



# Calgary Planning Commission

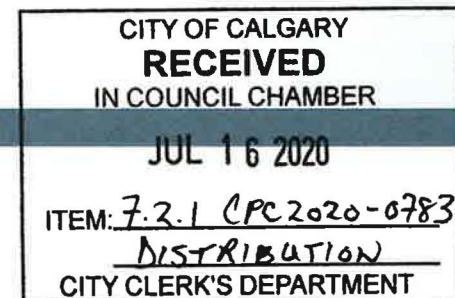
## Agenda Item: 7.2.1

### LOC2014-0196

### Land Use Amendment

July 16, 2020

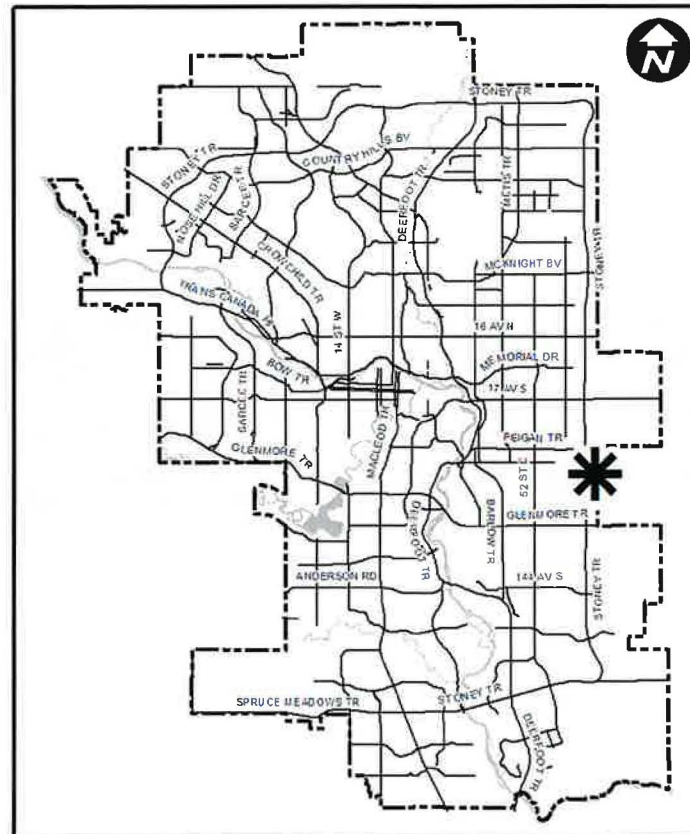
LOC2014-0196



## LOCATION MAP



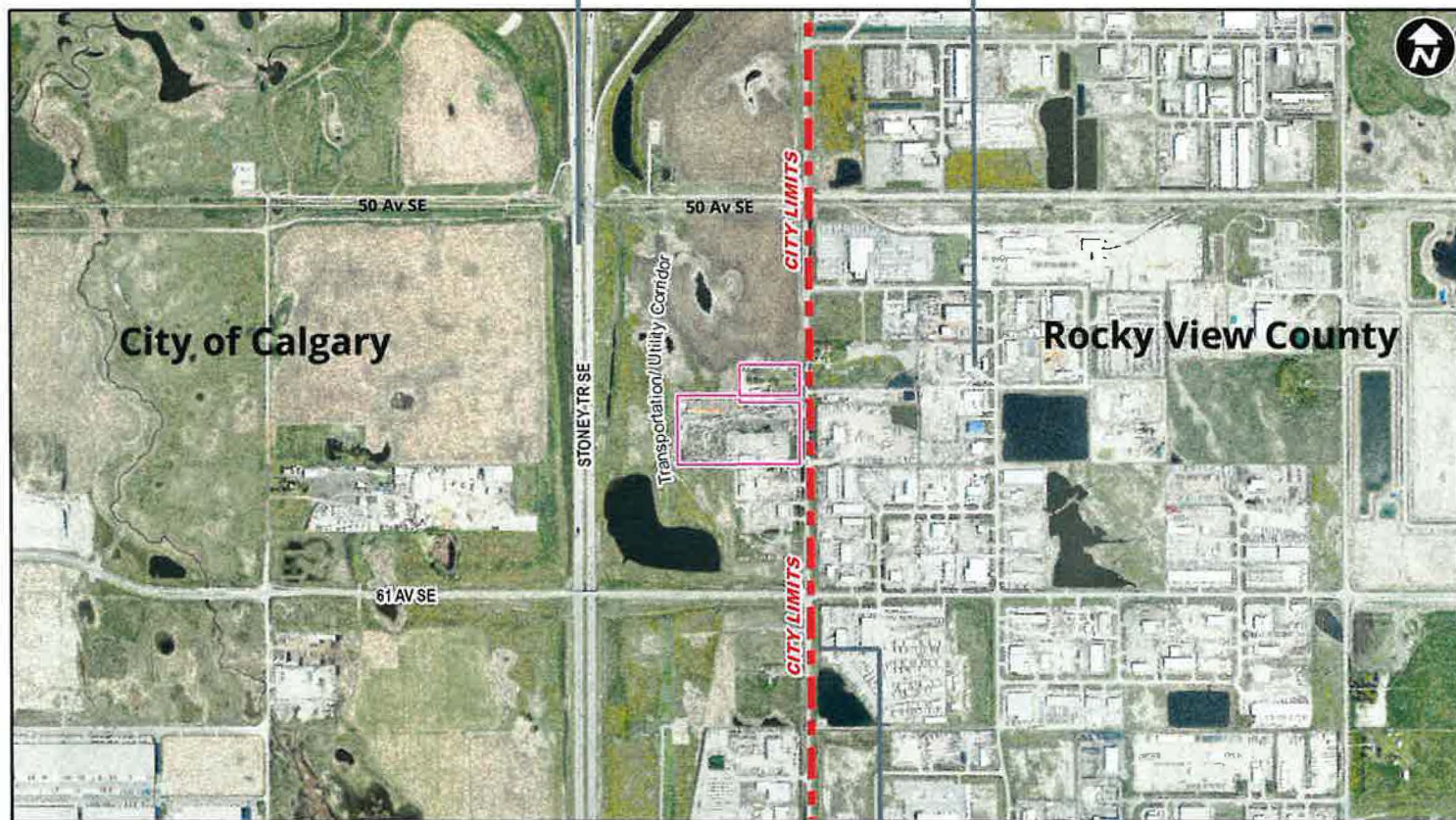
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## CONTEXT

Transportation and Utility Corridor (Stoney Trail)

Janet Industrial Area - Rocky View County



 Subject Sites

 City Limits



## SUBJECT SITES







LOC2014-0196

SITE Picture





July 16, 2020

LOC2014-0196

SITE Picture





1 - Empire Trucks Yard (Block X)



2 - McLean Lumber (Block X)



