

BYLAW NO. 19Z2005

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80 (Land
Use Amendment # LOC2002-0089)**

WHEREAS it is desirable to amend The City of Calgary Land Use Bylaw Number 2P80 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;

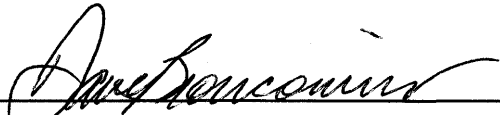
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS
FOLLOWS:**

1. The City of Calgary Land Use Bylaw, being Bylaw 2P80 of the City of Calgary, is hereby amended by deleting that portion of the Land Use Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use 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 14th DAY OF MARCH, 2005.

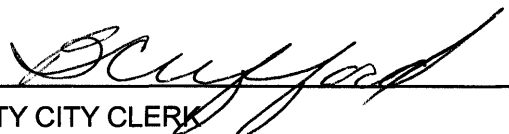
READ A SECOND TIME THIS 14th DAY OF MARCH, 2005.

READ A THIRD TIME THIS 14th DAY OF MARCH, 2005.



MAYOR

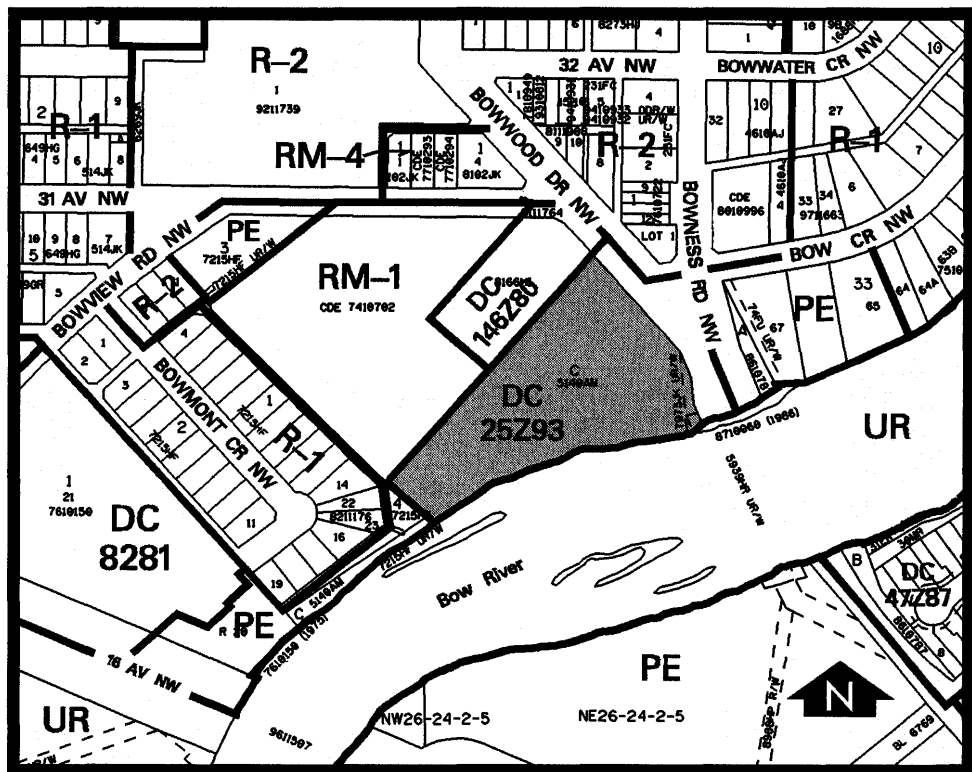
DATED THIS 14th DAY OF MARCH, 2005.



