

BYLAW NO. 97Z2006

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2006-0100)

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;

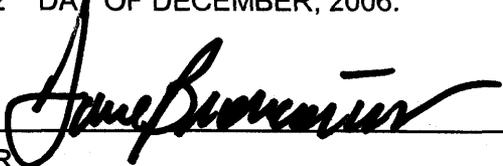
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 AS AMENDED THIS 12TH DAY OF DECEMBER, 2006.

READ A THIRD TIME AS AMENDED THIS 12TH DAY OF DECEMBER, 2006.



MAYOR

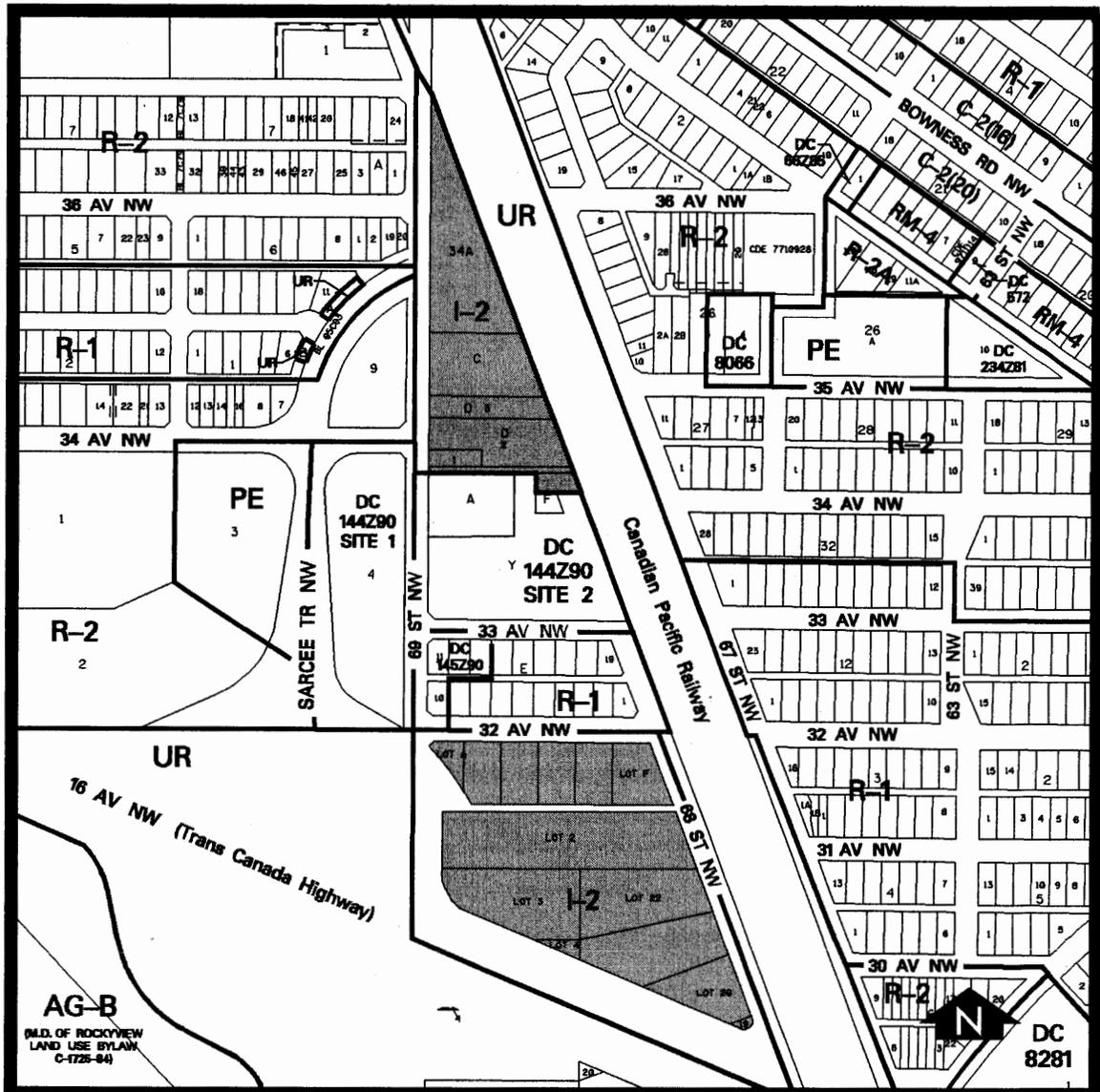
DATED THIS 22ND DAY OF JANUARY, 2007



ACTING CITY CLERK

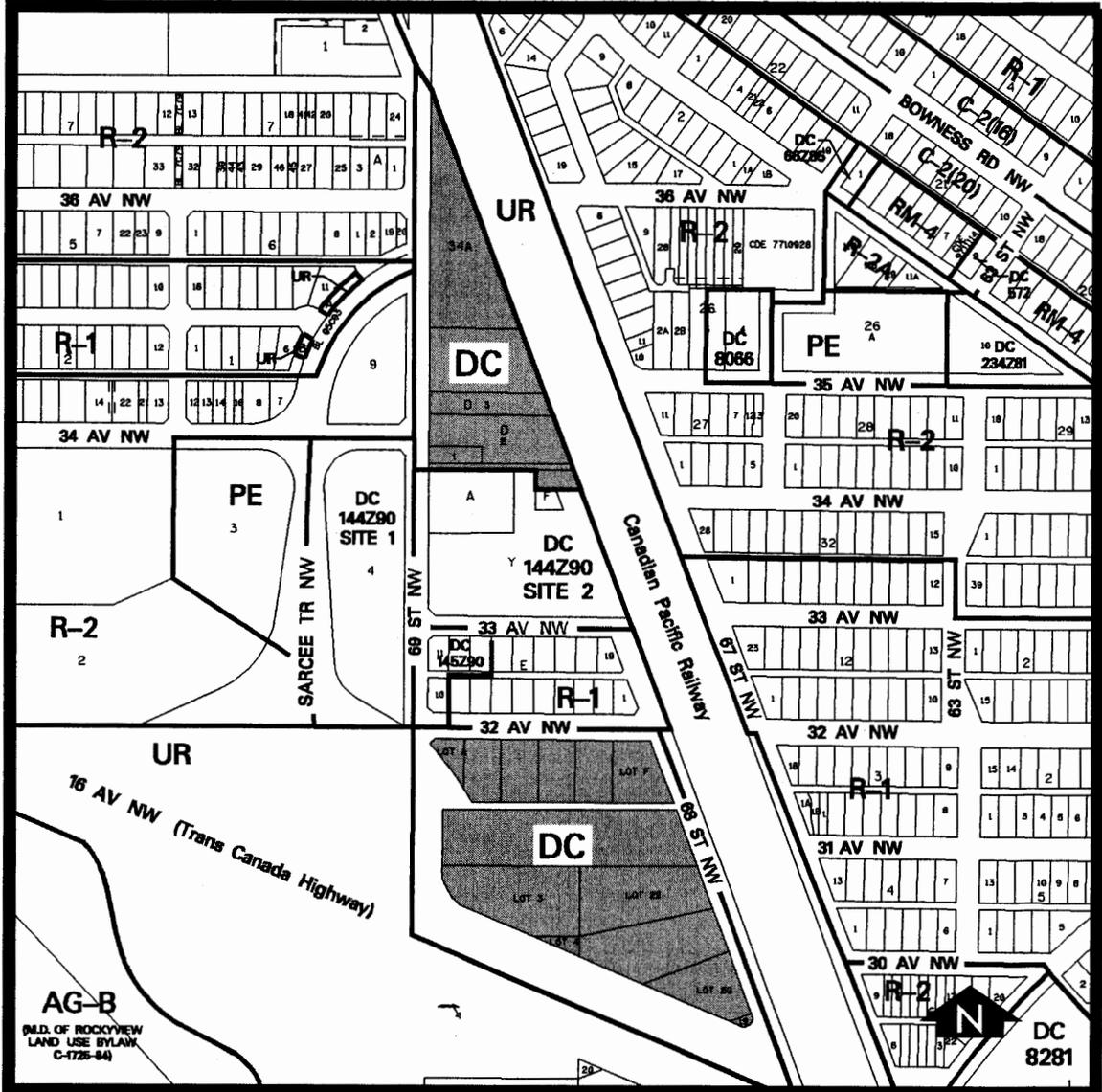
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SCHEDULE A



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SCHEDULE B



DC DIRECT CONTROL DISTRICT

- 1.
- 2.

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SCHEDULE B

CONTINUED

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, with the additional Discretionary Uses of:

- medical clinics;
- personal service businesses; and
- retail stores.

In addition, the following uses are excluded:

- auto body and paint shops;
- automotive services;
- auto wrecking yards;
- automotive sales and rentals;
- manufacturing, fabricating, processing, assembly, disassembly, production or packaging of materials, goods or products;
- recreational and commercial vehicle repair, service, sales and rental; and
- recycling plants.

On the date of passage of this bylaw, in addition, the existing general light industrial use of manufacturing finished wood products, including but not limited to cabinets, furniture, and staircases carried out at 6915 32 Avenue NW shall be a Discretionary Use on such site.

For purpose of this Bylaw,

“Auto Wrecking Yards” means a use:

- (a) where derelict vehicles are stored, dismantled or crushed;
- (b) where the vehicle parts may be sold;
- (c) where motor vehicles in their complete and operable state are not displayed or sold;
- (d) that may have equipment used for crushing, dismantling or moving motor vehicle parts;

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SCHEDULE B

CONTINUED

- (e) that may have a building for administrative functions associated with the use;
