

BYLAW NO. 75Z2005

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment # LOC2005-0054)**

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;

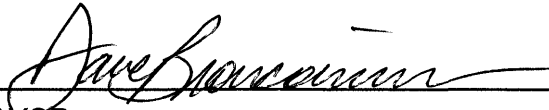
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 5th DAY OF DECEMBER, 2005.

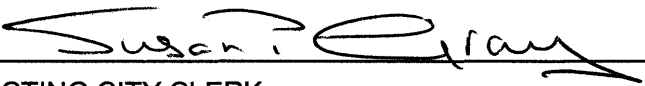
READ A SECOND TIME THIS 5th DAY OF DECEMBER, 2005.

READ A THIRD TIME THIS 5th DAY OF DECEMBER, 2005.



MAYOR

DATED THIS 5th DAY OF DECEMBER, 2005.



ACTING CITY CLERK

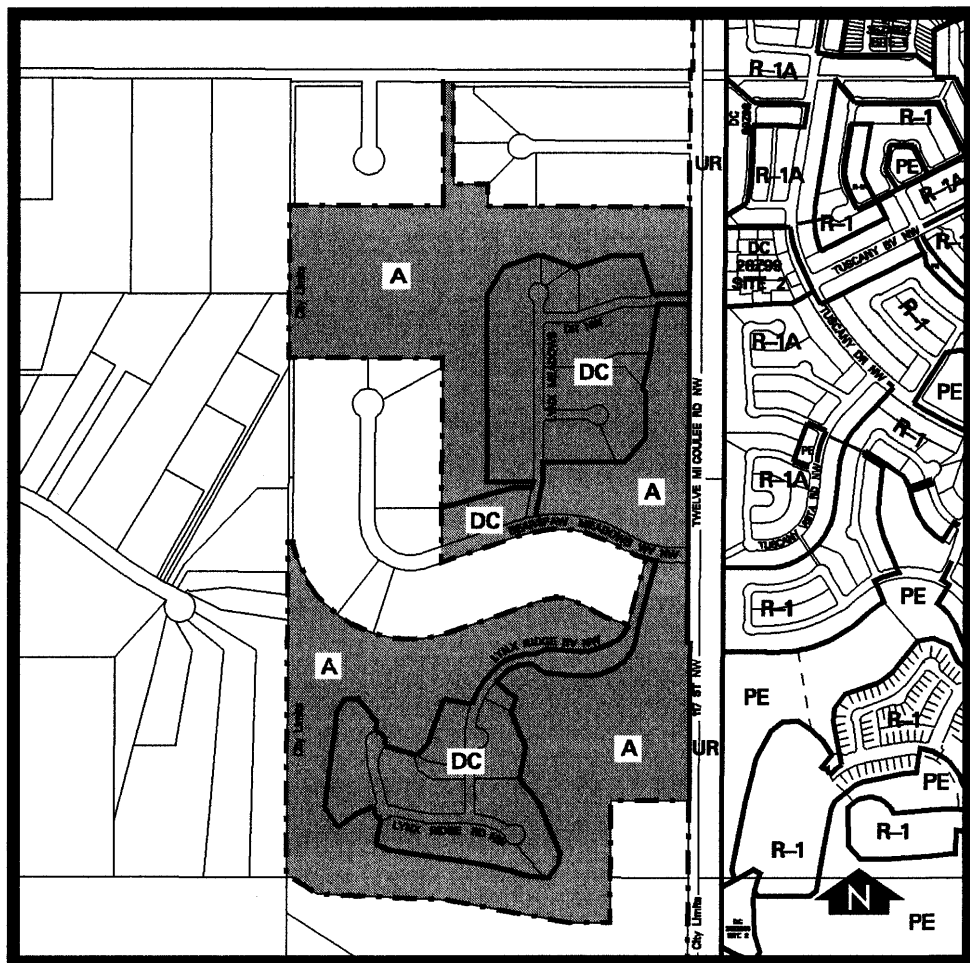
Amendment # LOC2005-0054
Bylaw # 75Z2005

SCHEDULE A



**Amendment # LOC2005-0054
Bylaw # 75Z2005**

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Amendment # LOC2005-0054 Bylaw # 75Z2005

SCHEDULE B

CONTINUED

1. Land Use

The Permitted and Discretionary Uses of the RR-1 Restricted Residential Single-Detached District shall be Discretionary Uses, except for utilities which shall be a Permitted Use.

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 RR-1 Restricted Residential Single-Detached District shall apply to Permitted Uses and the Discretionary Use Rules of the RR-1 Restricted Residential Single-Detached District shall apply to Discretionary Uses unless otherwise noted below:

(a) Minimum Floor Area

Minimum floor area per unit, excluding basement, shall be 140 square metres for single-detached dwellings.

(b) Exterior Finishing and Roofing Materials

The exterior finish of all buildings and structures shall generally consist of earth-tone materials utilizing predominantly brick, wood and stucco, all to be to the satisfaction of the Approving Authority.

(c) Site Area

(i) For purposes of this bylaw each bare land condominium unit shall be deemed to be a lot; and

(ii) The minimum site area for each lot shall be 2015 square metres.

