

BYLAW NO. 17D2008

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2008-0006)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 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;

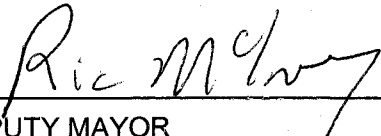
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Maps shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Maps 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 June 1, 2008.

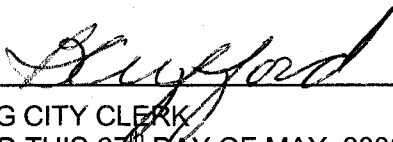
READ A FIRST TIME THIS 14TH DAY OF APRIL, 2008.

READ A SECOND TIME AS AMENDED THIS 12TH DAY OF MAY, 2008.

READ A THIRD TIME AS AMENDED THIS 12TH DAY OF MAY, 2008.



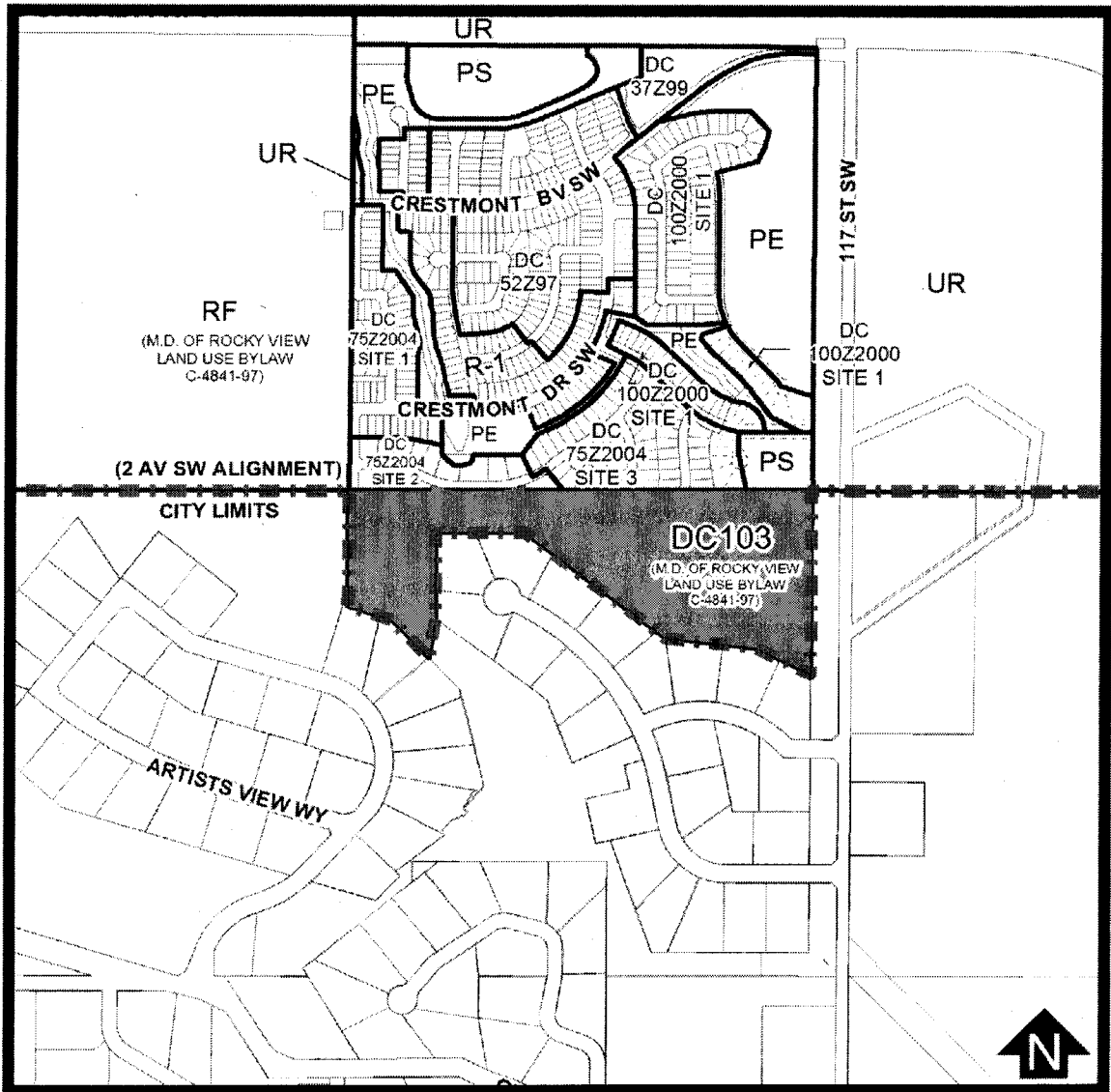
DEPUTY MAYOR
SIGNED THIS 27TH DAY OF MAY, 2008.



ACTING CITY CLERK
SIGNED THIS 27TH DAY OF MAY, 2008.

