

BYLAW NO. 96Z2005

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment # LOC2005-0084)**

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 3rd OCTOBER, 2005.

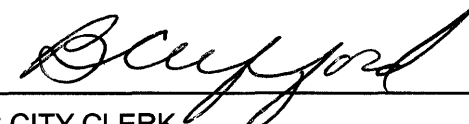
READ A SECOND TIME THIS 3rd OCTOBER, 2005.

READ A THIRD TIME THIS 3rd OCTOBER, 2005.



MAYOR

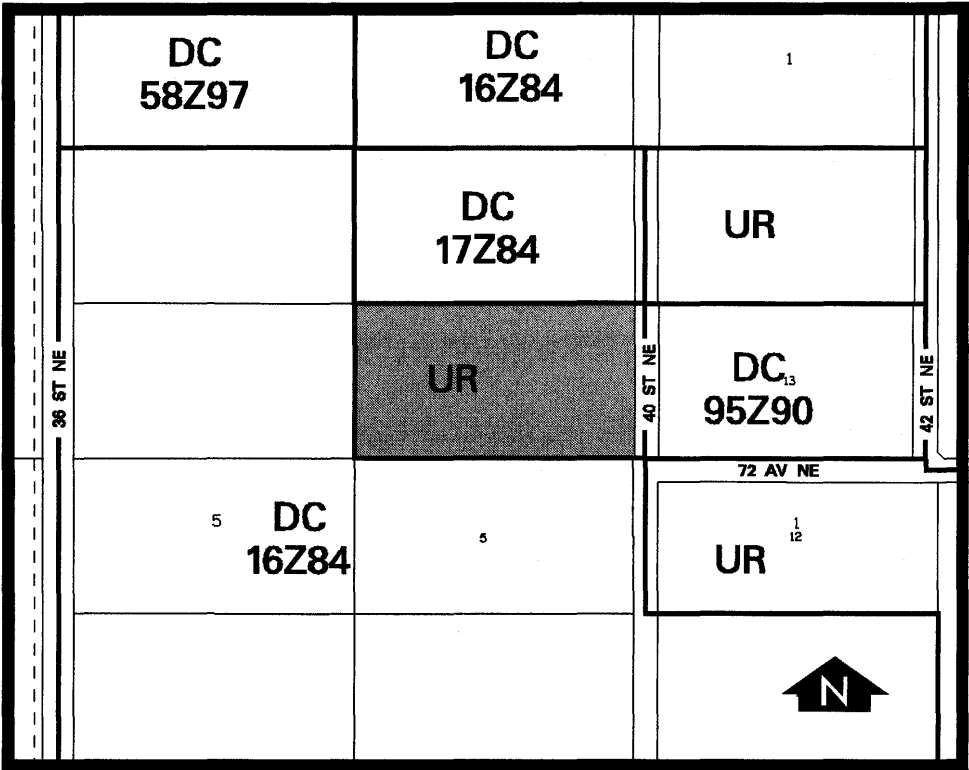
DATED THIS 3rd OCTOBER, 2005.



ACTING CITY CLERK

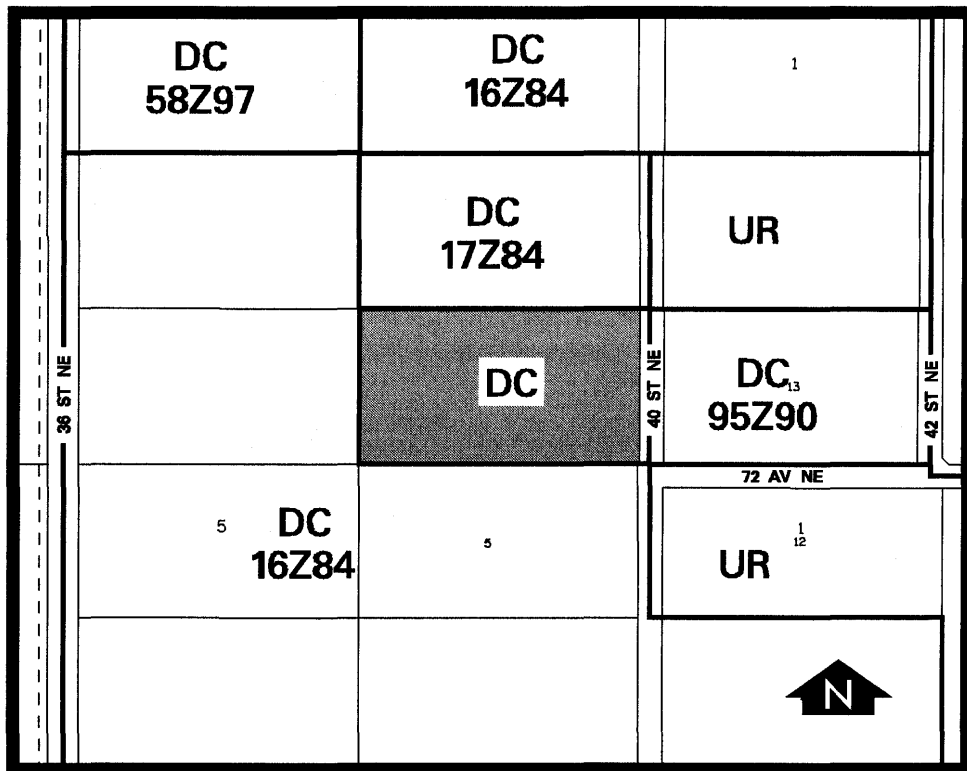
**Amendment # LOC2005-0084
Bylaw # 96Z2005**

