

**BYLAW NO. 33Z2006**

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND  
THE CITY OF CALGARY LAND USE BYLAW 2P80  
(Land Use Amendment LOC2004-0102a)**

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**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 24<sup>th</sup> DAY OF APRIL, 2006.

READ A SECOND TIME THIS 24<sup>th</sup> DAY OF APRIL, 2006.

READ A THIRD TIME THIS 24<sup>th</sup> DAY OF APRIL, 2006.

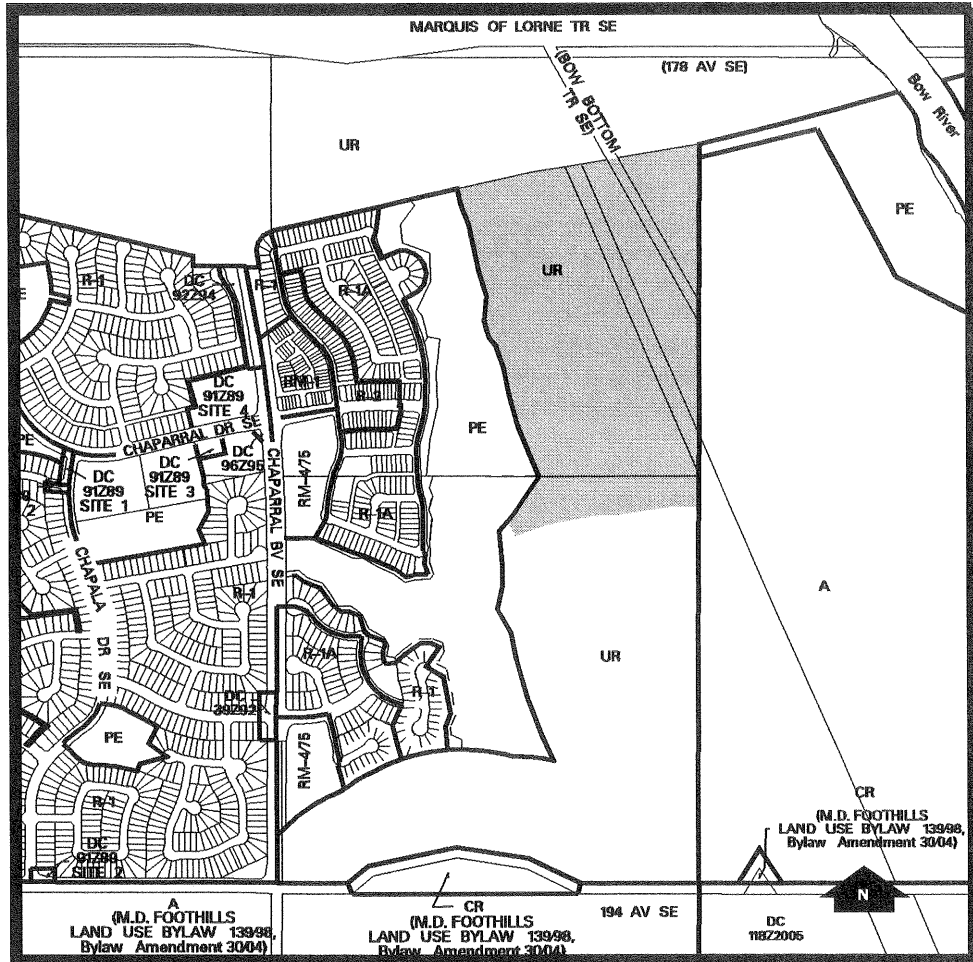
  
\_\_\_\_\_  
DEPUTY MAYOR

DATED THIS 24<sup>th</sup> DAY OF APRIL, 2006.

