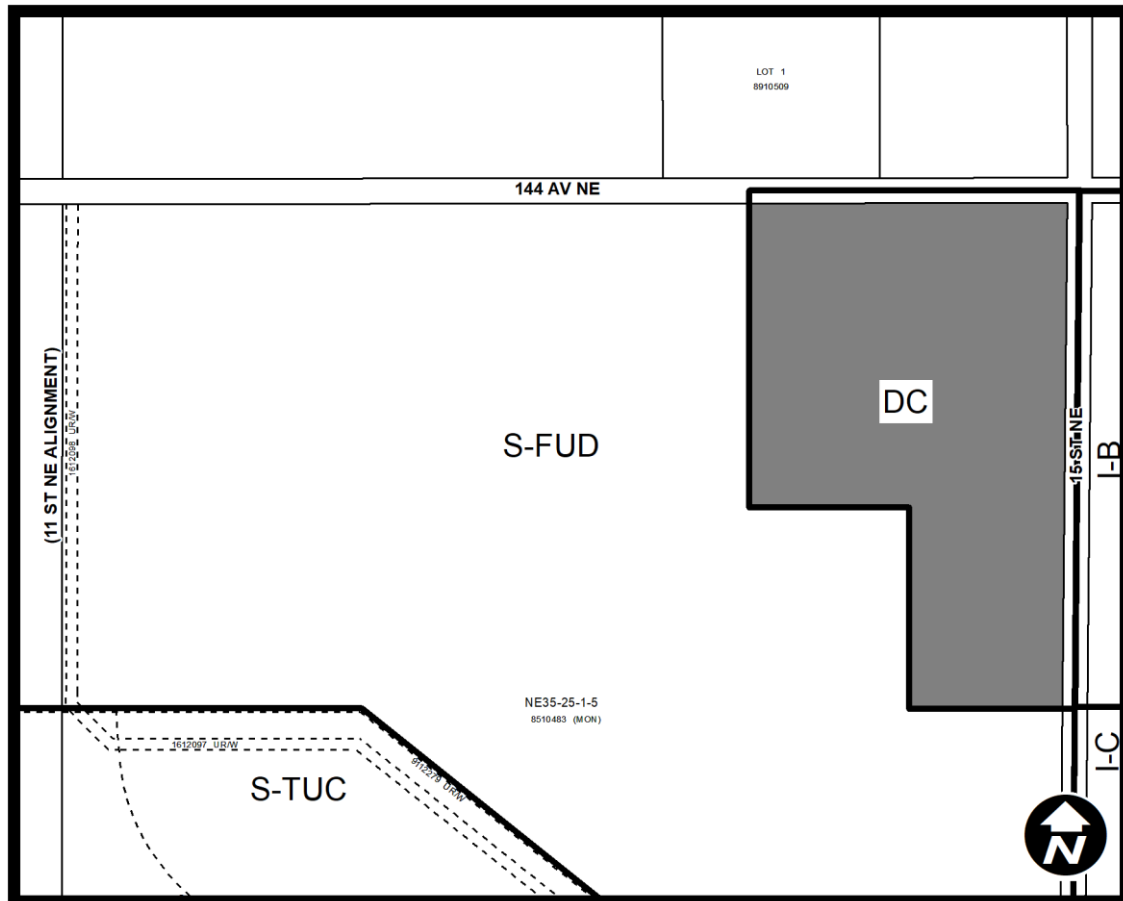


Proposed DC Direct Control Guidelines (Industrial)

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".

