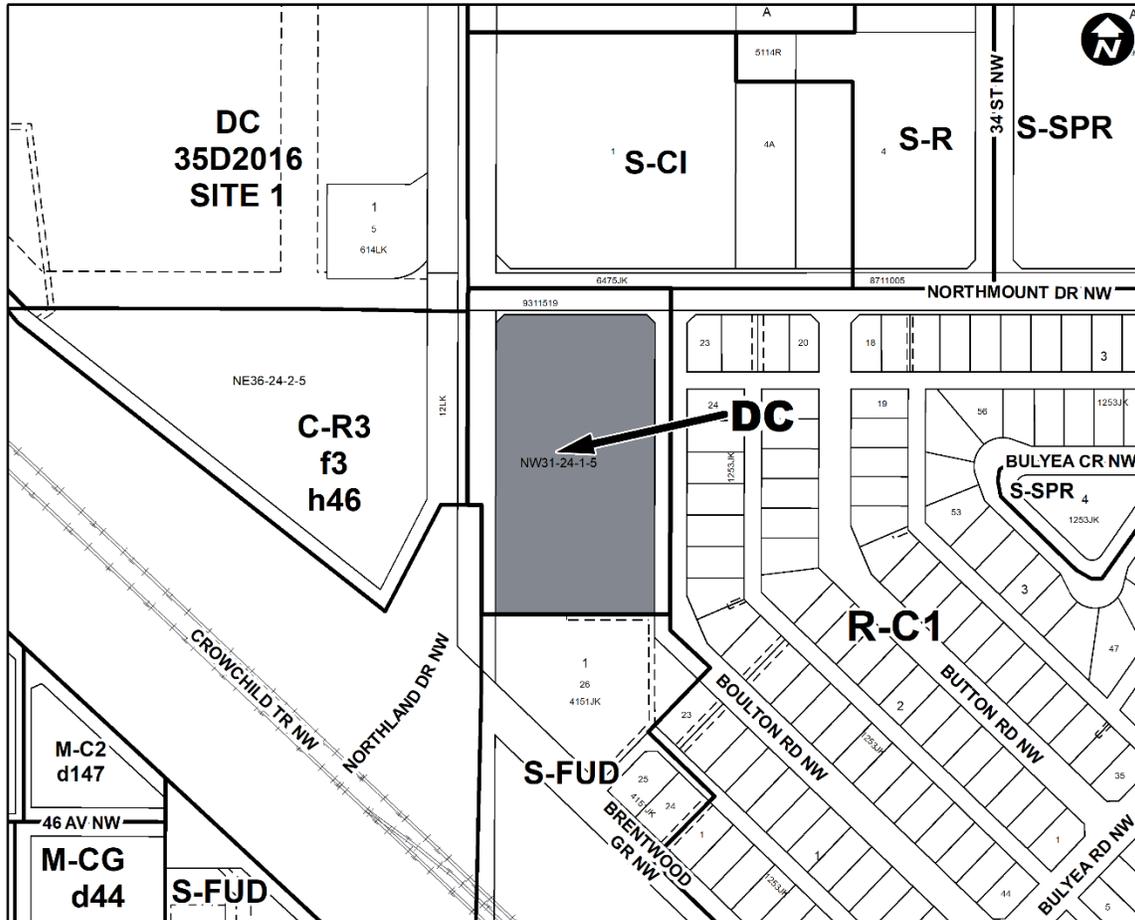
SCHEDULE A



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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
 - (a) accommodate small to mid-scale commercial **developments**;
 - (b) provide for a variety of commercial **uses** while minimizing impact on the **adjacent** residential community; and
 - (c) allow for **uses** in existing **buildings** until the site is comprehensively redeveloped.

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.

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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 Commercial – Community 1 (C-C1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the exclusion of:

- (a) **Convenience Food Store;**
- (b) **Fitness Centre;**
- (c) **Health Services Laboratory – With Clients;**
- (d) **Information and Service Provider;**
- (e) **Instructional Facility;**
- (f) **Library;**
- (g) **Museum;**
- (h) **Pet Care Service;**
- (i) **Print Centre;**
- (j) **Radio and Television Studio;**
- (k) **Supermarket; and**
- (l) **Vehicle Rental – Minor.**

Discretionary Uses

- 5 The **discretionary uses** of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the exclusion of:

- (a) **Amusement Arcade;**
- (b) **Auto Service – Minor;**
- (c) **Beverage Container Drop-Off Depot;**
- (d) **Beverage Container Quick Drop Facility;**
- (e) **Billiard Parlour;**
- (f) **Car Wash – Single Vehicle;**
- (g) **Computer Games Facility;**
- (h) **Custodial Care;**
- (i) **Drinking Establishment – Small;**
- (j) **Drinking Establishment – Medium;**
- (k) **Gas Bar;**
- (l) **Indoor Recreational Facility;**
- (m) **Payday Loan;**
- (n) **Place of Worship – Small;**
- (o) **Seasonal Sales Area;**
- (p) **Social Organization;**
- (q) **Vehicle Sales – Minor; and**
- (r) **Veterinary Clinic.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 apply in this Direct Control District.

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Vehicular Access

7 No direct vehicular access is allowed to or from Boulton Road NW.

Loading Facilities

8 All *loading stalls* must be located on the *parcel*.

Gross Floor Area

- 9 (1) The maximum cumulative **gross floor area** for “Commercial Uses” within this Direct Control District is 3560.0 square metres.
- (2) In addition to the maximum cumulative **gross floor area** of 3560.0 metres, a maximum of 140.0 square metres of additional **gross floor area** may be provided for garbage storage structures or the storage of landscape maintenance equipment.
- (3) Where this section refers to “Commercial Uses”, it refers to the listed **uses** in sections 4 and 5 of this Direct Control District, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit** and **Residential Care**.

Signs

10 **Signs** must not be located along Boulton Road NW.