

BYLAW NUMBER 135D2009

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2009-0027)**

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;

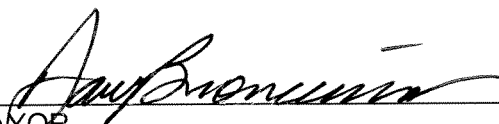
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District 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 30TH DAY OF NOVEMBER, 2009.

READ A SECOND TIME THIS 30TH DAY OF NOVEMBER, 2009.

READ A THIRD TIME THIS 30TH DAY OF NOVEMBER, 2009.

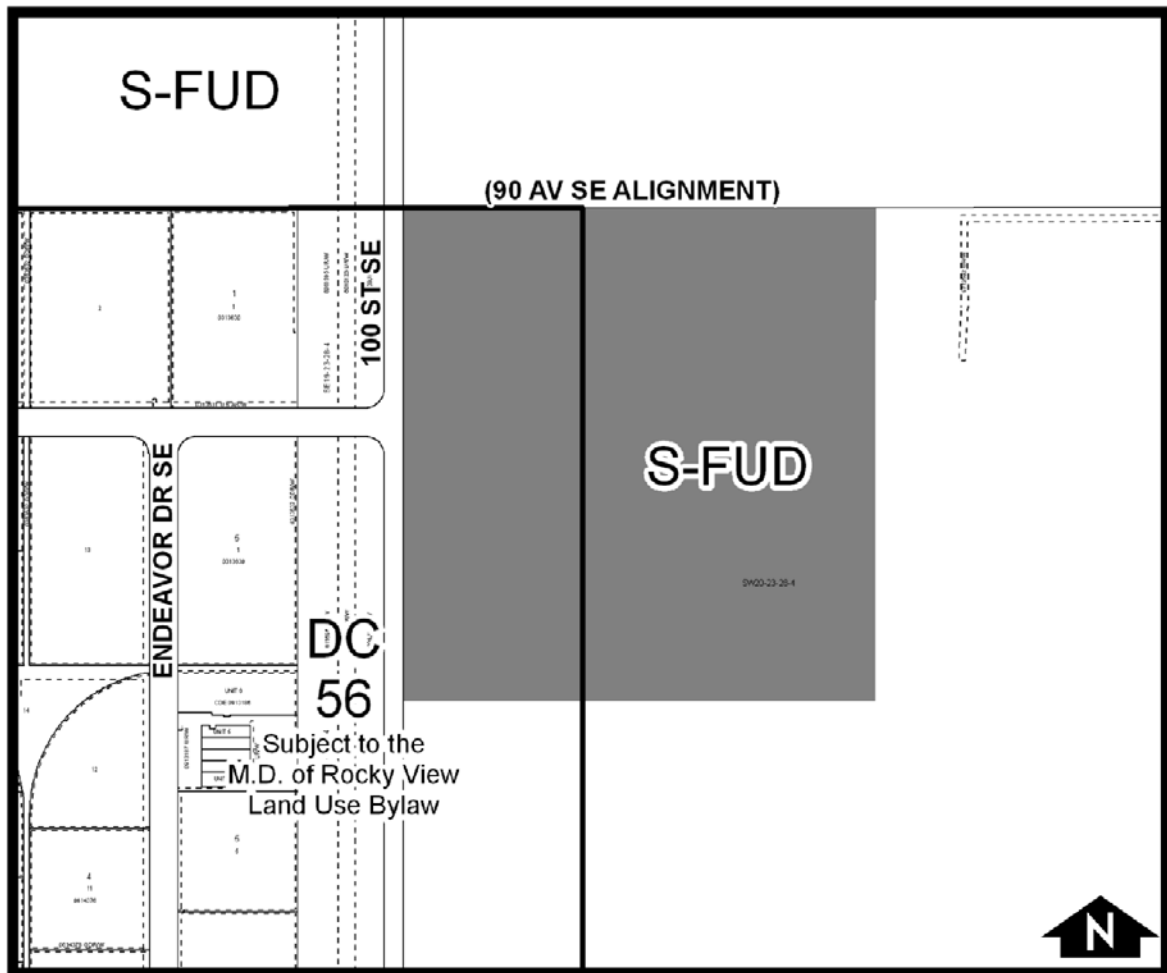


MAYOR
SIGNED THIS 30TH DAY OF NOVEMBER, 2009.

