

BYLAW NUMBER 4D2020

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2019-0105/CPC2019-1436)**

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 ON JANUARY 13, 2020

READ A SECOND TIME, AS AMENDED, ON FEBRUARY 3, 2020

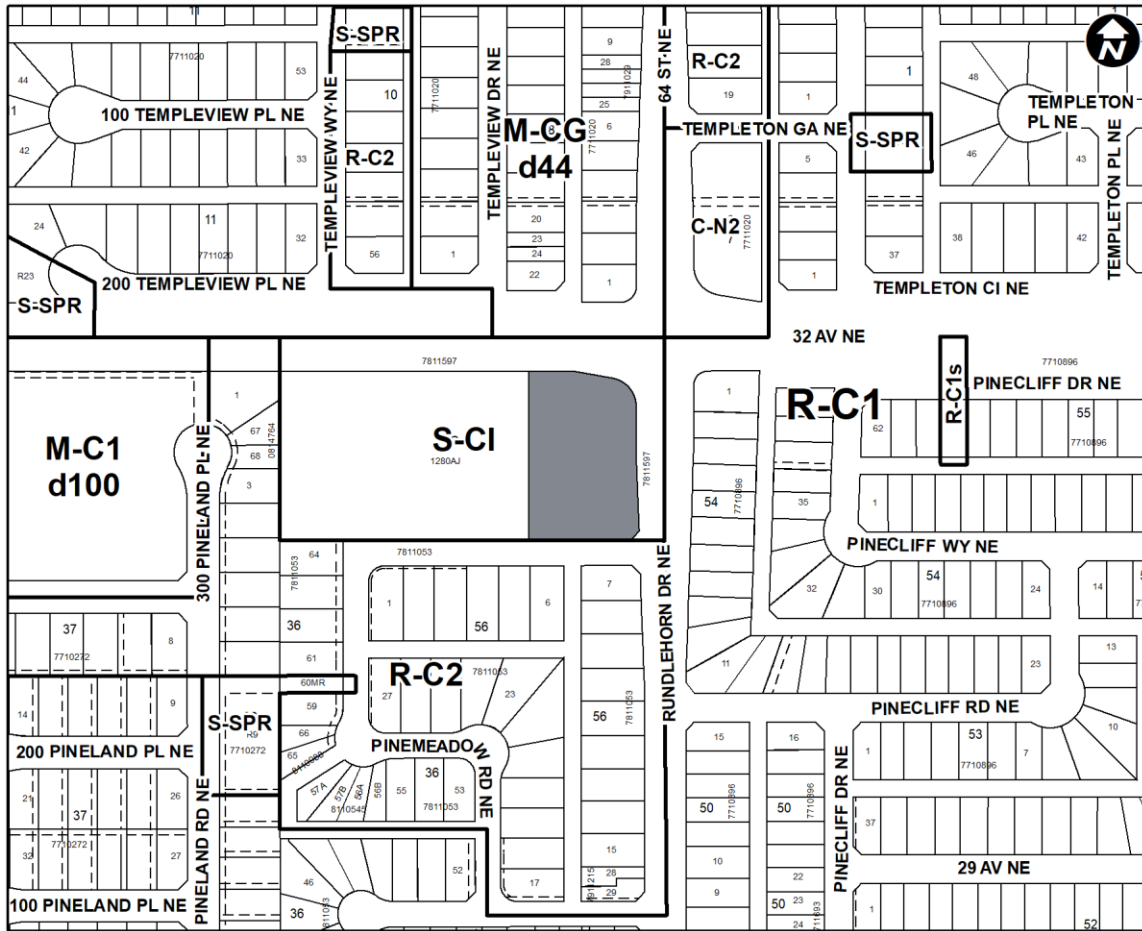
READ A THIRD TIME, AS AMENDED, ON FEBRUARY 3, 2020

MAYOR
SIGNED ON FEBRUARY 12, 2020

ACTING CITY CLERK
SIGNED ON FEBRUARY 12, 2020

AMENDMENT LOC2019-0105/CPC2019-1436
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SCHEDULE A



Reference to Bylaw 1P2007

- 3 Within this Direct Control District Bylaw, 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 Commercial – Neighbourhood 2 (C-N2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Commercial – Neighbourhood 2 (C-N2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the exclusion of:

- (a) **Auto Service – Minor;**
- (b) **Car Wash – Single Vehicle;**
- (c) **Drive Through;** and
- (d) **Gas Bar.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial – Neighbourhood 2 (C-N2) District of Bylaw 1P2007 apply in this Direct Control District.

Building Location and Orientation

- 7 (1) The **public entrance** to a **building** must face a **property line** shared with a **street**.
- (2) The maximum **building setback** from a **property line** shared with a **street** is 18.0 metres.

Relaxations

- 8 The **Development Authority** may relax the rules contained in Section 7 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.