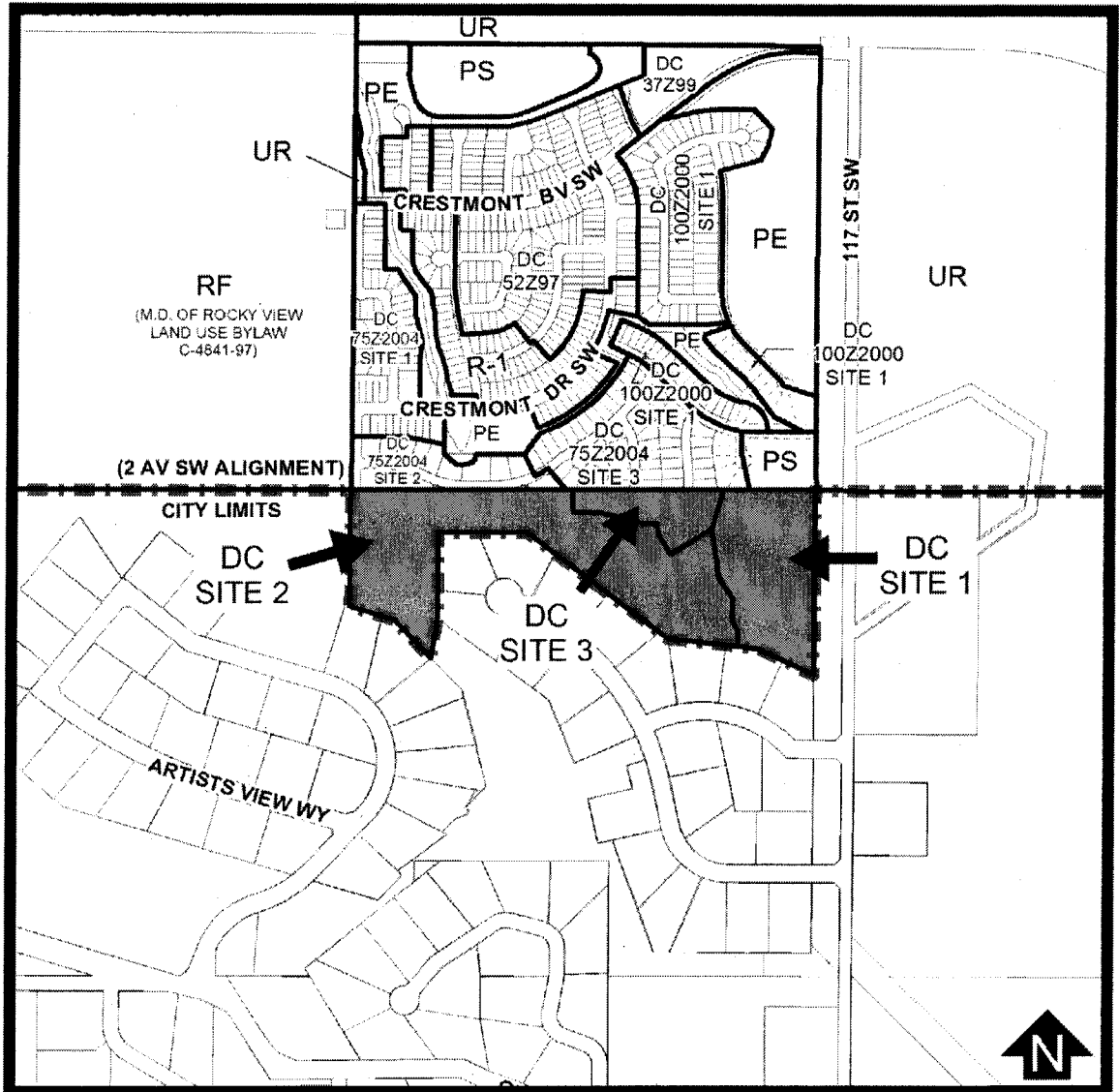
Amendment LOC2008-0006 Bylaw 17D2008

SCHEDULE A



Amendment LOC2008-0006 Bylaw 17D2008

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Amendment LOC2008-0006

Bylaw 17D2008

SCHEDULE B

CONTINUED

Purpose

- 1 This Direct Control District is intended to accommodate residential *development* in the form of **Single Detached Dwellings** on *parcels* of varying sizes in order to establish an interface between country and urban residential development.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply.

Reference to Bylaw 1P2007

- 3 A reference to a section of Bylaw 1P2007 within this Bylaw is deemed to be a reference to the section as amended from time to time.

General Definitions

- 4 In this Bylaw, the following terms have the following meanings:
- (a) "**gross usable floor area**" means the total horizontal area of every enclosed floor and mezzanine in a **building**, and is measured from the exterior face of the exterior wall, but does not include:
- i. Elevator shafts;
 - ii. Stairwells;
 - iii. Crawl spaces;
 - iv. Mechanical or electrical rooms;
 - v. Areas used for parking and loading; and
 - vi. Areas below **grade**;

Site

- Site 1 4.09 hectares± (10.09 acres±)
Site 2 8.65 hectares ± (21.37 acres±)
Site 3 1.43 hectares ± (3.53 acres±)

Permitted Uses

- 5 The *permitted uses* of the Residential – One Dwelling (R-1) District of Bylaw 1P2007 apply.

