

BYLAW NO. 54Z2007

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2006-0006)**

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;

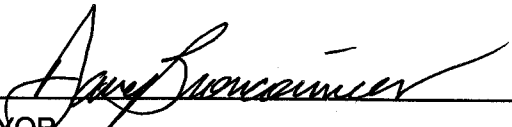
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS
FOLLOWS:**

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 11TH DAY OF JUNE, 2007.

READ A SECOND TIME THIS 11TH DAY OF JUNE, 2007.

READ A THIRD TIME THIS 11TH DAY OF JUNE, 2007.



MAYOR

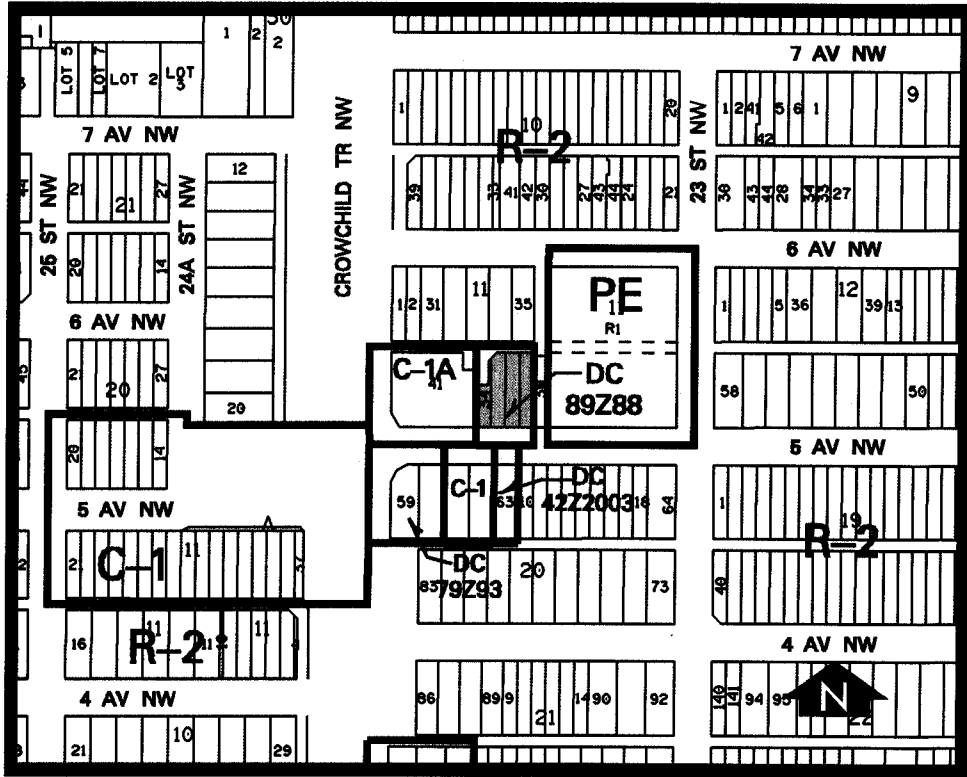
DATED THIS 11TH DAY OF JUNE, 2007



ACTING CITY CLERK

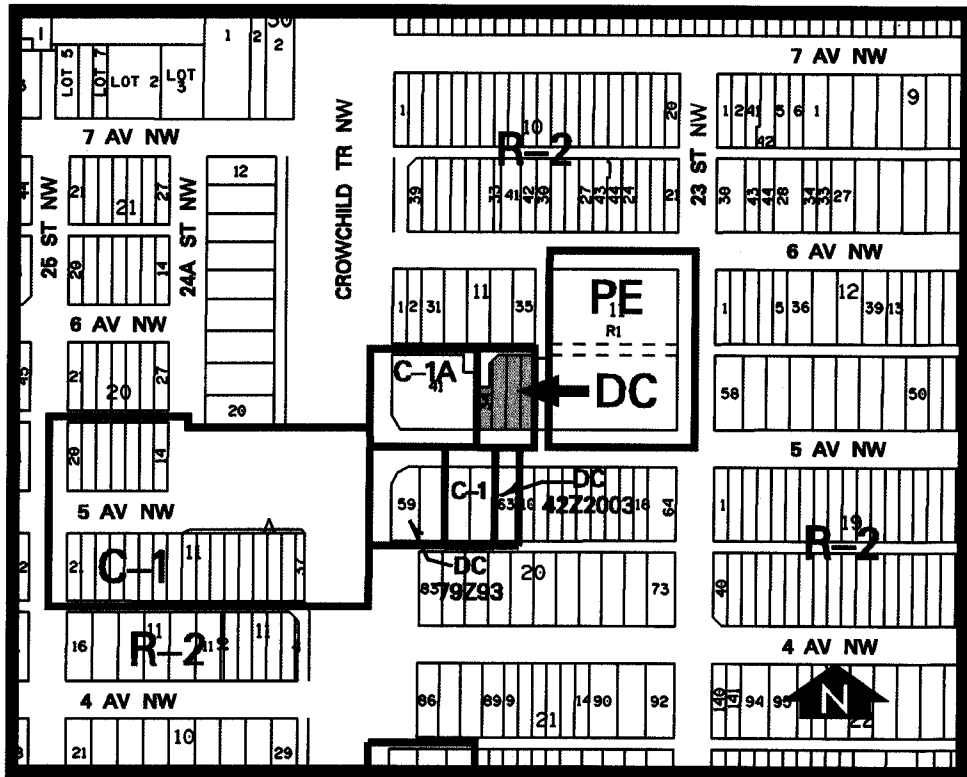
Amendment LOC2006-0006 Bylaw 54Z2007

SCHEDULE A



Amendment LOC2006-0006 Bylaw 54Z2007

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use
 - Permitted Uses
 - Parks and play grounds
 - Utilities
 - Discretionary Uses
 - Accessory building

Amendment # LOC2006-0006 Bylaw #54Z2007

SCHEDULE B

CONTINUED

The following uses shall be the Discretionary Uses located within the building existing on site of the date of passage of this bylaw only.

- Offices
- Financial institutions
- Personal service businesses
- Grocery store
- Retail stores
- Restaurants-food service only
- Restaurants-licensed
- Child care facilities
- Public and quasi public buildings
- Dwelling units
- Home occupation – class 1
- Home occupation – class 2

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 shall apply to all Uses and the Permitted Use Rules of C-1A Local Commercial District shall apply to Permitted Uses and the Discretionary Use Rules of the C-1A Local Commercial District shall apply to Discretionary Uses, unless otherwise noted below.

(a) Building Design

