

BYLAW NUMBER 178D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2019-0066/CPC2019-0813)**

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 amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".
2. This Bylaw comes into force on the date it is passed.

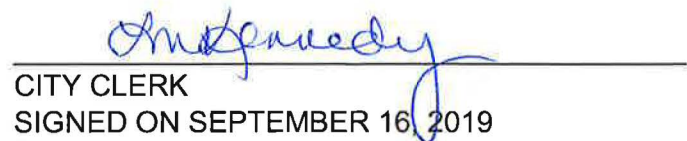
READ A FIRST TIME ON SEPTEMBER 09, 2019

READ A SECOND TIME ON SEPTEMBER 09, 2019

READ A THIRD TIME ON SEPTEMBER 09, 2019

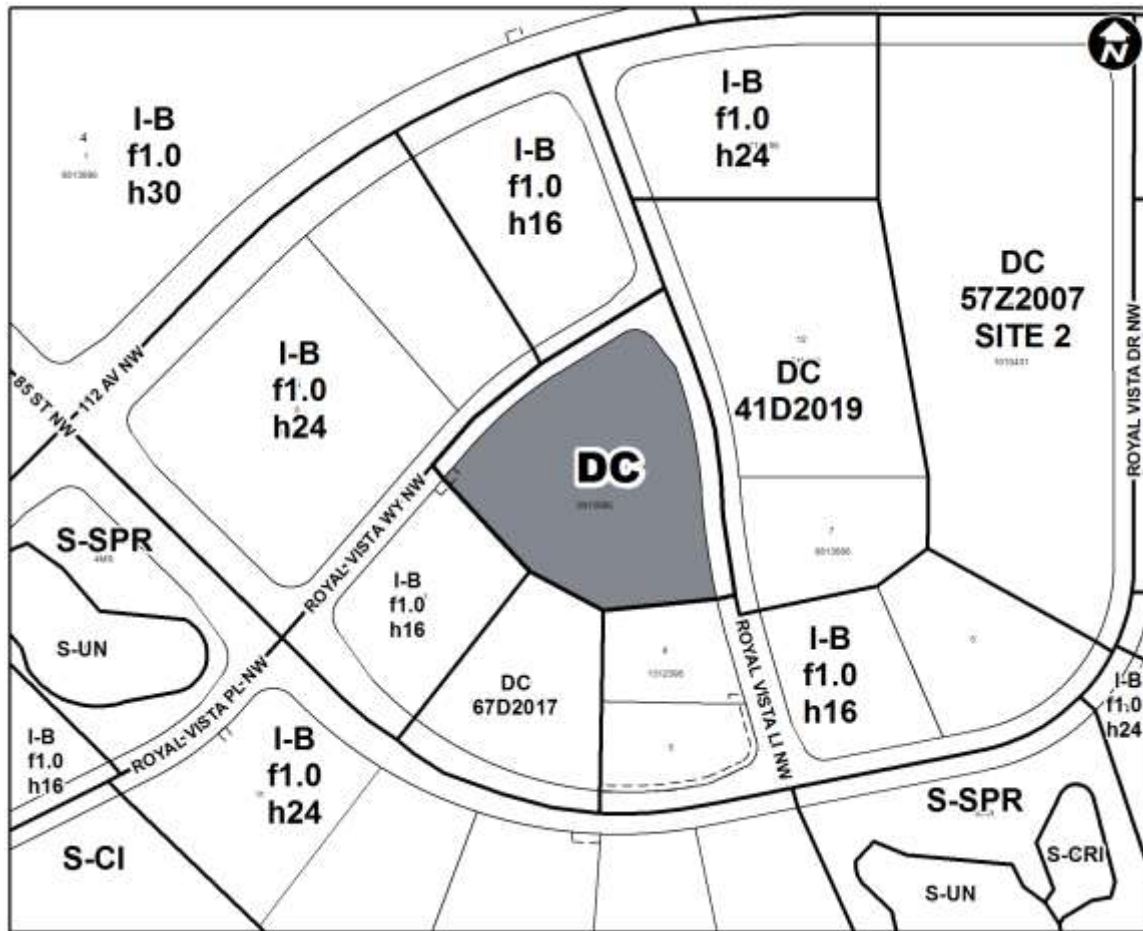


DEPUTY MAYOR
SIGNED ON SEPTEMBER 16, 2019



CITY CLERK
SIGNED ON SEPTEMBER 16, 2019

SCHEDULE A



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to:
 - (a) retain the industrial business uses of the Industrial – Business (I-B) District of Bylaw 1P2007 on the subject site; and
 - (b) accommodate the additional use of place of worship.

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 Bylaw.

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 (1) The *permitted uses* of the Industrial – Business (I-B) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.
- (2) The following *use* is a *permitted use* in this Direct Control District if it is located within existing approved *buildings*:
- (a) **Place of Worship – Small.**

Discretionary Uses

- 5 (1) The *discretionary uses* of the Industrial – Business (I-B) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District.
- (2) The *use* listed in subsection 4(2) is a *discretionary use* in this Direct Control District if it is located in proposed *buildings* or proposed additions to existing *buildings*.

Bylaw 1P2007 District Rules

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

Floor Area Ratio

- 7 The maximum *floor area ratio* is 1.0.

Building Height

- 8 The maximum *building height* is 24.0 metres.