SCHEDULE A



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to:
 - (a) serve as a transition area between adjacent commercial uses and industrial uses east of 15 Street NE;
 - (b) allow for a range of commercial, employment and light industrial development in accordance with the policies of the Keystone Hills Area Structure Plan;
 - (c) require a minimum amount of employment and light industrial uses; and

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- (d) introduce additional employment and service uses while excluding large auto sales and service uses that are considered inconsistent with the desired character of the site.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Part 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 following *uses* are *permitted uses* in this Direct Control District:
- (a) **Park;**
 - (b) **Power Generation Facility – Small; and**
 - (c) **Sign – Class D.**
- (2) The following *uses* are additional *permitted uses* if they are located within existing approved *buildings* in this Direct Control District:
- (a) **Accessory Food Service;**
 - (b) **Accessory Liquor Service;**
 - (c) **Amusement Arcade;**
 - (d) **Beverage Container Quick Drop Facility;**
 - (e) **Building Supply Centre;**
 - (f) **Catering Service – Minor;**
 - (g) **Computer Games Facility;**
 - (h) **Convenience Food Store;**
 - (i) **Counselling Service;**
 - (j) **Dinner Theatre;**
 - (k) **Dry-cleaning and Fabric Care Plant;**
 - (l) **Financial Institution;**
 - (m) **Fitness Centre;**
 - (n) **Funeral Home;**
 - (o) **General Industrial – Light;**
 - (p) **Health Services Laboratory – With Clients;**
 - (q) **Indoor Recreation Facility;**
 - (r) **Information and Service Provider;**
 - (s) **Instructional Facility;**
 - (t) **Library;**
 - (u) **Medical Clinic;**
 - (v) **Office;**
 - (w) **Pawn Shop;**
 - (x) **Pet Care Service;**

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- (y) **Performing Arts Centre;**
- (z) **Print Centre;**
- (aa) **Protective and Emergency Service;**
- (bb) **Radio and Television Studio;**
- (cc) **Recyclable Material Drop-Off Depot;**
- (dd) **Restaurant: Food Service Only – Medium;**
- (ee) **Restaurant: Food Service Only – Small;**
- (ff) **Restaurant: Licensed – Medium;**
- (gg) **Restaurant: Licensed – Small;**
- (hh) **Retail and Consumer Service;**
- (ii) **Supermarket.**
- (jj) **Service Organization;**
- (kk) **Specialty Food Store;**
- (ll) **Take Out Food Service;**
- (mm) **Vehicle Rental – Minor;**
- (nn) **Vehicle Sales – Minor; and**
- (oo) **Veterinary Clinic.**

Discretionary Uses

5 (1) **Uses** listed in subsection 4(2) of this Direct Control District are **discretionary uses** if they are located in new **buildings** or proposed additions to existing **buildings**.

(2) The following uses are **discretionary uses** in this Direct Control District:

- (a) **Artist's Studio;**
- (b) **Auction Market – Other Goods;**
- (c) **Auction Market – Vehicles and Equipment;**
- (d) **Auto Body and Paint Shop;**
- (e) **Auto Service – Minor;**
- (f) **Billiard Parlour;**
- (g) **Brewery, Winery and Distillery;**
- (h) **Cannabis Counselling;**
- (i) **Cannabis Store;**
- (j) **Car Wash – Multi-Vehicle;**
- (k) **Car Wash – Single Vehicle;**
- (l) **Child Care Service;**
- (m) **Cinema;**
- (n) **Conference and Event Facility;**
- (o) **Custodial Quarters;**
- (p) **Drinking Establishment – Large;**
- (q) **Drinking Establishment – Medium;**
- (r) **Drinking Establishment – Small;**
- (s) **Drive Through;**
- (t) **Food Production;**

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- (u) **Gaming Establishment – Bingo;**
- (v) **Gas Bar;**
- (w) **Hotel;**
- (x) **Large Vehicle Wash;**
- (y) **Liquor Store;**
- (z) **Market;**
- (aa) **Night Club;**
- (bb) **Outdoor Café;**
- (cc) **Payday Loan;**
- (dd) **Post-secondary Learning Institution;**
- (ee) **Place of Worship – Large;**
- (ff) **Place of Worship – Medium;**
- (gg) **Place of Worship – Small;**
- (hh) **Power Generation Facility – Medium;**
- (ii) **Restaurant: Licensed – Large;**
- (jj) **Restaurant: Food Service Only – Large;**
- (kk) **Restored Building Product Sales Yard;**
- (ll) **Retail Garden Centre;**
- (mm) **Seasonal Sales Area;**
- (nn) **Self Storage Facility;**
- (oo) **Sign – Class C;**
- (pp) **Sign – Class E;**
- (qq) **Sign – Class F;**
- (rr) **Sign – Class G;**
- (ss) **Special Function – Class 2;**
- (tt) **Urban Agriculture;**
- (uu) **Utility Building;**
- (vv) **Vehicle Rental – Major;**
- (ww) **Vehicle Sales – Major; and**
- (xx) **Wind Energy Conversion System – Type 1.**