In addition to the General Rules for Commercial Districts contained in Section 33 (10) of Bylaw 2P80 the following shall apply:

- (i) No addition to the existing building except for minor additions may be allowed to the satisfaction of the Approving Authority; and
- (ii) All minor additions to and restoration work of existing building shall ensure that the character, appearance and material of the original building are maintained at the discretion of the Approving Authority.

(b) Dwelling Units

Section 35 (5)(b)(ii) of Bylaw 2P80 shall not apply.

**Amendment # LOC2006-0006
Bylaw #54Z2007**

SCHEDULE B

CONTINUED

(c) **Signage**

- (i) A maximum of one freestanding sign on site, with a maximum sign area of 1 square metre; and
- (ii) Signage must be compatible with the existing structure, to the satisfaction of the Approving Authority.

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ADVERTISED IN Calgary Herald on Thursday May 17, 2007

**11 BYLAW 54Z2007
WEST HILLHURST**

To redesignate the land located at 2422 - 5 Avenue NW (Plan 710N, Block 11, Lots 31 to 34) from DC Direct Control District to DC Direct Control District to accommodate local commercial uses.

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ADVERTISED IN Calgary Sun on Thursday May 24, 2007

located at 2422 - 5 Avenue
Block 11, Lots 31 to 34) from DC
District to DC Direct Control District
for special uses.

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/54Z2007


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APPROVED AS TO CONTENT



HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

 Mayle (07

CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
