

**BYLAW NO. 83Z2006**

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND  
THE CITY OF CALGARY LAND USE BYLAW 2P80  
(Land Use Amendment LOC2006-0041)**

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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 18<sup>th</sup> DAY OF SEPTEMBER, 2006.

READ A SECOND TIME THIS 18<sup>th</sup> DAY OF SEPTEMBER, 2006.

READ A THIRD TIME THIS 18<sup>th</sup> DAY OF SEPTEMBER, 2006.

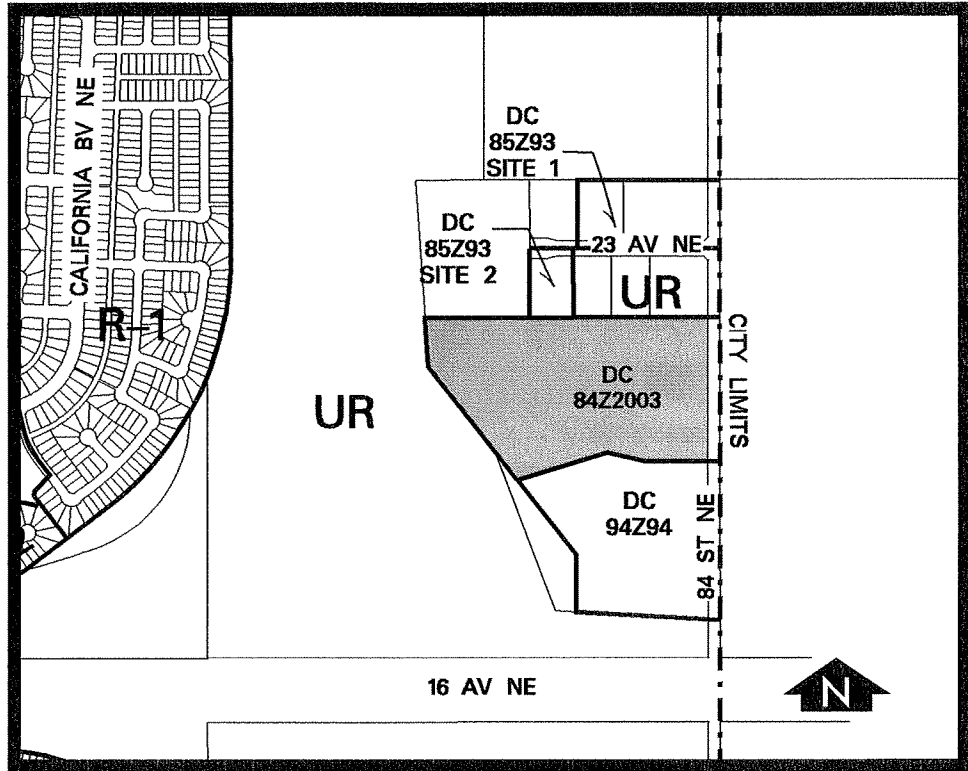
  
\_\_\_\_\_  
MAYOR

SIGNED THIS 18<sup>th</sup> DAY OF SEPTEMBER, 2006.