Block X

Block 41

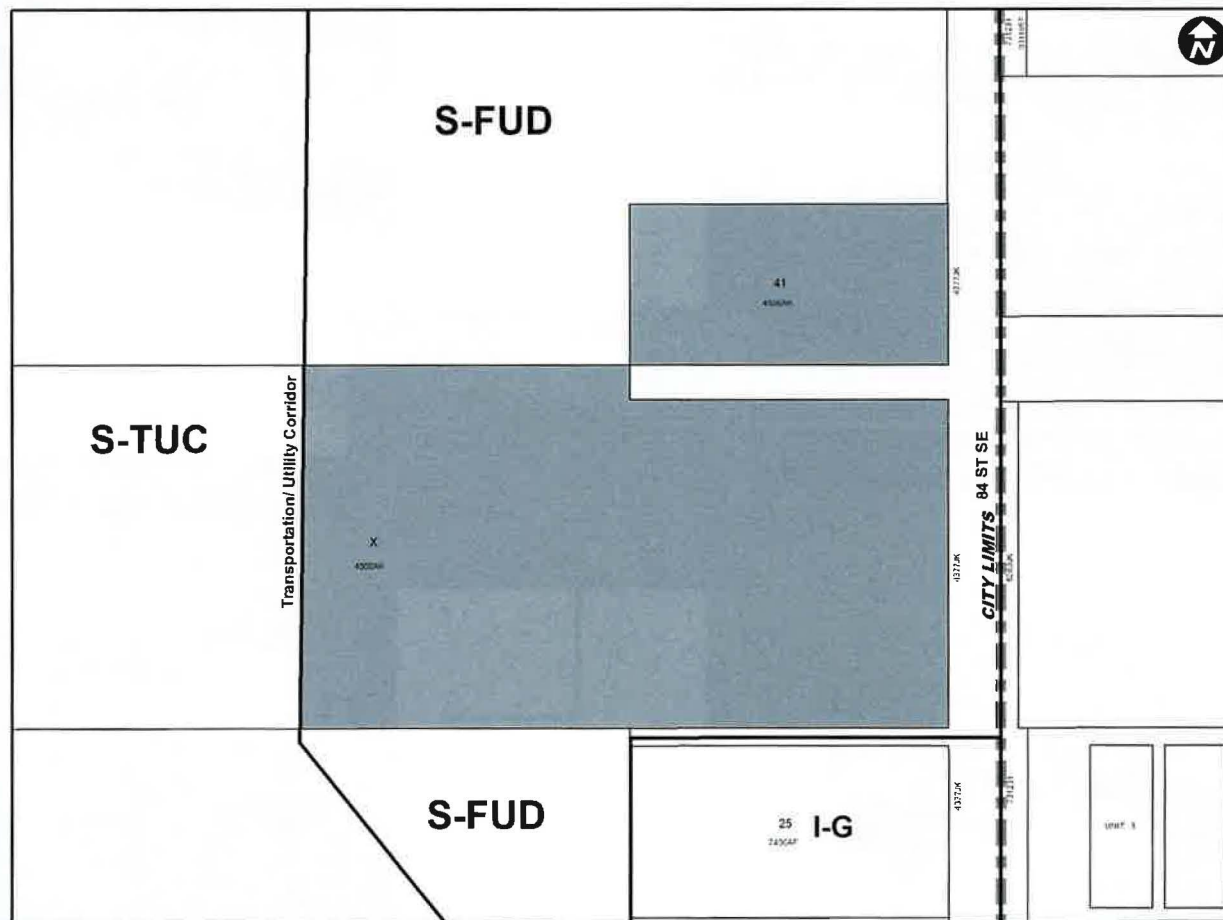


3 - Residence (Block 41)



