



Calgary Planning Commission

Agenda Item: 7.2.3

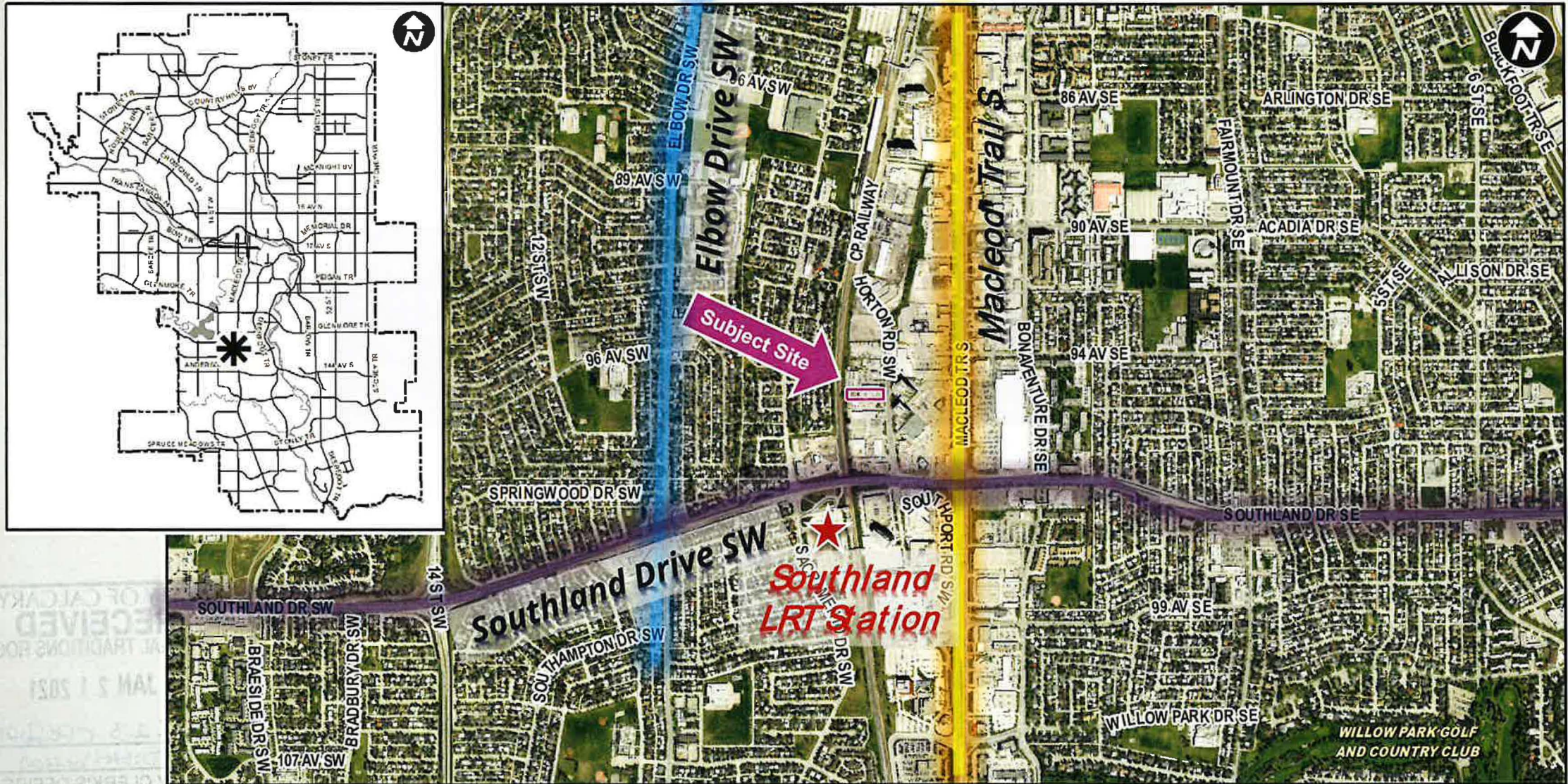
LOC2020-0121

Land Use Amendment



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Rear elevation



Picture looking from Horton Road



