

PROPOSED

C2021-0023
Attachment 3

BYLAW NUMBER 6P2021

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (C2021-0023)

WHEREAS it is desirable to amend the Land Use Bylaw 1P2007, as amended;

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 City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:
 - (a) Renumber Section 25.3 to 25.4
 - (b) Insert new subsection 25.3:

“25.3 (1) A **development** listed in subsections (2) and (3) will only be exempt from the requirement to obtain a **development permit** if it:

 - (a) is not subject to the Calgary International Airport Vicinity Protection Area Regulation;
 - (b) is not located in the **floodway**;
 - (c) is not subject to any restrictions imposed by the Subdivision and Development Regulation; and
 - (d) has adequate sewage collection, treatment and disposal, water supply, treatment and distribution, storm water collection and storage and road infrastructure capacity necessary to serve the **development**.
 - (2) Unless otherwise stated in subsections (4), (5), (6) and (7), a change of **use** for a **building** or portion of a **building** does not require a **development permit** if:
 - (a) it is located within the “International Avenue Change of Use/Exterior Renovation Exemption Area”, “Montgomery Change of Use/Exterior Renovation Exemption Area”, or “Sunalta Change of Use Exemption Area” as illustrated on Maps 2.2, 2.3 and 2.4, respectively; and
 - (b) it is a listed **use** in the district.

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- (3) Unless otherwise stated in subsections (4), (5), (6) and (7), exterior alterations for **buildings** not listed on the **City** inventory of evaluated historic resources, do not require a **development permit** if:
- (a) it is located within the “International Avenue Change of Use/Exterior Renovation Exemption Area”, or “Montgomery Change of Use/Exterior Renovation Exemption Area” as illustrated on Maps 2.2 and 2.3, respectively; and
 - (b) it is a listed **use** in the district.
- (4) The following **uses** are not exempt under subsections (2) and (3):
- (a) **Addiction Treatment;**
 - (b) **Cannabis Counselling;**
 - (c) **Cannabis Store;**
 - (d) **Custodial Care;**
 - (e) **Liquor Store;**
 - (f) **Nightclub;**
 - (g) **Pawn Shop;** and
 - (h) **Payday Loan.**
- (5) The following additional **uses** are not exempt under subsections (2) and (3) for the “International Avenue Change of Use/Exterior Renovation Exemption Area”:
- (a) **Auto Service – Major;**
 - (b) **Auto Service – Minor;**
 - (c) **Place of Worship – Large;**
 - (d) **Place of Worship – Medium;**
 - (e) **Place of Worship – Small;**
 - (f) **Residential Care;**
 - (g) **Service Organization;**
 - (h) **Social Organization;**

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- (i) **Temporary Shelter;**
 - (j) **Vehicle Rental – Major;**
 - (k) **Vehicle Rental – Minor;**
 - (l) **Vehicle Sales – Major; and**
 - (m) **Vehicle Sales – Minor.**
- (6) The following **uses** are not exempt under subsections (2), and (3) where they are located within 30 metres of a freight rail corridor **property line**:
- (a) **Assisted Living;**
 - (b) **Child Care Service;**
 - (c) **Dwelling Unit;**
 - (d) **Emergency Shelter;**
 - (e) **Home Based Child Care – Class 2;**
 - (f) **Hospital;**
 - (g) **Jail;**
 - (h) **Residential Care;**
 - (i) **School – Private;**
 - (j) **School Authority – School; and**
 - (k) **Temporary Shelter.**
- (7) **Parcels** designated with a Direct Control District, whether so designated before or after the effective date of this Bylaw, are subject to the **development permit** exemption clauses contained in this section unless specifically indicated otherwise in the Direct Control Bylaw.
- (8) Subsections (1) through (7) remain in effect until 2022 January 31.”
- (c) Following subsection 25.3, add Map 2.2 entitled “International Avenue Change of Use/Exterior Renovation Exemption Area”; Map 2.3 entitled “Montgomery Change of Use/Exterior Renovation Exemption Area”; and Map 2.4 entitled “Sunalta Change of Use Exemption Area”; all, attached hereto as Schedule A.

