

BYLAW NUMBER 56D2011

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2010-0086)**

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;

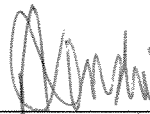
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 4TH DAY OF JULY, 2011.

READ A SECOND TIME THIS 4TH DAY OF JULY, 2011.

READ A THIRD TIME THIS 4TH DAY OF JULY, 2011.



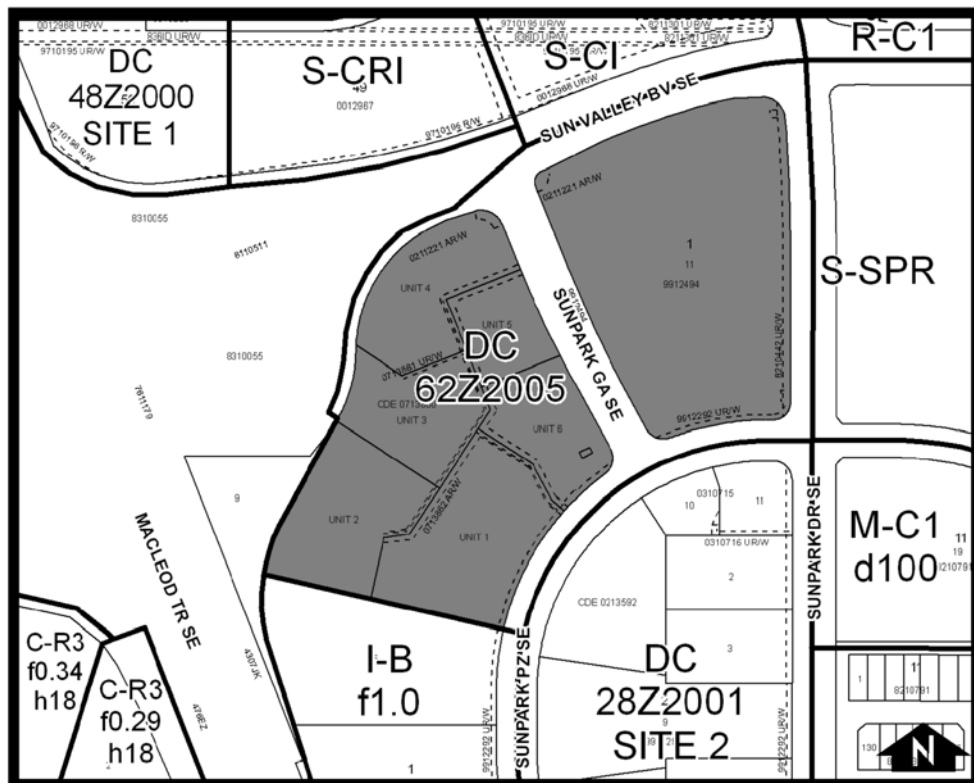
MAYOR
SIGNED THIS 4TH DAY OF JULY, 2011.



ACTING CITY CLERK
SIGNED THIS 4TH DAY OF JULY, 2011.

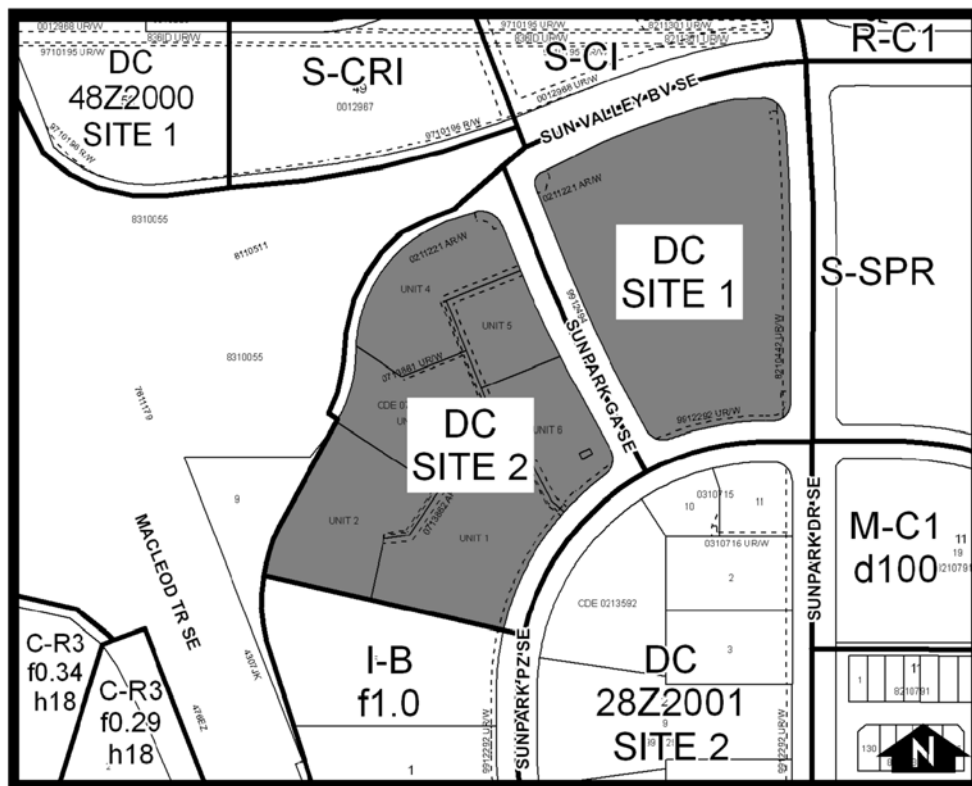
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SCHEDULE A



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SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) provide prestige, high quality, manufacturing, research and office developments;
- (b) provide for additional **Discretionary uses**; and
- (c) establish maximum **use areas** for specific **uses**.

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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.

Permitted Uses

- 4 The ***permitted uses*** of the Industrial – Business (I-B) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

- 5 The ***discretionary uses*** of the Industrial – Business (I-B) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District:

(a) with the addition of:

- (i) **Accessory Food Service;**
- (ii) **Health Services Laboratory - Without Clients;**
- (iii) **Instructional Facility;**
- (iv) **Liquor Store;**
- (v) **Veterinary Clinic;** and

(b) with the exclusion of:

- (i) **Self Storage Facility.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Industrial – Business (I-B) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 The maximum ***floor area ratio*** is 3.0.

Exceptions to Maximum Use Area

- 8 The maximum ***use area*** for the following ***uses*** is 955.0 square metres:

(a) **Retail and Consumer Service.**

Building Height

- 9 The maximum ***building height*** is:

(a) 12.0 metres for Site 1; and

(b) 30.0 metres for Site 2.