  
\_\_\_\_\_  
ACTING CITY CLERK

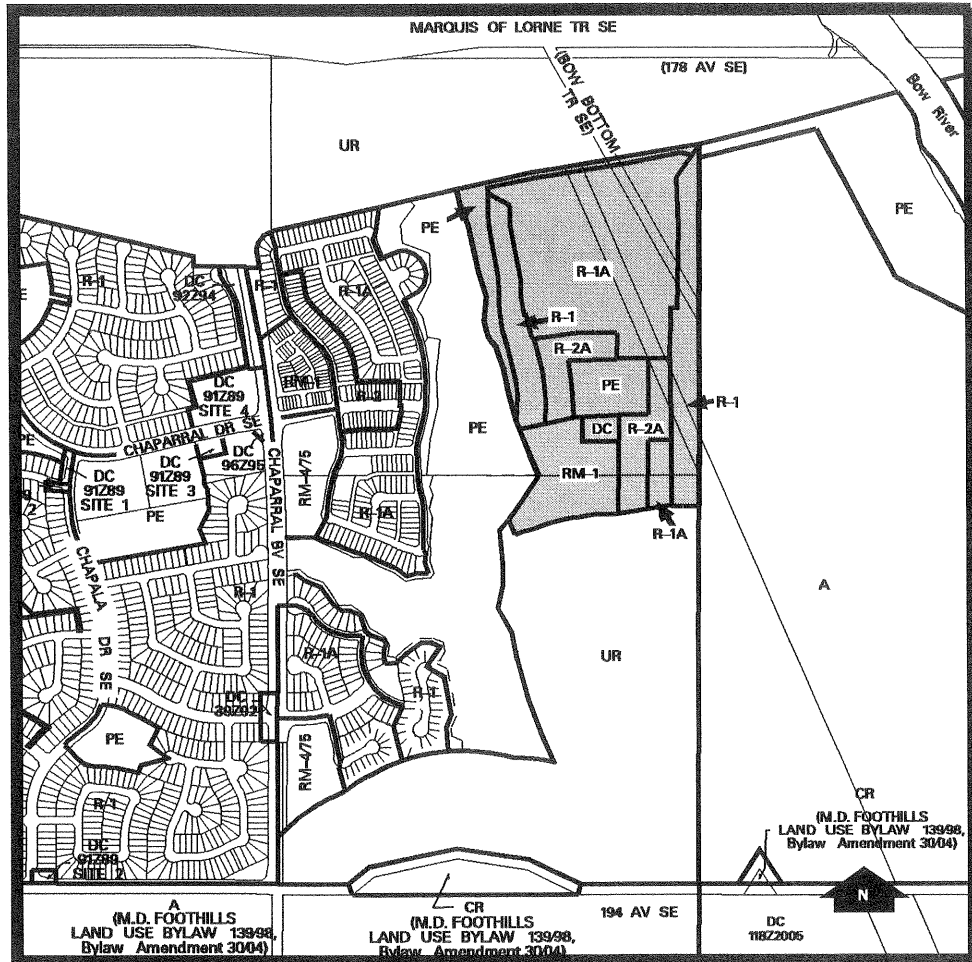
# Amendment LOC2004-0102a Bylaw 33Z2006

## SCHEDULE A



# Amendment LOC2004-0102a Bylaw 33Z2006

## SCHEDULE B



### DC DIRECT CONTROL DISTRICT

0.20 ha ± (0.49 ac ±)

1. Land Use

The Permitted and Discretionary Uses of the RM-1 Residential Low Density Multi-Dwelling District shall be Permitted and Discretionary Uses respectively, with the additional Discretionary Use of a grocery store.

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## SCHEDULE B

### CONTINUED

#### 2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the RM-1 Residential Low Density Multi-Dwelling District shall apply to Permitted Uses and the Discretionary Use Rules of the RM-1 Residential Low Density Multi-Dwelling District shall apply to Discretionary Uses unless otherwise noted below:

##### (a) Grocery store

- (i) A grocery store shall be restricted in size to 92 square meters of net floor area;
- (ii) A grocery store shall provide a minimum of 1 parking stall per 46 square metres of net floor area;
- (iii) The entrance to a grocery store shall be oriented to the street;
- (iv) A grocery store shall be integrated with, and form an integrated part of a townhouse building in a comprehensive development;
- (v) No free-standing signage shall be allowed; and
- (vi) No outside storage shall be allowed.

##### (b) Floodplain

See Section 19 (1) of Bylaw 2P80.

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ADVERTISED IN The Calgary Herald ON 2006/03/30

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CHAPARRAL

To redesignate the land located on a portion of 18313 Bow Bottom Trail SE, 1901 Marquis of Lorne Trail SE and a portion of Bow Bottom Trail SE (portions of W ½ of Section 24-22-1-5; RW141; RW 22 and a portion of Bow Bottom Trail SE) from UR Urban Reserve District and Undesignated Road Right-of-Way to R-1 Residential Single-Detached District, R-1A Residential Narrow Lot Single-Detached District, R-2A Residential Low Density District, RM-1 Residential Low Density Multi-Dwelling District, PE Public Park, School and Recreation District, and DC Direct Control District to accommodate the additional use of a grocery store.