

**BYLAW NO. 19Z2006**

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND  
THE CITY OF CALGARY LAND USE BYLAW 2P80  
(Land Use Amendment LOC2004-0102)**

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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 20<sup>th</sup> DAY OF MARCH, 2006.

READ A SECOND TIME THIS 20<sup>th</sup> DAY OF MARCH, 2006.

READ A THIRD TIME THIS 20<sup>th</sup> DAY OF MARCH, 2006.

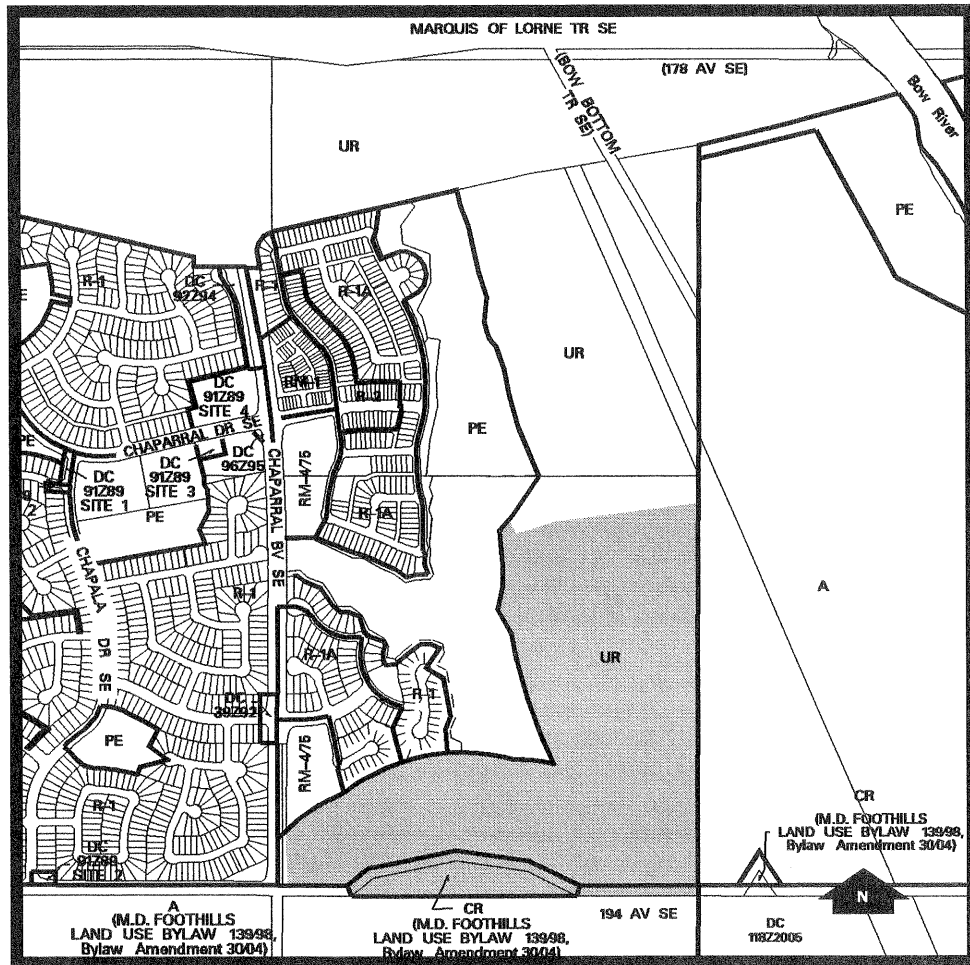
  
\_\_\_\_\_  
MAYOR

DATED THIS 20<sup>th</sup> DAY OF MARCH, 2006.

