



Public Hearing of Council  
Agenda Item: 8.1.19

1

LOC2014-0196  
Land Use Amendment  
S-FUD to I-G

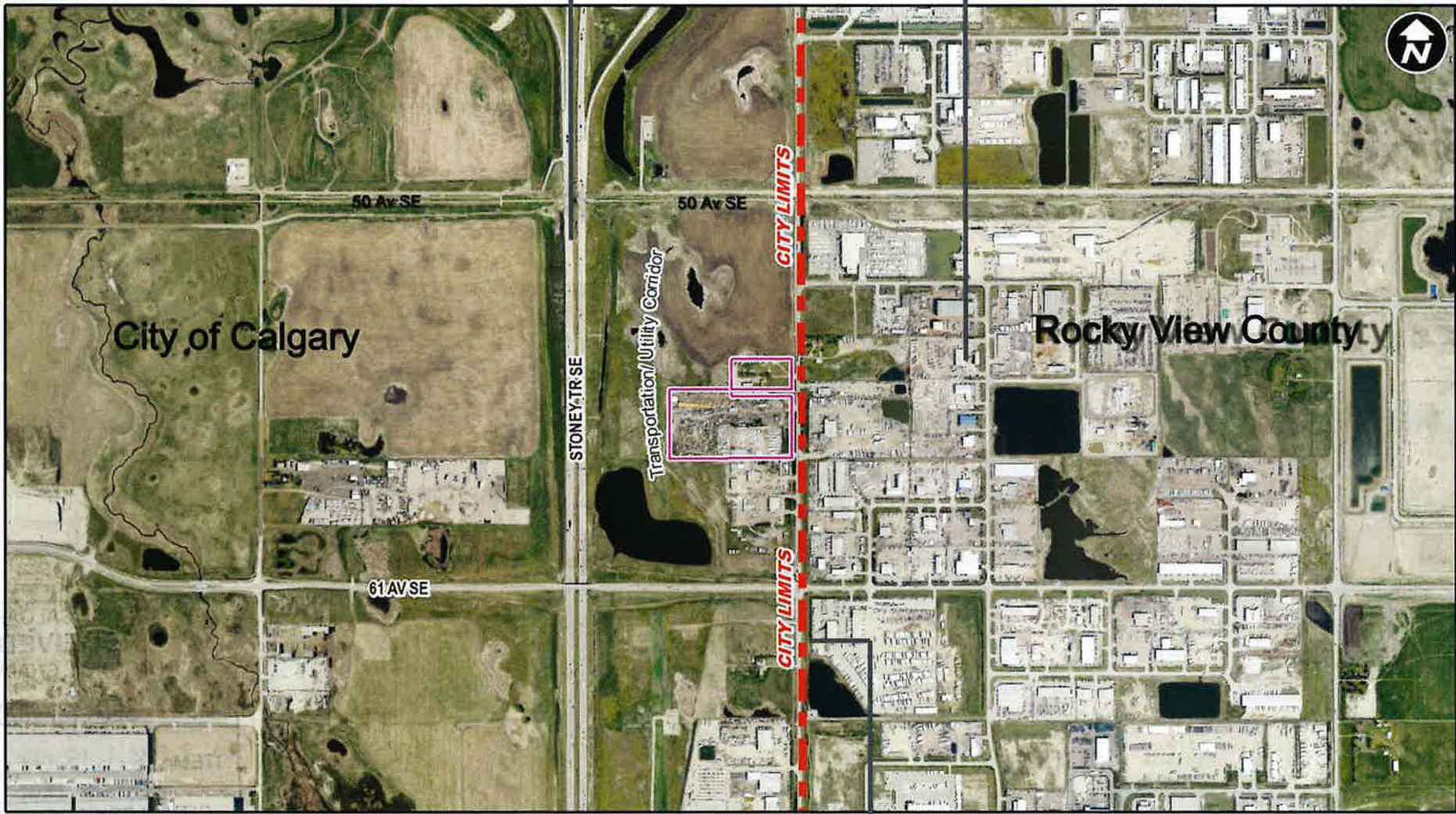




Transportation and Utility Corridor (Stoney Trail)

