

**BYLAW NO. 101Z2006**

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND  
THE CITY OF CALGARY LAND USE BYLAW 2P80  
(Land Use Amendment LOC2006-0104)**

\*\*\*\*\*

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 20<sup>TH</sup> DAY OF NOVEMBER, 2006.

READ A SECOND TIME THIS 20<sup>TH</sup> DAY OF NOVEMBER, 2006.

READ A THIRD TIME THIS 20<sup>TH</sup> DAY OF NOVEMBER, 2006.

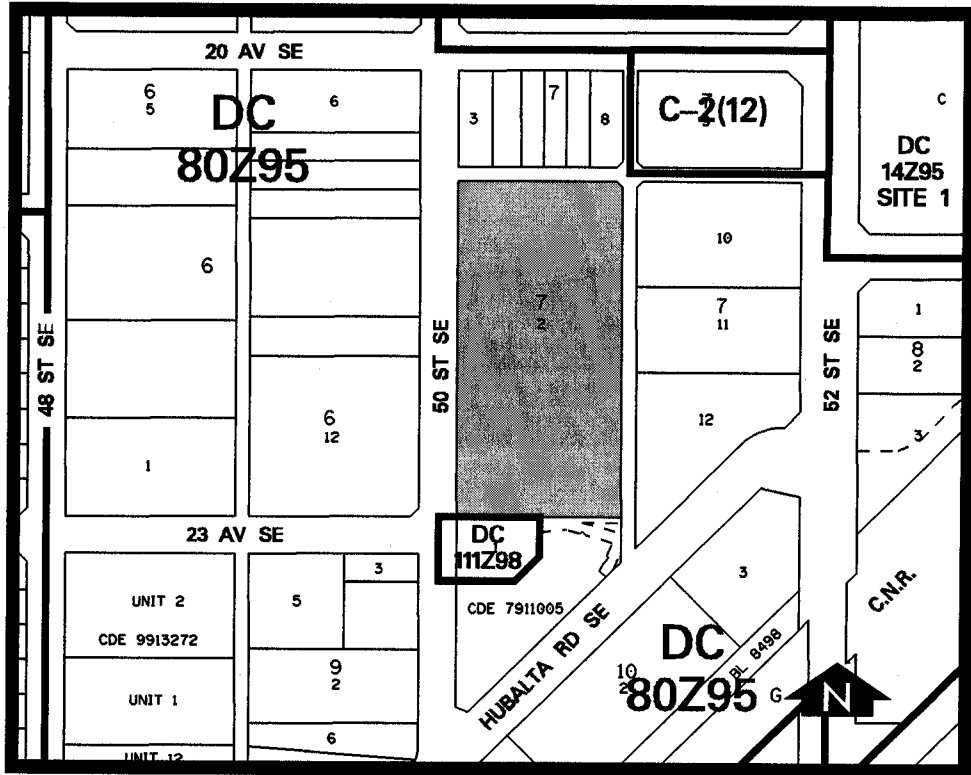
  
\_\_\_\_\_  
MAYOR

DATED THIS 20<sup>TH</sup> DAY OF NOVEMBER, 2006

  
\_\_\_\_\_  
ACTING CITY CLERK

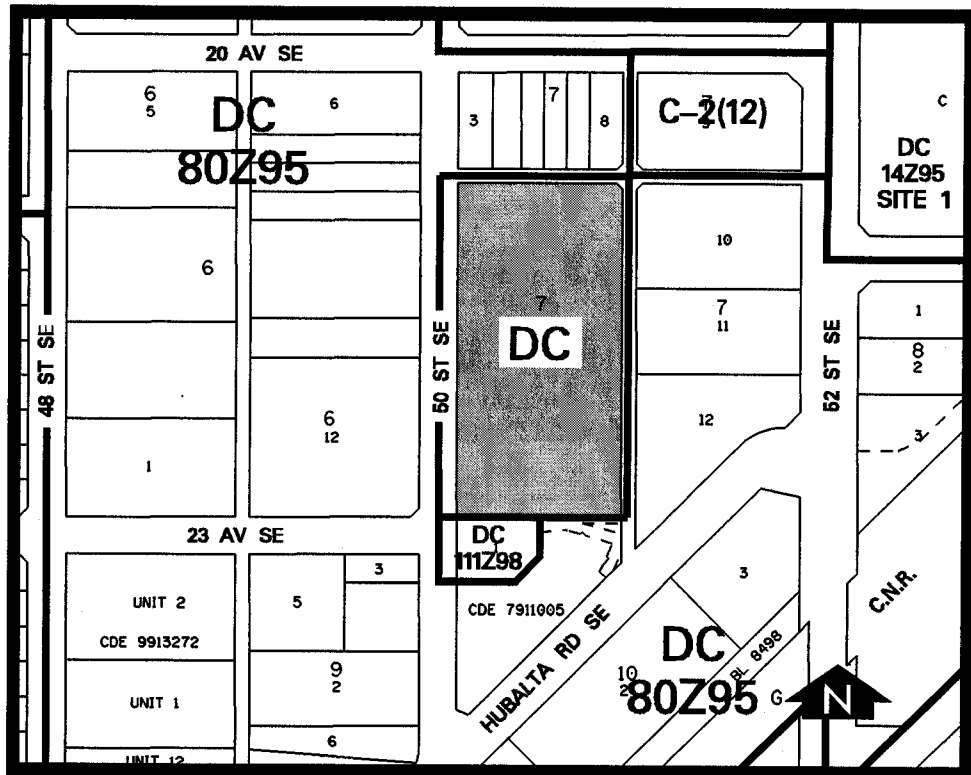
# Amendment LOC2006-0104 Bylaw 101Z2006

## SCHEDULE A



# Amendment LOC2006-0104 Bylaw 101Z2006

## SCHEDULE B



### DC DIRECT CONTROL DISTRICT

#### 1. LAND USE

The Permitted and Discretionary Uses of the I-2 General Light Industrial District of Bylaw 2P80, shall be the Permitted and Discretionary Uses respectively, excluding billiard parlors, and with the additional Discretionary Uses of funeral homes, medical clinics, personal service businesses, retail food stores, retail stores, neighbourhood shopping centres, free standing identification signs and mobile home parks existing as of the date of the passage of this bylaw, and mobile homes within the mobile home park.

#### 2. DEVELOPMENT GUIDELINES

The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 shall apply to all uses, the Permitted Use Rules of the I-2 General Light Industrial District

# Amendment LOC2006-0104

## Bylaw 101Z2006

### SCHEDULE B

CONTINUED

shall apply to Permitted uses and the Discretionary Use Rules of the I-2 General Light Industrial District shall apply to Discretionary Uses, unless otherwise noted below:

(a) Commercial Maximum Floor Area

