

**BYLAW NUMBER 252D2017**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2016-0142)**

\*\*\*\*\*

**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 \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

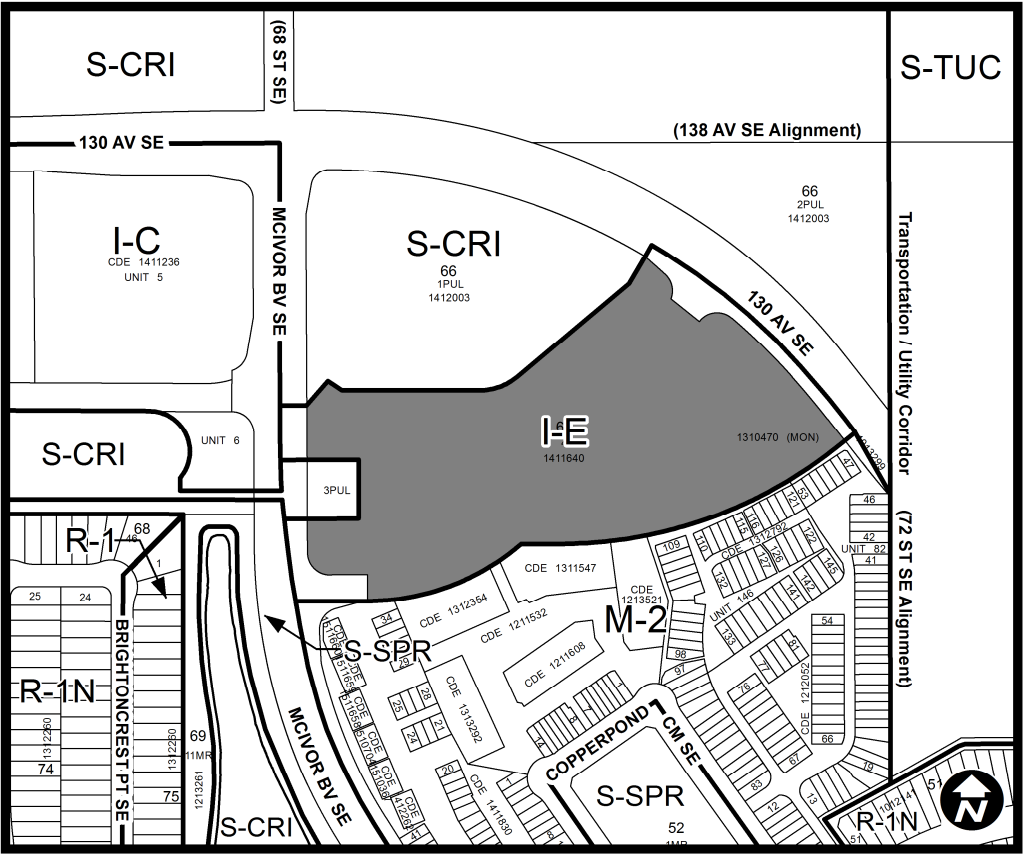
READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

