

BYLAW NO. 54Z2006

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2005-0121)**

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 19th DAY OF JUNE, 2006.

READ A SECOND TIME, AS AMENDED, THIS 18th DAY OF JULY, 2006.

READ A THIRD TIME, AS AMENDED, THIS 18th DAY OF JULY, 2006.



MAYOR

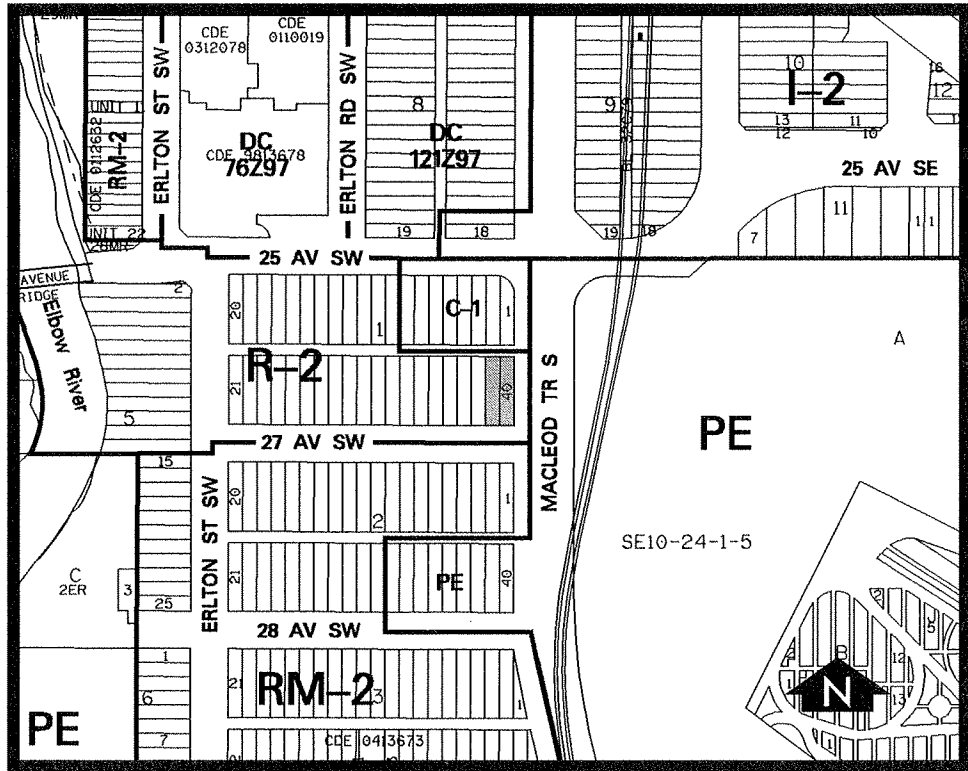
DATED THIS 31st DAY OF JULY, 2006.



ACTING CITY CLERK

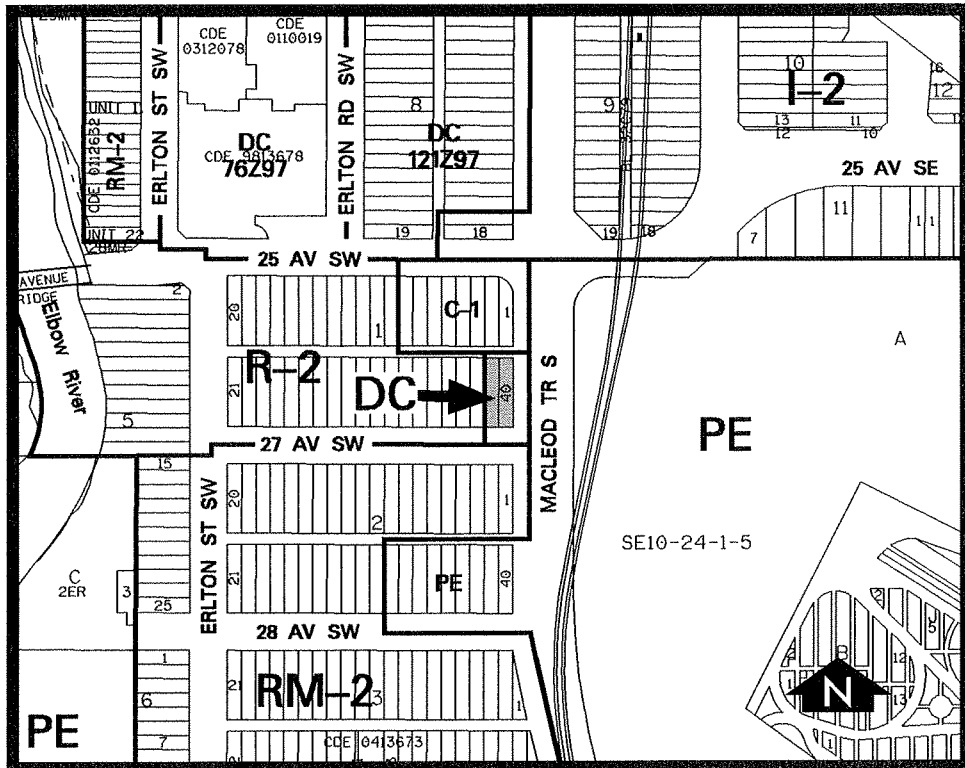
Amendment LOC2005-0121 Bylaw 54Z2006

SCHEDULE A



Amendment LOC2005-0121 Bylaw 54Z2006

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of R-2 Residential Low Density District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Use of offices within the principal building existing on the site as of the date of passage of this Bylaw.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 shall apply to all Uses and the Permitted Use Rules of the R-2 Residential Low Density District shall apply to Permitted Uses and the Discretionary Use Rules of the R-2 Residential Low Density District shall apply to Discretionary Uses, unless otherwise noted below:

Amendment LOC2005-0121

Bylaw 54Z2006

SCHEDULE B

CONTINUED

(a) Off-Site Impacts

- (i) On-site lighting and mechanical equipment shall be located, oriented and shielded to the satisfaction of the Approving Authority; and
- (ii) Visual screening of parking areas to a minimum height of 1.8 metres shall be provided by a fence or a combination of fence and soft landscaping where the site abuts a residential district.

(b) Access

Direct vehicular access or egress to Macleod Trail is prohibited.

(c) Garbage Storage

Garbage and waste material shall be stored in a weatherproof and animal proof container in accordance with the Waste Bylaw and shall be visually screened from adjacent residential sites.

(d) Outside Storage

There shall be no outside storage of material, goods or equipment on the site.

(e) Signage

Signage shall be limited in size, design and location and shall be compatible, in scale and appearance, with the residential character of the area, to the satisfaction of the Approving Authority.

(f) Office Use

A development Permit for an office use shall not be issued for a time period greater than ten (10) years.

BYLAW NO. 5422006

ADVERTISED IN The Calgary Sun **ON** 2006/06/01

10 BYLAW 5422006
ERLTON
To redesignate the land located at 10 - 27 Avenue SW (Plan 2865AC, Block 1, Lots 39 & 40) from R-2 Residential Low Density District to DC Direct Control District to accommodate the additional use of offices within the existing building.