

BYLAW NO. 4Z2008

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE
CITY OF CALGARY LAND USE BYLAW 2P80 AND THE LAND
USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2007-0028)**

WHEREAS it is desirable to amend The City of Calgary Land Use Bylaw Number 2P80 and the Land Use Bylaw 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;

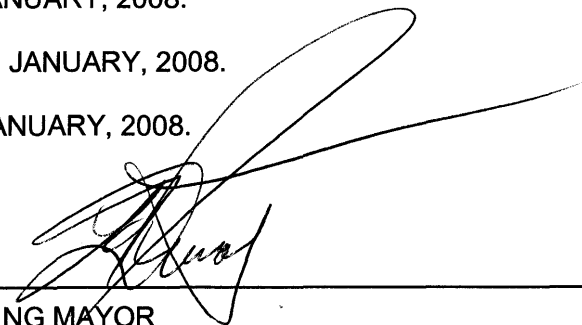
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS
FOLLOWS:**

1. The 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. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "C" to this Bylaw and substituting therefore that portion of the Land Use District Map shown as shaded on Schedule "D" of this Bylaw.
3. Paragraph 1 of this Bylaw comes into force on the date it is passed, and paragraph 2 of this Bylaw comes into force on June 1, 2008.

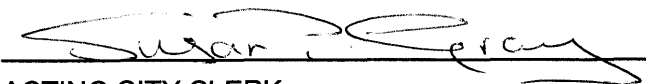
READ A FIRST TIME THIS 14th DAY OF JANUARY, 2008.

READ A SECOND TIME THIS 14th DAY OF JANUARY, 2008.

READ A THIRD TIME THIS 14th DAY OF JANUARY, 2008.



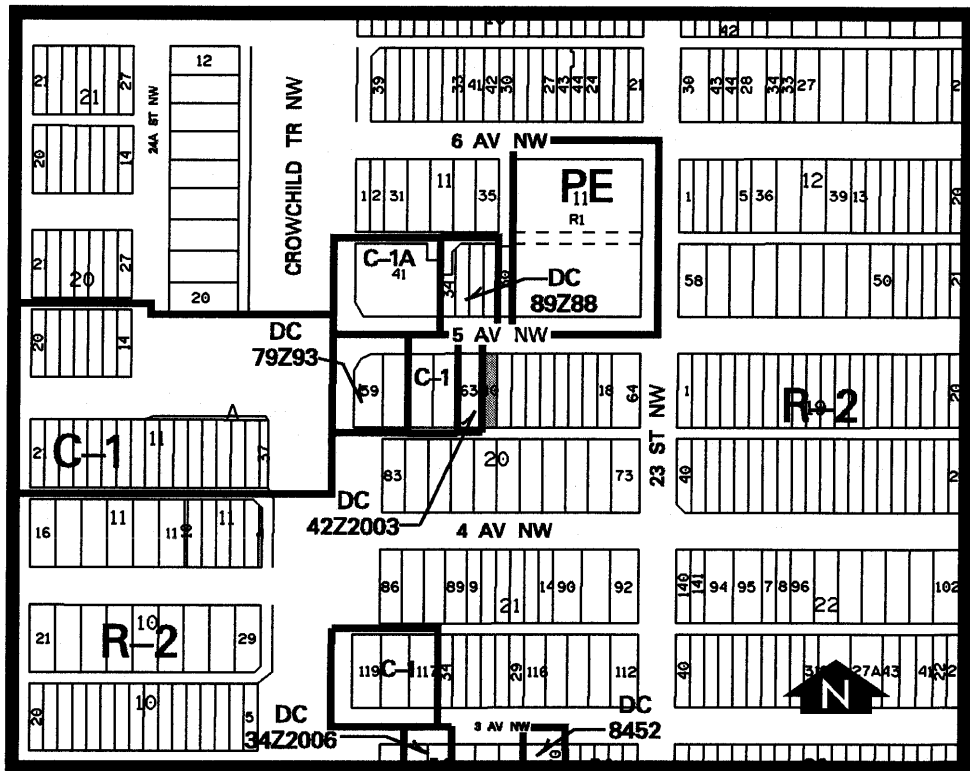
ACTING MAYOR
SIGNED THIS 14th DAY OF JANUARY, 2008.



ACTING CITY CLERK
SIGNED THIS 14th DAY OF JANUARY, 2008.

