

BYLAW NUMBER 97D2009

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2008-0013)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 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;

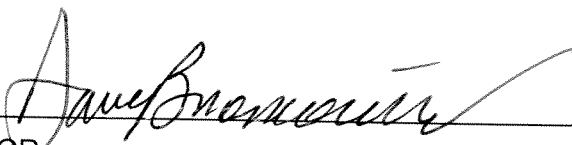
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District 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.

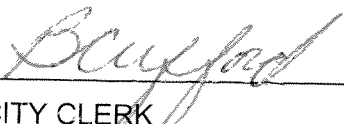
READ A FIRST TIME THIS 14TH DAY OF SEPTEMBER, 2009.

READ A SECOND TIME THIS 14TH DAY OF SEPTEMBER, 2009.

READ A THIRD TIME THIS 14TH DAY OF SEPTEMBER, 2009.

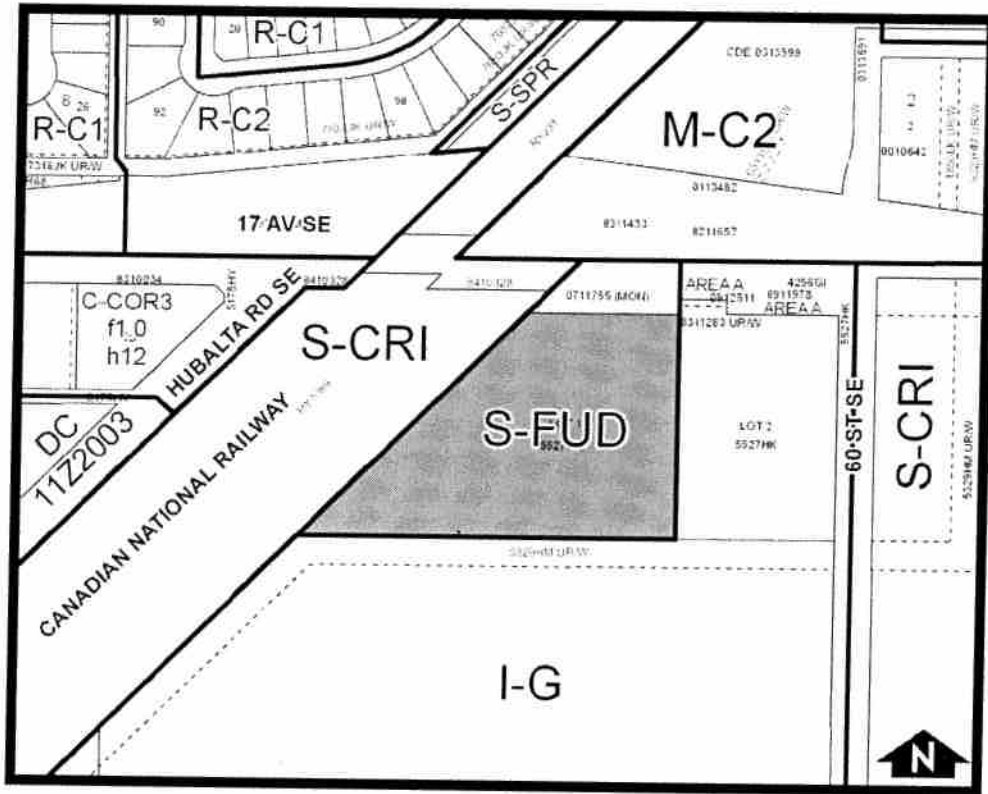


MAYOR
SIGNED THIS 14TH DAY OF SEPTEMBER, 2009.