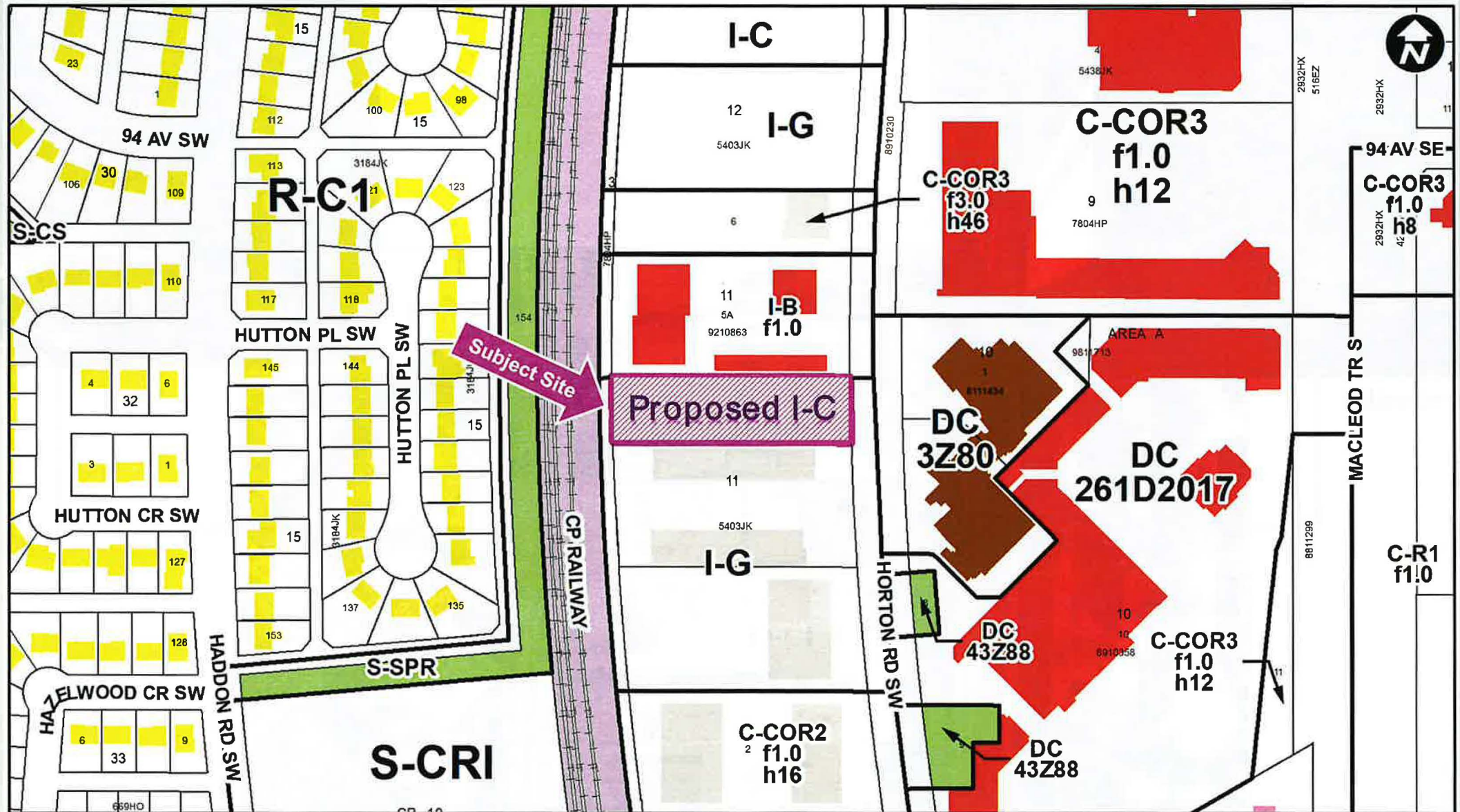


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LEGEND

- 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



Established Areas



General Light Industrial District (I-2)

