

BYLAW NO. 110Z2006

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2002-0048)

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 11TH DAY OF DECEMBER, 2006.

READ A SECOND TIME THIS 11TH DAY OF DECEMBER, 2006.

READ A THIRD TIME AS AMENDED THIS 11TH DAY OF DECEMBER, 2006.



MAYOR

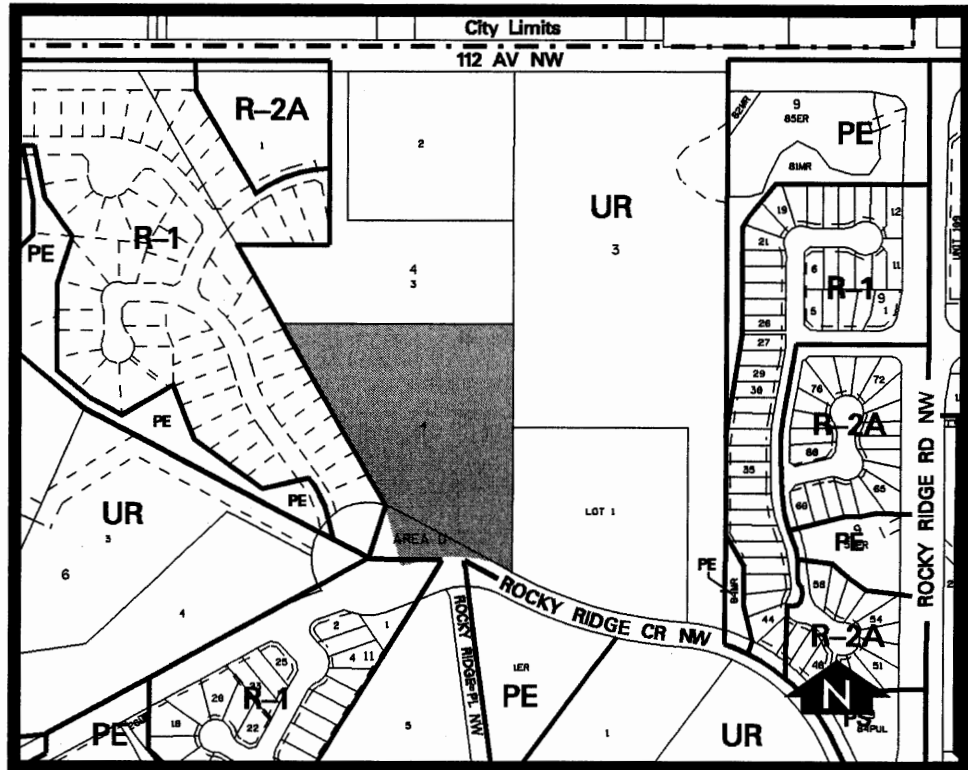
DATED THIS 14TH DAY OF DECEMBER, 2006



ACTING CITY CLERK

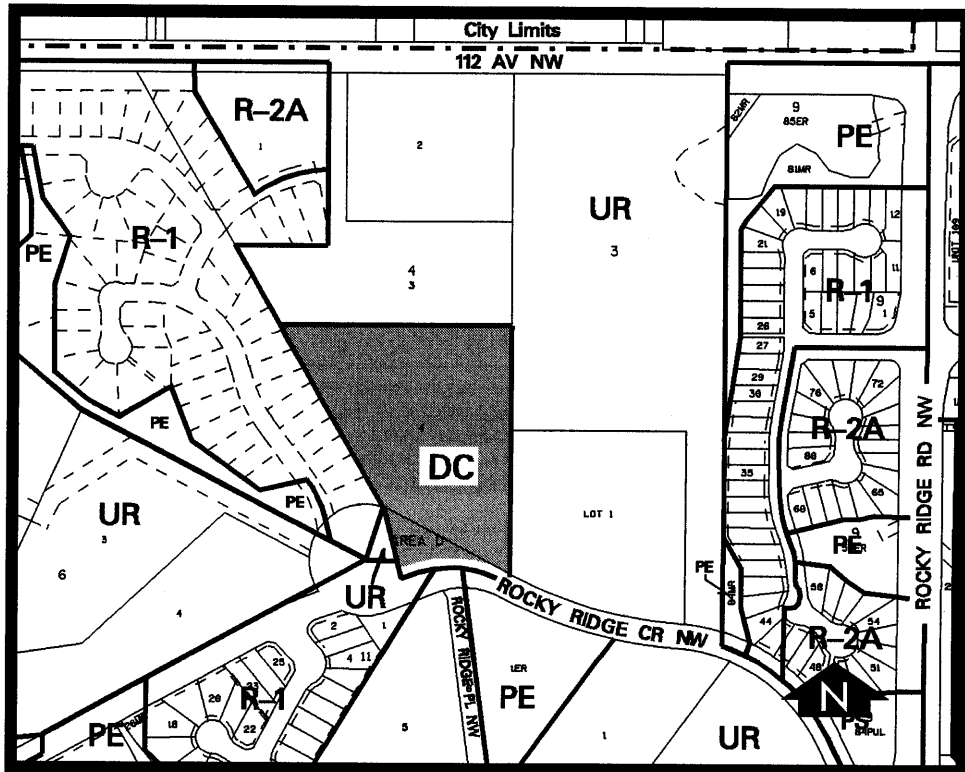
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SCHEDULE A



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SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

Permitted Uses:

- Single detached dwellings
- Semi-detached dwellings homes
- Utilities

Discretionary Uses:

- Accessory buildings
- Athletic and recreation facilities in a community building
- Community building
- Essential public services

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SCHEDULE B

CONTINUED

Greenhouses in a community building
Guest Suites in a community building
Home occupations – Class 1
Home occupations – Class 2
Live work units
Offices in a community building
Parks and playgrounds
Power generation facilities, small-scale
Utility Buildings

For the purposes of this bylaw power generation facilities, small scale excludes a wind mill.

" Community Building" means a building, and related structures, for exclusive use of the residents of the bareland condominium.

"Guest Suite" means room(s) that are intended for the temporary lodging of guests of the condominium residents. The period of stay is short term, and shall not exceed 60 days.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted Use Rules of the RS-2 Residential Small Lot District and the Discretionary Use Rules of the RS-2 Residential Small Lot District shall apply unless otherwise noted below:

(a) Bareland Condominium

For the purposes of this bylaw, each bareland condominium unit accommodating a single or semi-detached dwelling shall be considered a lot with respect to establishment of minimum yards and maximum lot coverage.

(b) Residential Density

A maximum of 25 single and semi-detached dwellings units shall be allowed.

Live-Work Units

- (i) live-work units shall be limited to those uses that do not create a nuisance by the way of electronic interference, dust, noise, odour, smoke, bright light or

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SCHEDULE B

CONTINUED

- anything of an offensive or objectionable nature which is detectable to normal sensory perception outside of the live-work units;
- (ii) the working area shall not exceed 50 percent of the total floor area;
- (iii) a maximum of one non-resident employee or business partner may work on site;
- (iv) signage is limited to the interior of the building;
- (v) no aspect of the operation shall be visible from outside the building; and
- (vi) there shall be no outside storage of material, goods or equipment on or immediately adjacent to the site."