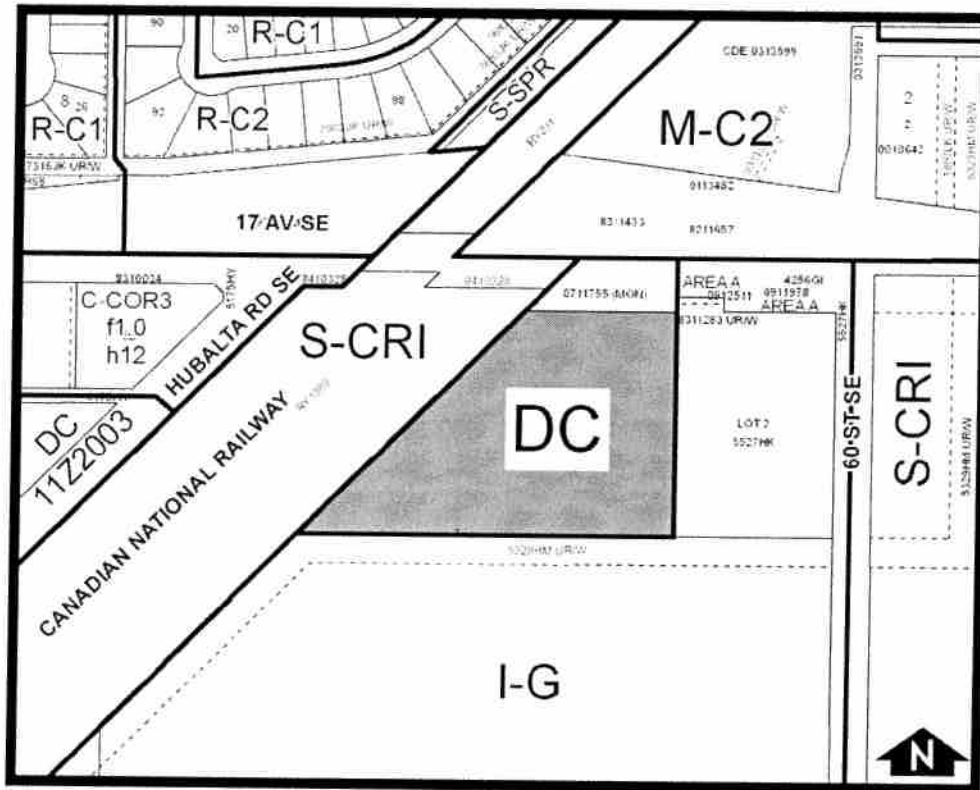


ACTING CITY CLERK
SIGNED THIS 14TH DAY OF SEPTEMBER, 2009.

SCHEDULE A



SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
 - (a) manage environmental risks associated with the lands through a limited range of uses;
 - (b) accommodate a range of industrial and business uses.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

- 4 (1) The following *uses* are *permitted uses* in this Direct Control District:
- (a) **Park**
 - (b) **Sign – Class A;**
 - (c) **Sign – Class B;**
 - (d) **Sign – Class D; and**
 - (e) **Utilities.**
- (2) The following *uses* are *permitted uses* in this Direct Control District if they are located within existing approved *buildings*:
- (a) **Computer Games Facility;**
 - (b) **Counseling Service;**
 - (c) **Financial Institution;**
 - (d) **Household Appliance and Furniture Repair Service;**
 - (e) **Industrial Design and Testing – Inside;**
 - (f) **Industrial Repair and Service – Inside;**
 - (g) **Information and Service Provider;**
 - (h) **Library;**

- (i) **Instructional Facility – Inside;**
- (j) **Office;**
- (k) **Photographic Studio;**
- (l) **Power Generation Facility – Small;**
- (m) **Print Centre;**
- (n) **Protective and Emergency Service; and**
- (o) **Radio and Television Studio.**

Discretionary Uses

- 5 (1) **Uses** listed in subsection 4 (2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in this Direct Control District.
- (2) The following **uses** are **discretionary uses** in this Direct Control District:
- (a) **Beauty and Body Service;**
 - (b) **Manufacturer – Class 1;**
 - (c) **Motion Picture Production Facility;**
 - (d) **Parking Lot – Grade;**
 - (e) **Parking Lot – Structure;**
 - (f) **Personal Apparel Service;**
 - (g) **Power Generation Facility – Medium;**
 - (h) **Printing, Publishing and Distributing;**
 - (i) **Retail Store;**
 - (j) **Sign – Class C;**
 - (k) **Sign – Class E;**
 - (l) **Sign – Class F;**
 - (m) **Utility Building; and**
 - (n) **Vehicle Rental – Minor.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the I-B Industrial-Business District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

7 The maximum *floor area ratio* is 1.0.

Building Height

8 The maximum *building height* is 16.0 metres.