The maximum gross floor area for commercial uses, including retail stores, retail food stores and warehouse stores shall be in the order of 3700 square metres for each development parcel.

(b) Building Massing and Design

Blank walls should be avoided by the addition of a variety of detailing in wallfaces and roofs. Window treatment, detailing materials, and colour that is compatible with surrounding uses, is required.

(c) Building Height

The maximum building height shall be 12 metres.

(d) Landscaping

Landscaping shall be provided to the satisfaction of the Approving Authority.

(e) Parking

To avoid spillover parking into the adjoining residential area, all staff and customer parking shall be provided on site.

(f) Sidewalks

As commercial development occurs, standard sidewalks shall be provided as part of development permit conditions.

(g) Signage

Signage should meet the sign policies identified in #3.3.1.3.2.c of the Forest Lawn/Forest Heights Area Redevelopment Plan.

**Amendment LOC2006-0104  
Bylaw 101Z2006**

**SCHEDULE B**

CONTINUED

(h) Mobile Home Parks

Mobile home parks shall contain no more than 61 units.

BYLAW NO. 101Z 2006

ADVERTISED IN Calgary Herald ON Thurs, Oct 26, 2006

4

**BYLAW 101Z2006  
FOREST LAWN INDUSTRIAL**

To redesignate the land located at 2106 - 50 St. S.E. (Plan 316GV, Block 7, Lot 2) from DC Direct Control District to DC Direct Control District to accommodate the additional use of the existing mobile home park.


TO: CITY CLERK  
FROM: DEVELOPMENT AND BUILDING APPROVALS  
RE: LUB/101Z2006

=====

APPROVED AS TO CONTENT

  
\_\_\_\_\_  
HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

  
\_\_\_\_\_  
CITY SOLICITOR

BUDGET PROGRAM NO.  
(if applicable)

\_\_\_\_\_

DATE OF COUNCIL INSTRUCTION  
(if applicable)

\_\_\_\_\_