

BYLAW NO. 116Z2005

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment # LOC2003-0116)**

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;

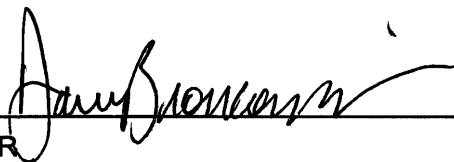
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 5th DAY OF DECEMBER, 2005.

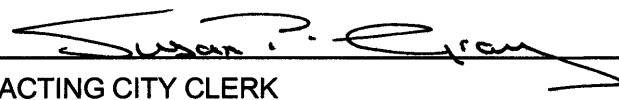
READ A SECOND TIME, AS AMENDED, THIS 5th DAY OF DECEMBER, 2005.

READ A THIRD TIME, AS AMENDED, THIS 5th DAY OF DECEMBER, 2005.



MAYOR

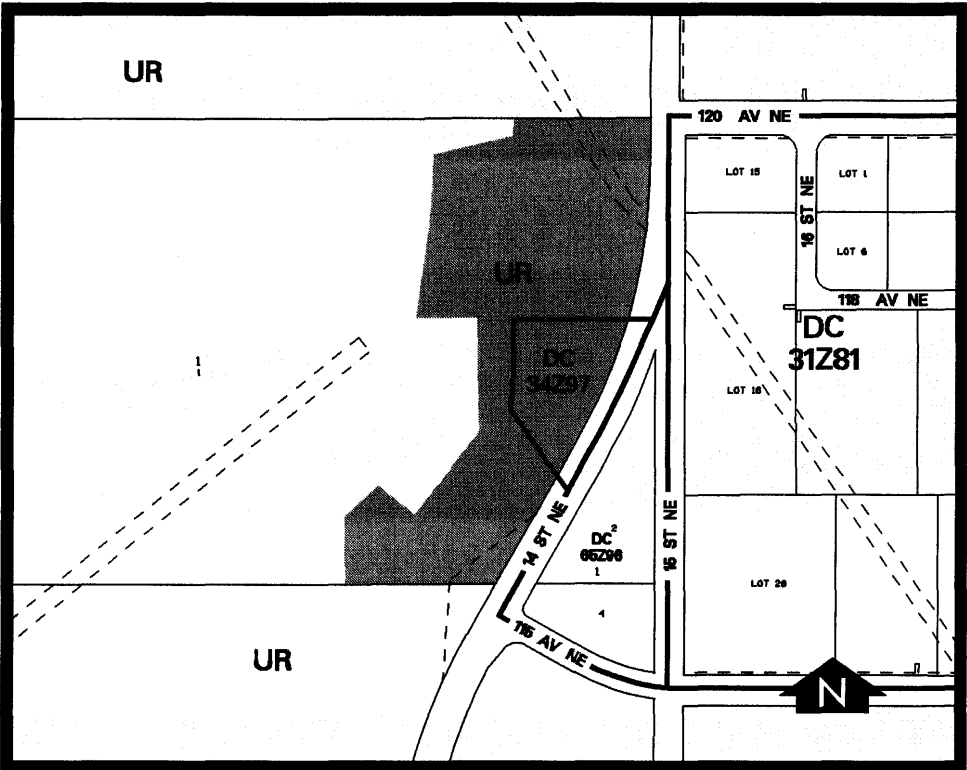
DATED THIS 15th DAY OF DECEMBER, 2005.



