

BYLAW NUMBER 91D2009

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2008-0111)**

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;

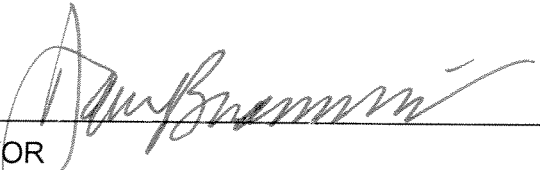
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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.

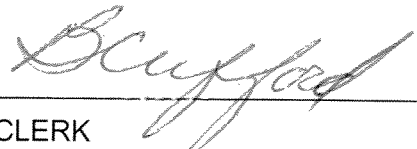
READ A FIRST TIME THIS 13TH DAY OF JULY, 2009.

READ A SECOND TIME THIS 13TH DAY OF JULY, 2009.

READ A THIRD TIME THIS 13TH DAY OF JULY, 2009.

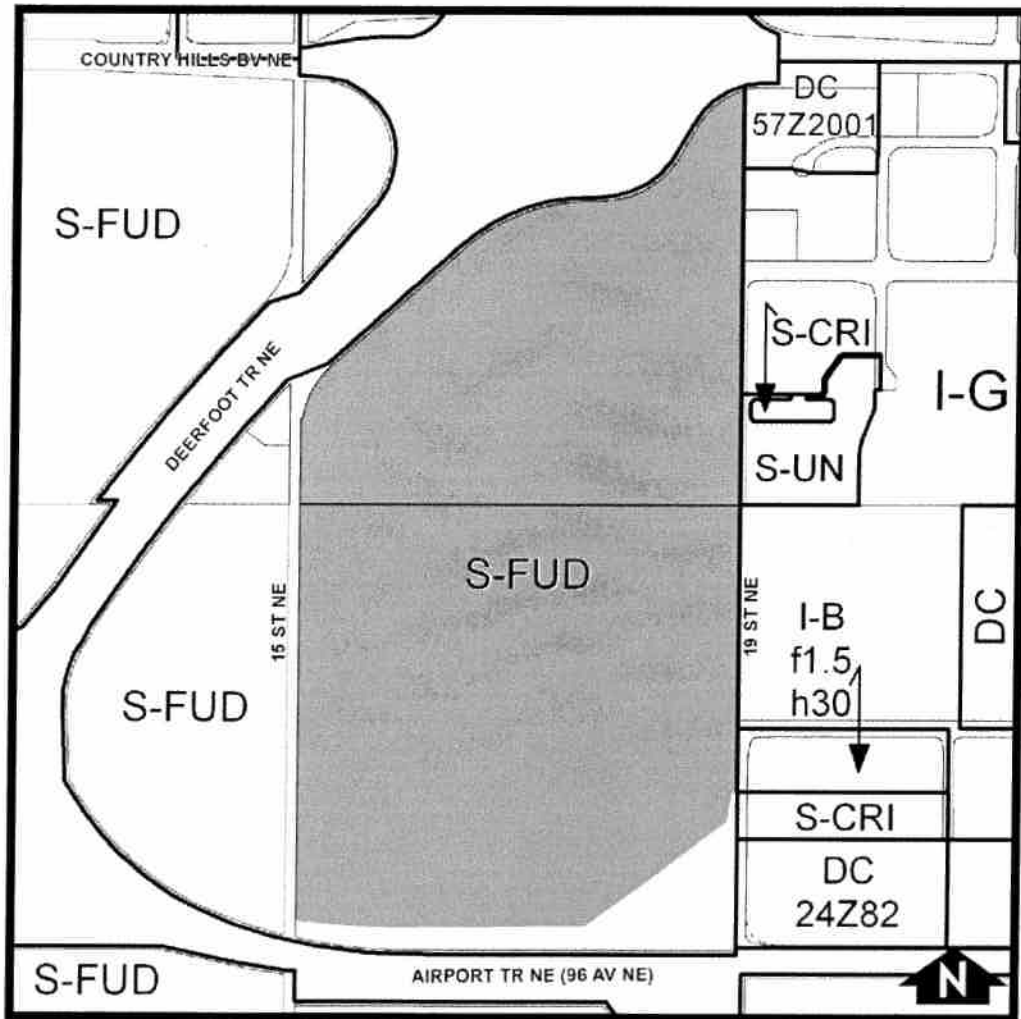


MAYOR
SIGNED THIS 13TH DAY OF JULY, 2009.