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- (d) Delete subsection 211(e) and replace with the following:
- “**211** (e) requires a minimum of 0.5 *bicycle parking stalls – class 2* per 100.0 square metres of *gross usable floor area*.”
- (e) Delete subsection 224(e) and replace with the following:
- “**224** (e) requires a minimum of 0.5 *bicycle parking stalls – class 2* per 100.0 square metres of *gross usable floor area*.”
- (f) Delete subsection 232(e) and replace with the following:
- “**232** (e) requires a minimum of 0.25 *bicycle parking stalls – class 2* per 100.0 square metres of *gross usable floor area*.”
- (g) Delete subsection 242(e) and replace with the following:
- “**242** (e) requires a minimum of 0.5 *bicycle parking stalls – class 2* per 100.0 square metres of *gross usable floor area*.”
- (h) Delete subsection 260(f) and replace with the following:
- “**260** (f) requires a minimum of 0.5 *bicycle parking stalls – class 2* per 100.0 square metres of *gross usable floor area*.”
- (i) Delete subsection 261(f) and replace with the following:
- “**261** (f) requires a minimum of 0.5 *bicycle parking stalls – class 2* per 100.0 square metres of *gross usable floor area*.”
- (j) Delete subsection 262(f) and replace with the following:
- “**262** (f) requires a minimum of 0.5 *bicycle parking stalls – class 2* per 100.0 square metres of *gross usable floor area*.”
- (k) Delete subsection 311(e) and replace with the following:
- “**311** (e) requires a minimum of 0.5 *bicycle parking stalls – class 2* per 100.0 square metres of *gross usable floor area*.”

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2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