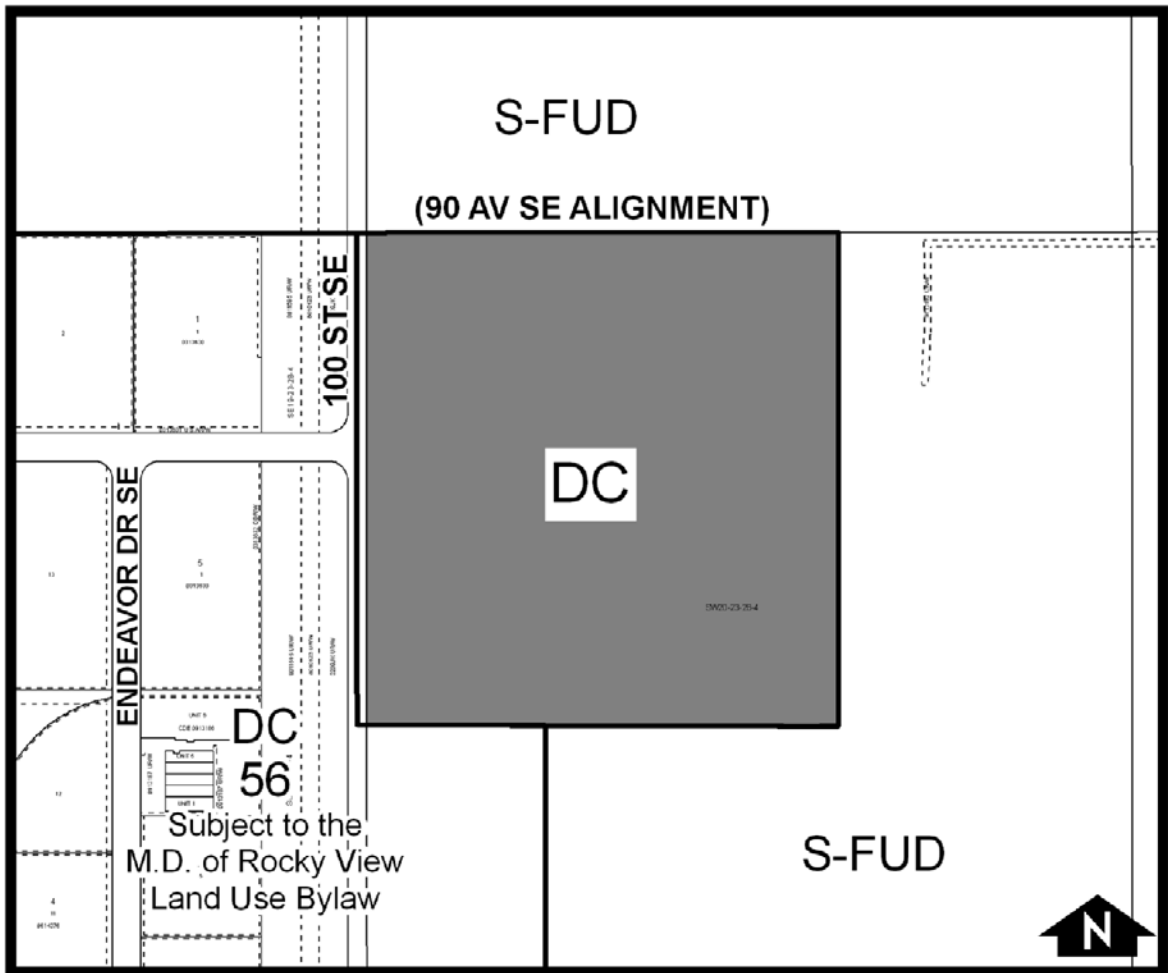


ACTING CITY CLERK
SIGNED THIS 30TH DAY OF NOVEMBER, 2009.

SCHEDULE A



SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) accommodate a **Power Generation Facility- Large**.

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Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

General Definitions

- 4 In this Direct Control District:

- (a) “**stack**” means a vertical structure that acts as the exhaust for a gas turbine;
- (b) “**switchyard**” means the separately fenced area of a power generation facility that contains electric equipment and components that receive the electricity generated at a power generation facility for transmission; and
- (c) “**bio-swale**” means a naturalized and vegetated drainage course.

Permitted Uses

- 5 The following **uses** are **permitted uses** in this Direct Control District:

- (a) **Power Generation Facility -Large**

Discretionary Uses

- 6 There are no **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified in this Direct Control District, the rules of the Industrial-Heavy (I-H) District of Bylaw 1P2007 apply in this Direct Control District.

Building Height

- 8 The maximum **building height** is 50.0 metres.

Stack Height

- 9 The maximum height for a **stack** measured from grade is 70.0 metres.

Setback Areas

- 10 All **setback areas** must have a minimum depth of 6.0 metres. The minimum depth must not be relaxed or varied by the **Development Authority**.

Additional Fencing and Screening Requirements

- 11 In addition to the landscaping and screening requirements of Bylaw 1P2007, the following must also be provided:

- (a) A minimum 3.0 metre high **screening fence**, requiring minimal maintenance, must be provided along the entire length of the western edge of the **switchyard**.

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Storm Water Management System

- 12** (a) Every *parcel* must have a storm water management system, approved by the ***Development Authority***.
- (b) ***Bio-swales*** are allowed within the landscaped setback areas.
- (c) The storm water management system may have a berm located around the perimeter of the pond area.