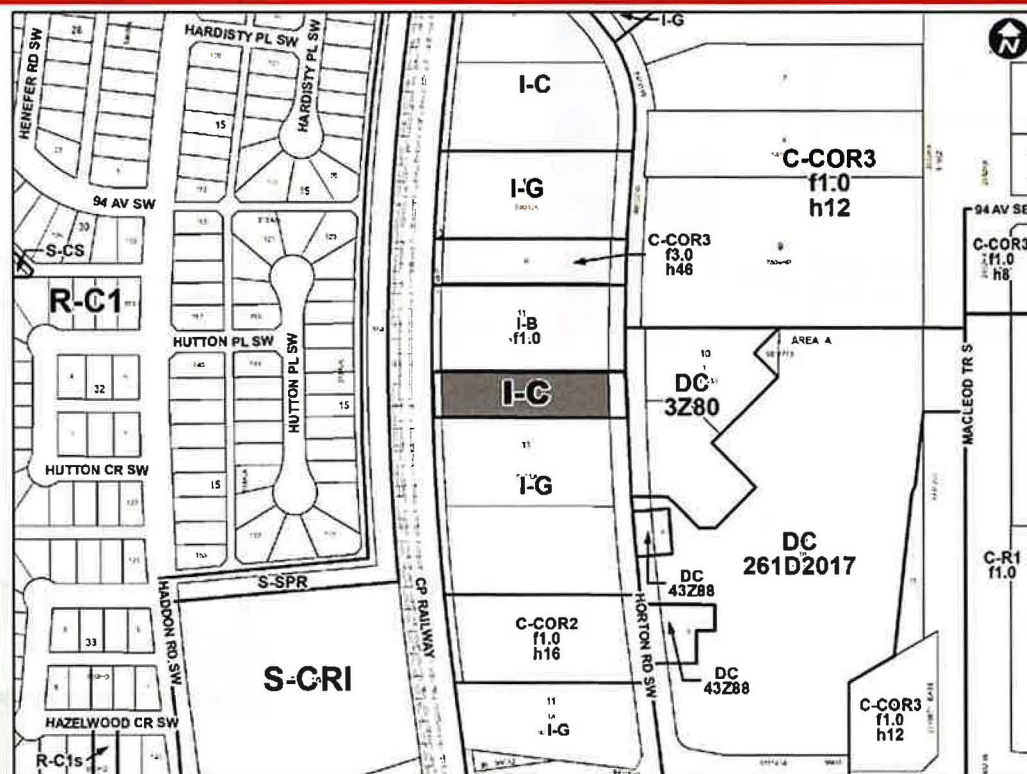


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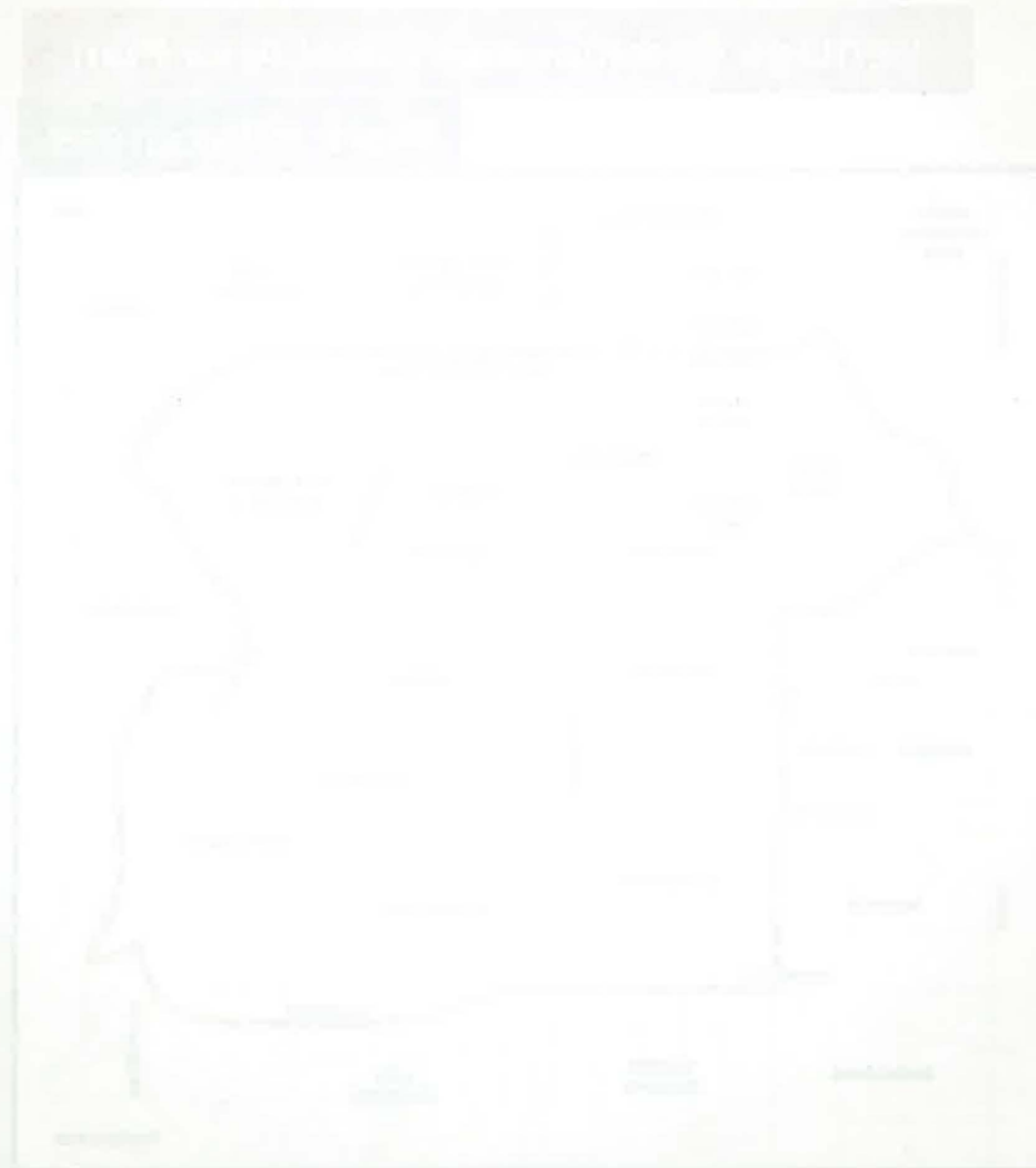
Administration's Recommendation