- (f) that does not involve the manufacture or assembly of any goods; and
- (g) that does not involve the servicing or repair of anything.

"Recycling Plant" means a use:

- (a) where discarded goods are sorted, dismantled, crushed, shredded or otherwise broken down into components for removal from the site;
- (b) where the process used to break down goods does not involve chemical processes or the application of heat;
- (c) where the goods may be paper products, glass, metal, electronics and plastics but must not be oil, motor vehicles, tires or food or vegetable matter;
- (d) that is not a landfill or waste disposal facility for any goods or components of these goods;
- (e) where activities may occur either within a building or partially outside or a building or entirely outdoors;
- (f) that may have equipment used for crushing, dismantling or moving the goods or components;
- (g) that does not involve the manufacture or assembly of any goods; and
- (h) that may have a building for administrative functions associated with the use.

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

- (a) Floor Area Ratio

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SCHEDULE B

CONTINUED

The gross floor area for any lot existing as of the date of the passage of this Bylaw, shall be a maximum of 1.0 times the lot area;

- (b) **Building Height**
A maximum of 12 metres, except where the boundary of a lot abuts a residential district, or is only separated from a residential district by an intervening public thoroughfare for which the maximum is 10 metres;
- (c) **Building Design**
The design, character and appearance of all buildings shall be appropriate to and compatible with the surrounding residential area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project; and
- (d) **Outside Display Areas and Outside Storage**
Outside display areas and outside storage shall not be allowed in the minimum required yard where a lot abuts a residential district, or is only separated from a residential district by an intervening public thoroughfare.