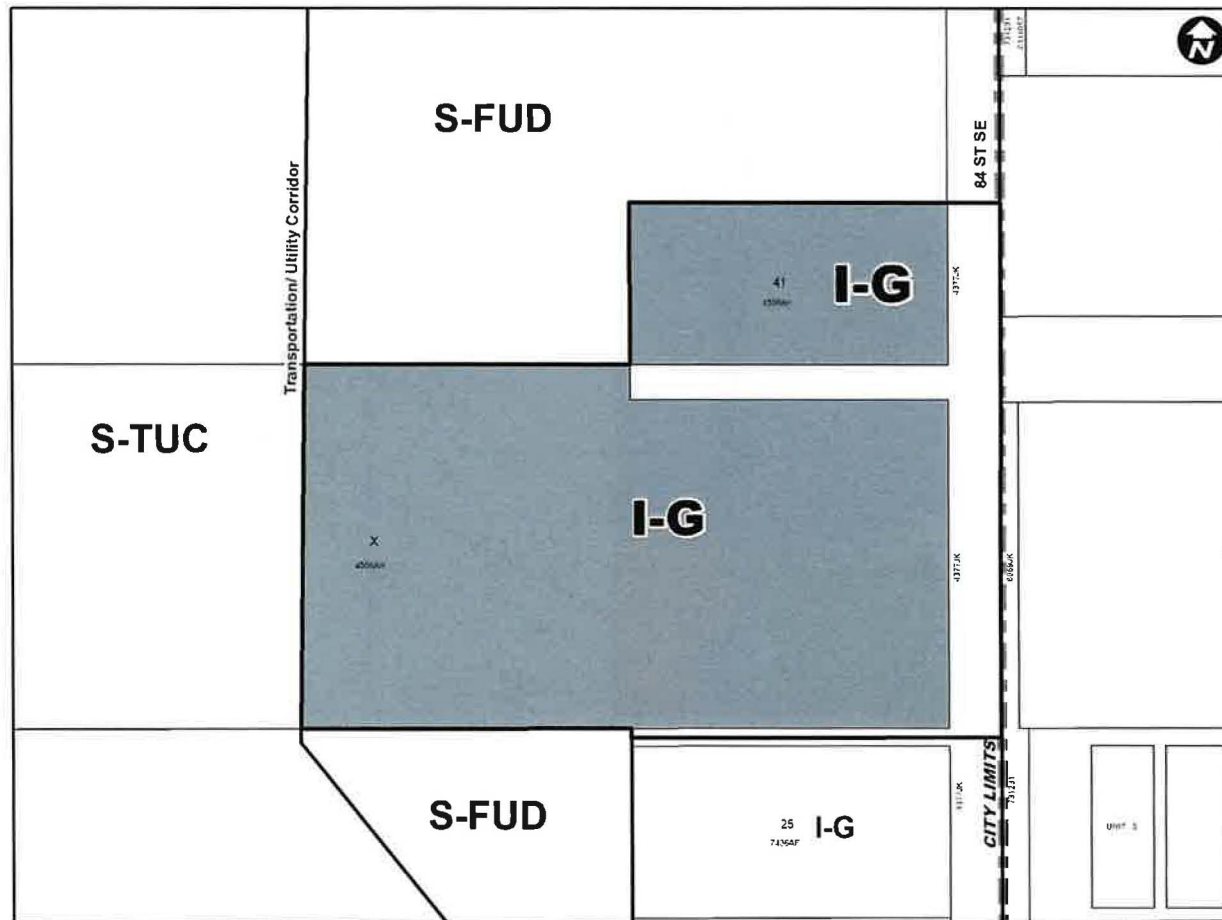
4 - Hauling Trucking Yard (Block 41)