Bylaw 1P2007 District Rules

- 6** Unless otherwise specified, the rules of the Commercial – Regional 3 (C-R3) District of Bylaw 1P2007 apply in this Direct Control District Bylaw.

Floor Area Ratio

- 7** (1) The maximum *floor area ratio* is 0.3.
- (2) The minimum cumulative *floor area ratio* on *parcels* within this Direct Control District for “Industrial and Employment Uses” is 0.1.
- (3) Where this section refers to “Industrial and Employment Uses”, it refers to the following *uses*:
- (a) **Auction Market – Other Goods;**
 - (b) **Auction Market – Vehicles and Equipment;**

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- (c) **Auto Body and Paint Shop, Auto Service – Minor;**
- (d) **Beverage Container Quick Drop Facility;**
- (e) **Brewery, Winery and Distillery;**
- (f) **Building Supply Centre;**
- (g) **Custodial Quarters;**
- (h) **Dry-cleaning and Fabric Care Plant;**
- (i) **Events and Conference Centre;**
- (j) **Food Production, Funeral Home;**
- (k) **General Industrial – Light;**
- (l) **Health Services Laboratory – Without Clients;**
- (m) **Hotel;**
- (n) **Information and Service Provider;**
- (o) **Indoor Recreation Facility;**
- (p) **Instructional Facility;**
- (q) **Kennel;**
- (r) **Medical Clinic;**
- (s) **Office;**
- (t) **Recyclable Material Drop-Off Depot;**
- (u) **Radio and Television Studio;**
- (v) **Restored Building Product Sales Yard;**
- (w) **Service Organization, Tree Farm;**
- (x) **Vehicle Sales – Minor; and**
- (y) **Veterinary Clinic.**

Building Height

- 8** (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 16.0 metres.
- (2) The maximum **building height** for **Hotel** is 20.0 metres.

Minimum Required Motor Vehicle Parking Stalls

- 9** The minimum number of **motor vehicle parking stalls**:
- (a) is the requirement referenced in Part 4 for the following **uses**:
- (i) **Artist's Studio;**
 - (ii) **Auto Body and Paint Shop;**
 - (iii) **Auto Service – Minor;**
 - (iv) **Building Supply Centre;**
 - (v) **Cinema;**
 - (vi) **Dry-cleaning and Fabric Care Plant;**
 - (vii) **General Industrial – Light;**
 - (viii) **Hotel;**
 - (ix) **Medical Clinic; and**
 - (x) **Office; and**

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- (b) is 4.5 stalls per 100.0 square metres of **gross usable floor area** for all other **uses** in this Direct Control District.

Storage of Goods, Materials and Supplies

- 10 (1) A **use** may have an outdoor area for the storage of goods, materials or supplies provided the storage area is:
- (a) not located in a **setback area**;
 - (b) not located between a **building** and a **street**; and
 - (c) within a **screened** enclosure or **screened** from view of a **street**.
- (2) Goods, materials and supplies stored outside of a **building** within 5.0 metres of a **property line** have a maximum height of 5.0 metres.
- (3) Goods, materials and supplies stored outside of a **building** more than 5.0 metres from a **property line** may have a maximum height of 12.0 metres.
- (4) The height of goods, materials and supplies is measured from **grade** and includes any pallets, supports or other things on which the goods, materials or supplies are stacked.

Relaxations

- 11 The **Development Authority** may relax any of the rules contained in this Direct Control District Bylaw in accordance with sections 31 and 36 of Bylaw 1P2007.