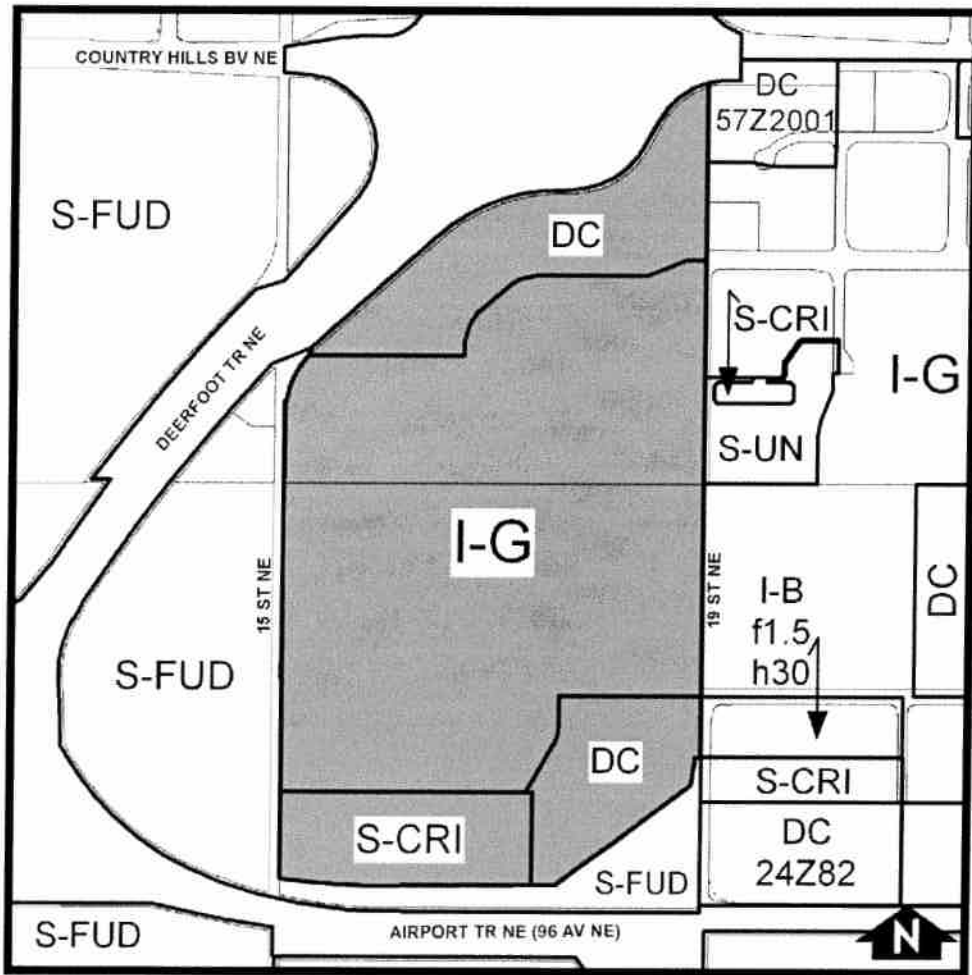


CITY CLERK
SIGNED THIS 13TH DAY OF JULY, 2009.

SCHEDULE A



SCHEDULE B



DC DIRECT CONTROL DISTRICT

AMENDMENT LOC2008-0111
BYLAW NUMBER 91D2009

Purpose

1 This Direct Control District is intended to:

- (a) Accommodate prestige, high quality, manufacturing, office and warehouse **developments** visible from **expressways** and **major streets**.

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 Industrial – Business District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

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

- (a) **Distribution Centre;**
- (b) **Restaurant: Food Service Only – Medium;**
- (c) **Restaurant: Licensed – Medium; and**
- (b) **Warehouse – Storage Only.**

Bylaw 1P2007 District Rules

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

Floor Area Ratio

7 The maximum **floor area ratio** is 0.6.

Building Height

8 The maximum **building height** on all **parcels** in this Direct Control District is 40.0 metres.

Screening

- 9 (1) Loading docks that are part of a **building** must be **screened** from view of an **adjacent expressway**.
- (2) Where activities or a truck and trailer parking area associated with a **use** are located outside of a **building**, they must be **screened** and not visible from an **adjacent expressway**.