

BYLAW NO. 57Z2005

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment # LOC2005-0009)**

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;

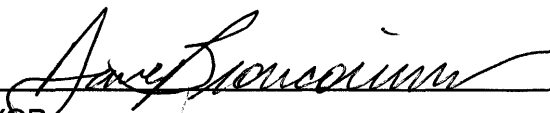
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS
FOLLOWS:**

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 18th DAY OF JULY, 2005.

READ A SECOND TIME THIS 18th DAY OF JULY, 2005.

READ A THIRD TIME THIS 18th DAY OF JULY, 2005.



MAYOR

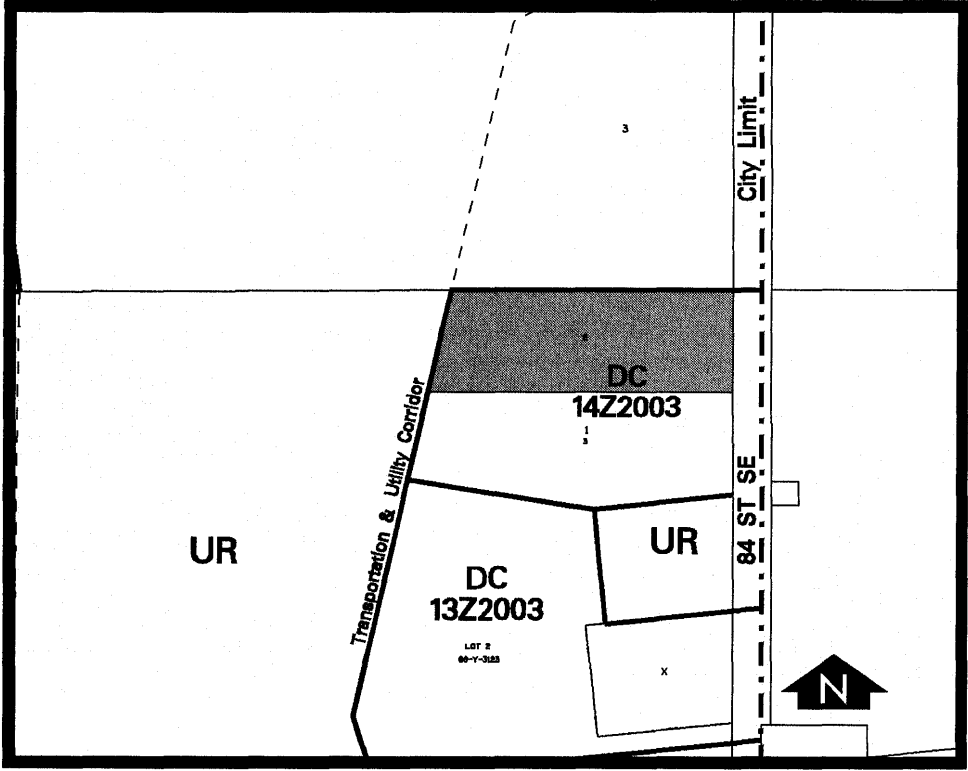
DATED THIS 18th DAY OF JULY, 2005.