DEPUTY CITY CLERK

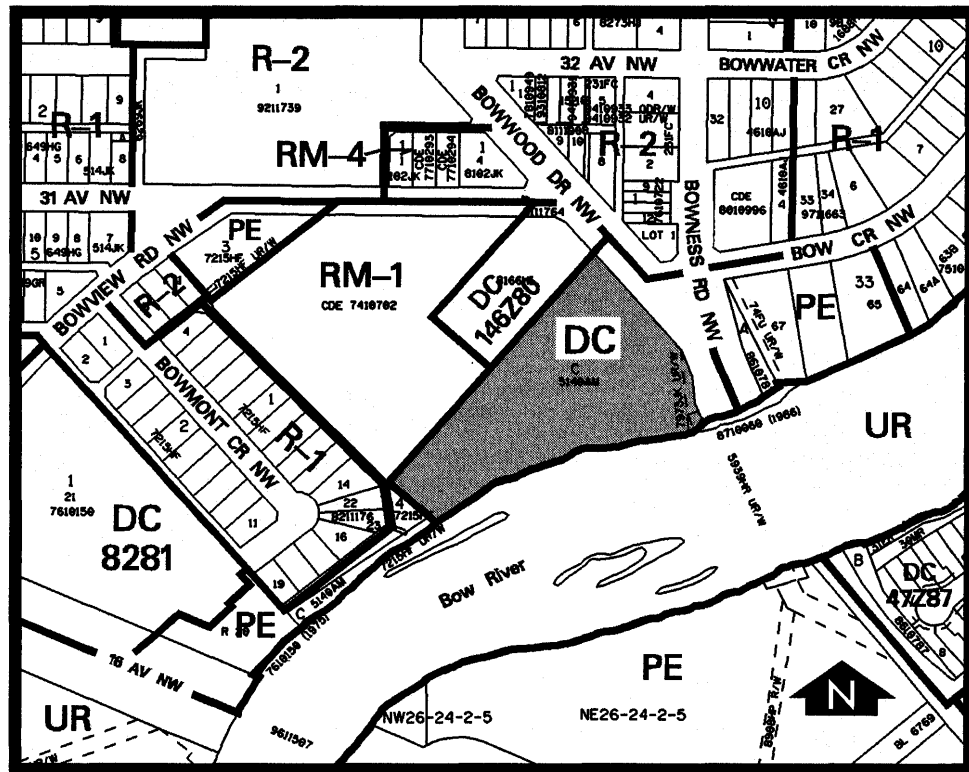
Amendment # LOC2002-0089 Bylaw # 19Z2005

SCHEDULE A



Amendment # LOC2002-0089 Bylaw # 19Z2005

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use
Permitted Uses
Essential public services
Parks and playgrounds
Signs - Class 1
Utilities

Amendment # LOC2002-0089 Bylaw # 19Z2005

SCHEDULE B

CONTINUED

Discretionary Uses

Medical clinics
Offices
Parking area
Private schools
Signs - Class 2

For the purpose of this Bylaw:

“Medical clinic” means a facility for the provision of human health services without overnight accommodation for patients and excludes a walk-in clinic but may include laboratories and diagnostic facilities that are directly associated with and provide services incidental only to the medical clinic use on the site.

“Private School” means a school, other than a school operated by a School Board under the School Act, that provides grade school instruction to pupils through courses prescribed or approved by the Minister of Education and shall also include pre-school instruction to pupils.

“Walk-in clinic” means a medical clinic that accepts patients without a previously arranged appointment.

2. Development Guidelines

The General Rules for Special Districts contained in Section 48 of Bylaw 2P80 shall apply to all uses, and the Permitted Use Rules of the PS Public Service District shall apply to Permitted Uses and the Discretionary Use Rules of the PS Public Service District shall apply to Discretionary Uses, unless otherwise noted below:

(a) Restrictions on Use

- (i) Medical clinics and offices shall only be allowed within the (smaller) westerly building existing on the site on the date of passage of this Bylaw as identified on the plans made available to City Council during its consideration of this Bylaw; and

Amendment # LOC2002-0089 Bylaw # 19Z2005

SCHEDULE B

CONTINUED

- (ii) Private schools shall only be allowed within the (larger) easterly building existing on the site on the date of passage of this Bylaw as identified on the plans made available to City Council during its consideration of this Bylaw.
- (b) Landscaped Area
 - (i) Landscaped areas shall be as identified on the plans made available to City Council during its consideration of this Bylaw; and
 - (ii) The provision of trees shall be to the satisfaction of the Approving Authority.
- (c) Signage
 - (i) The size, design and location of signage shall have regard to the surrounding residential uses and shall be to the satisfaction of the Approving Authority; and
 - (ii) Freestanding identification signage shall be of a low profile monument design only.
- (d) Parking

In addition to the requirements of Section 18 of Bylaw 2P80, a minimum of 19 stalls shall be provided on-site for the exclusive use of the existing senior citizens' residential development on the site to the north-west and legally described as Plan 5140 AM; Portion of Block C shown as Parcel 'G' on Plan 8166 HI.
- (e) Lighting

All on-site lighting shall be located, oriented and shielded so as to not adversely affect the adjacent residential properties.
- (f) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure the site layout conforms with the site plan made available to City Council during their consideration of this Bylaw.

BYLAW NO. 1922005

ADVERTISED IN the Calgary Herald ON 02/17/05

3

BYLAW # 1922005

BOWNESS

To redesignate the land located at 3127 Bowwood Drive NW (Plan 5140AM, Portion of Block C) from DC Direct Control District to DC Direct Control District to accommodate a medical clinic, offices and private school.

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/19Z2005

=====

APPROVED AS TO CONTENT



HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

 Feb 7/05

CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