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

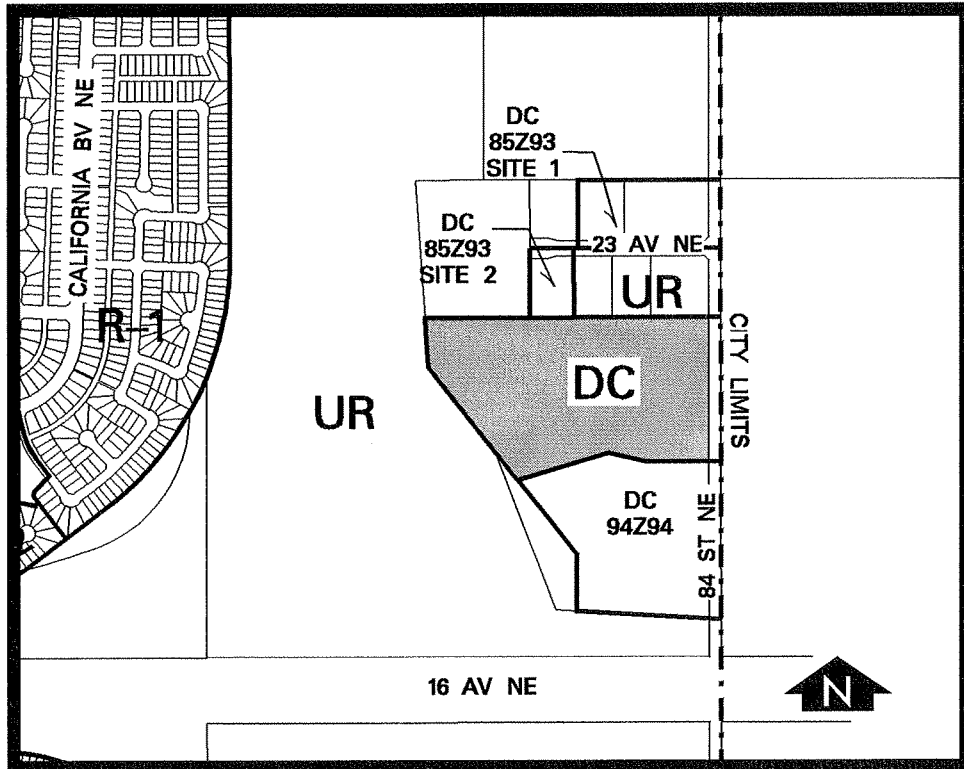
# Amendment LOC2006-0041 Bylaw 83Z2006

## SCHEDULE A



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## SCHEDULE B



### DC DIRECT CONTROL DISTRICT

#### 1. Land use

The Permitted and Discretionary Uses of the UR Urban Reserve District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively, with the additional Discretionary Uses of: Signs - Class 1; offices, outside storage and automotive service, only when accessory with a trucking business.

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## SCHEDULE B

### CONTINUED

#### 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 UR Urban Reserve District shall apply to the Permitted Uses and the Discretionary Uses rules of the UR Urban Reserve District shall apply to Discretionary Uses, unless otherwise noted below:

(a) Stormwater Management

A stormwater management report and plan shall be submitted to the satisfaction of the Manager, Urban Development as part of any development permit application for the site.

(b) Landscaping

(i) Landscape Buffer Abutting the Transportation Utility Corridor

(A) All development on any portion of the site abutting the Transportation Utility Corridor shall be subject to a maximum of 50 metres wide landscape buffer; and

(B) Notwithstanding (A) above, the depth of the landscape buffer may be varied to a lesser depth provided that one or more of the following apply:

(I) a lesser depth is necessary to achieve viable development of the site;

(II) the landscape buffer area contains a stormwater detention pond and a landscape buffer on the border of the pond is provided;

(III) the geodetic elevation of the site is higher than the geodetic elevation of the future East Freeway; and

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## SCHEDULE B

### CONTINUED

- (IV) the distance between the site and the carriageway of the future East Freeway is sufficient to ensure that substantial visual separation is achieved.
  - (ii) Landscaping for all other areas
    - (A) A landscaped grassed berm shall be provided adjacent to 84 Street NE having a minimum width of 18 metres and a height of 3 metres; and
    - (B) The berm shall be landscaped with a minimum of clusters or rows of coniferous trees, which alternate in placement and abut one another. The coniferous trees shall be of a minimum height of 2 metres.
- all to the satisfaction of the Approving Authority.
- (c) Screening

Screening of outside parking and storage areas shall be to the satisfaction of the Approving Authority.
  - (d) Site Access

No direct vehicular access/egress shall be allowed to or from the Transportation Utility Corridor.
  - (e) Floor Area

A maximum gross floor area of 2400 square metres for the truck repair shop and 650 square metres for the office building.
  - (f) Development Permits

A development permit for the following Discretionary Uses: signs - class 1; offices, outside storage, and automotive service associated with the trucking business, shall not be issued for a period that exceeds five years. Upon expiration of any given Development Permit a new development permit will be required.

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ADVERTISED IN The Calgary Herald ON Thurs. Aug. 24, 2006

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RESIDUAL SUB AREA 5C

To redesignate the land located at 1919 – 84 St. N.E. (Plan 0011441, Block 3) from DC Direct Control District to DC Direct Control District to accommodate a trucking business.