Janet Industrial Area – Rocky View County

3



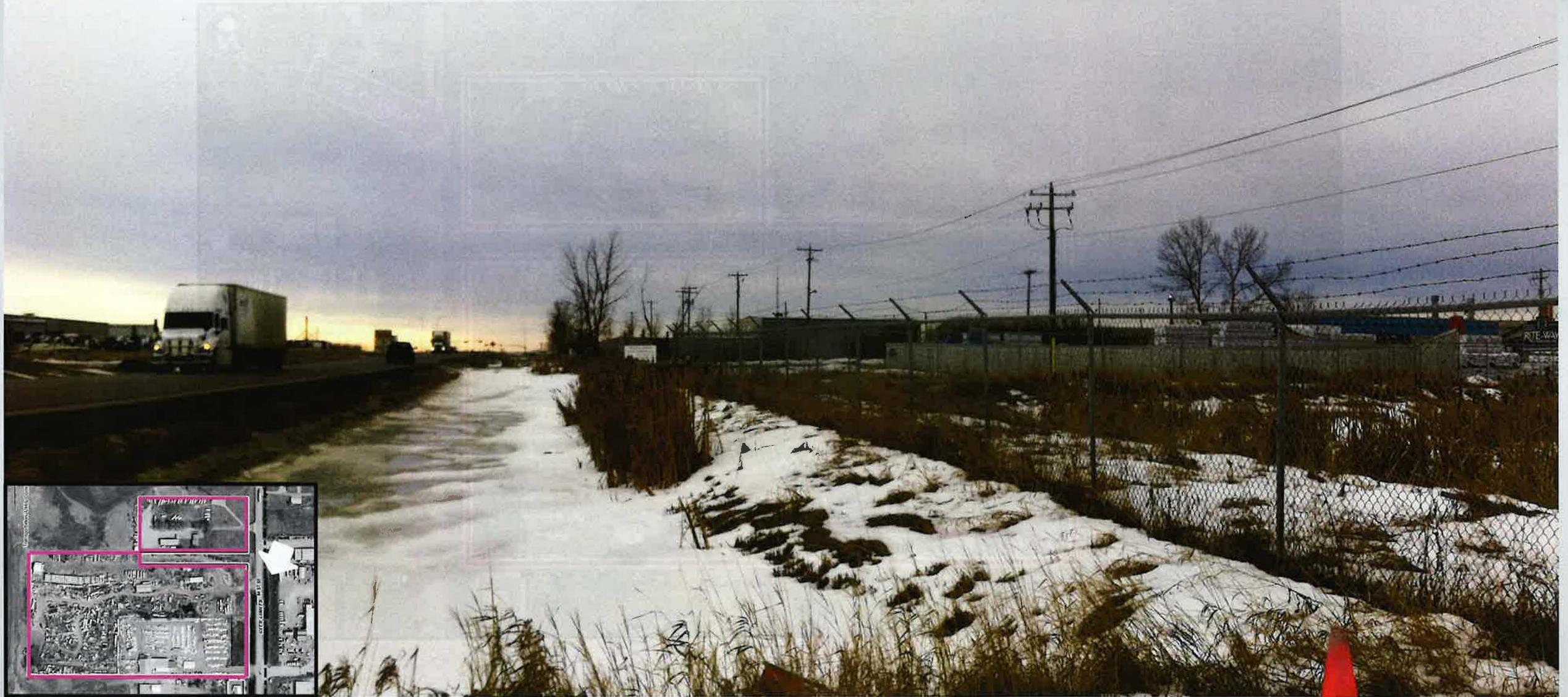
 Subject Sites

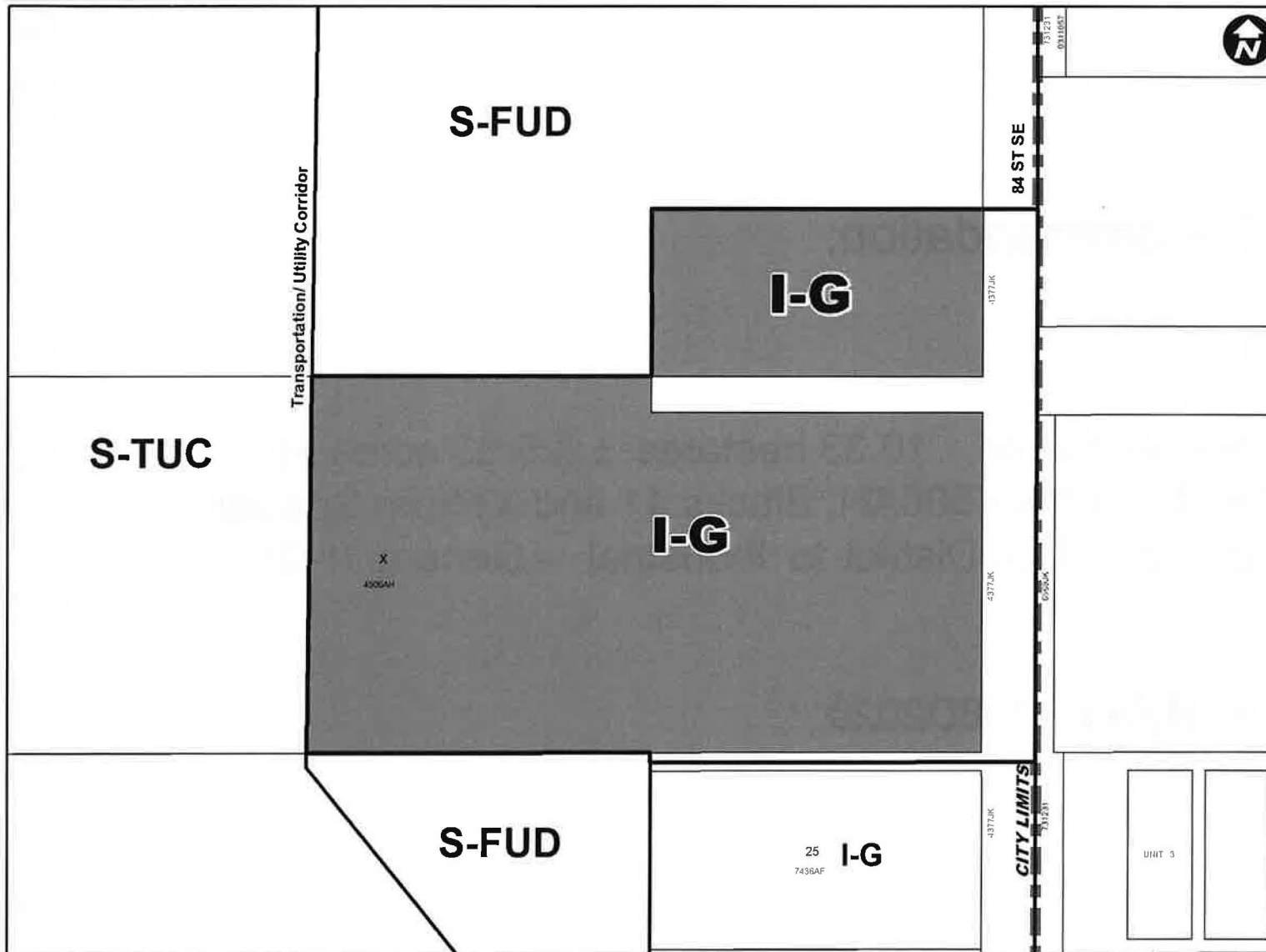
 City Limits











## Special Purpose – Future Urban Development (S-FUD) to Industrial – General (I-G)

Allows for:

- A variety of light and medium industrial uses and a limited number of support commercial uses.



## Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

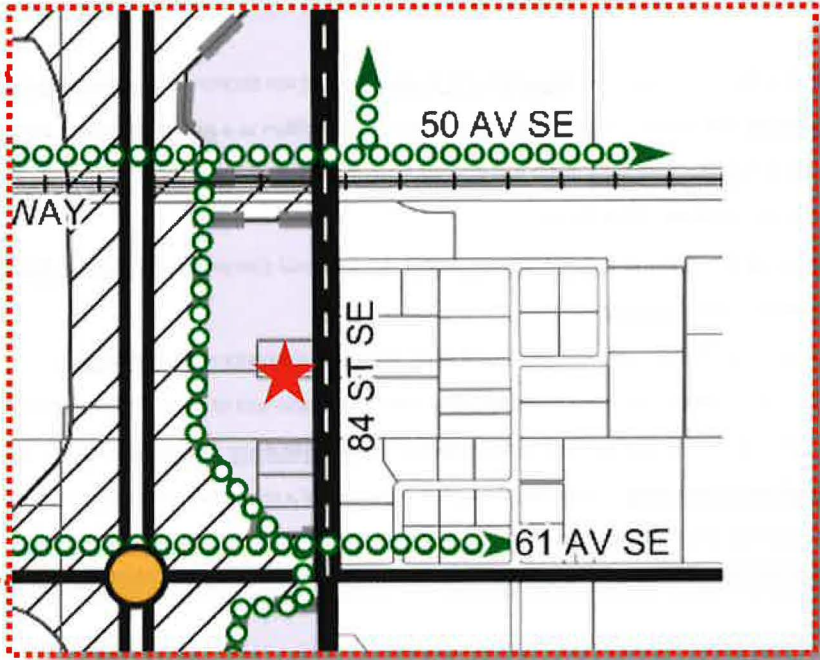
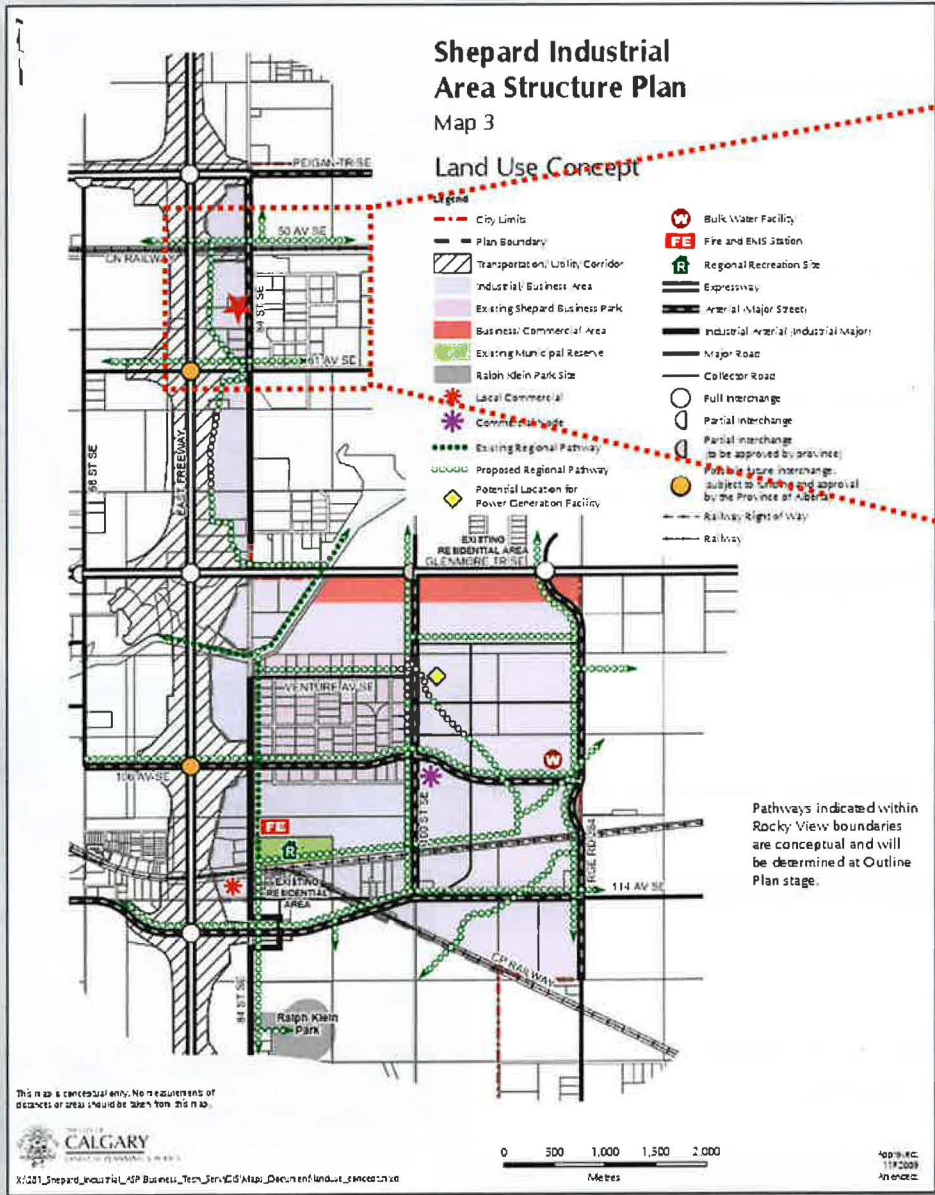
1. **ADOPT**, by bylaw, the proposed redesignation of 10.33 hectares  $\pm$  (25.53 acres  $\pm$ ) located at 5615 and 5717 – 84 Street SE (Plan 4506AH, Blocks 41 and X) from Special Purpose – Future Urban Development (S -FUD) District to Industrial – General (I-G) District ; and
2. Give three readings to the **Proposed Bylaw 108D2020**.