# EXISTING LAND USE: SPECIAL PURPOSE - FUTURE URBAN DEVELOPMENT (S-FUD) DISTRICT



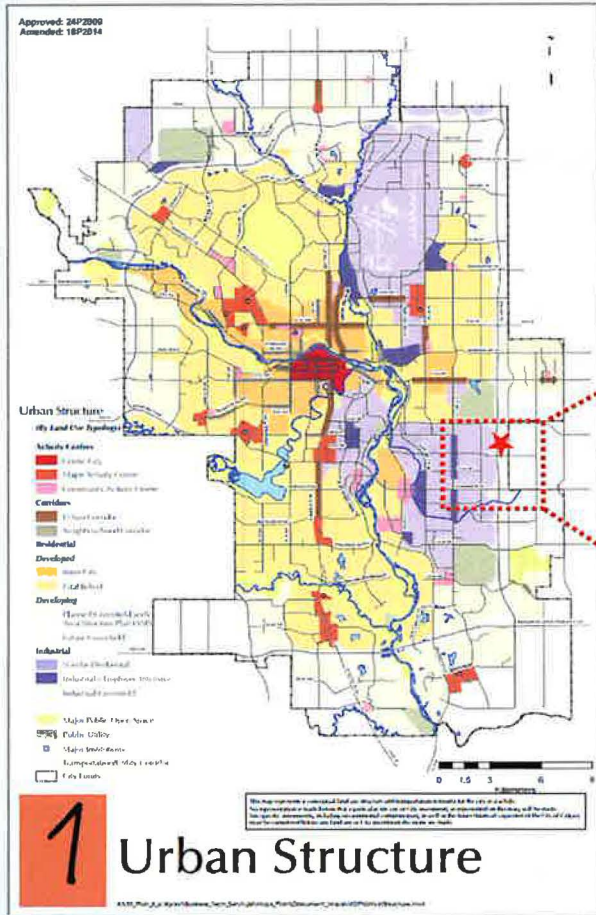


## PROPOSED LAND USE: INDUSTRIAL - GENERAL (I-G) DISTRICT



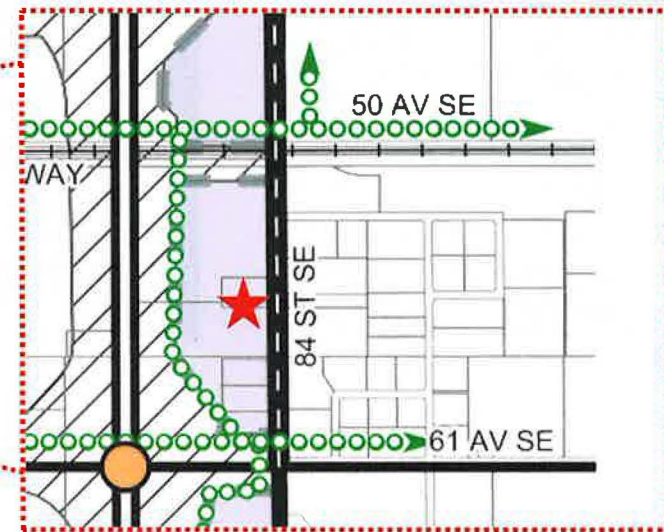
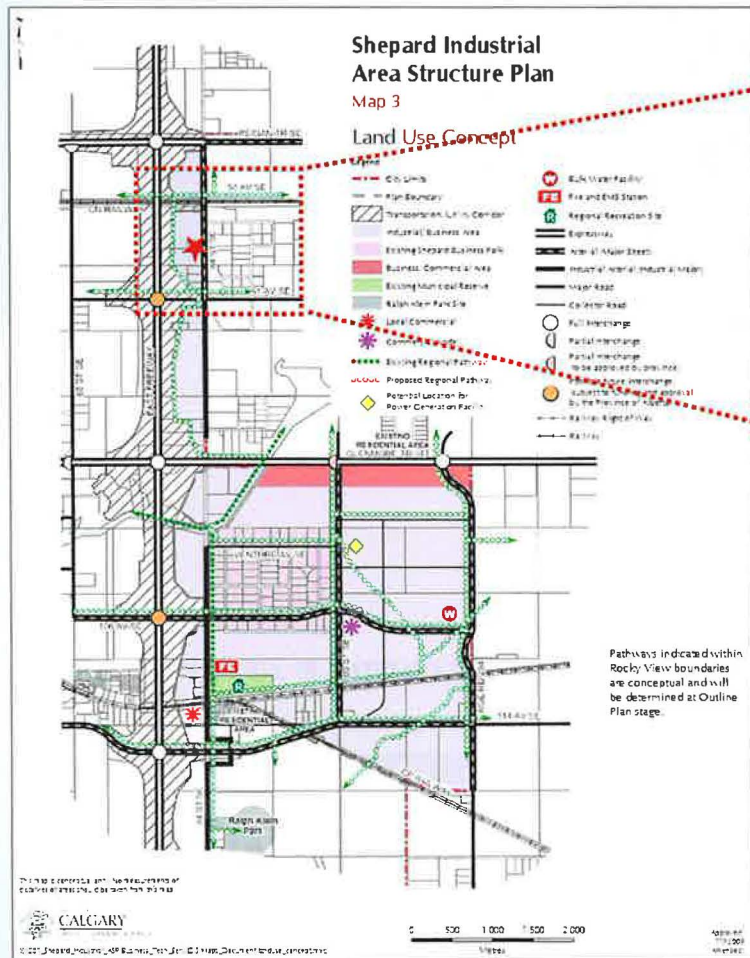
# MUNICIPAL DEVELOPMENT PLAN (Statutory - 2009)

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## SHEPARD INDUSTRIAL AREA STRUCTURE PLAN (Statutory - 2009)



- Industrial/ Business Area
- Proposed Regional Pathway

## REASONS FOR RECOMMENDATION

### The proposed Industrial – General (I-G) District:

- Aligns with applicable municipal policies
- Provides for a wide range of redevelopment opportunities for the site





**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 10.33 hectares  $\pm$  (25.53 acres  $\pm$ ) located at 5615 and 5717 – 84 Street SE (Plan 4506AH Blocks 41 and X) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – General (I-G) District; and
2. Give three readings to the proposed bylaw.

**END OF PRESENTATION**



# NON-CONFORMING USE - DWELLING UNIT

## Development Authority - Powers and Duties

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- (3.1) Unless otherwise referenced in this section, the **Development Authority** must not approve a **development permit** for an addition or structural alteration to a **non-conforming building**.
- (4) The **Development Authority** may approve a **development permit** for an addition to a **non-conforming building** only if the addition:
  - (a) does not increase the **gross floor area** of the **building** by more than 10.0 per cent; and
  - (b) complies with the requirements of this Bylaw.
- (5) The **Development Authority** may approve a **development permit** for structural alterations to a **non-conforming building** where the alterations are limited to:
  - (a) new exterior openings to the **building**;
  - (b) the replacement of up to 10.0 per cent in total of each of the structural elements of the **building**; or
  - (c) any combination of new exterior openings to the **building** and the replacement of up to 10.0 per cent in total of each of the structural elements of the **building**.
- (5.1) Nothing in this section diminishes or in any way affects the power of the **Development Authority** to issue a **development permit** which:
  - (a) makes a **non-conforming building** **conforming** through the granting of a relaxation of the requirements or rules to which the existing **building** does not **conform**; and
  - (b) may include the approval of an addition, structural alteration or both, on the same **development permit**.