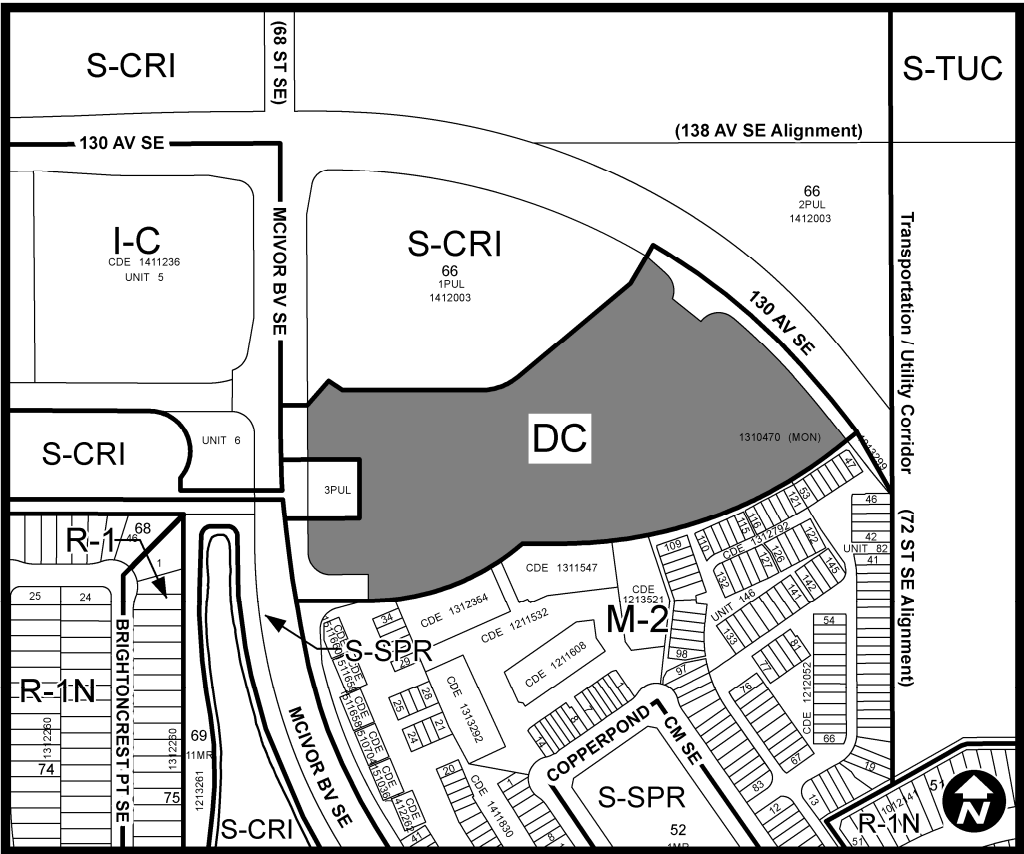
\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

SCHEDULE A



PROPOSED

**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

**Purpose**

- 1 This Direct Control District is intended to:
- (a) allow for additional limited scale commercial **uses** that are compatible with and complement the listed **uses** in the Industrial – Edge (I-E) District; and
  - (b) include limitations on outdoor storage and outside activities aimed at mitigating the potential impact of **uses** adjacent to a **residential district**.

PROPOSED

**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 – Edge (I-E) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

**Discretionary Uses**

- 5 The **discretionary uses** of the Industrial – Edge (I-E) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District, with the addition of:

- (a) **Auction Market – Other Goods;**
- (b) **Auto Body and Paint Shop;**
- (c) **Auto Service – Major;**
- (d) **Beverage Container Drop-Off Depot;**
- (e) **Building Supply Centre;**
- (f) **Car Wash – Multi-Vehicle;**
- (g) **Drive Through;**
- (h) **Gas Bar;**
- (i) **Restaurant: Food Service Only – Medium;**
- (j) **Restaurant: Licensed – Medium;**
- (k) **Service Organization;**
- (l) **Vehicle Rental – Major;**
- (m) **Vehicle Rental – Minor;**
- (n) **Vehicle Sales – Major; and**
- (o) **Vehicle Sales – Minor.**

**Bylaw 1P2007 District Rules**

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

**Use Area**

- 7 (1) Unless otherwise provided in subsection (2), there is no **use area** requirement in this Direct Control District.
- (2) The maximum **use area** for **Retail and Consumer Service** is 930.0 square metres.

**Activities and Objects Prohibited**

- 8 (1) Where a **parcel** shares a **property line** with a **residential district**, the area between any **buildings** on that **parcel** and that **property line** must not contain:
- (a) garbage enclosures;
  - (b) loading areas; or

- (c) outside activities.
- (2) Where a **parcel** shares a **property line** with a **residential district**, there must not be any vehicle entrance or overhead doors on the façade of the **building** facing the **residential district**.

#### Storage of Goods, Materials and Supplies

- 9 (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 **residential district**;
  - (c) within a **screened** enclosure or **screened** from view of a **street** and a **residential district**; and
  - (d) shown on a plan approved as part of a **development permit**.
- (2) Goods, materials and supplies stored outside of a **building** have a maximum height of 5.0 metres.
- (3) 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.

#### Rules for Setback Area Adjacent to Residential Districts

- 10 Where a **parcel** shares a **property line** with a **parcel** designated as a **residential district** the **setback area** must have:
- (a) a minimum depth of 10.0 metres; and
  - (b) a **landscape** berm of a minimum 1.5 metres in height within the **setback area**.

#### Development Authority – Power and Duties for Relaxations

- 11 The **Development Authority** may relax the rules in sections 7 and 10 (b) within this Direct Control District provided the test for relaxation as set out in Bylaw 1P2007 is met.