ACTING CITY CLERK

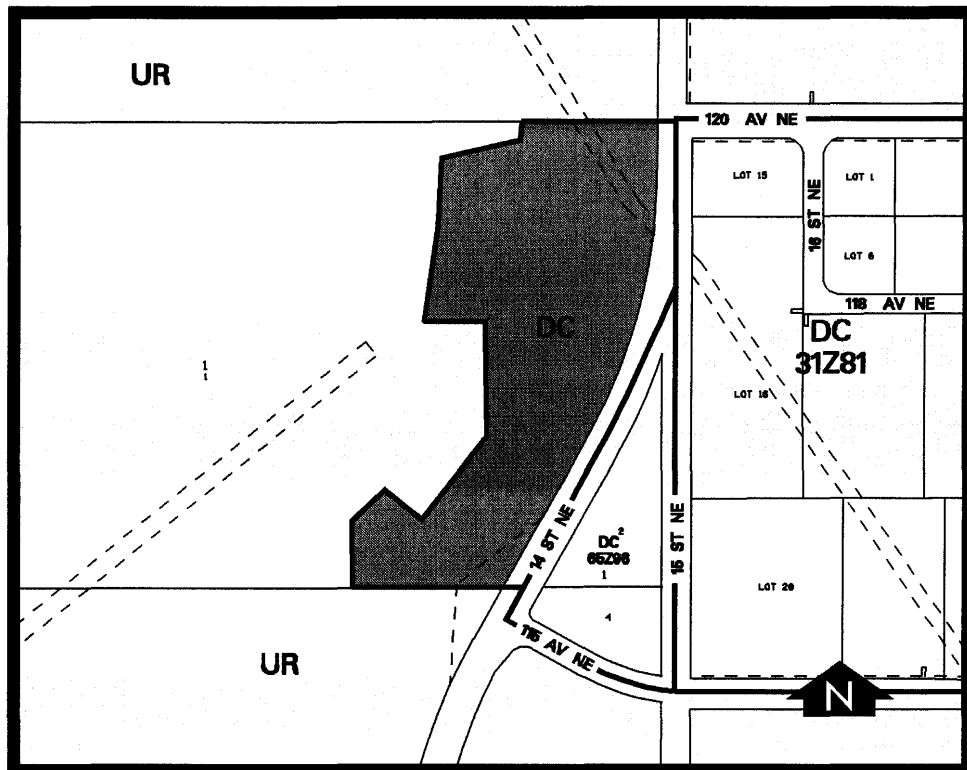
**Amendment # LOC2003-0116
Bylaw # 116Z2005**

SCHEDULE A



Amendment # LOC2003-0116 Bylaw # 116Z2005

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 outside storage and self-storage.

Amendment # LOC2003-0116

Bylaw # 116Z2005

SCHEDULE B

CONTINUED

For the purpose of this Bylaw, self-storage shall mean the provision of an enclosed space or locker within a structure accessible by individuals for the storage of goods and materials.

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

(a) Storage

Development permits for outside storage and self-storage as the primary uses shall not be issued for a period exceeding 5 years, and at the expiry of the approval period, either the use shall be discontinued or a new development permit shall be applied for and approval obtained.

(b) Stormwater Management

The owner shall employ on-site stormwater management techniques which regulate stormwater leaving the development in a manner and at a rate and quality as determined by the Approving Authority.

(c) Landscaping

Landscaping shall be provided in accordance with the I-2 General Light Industrial District of Bylaw 2P80.

(d) Screening

Outside storage and self-storage structures shall be visually screened from public thoroughfares and nearby residential areas to the satisfaction of the Approving Authority.

(e) Setbacks

Self-storage structures and outside storage shall be setback a minimum of 18 metres from top of slope of the eastern escarpment. This setback shall be landscaped to the satisfaction of the Approving Authority.

BYLAW NO. 11622005

ADVERTISED IN The Calgary Sun ON Nov. 10. 05

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BYLAW 11622005
STONE 1

To redesignate the land located at 11575 - 14 Street NE (Plan 8970090 Block 1, Lots 1 & 2) from UR Urban Reserve District and DC Direct Control District to DC Direct Control District to accommodate an outside storage and self-storage facility.

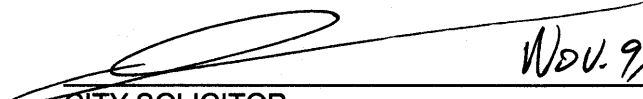
TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/116Z2005

APPROVED AS TO CONTENT



HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

 NOV. 9/05

CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