SCHEDULE A



**Amendment # LOC2005-0084
Bylaw # 96Z2005**

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted Uses shall be:

- Municipal maintenance and service facilities
- Accessory buildings
- Essential public services
- Parks and playgrounds

Amendment # LOC2005-0084

Bylaw # 96Z2005

SCHEDULE B

CONTINUED

Signs – Class 1
Signs – Class 2 – freestanding identification only
Utilities

The Discretionary Uses shall be:

Offices accessory to any use

2. **Development Guidelines**

The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the I-2 General Light Industrial District shall apply to Permitted Uses and the Discretionary Use Rules of the I-2 General Light Industrial District shall apply to Discretionary Uses, unless otherwise noted below:

(a) Site Layout

All buildings, structures and outside activities shall be comprehensively designed and coordinated such that they have no adverse impacts on adjacent areas.

(b) Building Height

(i) A maximum of 12 metres; and

(ii) The maximum height restriction does not apply to utility buildings, essential public service buildings and buildings used for storage of material for municipal maintenance purposes.

(c) Outside Storage

(i) Outside storage shall only be allowed where it is related to municipal maintenance and service facilities;

(ii) The storage, movement and treatment of materials and equipment shall be such that it does not adversely impact adjacent areas;

Amendment # LOC2005-0084

SCHEDULE B

CONTINUED

- (iii) The outside storage of materials and equipment shall be located and screened such that it does not have an operational or negative visual impact on adjacent uses, to the satisfaction of the Approving Authority; and
 - (iv) Outside storage shall not be allowed in any required minimum yards.
- (d) Lot Area

Prior to full servicing of the site the lot area shall be a minimum of 1.2 hectares (3 acres).
- (e) Site Coverage
 - (i) The total net floor area of all buildings located on the site shall not exceed 0.5 times the site area; and
 - (ii) At such time as the site is fully serviced the gross floor area for all uses except office buildings shall be a maximum of 1.0 times the site area and the gross floor area for office buildings shall be a maximum of 0.5 times the site area.
- (f) Stormwater Management
 - (i) The developer shall employ on-site stormwater management techniques to regulate stormwater leaving the site in a manner and rate, to the satisfaction of the Approving Authority;
 - (ii) Measures shall be employed to control the attraction of birds with respect to any stormwater retention pond on the site; and
 - (iii) Soft landscaping shall be provided around any stormwater retention pond, to the satisfaction of the Approving Authority.
- (g) Wetland Protection
 - (i) Any existing wetlands on site are to be protected in conformance with the Wetland Policy (no net loss). On site clean up of the wetland may be required;

**Amendment # LOC2005-0084
Bylaw # 96Z2005**

SCHEDULE B

CONTINUED

- (ii) A biophysical assessment is required to evaluate the size, quality and significance of the wetland and to determine if it can be incorporated into the storm water management system; and
- (iii) All grading, restoration and/or design of the storm pond and/or wetland will be to the satisfaction of Director Waste Water and Director Parks.

(h) **Site Access**

Access and egress to and from the site shall be to the satisfaction of the Approving Authority.

BYLAW NO. 96Z2005

ADVERTISED IN The Calgary Sun **ON** Sept. 15.05

5

**BYLAW 96Z2005
SADDLE RIDGE INDUSTRIAL**

To redesignate the land located at 7315 - 40 Street NE (Plan 2474JK, Block 5, Lot 6) from UR Urban Reserve District to DC Direct Control District to accommodate a municipal maintenance and service facility including outside storage.

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/96Z2005

=====

APPROVED AS TO CONTENT



HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

 Sept 7/05

CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