ACTING CITY CLERK

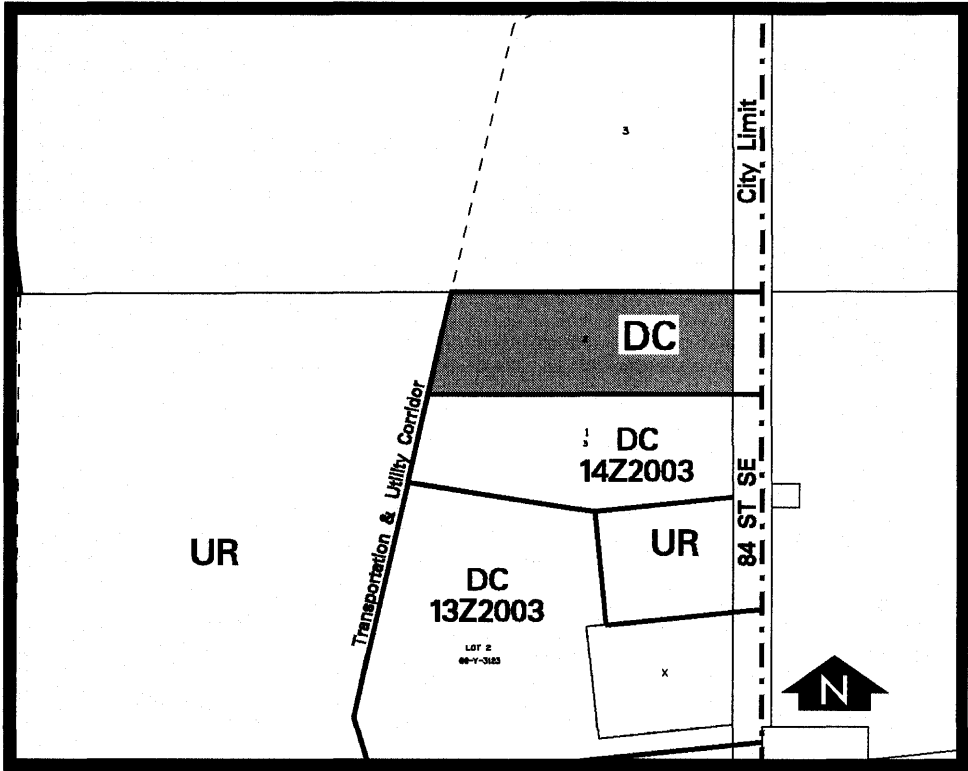
**Amendment # LOC2005-0009
Bylaw # 57Z2005**

SCHEDULE A



**Amendment # LOC2005-0009
Bylaw # 57Z2005**

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the I-4 Limited-Serviced Industrial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Use of:

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SCHEDULE B

CONTINUED

Vehicle auction facility

and with the exclusion of the following:

Auto wrecking yards

Scrap metal yards

Manufacturing, fabricating, processing, assembly, disassembly, production or packaging of materials, goods or products

For the purposes of this Bylaw, "Vehicle auction facility" means the use of the site for vehicle sales only via telecommunication auctioning, where the bidders are off-site.

2. Development Guidelines

The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the I-4 Limited-Serviced Industrial District shall apply to Permitted Uses and the Discretionary Use Rules of the I-4 Limited-Serviced Industrial District shall apply to Discretionary Uses, unless otherwise noted below:

(a) Stormwater Management

A stormwater management report and plan shall be submitted to the satisfaction of the Manager, Urban Development as part of any Development Permit application for the site.

(b) Landscape Buffer Abutting the Transportation Utility Corridor

(i) All development on any portion of the site abutting the Transportation Utility Corridor shall provide a landscaped buffer to a minimum depth of 50 metres;

(ii) The depth of the landscape buffer may be less than 50 metres where one or more of the following conditions exist:

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SCHEDULE B

CONTINUED

- (A) A lesser depth is necessary to achieve viable development of the site;
- (B) The distance between the site and the carriageway of the future East Freeway is sufficient to ensure substantial visual separation;
- (C) The geodetic elevation of the site is higher than the anticipated geodetic elevation of the future East Freeway; or
- (D) The landscape buffer area contains a stormwater retention pond and a landscape area on the border of the pond is provided;

all to the satisfaction of the Development Authority.

(c) Screening

Screening of outside storage on the site from 84 Street SE shall be in the form of landscaping with a mixture of drought-tolerant deciduous and coniferous trees and understorey shrubs above the overall standard of development for the I-2 General Light Industrial District, to the satisfaction of the Approving Authority.

(d) Site Area

Lots shall be a minimum area of 1.62 hectares.

(e) Site Access

No direct vehicular access/egress shall be allowed to or from the Transportation Utility Corridor.

BYLAW NO. 5722005

ADVERTISED IN The Calgary Herald **ON** June 23/05

3 **BYLAW 5722005**
RESIDUAL SUB AREA 12A
To redesignate the land located at 10857
- 84 Street SE (Plan 0510308. Block 1, Lot 2) ✓
from DC Direct Control District to DC Direct
Control District to accommodate the additional
discretionary use of a vehicle auction facility.

BYLAW NO. 5722005

ADVERTISED IN The Calgary Sun **ON** June 30/05

3 **BYLAW 5722005**
RESIDUAL SUB AREA 12A

To redesignate the land located at 10857 - 84 Street SE (Plan 0610308: Block 1, Lot 2) from DC Direct Control District to DC Direct Control District to accommodate the additional discretionary use of a vehicle auction facility.

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/57Z2005

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APPROVED AS TO CONTENT



HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

 June 17/05

CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