# Supplementary Slides





SHEPARD INDUSTRIAL AREA STRUCTURE PLAN (Statutory - 2009)



- Industrial/ Business Area
- Proposed Regional Pathway



# 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.

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CONSTRUCTION PERMIT  
MUNICIPAL DISTRICT OF ROCKY VIEW No. 41  
207-16 AVE. N.E., CALGARY T2C 0B9 Tel: 276-9009 Fax: 276-9008

Permit No. 6992 Date 2018-09-14

Permittee is hereby granted for the construction of a Residence

Legal Description: Lot 41 Plan 4564-2011 Parcel 41

See 24-74-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100

Contractor: CLARENCE ALLEN CALGARY, ALTA License No. 2225874

Owner: RUDGER 153 DOVER DRIVE NW 2225874

Use: RESIDENCE

Est. Value: \$175,000.00

Permit Fee: \$160.00

Approved: [Signature] Date 2018-09-14

I hereby certify that the information contained in the foregoing application is true and correct, and that I am the owner or agent of the owner.

The owner hereby certifies that the building is being constructed in accordance with the plans submitted and agrees to comply with all applicable laws and regulations. It is further certified that the building is being constructed in accordance with the plans submitted and agrees to comply with all applicable laws and regulations. It is further certified that the building is being constructed in accordance with the plans submitted and agrees to comply with all applicable laws and regulations.

Control Bylaw C-912 "Secondary Industry" is defined as:

"An economic activity where a finished product is manufactured from raw materials. For purposes of Bylaw C-912 and Resolutions thereto, these industries are directly related to agriculture, as for reasons of environmental protection require large areas of land."