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SCHEDULE B

CONTINUED

Discretionary Uses

- 6 The following *discretionary uses* apply in this Direct Control Bylaw:
- (a) **Bed and Breakfast;**
 - (b) **Place of Worship - Small;**
 - (c) **Residential Care;**
 - (d) **Sign – Class B;**
 - (e) **Sign – Class C; and**
 - (f) **Sign – Class E.**

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Residential - One Dwelling (R-1) District of Bylaw 1P2007 apply,
- 8 Section 456 (5) shall not apply to this Direct Control District.

Density

- 9 The maximum density for a *parcel* is one *unit* per *parcel*.

Number of Parcels

- 10 The maximum number of *parcels* within:
- (a) Site 1 is 3;
 - (b) Site 2 is 18; and
 - (c) Site 3 is 9.

Parcel Area

- 11 The minimum area of a *parcel* in:
- (a) Site 1 is 8000 square metres;
 - (b) Site 2 is 4000 square metres; and
 - (c) Site 3 is 892 square metres.

Gross Floor Area

- 12 The minimum *gross usable floor area* is 140.0 square metres.

Fence Height

- 13 The maximum height of a *fence* is 1.2 metres.

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SCHEDULE B

CONTINUED

Building Height

- 14 In site 1 and 2 the maximum building height of:
- (a) the principal building is 11.0 metres; and
 - (b) the **Accessory Residential Building** is 5.5 metres.
- 15 In site 3, the maximum building height of:
- (a) the principal building is 10.0 metres; and
 - (b) the **Accessory Residential Building** is 5.5 metres.

Accessory Buildings

- 16 In site 1 and 2 the maximum number of **Accessory Residential Building** is two and the **gross floor area** for all **Accessory Residential Building** is 120.0 square metres.
- 17 In site 3 the maximum number of **Accessory Residential Building** is two and the **gross floor area** for all **Accessory Residential Building** is 90.0 square metres.

Building Setback from Front Property Line

- 18 The minimum **building setback** from a **front property line** is 6.0 metres.

Building Setback from Side Property Line

- 19 The minimum **building setback** from a **side property line** for site 1 and 2 is 6.0 metres.
- 20 The minimum **building setback** from a **side property line** for site 3 is 1.5 metres

Building Setback from Rear Property Line

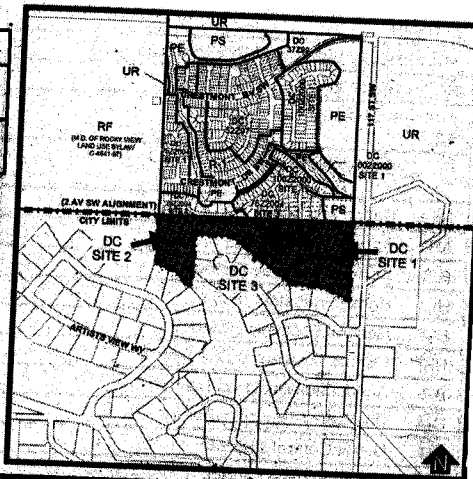
- 21 The minimum building setback from a **rear property line** for site 1 and 2 is 30.0 metres.
- 22 The minimum **building setback** from a **side property line** for site 3 is 7.5 metres.

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ADVERTISED IN: Calgary Sun on Thursday March 20, 2008

BYLAW 17D2008

LEGEND	
MD of Rocky View Land Use Districts	City of Calgary Land Use Districts
DC Direct Control District	DC Direct Control District



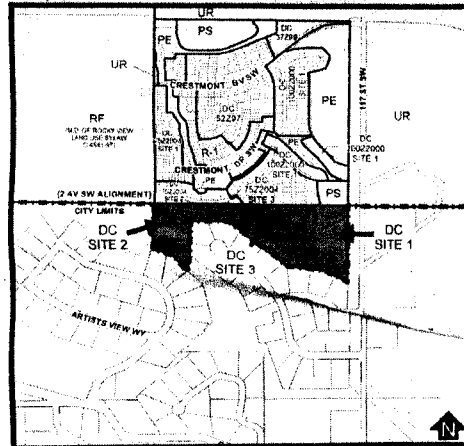
Street	Calgary Municipal Address	Legal Description	Existing MD of Rocky View Land Use District (C-4841-97)	Proposed City of Calgary Land Use District (1P2007)
Trans Canada Highway SW	12111	75T10024;2	DC	DC

BYLAW NO. 17D2008

ADVERTISED IN: Calgary Sun on Thursday March 27, 2008

BYLAW 17D2008

LEGEND	
MD of Rocky View Land Use Districts	City of Calgary Land Use Districts
DC Direct Control District	DC Direct Control District




Street	Calgary Municipal Address	Legal Description	Existing MD of Rocky View Land Use District (C-4841-97)	Proposed City of Calgary Land Use District (1P2007)
Trans Canada Highway SW	12111	75T10024;2	DC	DC

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/17D2008

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APPROVED AS TO CONTENT



IAN COPE
HEAD – ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM



SHARI SHIGÉHIRO
CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