## 95 Non-Conforming Building

### A **building**:

- (a) that is lawfully constructed or lawfully under construction at the date a land use bylaw affecting the **building** or the land on which the **building** is situated becomes effective; and
- (b) that, on the date the land use bylaw becomes effective, does not, or when constructed will not, comply with the land use bylaw.

## 96 Non-Conforming Use

### A lawful specific use:

- (a) being made of land or a **building** or intended to be made of a **building** lawfully under construction, at the date a land use bylaw affecting the land or **building** becomes effective; and
- (b) that on the date the land use bylaw becomes effective does not, or in the case of a **building** under construction will not, comply with the land use bylaw.



## WETLANDS



Wetlands based on the Provincial Data

Figure 2. Existing Wetlands and Ephemeral Water Bodies

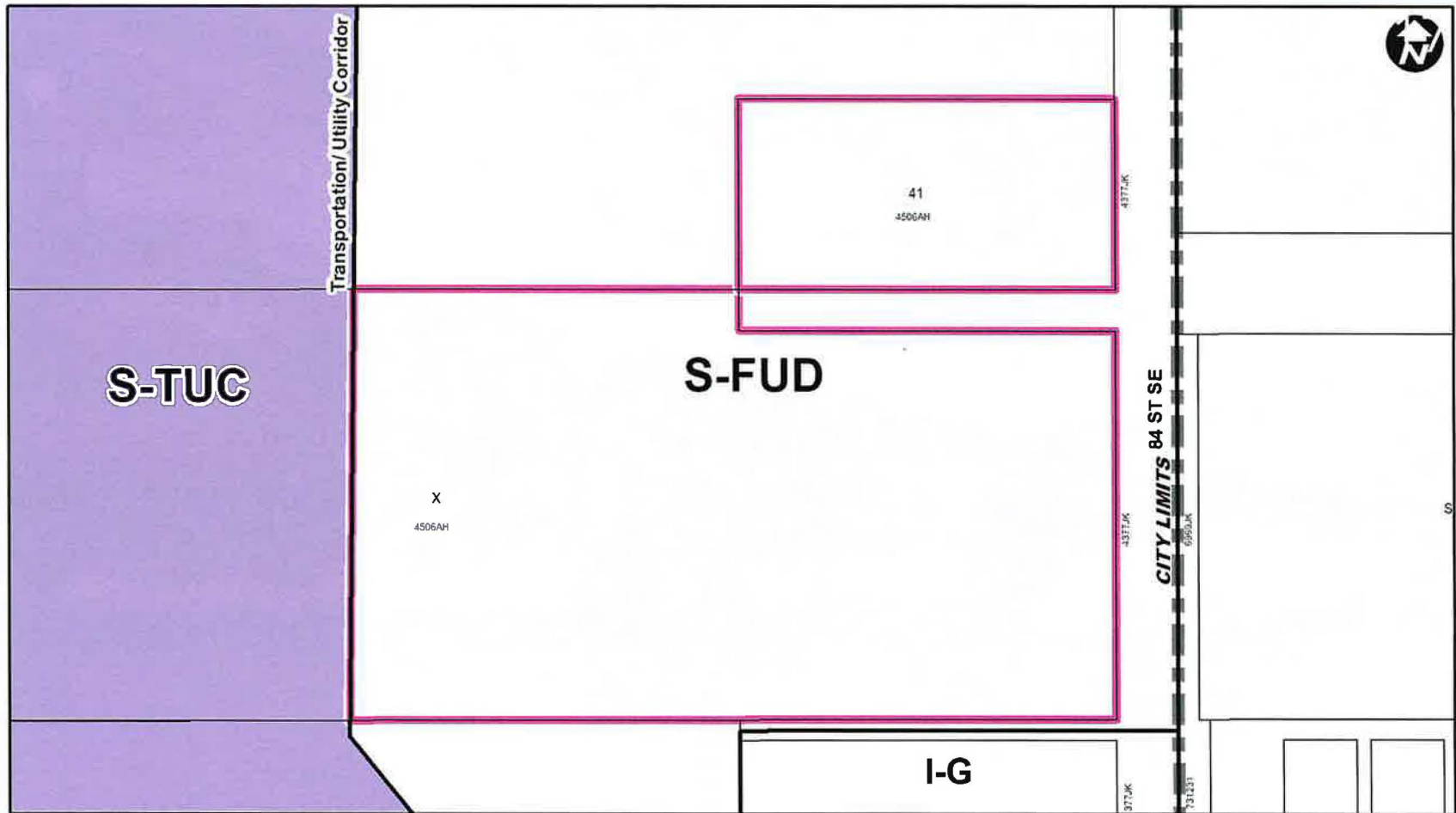


Wetland declination Based on the Biophysical Impact Assessment



LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary







July 16, 2020

LOC2014-0196

SITE Picture

## Permitted Uses

907 (1) The following uses are permitted uses in the Industrial – General District:

