

BYLAW NO. 34Z2006

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2005-0049)**

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 15th DAY OF MAY, 2006.

READ A SECOND TIME THIS 15th DAY OF MAY, 2006.

READ A THIRD TIME THIS 15th DAY OF MAY, 2006.



DEPUTY MAYOR

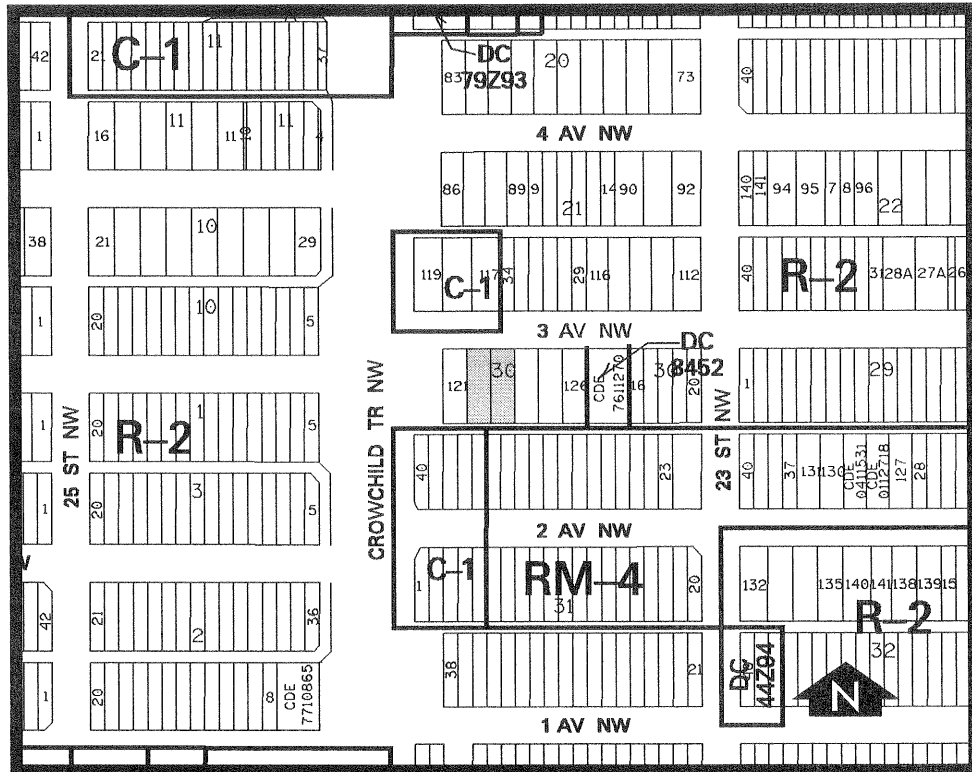
DATED THIS 15th DAY OF MAY, 2006.



ACTING CITY CLERK

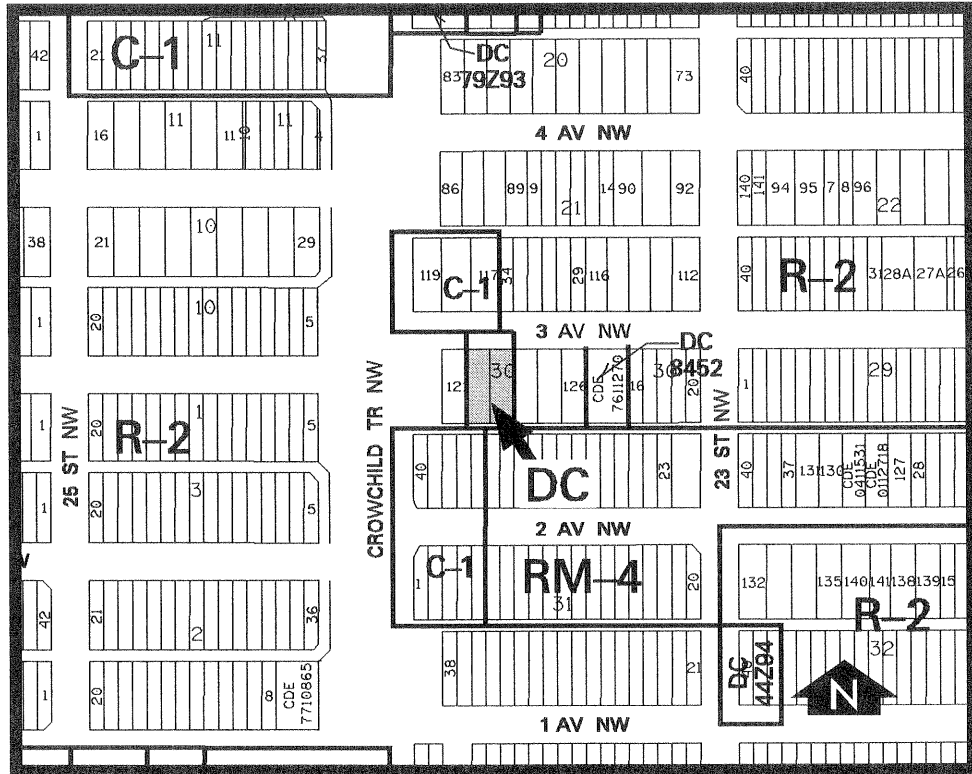
Amendment LOC2005-0049 Bylaw 34Z2006

SCHEDULE A



Amendment LOC2005-0049 Bylaw 34Z2006

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the R-2 Residential Low Density District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

2. Development Guidelines

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

Amendment # LOC2005-0049 Bylaw # 34Z2006

SCHEDULE B

CONTINUED

(a) Lot Width

A minimum lot width of 12.6 metres for semi-detached dwellings.

- (b) Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a development permit application. In considering such an application, the Development Authority shall ensure that the building and site layout generally conform with the plans and renderings available to City Council in its consideration of this Bylaw.

BYLAW NO. 3422006

ADVERTISED IN The Calgary Herald ON 2006/04/20

1 BYLAW 3422006
WEST HILLHURST

To redesignate the land located at 2427 & 2431 – 3 Avenue NW (Plan 3241FQ, Block 30, Lots 122 & 123) from R-2 Residential Low Density District to DC Direct Control District to accommodate reduced lot widths for semi-detached dwellings.