

BYLAW NO. 22Z2007

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2006-0082)**

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;

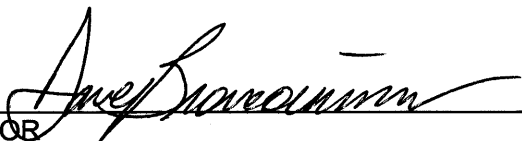
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS
FOLLOWS:**

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.

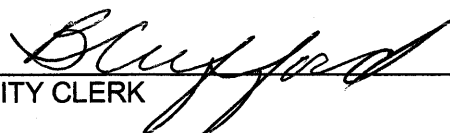
READ A FIRST TIME THIS 05TH DAY OF FEBRUARY, 2007

READ A SECOND TIME THIS 05TH DAY OF FEBRUARY, 2007

READ A THIRD TIME THIS 05TH DAY OF FEBRUARY, 2007.

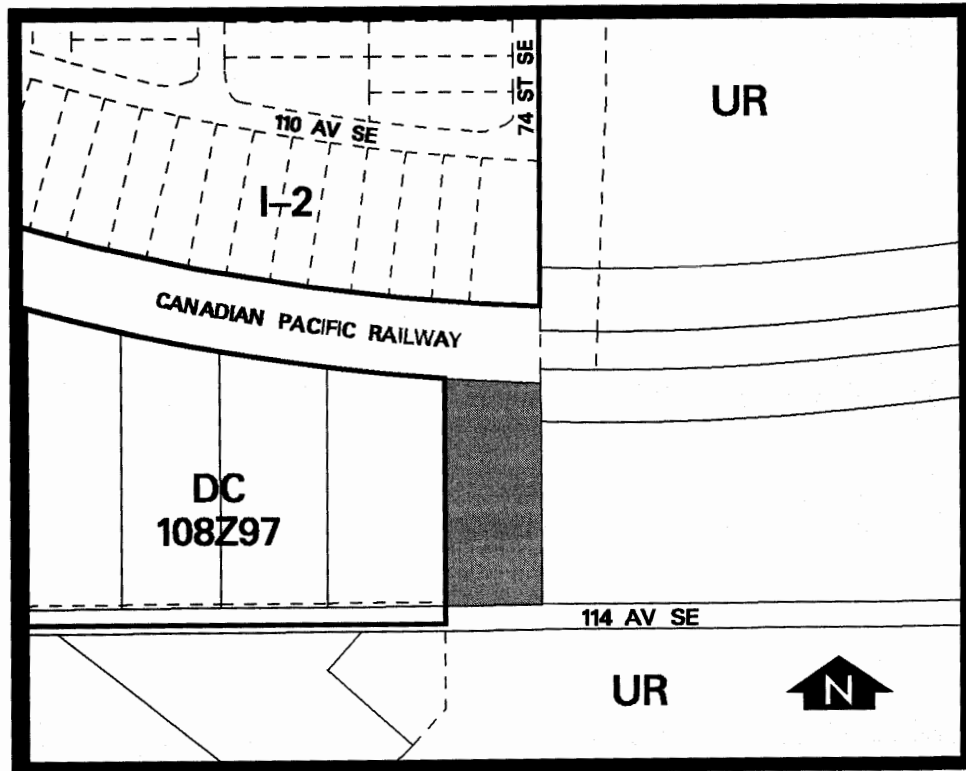

MAYOR

DATED THIS 05TH DAY OF FEBRUARY, 2007.


ACTING CITY CLERK

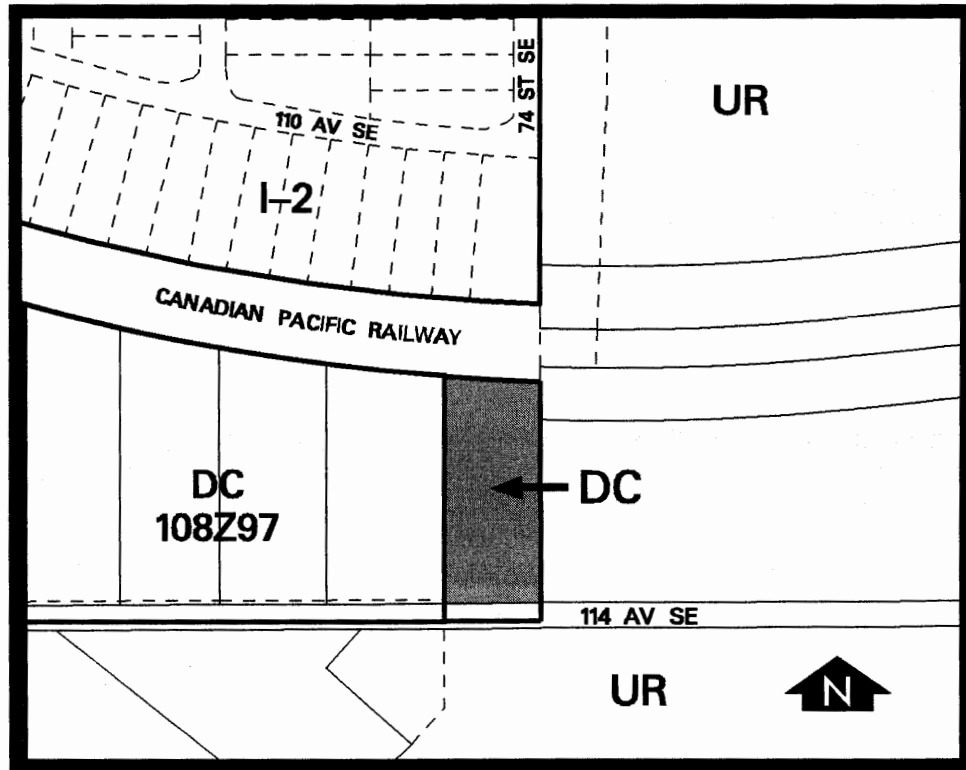
**Amendment LOC2006-0082
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SCHEDULE A



**Amendment LOC2006-0082
Bylaw 22Z2007**

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, excluding the following uses: Auto wrecking yards and Scrap metal yards.

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:

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SCHEDULE B

CONTINUED

(a) Landscaped Buffer

- (i) Development on any portion of the site abutting the Transportation Utility Corridor (future East Freeway) shall be subject to a 50 metre landscaped buffer to the satisfaction of the Approving Authority.
- (ii) The depth of the landscaped buffer adjacent to the Transportation Utility Corridor may be varied to a lesser depth provided that one or more of the following apply:
 - (A) A lesser depth is necessary to achieve viable development of the site;
 - (B) The distance between the site and the carriageway of the Transportation Utility Corridor and the proposed development is sufficient to ensure substantial visual separation is achieved, through the use of landscaping, building orientation affronting the Transportation Utility Corridor and esthetic architectural articulation to the satisfaction of the Approving Authority;
 - (C) The geodetic elevation of the site is higher than the geodetic elevation of the Transportation Utility Corridor; or
 - (D) Ensure that the landscaped buffer area contains a stormwater detention pond and a landscaped buffer on the interior border of the pond is provided.

(b) Screening

In addition to the landscaped buffer requirements in 2(a)(ii) above, the building design, character and appearance and landscaping and screening of outside storage on the site shall be commensurate with the overall standard of development for Discretionary Uses in the I-2 General Light Industrial District, to the satisfaction of the Approving Authority.