Amendment # LOC2005-0054 Bylaw # 75Z2005

SCHEDULE B

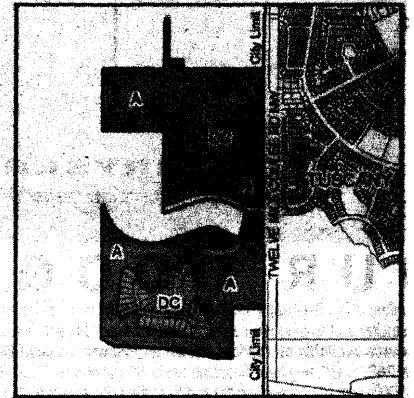
CONTINUED

- (d) Lot Width
 - A minimum of 21 metres.
- (e) Sideyards and Setbacks
 - (i) A minimum front yard setback of 14 metres;
 - (ii) A minimum rear yard setback of 20.1 metres or such greater setbacks for the north phase (Plan 9910105) as shown on the Overall Building Envelope plan from GPEC Consulting, dated 1998 January 11, a copy of which is on file with the Approving Authority; and
 - (iii) A minimum of 1.5 metres on one side yard and a minimum of 2.1 metres on the opposite side yard of the lot.

BYLAW NO. 7572005

ADVERTISED IN The Calgary Sun ON Nov. 10. 05

BYLAW 7572005 CITY OF ROCKYVIEW (LYNX RIDGE) ANNEXATION				
Rocky View NW (formerly Bears paw Meadows)	52	Plan 7510139, Block A	DC-22	A
	56, 60, 64, 68, 72, 76	Plan 9910105, Units 28-33	DC-22	DC for low density residential uses
	3, 4, 7, 8, 11, 12, 15, 16, 19, 20	Plan 9910105, Units 44-58	DC-22	DC for low density residential uses
	23, 24, 27, 28, 31			
	3, 7, 11, 15, 19, 23, 27, 31, 35	Plan 9910105, Units 1-27, 34-43, 59	DC-22	DC for low density residential uses
	39, 43, 44, 47, 51, 55, 59, 63			
	67, 70, 71, 74, 75, 78, 79, 82			
	83, 86, 87, 90, 91, 94, 95, 98			
	99, 103, 105, 106, 107			
	52, 55, 59, 40, 43, 44, 47, 48	Plan 0013086, Units 1-6, 39-44	DC-22	DC for low density residential uses
	51, 52, 55, 56			
	B	Plan 9310474, Block C	DC-22, B-4	A
Lynx Ridge Boulevard NW (private road)		Plan 0013086	DC-22	DC for low density residential uses
	103, 104, 107, 108, 111, 112	Plan 0013086, Units 7-38	DC-22	DC for low density residential uses
	115, 116, 120, 124, 128			
	203, 204, 207, 208, 211, 212			
	215, 216, 219, 223			
	303, 304, 307, 308, 311, 312			
	315, 319, 323, 327, 331			
City of Calgary Land Use Bylaw	MD of Rocky View Land Use Bylaw			
Open Space District	DC-22 Direct Control District for a golf course and low density residential uses			
District	B-4 Recreation Business District			



BYLAW NO. 7522005

ADVERTISED IN The Calgary Sun ON Sept. 01. 05

1 BYLAW 7522005
M.D. OF ROCKY VIEW (LYNX RIDGE) ANNEXATION AREA

Street	Municipal Address	Legal Description	Existing Designation	Proposed Designation
Bears paw Meadows Way NW	52	Plan 7510139, Block A	DC-22	A
	56, 60, 64, 68, 72, 76	Plan 9910105, Units 28-33	DC-22	DC for low density residential uses
Lynx Meadows Court NW	3, 4, 7, 8, 11, 12, 15, 16, 19, 20 23, 24, 27, 28, 31	Plan 9910105, Units 44-58	DC-22	DC for low density residential uses
Lynx Meadows Drive NW	3, 7, 11, 15, 19, 23, 27, 31, 35, 39, 43, 44, 47, 51, 55, 59, 63, 67, 70, 71, 74, 75, 78, 79, 82, 83, 86, 87, 90, 91, 94, 95, 98, 99, 102, 103, 106, 107	Plan 9910105, Units 1-27, 34-43, 59	DC-22	DC for low density residential uses
Lynx Ridge Boulevard NW	32, 36, 39, 40, 43, 44, 47, 48, 51, 52, 55, 56	Plan 0013086, Units 1-6, 39-44	DC-22	DC for low density residential uses
	8	Plan 9310474, Block C	DC-22, B-4	A
Lynx Ridge Boulevard NW (private road)		Plan 0013086	DC-22	DC for low density residential uses
Lynx Ridge Road NW	103, 104, 107, 108, 111, 112, 115, 116, 120, 124, 128, 203, 204, 207, 208, 211, 212, 215, 216, 219, 223, 303, 304, 307, 308, 311, 312, 315, 319, 323, 327, 331	Plan 0013086, Units 7-38	DC-22	DC for low density residential uses

Legend

City of Calgary Land Use Bylaw

A Agricultural and Open Space District
DC Direct Control District

MD of Rocky View Land Use Bylaw

DC-22 Direct Control District for a golf course and low density residential uses
B-4 Recreation Business District

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/75Z2005


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APPROVED AS TO CONTENT



HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

 July 28/05

CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)

