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
SCHEDULE B

DIRECT CONTROL DISTRICT

Purpose
1. This Direct Control District is intended to:
   
   - retain the industrial business uses of the Industrial – Business (I-B) District of Bylaw 1P2007 on the subject site; and
   - add School – Private and Child Care Service as additional uses to the district.

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 permitted uses of the Industrial – Business (I-B) District of Bylaw 1P2007 are the permitted uses in this Direct Control District.

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

(a) Child Care Service; and

(b) School – Private.

Discretionary Uses
5  (1) The discretionary uses of the Industrial – Business (I-B) District of Bylaw 1P2007 are the discretionary uses in this Direct Control District.

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

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

Floor Area Ratio
7  The maximum floor area ratio for buildings is 1.0.

Building Height
8  The maximum building height is 24.0 metres.