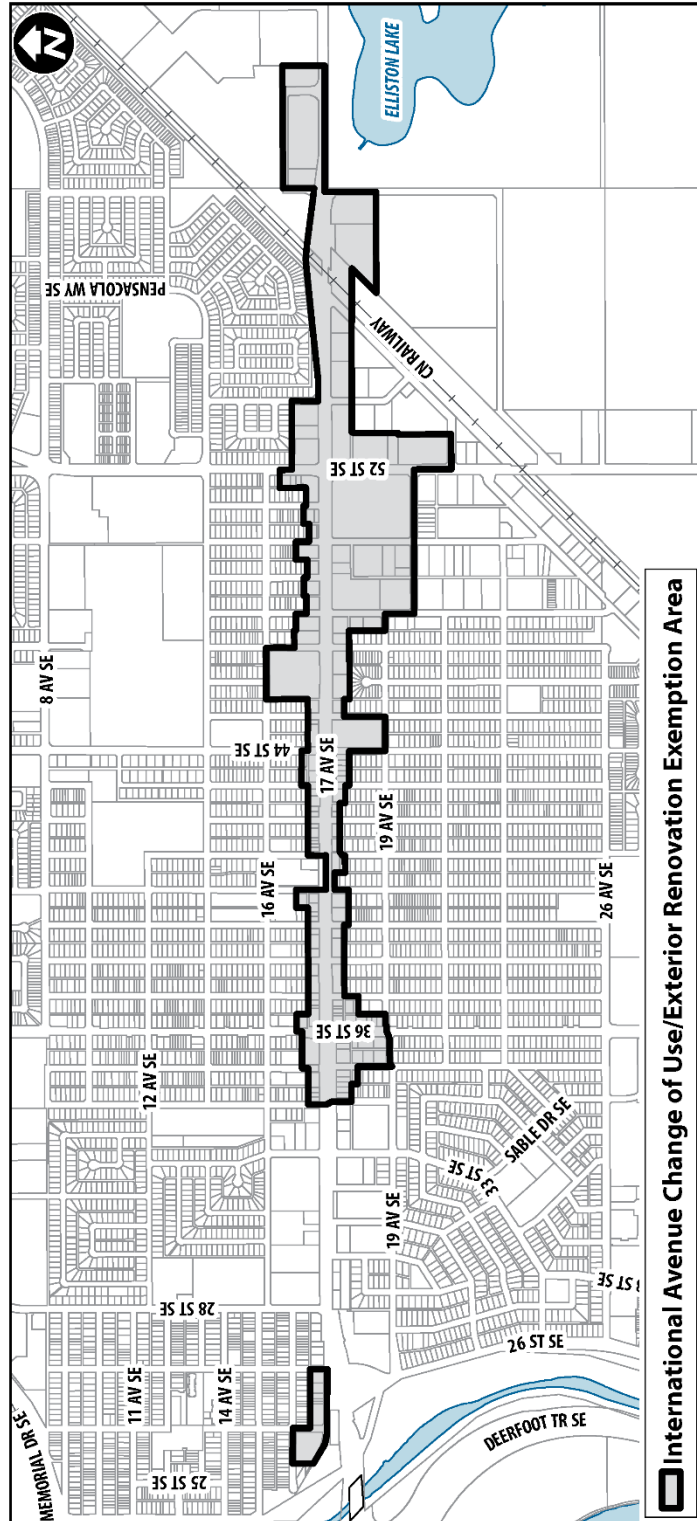
SIGNED ON _____

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SCHEDULE A

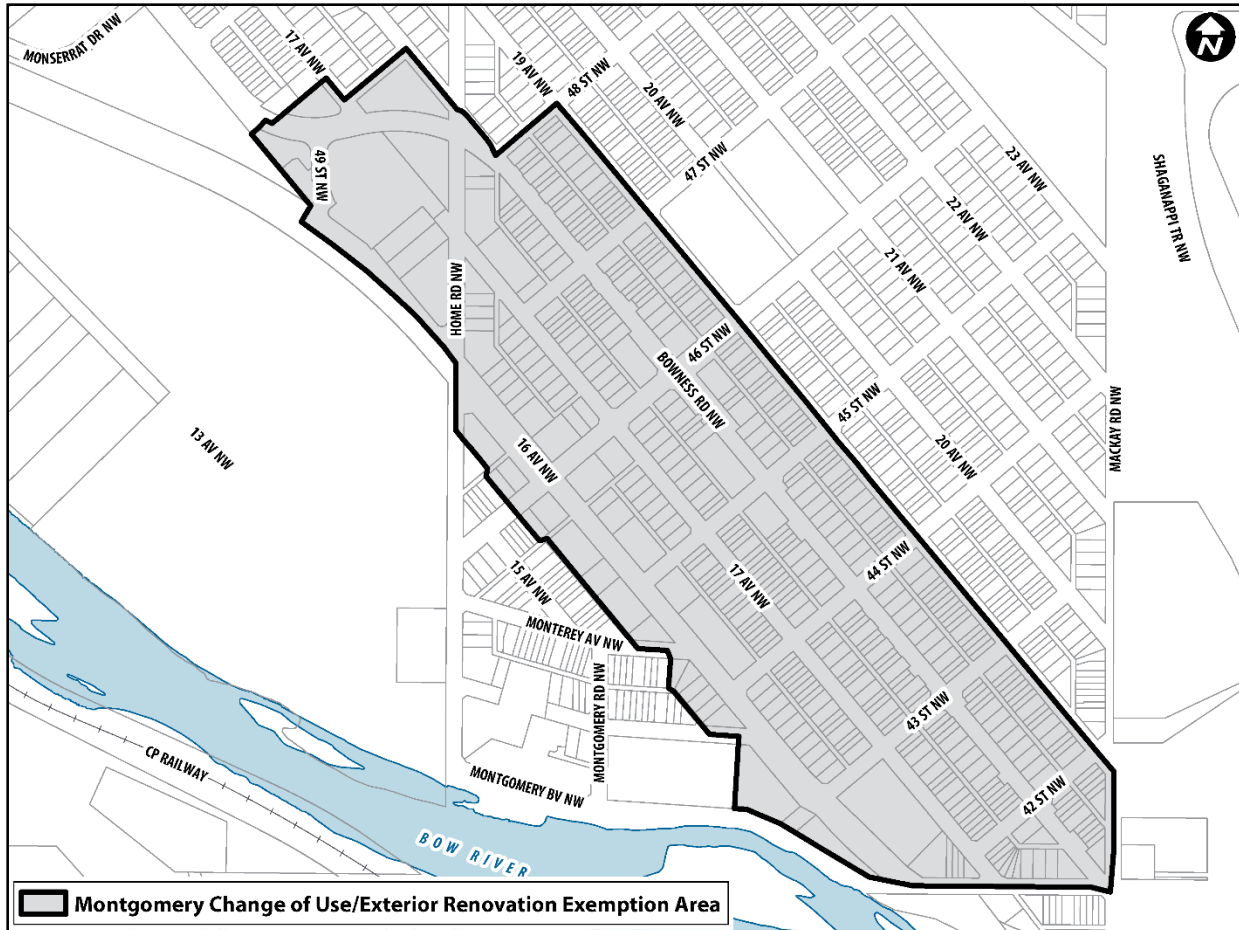
Map 2.2 "International Avenue Change of Use/Exterior Renovation Exemption Area"



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Map 2.3 "Montgomery Change of Use/Exterior Renovation Exemption Area"



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Map 2.4 "Sunalta Change of Use Exemption Area"