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

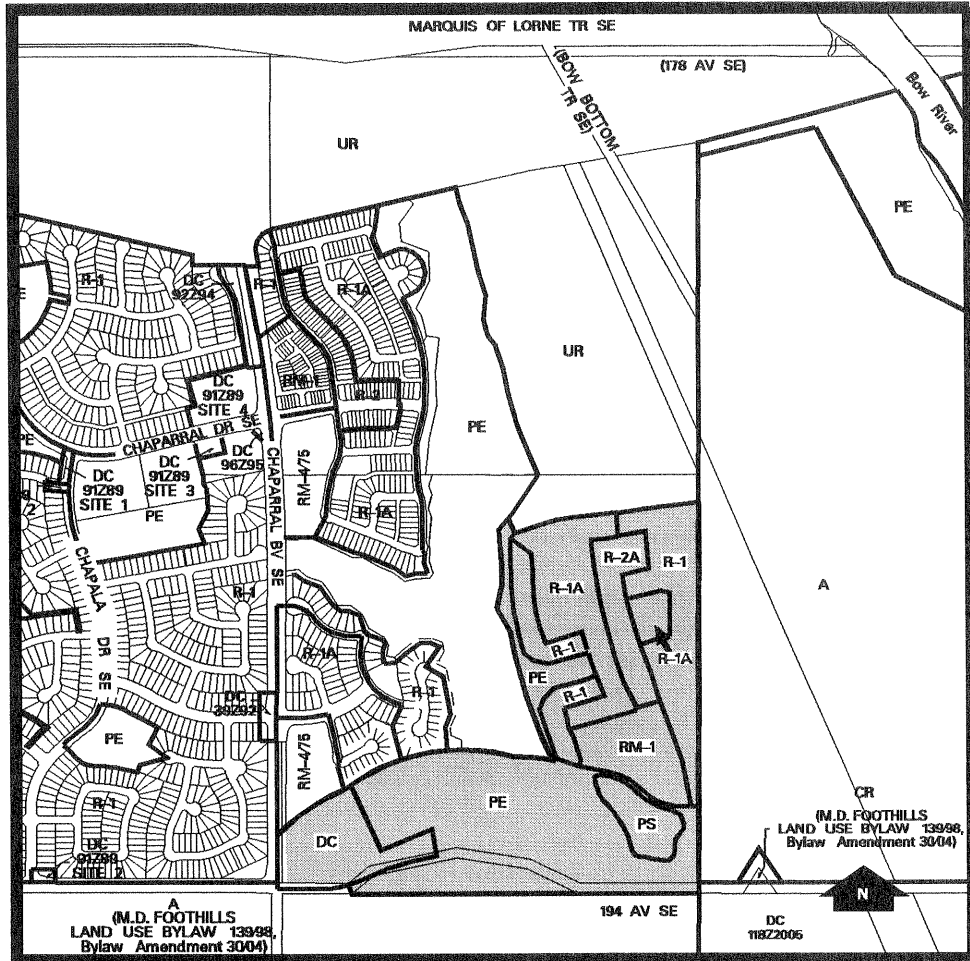
# Amendment LOC2004-0102 Bylaw 19Z2006

## SCHEDULE A



# Amendment LOC2004-0102 Bylaw 19Z2006

## SCHEDULE B



### DC DIRECT CONTROL DISTRICT

1. Land Use
  - (a) Permitted Uses
    - Essential public services
    - Parks and playgrounds
    - Signs- Class 1
    - Utilities

# Amendment LOC2004-0102 Bylaw 19Z2006

## SCHEDULE B

### CONTINUED

The following uses shall be permitted only in existing buildings:

- Financial institutions
- Offices
- Personal service businesses
- Retail stores

(b) Discretionary Uses

- Athletic and recreational facilities
- Automotive services (not including a grocery store)
- Automotive specialty (Car wash)
- Liquor stores
- Power generation facility, mid-scale
- Power generation facility, small-scale
- Public and quasi-public buildings
- Self storage
- Shopping centres, neighbourhood
- Signs- Class 2
- Utility building
- Greenhouse
- Self storage

In accordance with Section 13 of the Subdivision and Development Regulation regarding landfill setbacks, no dwelling units, food sales/establishments, hospitals, or school uses shall be allowed.

For the purpose of this Bylaw:

Automotive services mean a use where automotive fuels/products, lubricating oils and associated fluids only are sold to the public.

Automotive specialty means a car wash only.

Greenhouse means a use where seeds, plants, trees and shrubbery, gardening products and gardening related products are sold to the public from a permanent building that is less than 3600 square metres and that shall not incorporate the sale of produce or other food stuff.

# Amendment LOC2004-0102 Bylaw 19Z2006

## SCHEDULE B

### CONTINUED

Self storage means a use where goods are stored in a building which is made up of separate compartments and each compartment has separate access, and shall be available to the general public for the storage of personal items.

#### 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 the C-1 Local Commercial District shall apply to Permitted Uses and the Discretionary Use Rules of the C-1 Local Commercial District shall apply to Discretionary Uses, unless otherwise noted below:

(a) Automotive specialty (Car wash)

A car wash shall be limited to 3 car bays and shall be integrated with, and form part of, an automotive service use.

(b) Landscaping

(i) Landscaping shall be enhanced by the provision of extensive planting materials, trees and fencing treatment (where required) on all four site boundaries to the satisfaction of the Approving Authority; and

(ii) For neighbourhood shopping centres, see Section 35 (5) (c) of Bylaw 2P80.

(c) Yards

Yards shall be a minimum of 6 metres on all site boundaries.

(d) Landfill setback

Sections within the C-1 Local Commercial District that are contradictory to Section 13 of the Subdivision and Development Regulation regarding uses not permitted within landfill setbacks, shall not be applicable.

BYLAW NO. 19Z2006

ADVERTISED IN The Calgary Sun ON Thurs. Mar. 02. 06

**5** BYLAW 19Z2006  
CHAPARRAL

To redesignate the land located on a portion of 1998- 194 Avenue SE (Plan 0412178, Block 9, portion of Lot 2; Plan 0412178; Block 9; Lot 2 & portions of the SW ¼ of Section 24-22-1-5) from UR Urban Reserve District to R-1 Residential Single-Detached District, R-1A Residential Narrow Lot Single-Detached District, R-2A Residential Low Density District, RM-1 Residential Low Density Multi-Dwelling District, PE Public Park, School and Recreation District, PS Public Service District and DC Direct Control District to accommodate restricted local commercial development.