- (a) Park;
- (b) Sign – Class A;
- (c) Sign – Class B;
- (d) Sign – Class D; and
- (e) Utilities.
- (2) Unless otherwise referenced in subsection 908(1), the following uses are permitted uses in the Industrial – General District:
  - (a) Auto Body and Paint Shop;
  - (b) Auto Service – Major;
  - (c) Auto Service – Minor;
  - (d) delete
  - (d.1) Beverage Container Quick Drop Facility;
  - (d.2) Brewery, Winery and Distillery;
  - (e) Car Wash – Multi-Vehicle;
  - (f) Car Wash – Single Vehicle;
  - (g) Catering Service – Major;
  - (h) Catering Service – Minor;
  - (i) Crematorium;
  - (j) Distribution Centre;
  - (k) Dry-cleaning and Fabric Care Plant;
  - (l) Fleet Service;
  - (m) Freight Yard;
  - (n) General Industrial – Light;
  - (o) General Industrial – Medium;
  - (p) Large Vehicle Service;
  - (q) Large Vehicle Wash;
  - (r) Motion Picture Production Facility;
  - (s) Municipal Works Depot;
  - (t) Parking Lot – Grade;
  - (u) Parking Lot – Structure;
  - (v) Power Generation Facility – Medium;
  - (w) Power Generation Facility – Small;
  - (x) Protective and Emergency Service;
  - (y) Recreational Vehicle Service;
  - (y.2) Recyclable Material Drop-Off Depot;
  - (y.1) Sign – Class C;
  - (z) Specialty Food Store;
  - (aa) Utility Building;
  - (bb) Vehicle Storage – Large;
  - (cc) Vehicle Storage – Passenger; and
  - (dd) Vehicle Storage – Recreational.

## Uses in the Industrial General (I-G) District

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## Discretionary Uses

- 908 (1) Uses listed in subsection 907(2) are discretionary uses if they are located:
- (a) In proposed buildings, or proposed additions to existing buildings, that are located on a parcel that is adjacent to a major street or express way; or
  - (b) On a parcel that does not have both sewer and water systems provided by the City.
- (2) The following uses are discretionary uses in the Industrial – General District:
- (a) Auction Market – Other Goods;
  - (b) Auction Market – Vehicles and Equipment;
  - (b.1) deleted
  - (c) Building Supply Centre;
  - (d) Bulk Fuel Sales Depot;
  - (d.1) Cannabis Facility;
  - (e) Child Care Service;
  - (f) Convenience Food Store;
  - (g) Custodial Quarters;
  - (h) Drive Through;
  - (i) Equipment Yard;
  - (j) Gas Bar;
  - (k) Instructional Facility;
  - (l) Kennel;
  - (m) Large Vehicle and Equipment Sales;
  - (m.1) deleted
  - (n) Office;
  - (o) Outdoor Café;
  - (p) Pet Care Service;
  - (p.1) Place of Worship – Large;
  - (q) Print Centre;
  - (r) Restaurant: Food Service Only – Medium;
  - (s) Restaurant: Food Service Only – Small;
  - (t) Restaurant: Licensed – Medium;
  - (u) Restaurant: Licensed – Small;
  - (v) Restored Building Product Sales Yard;
  - (w) Salvage Yard;
  - (x) Self Storage Facility;
  - (y) Storage Yard;
  - (z) Sign – Class E;
  - (aa) Sign – Class F;
  - (aa.1) Sign – Class G;
  - (bb) Special Function – Class 2;
  - (cc) deleted
  - (dd) Take Out Food Service;

- (dd.1) Urban Agriculture;
  - (ee) Vehicle Sales – Minor;
  - (ff) Veterinary Clinic;
  - (gg) Wind Energy Conversion System – Type 1; and
  - (hh) Wind Energy Conversion System – Type 2.
- (3) The following uses are discretionary uses in the Industrial – General (I-G) District on a parcel with a Cannabis Facility
- (a) Cannabis Store.

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