

BYLAW NUMBER 45D2021

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2020-0183/CPC2021-0106)**

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 replacing it with 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 ON APRIL 12, 2021

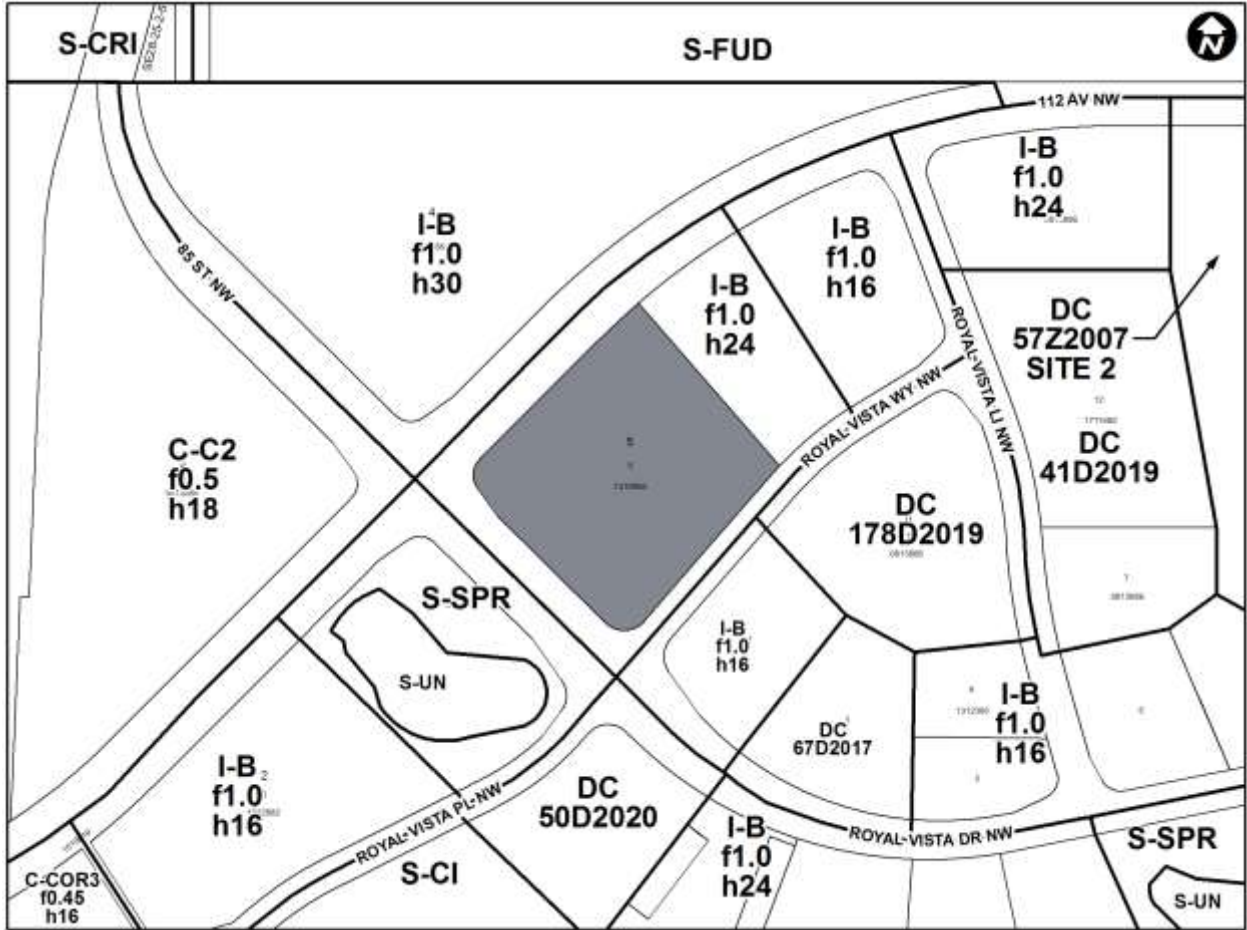
READ A SECOND TIME ON APRIL 12, 2021

READ A THIRD TIME ON APRIL 12, 2021

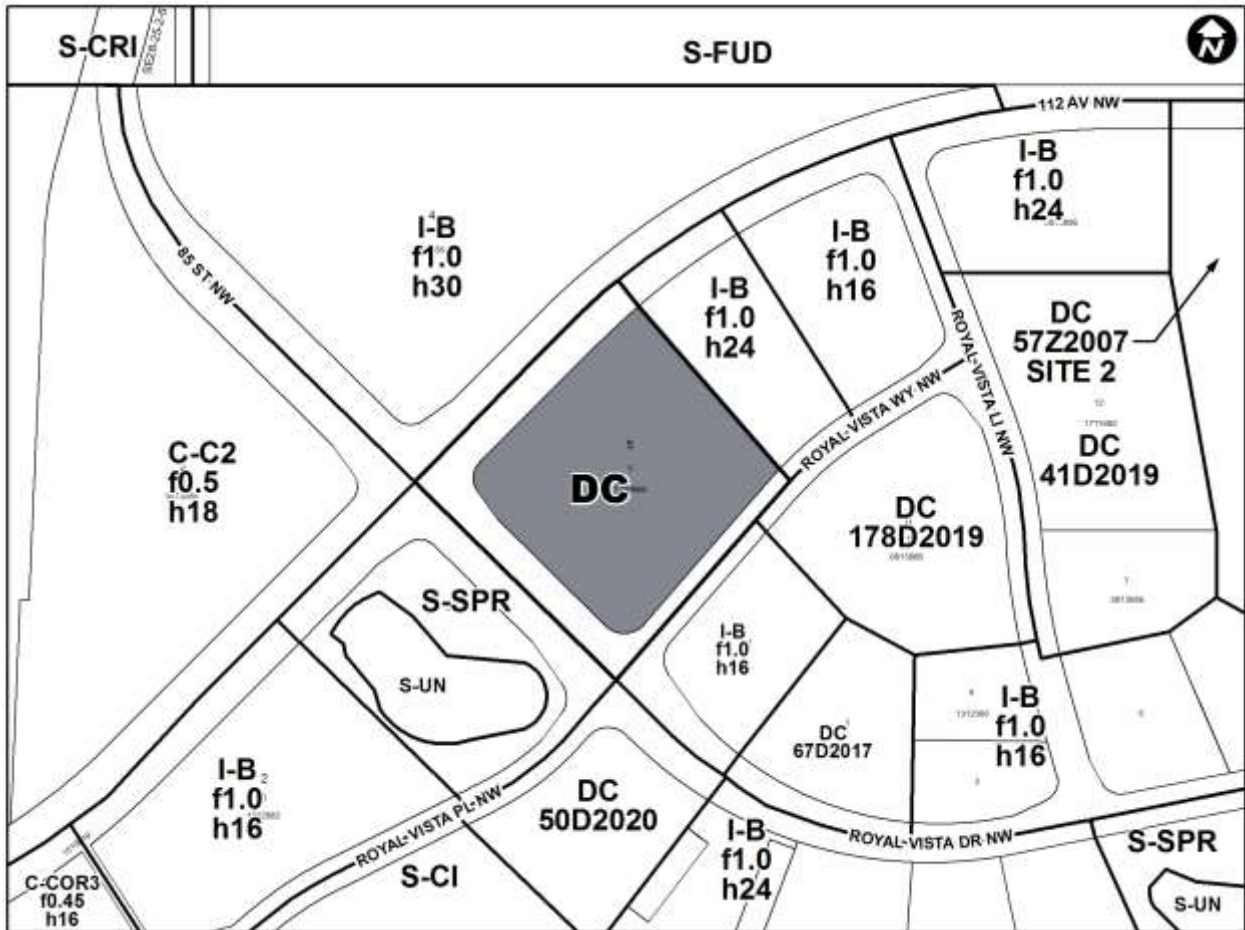
MAYOR
SIGNED ON APRIL 12, 2021

ACTING CITY CLERK
SIGNED ON APRIL 12, 2021

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to accommodate the additional use of auto service – minor.

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 Bylaw.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District Bylaw, 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 The **permitted uses** of the Industrial – Business (I-B) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

5 The *discretionary uses* of the Industrial – Business (I-B) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District with the addition of:

(a) **Auto Service – Minor.**

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Industrial – Business (I-B) 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 24 metres.

Location of Auto Service – Minor

9 **Auto Service – Minor** must not be located in a *building* fronting 112 Avenue NW or Royal Vista Drive NW.

Relaxations

10 The *Development Authority* may relax the rules contained in Sections 6 and 9 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.