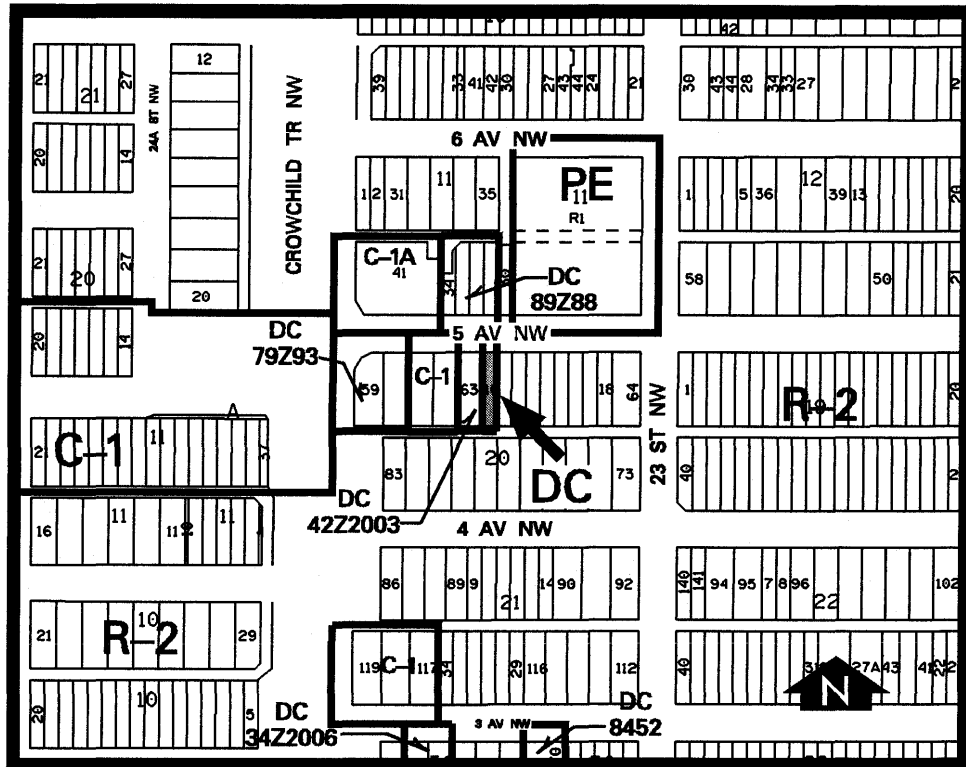
Amendment LOC2007-0028 Bylaw 4Z2008

SCHEDULE A



Amendment LOC2007-0028 Bylaw 4Z2008

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the R-2 Residential Low Density District shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Use of a medical clinic (single practitioner) within the building existing on the site as of the date of passage of this bylaw.