# WETLANDS



Figure 2. Existing Wetlands and Ephemeral Water Bodies

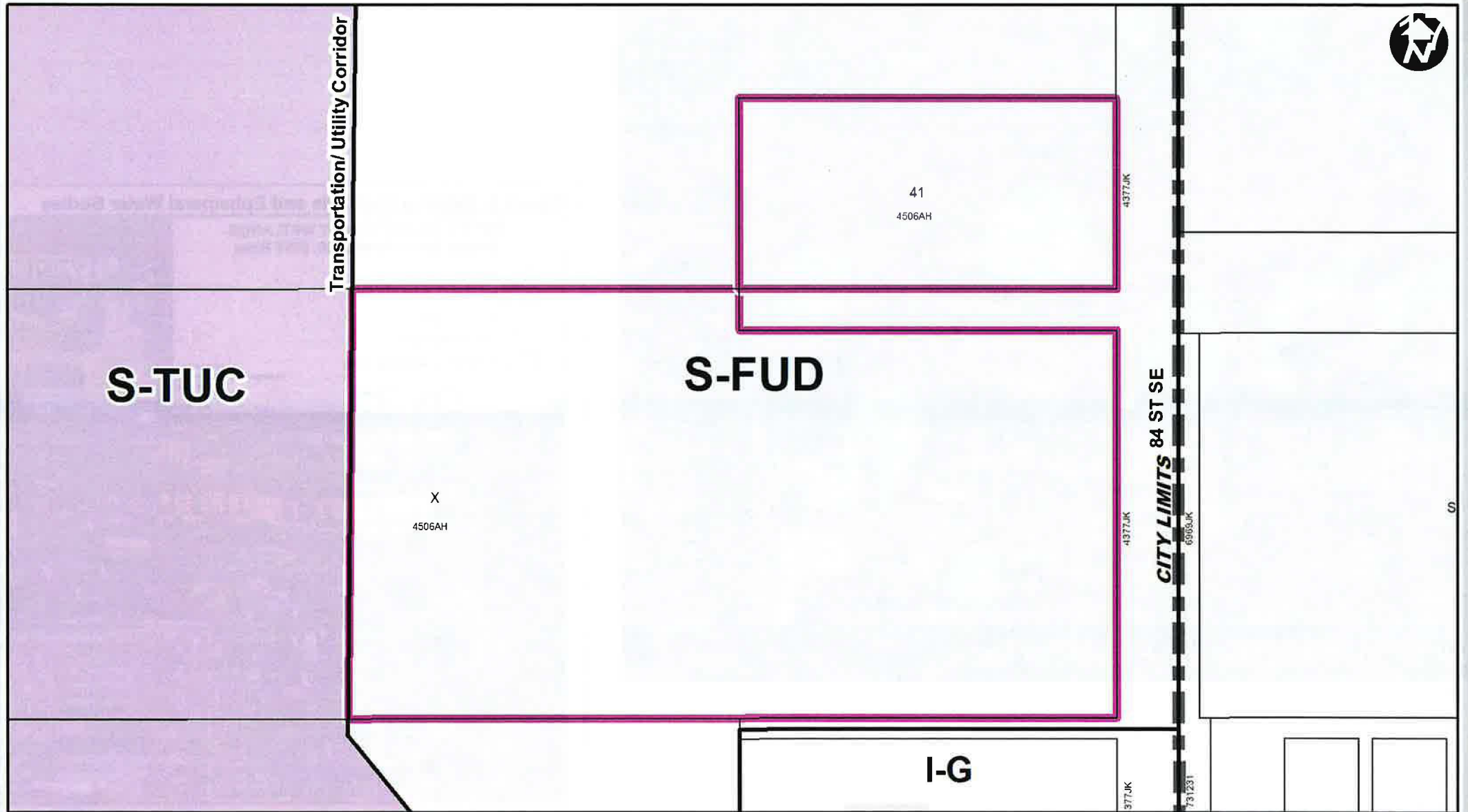


Wetland declination Based on the Biophysical Impact Assessment



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















1 - Empire Trucks Yard (Block X)

Block 41



3 - Residence (Block 41)



Block X



2 - McLean Lumber (Block X)



4 - Hauling Trucking Yard (Block 41)

## 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.



