

BYLAW NUMBER 78D2008

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2007-0051 and LOC2008-0008)**

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.

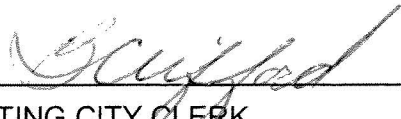
READ A FIRST TIME THIS 6th DAY OF OCTOBER, 2008.

READ A SECOND TIME AS AMENDED THIS 6th DAY OF OCTOBER, 2008.

READ A THIRD TIME AS AMENDED THIS 6th DAY OF OCTOBER, 2008.



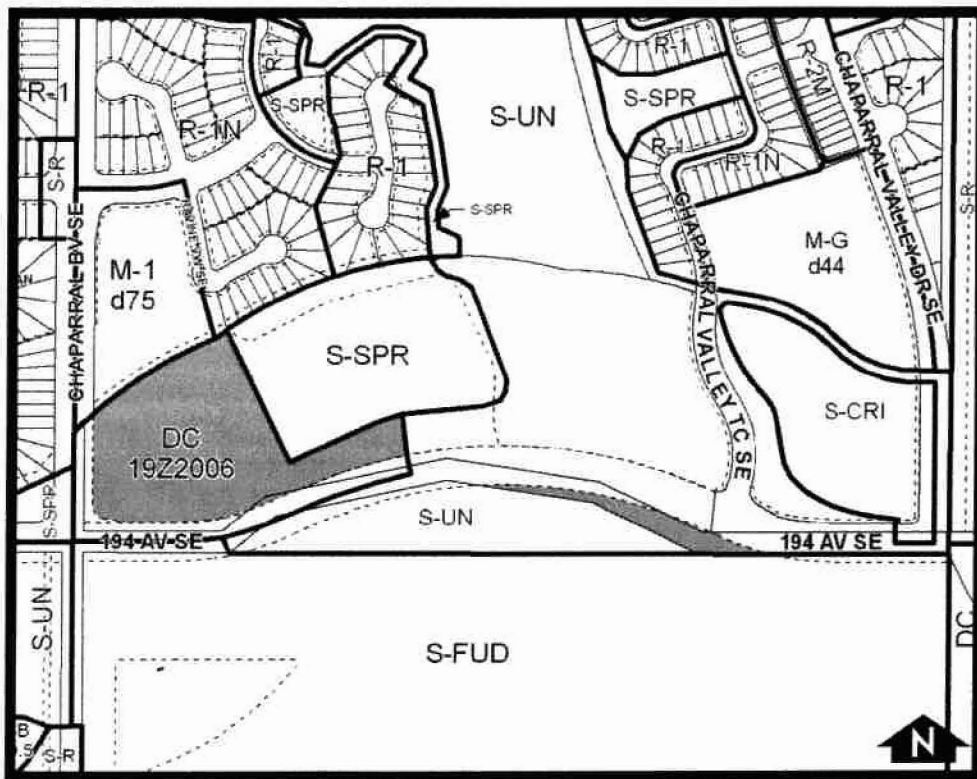
MAYOR
SIGNED THIS 21ST DAY OF OCTOBER, 2008.



ACTING CITY CLERK
SIGNED THIS 21ST DAY OF OCTOBER, 2008.

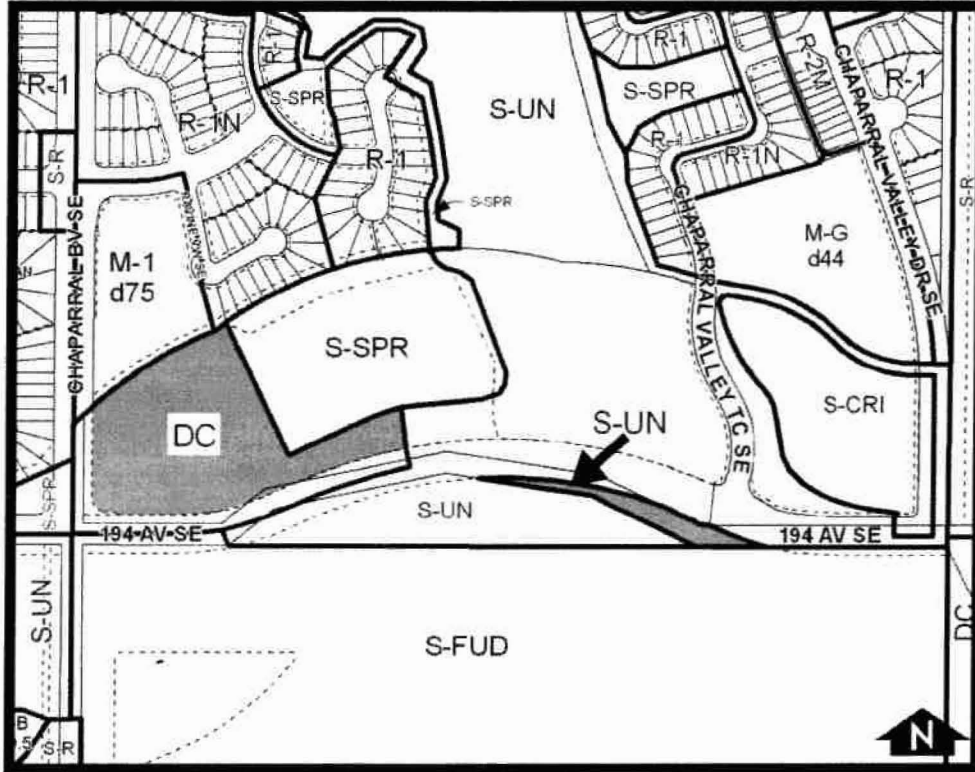
AMENDMENT LOC2007-0051 and
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BYLAW NUMBER 78D2008

SCHEDULE A



AMENDMENT LOC2007-0051 and
LOC2008-0008
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SCHEDULE B



CONTINUED

DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
 - (a) allow for a range of local commercial **uses** appropriate for the site;
 - (b) allow for additional commercial **uses** reflective of the site proximity to major roads and **adjacent** non-residential activities; and
 - (c) encourage **buildings** that are in keeping with the scale of abutting residential areas.

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 The **permitted uses** of the C-N2 Commercial - Neighbourhood 2 District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the C-N2 Commercial - Neighbourhood 2 District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:
 - (a) **Car Wash – Multi-Vehicle**; and
 - (b) **Self Storage Facility**.

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Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the C-N2 Commercial – Neighbourhood 2 District of Bylaw 1P2007 apply in this Direct Control District.

(a) **Parcel Area**

The maximum area of a *parcel* is 2.8 hectares.

(b) **Building Height**

The maximum *building height* is 17.0 metres.

(c) **Use Area**

In addition to those uses exempted in Section 728(3), the following uses do not have a *use area* restriction:

(i) **Car Wash – Multi-Vehicle;** and

(ii) **Self Storage Facility;** and

(d) **Setback Area**

All *setback areas* must have a minimum depth of 6.0 metres.