Amendment LOC2007-0028

Bylaw 4Z2008

SCHEDULE B

CONTINUED

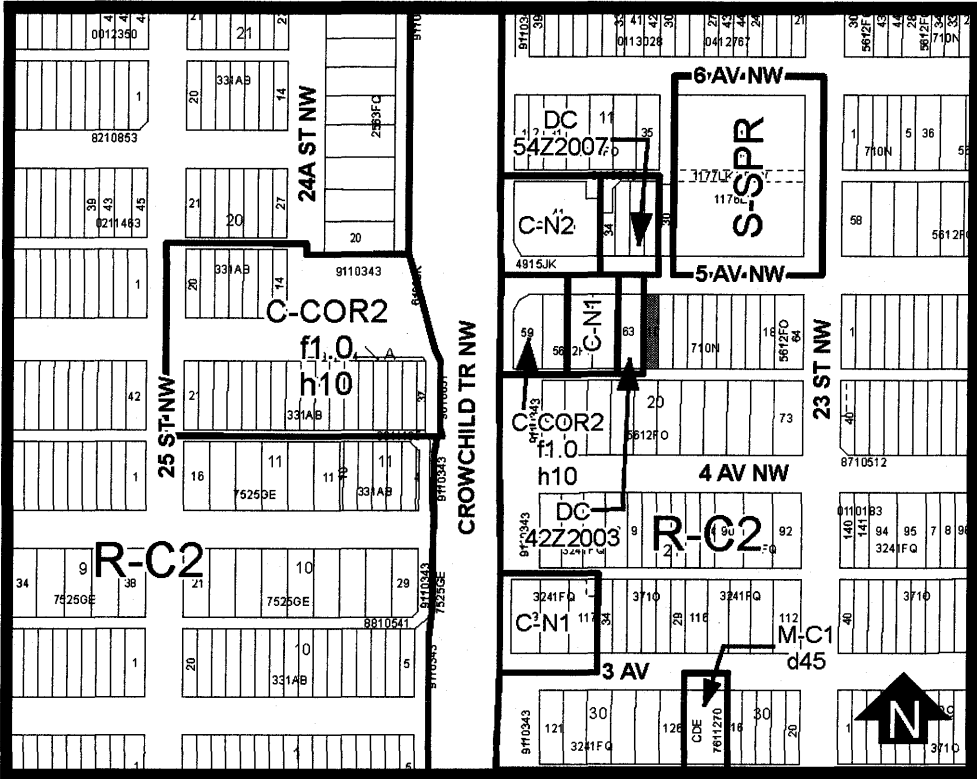
2. Development Guidelines

The General Rules for Residential Districts Contained in Section 20 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the R-2 Residential Low Density District shall apply to Permitted Uses and the Discretionary Use Rules of the R-2 Residential Low Density District shall apply to Discretionary Uses, unless other wise noted below:

- (a) Medical clinic
 - (i) No outside storage of materials associated with the medical clinic (single practitioner) shall be allowed;
 - (ii) The initial development permit issued for a medical clinic (single practitioner) shall not be issued for a period greater than 3 years, at which time a new development permit will be required to continue the use; and
 - (iii) A non-illuminated facia sign may be approved for the medical clinic and must state no more than the name of the building or tenant. The total sign area must not exceed 0.5 square metres.

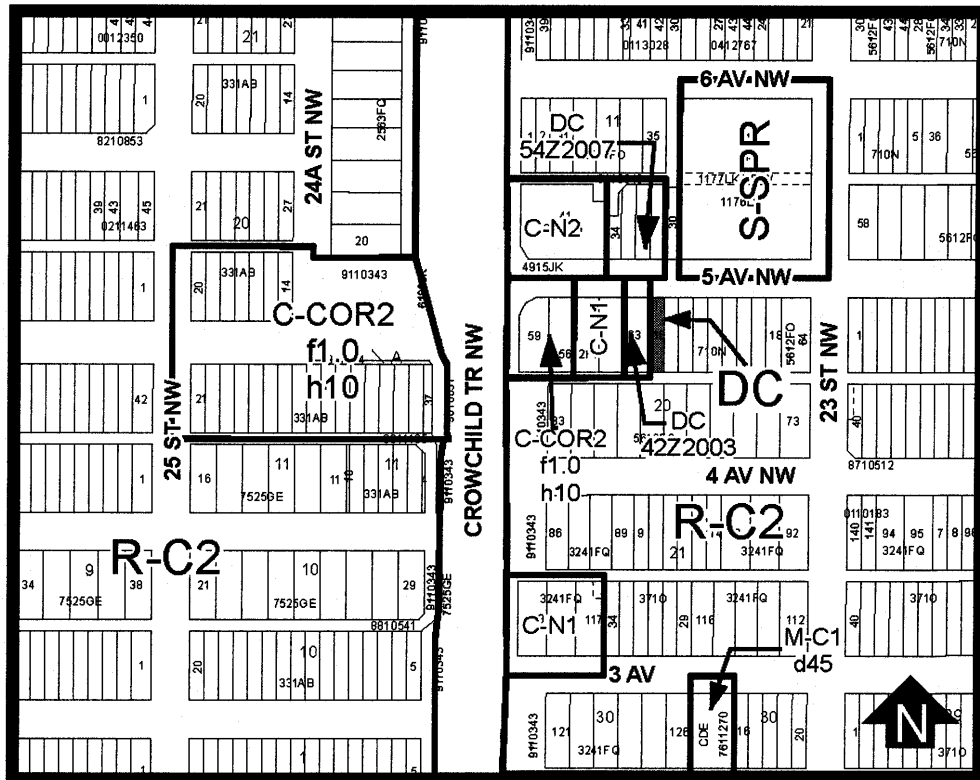
Amendment LOC2007-0028 Bylaw 4Z2008

SCHEDULE C



Amendment LOC2007-0028 Bylaw 4Z2008

SCHEDULE D



BYLAW NO. 4Z2008

ADVERTISED IN: Calgary Sun on Thursday December 20, 2007

**4 WEST HILLHURST
BYLAW 4Z2008**

To redesignate the land located at 2421 - 5 Avenue NW (Plan 710N, Block 20, Lot 10) from R-2 Residential Low Density District to DC Direct Control District to accommodate a single practitioner medical office within the existing building. (Bylaw 3P49)

To redesignate the land located at 2421 - 5 Avenue NW (Plan 710N, Block 20, Lot 10) from R-C2 Residential - Contextual One / Two Dwelling District to DC Direct Control District to accommodate a single practitioner medical office within the existing building. (Bylaw 1P2007)

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/4Z2008


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APPROVED AS TO CONTENT



IAN COPE
HEAD – ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM



SHARI SHIGEHIRO
CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