That Calgary Planning Commission recommends **approval** of the proposed Land Use Amendment from **I-G to I-C** to Council



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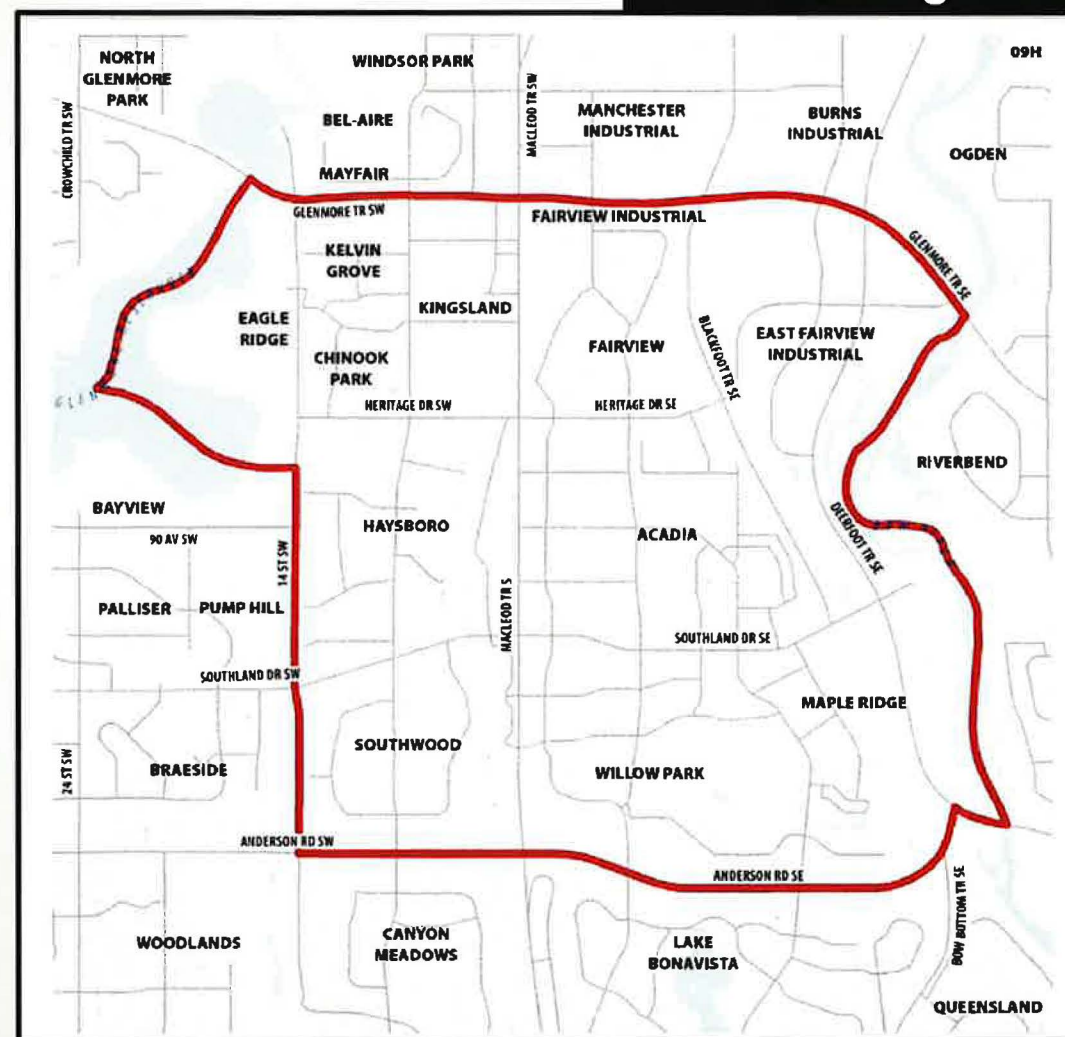


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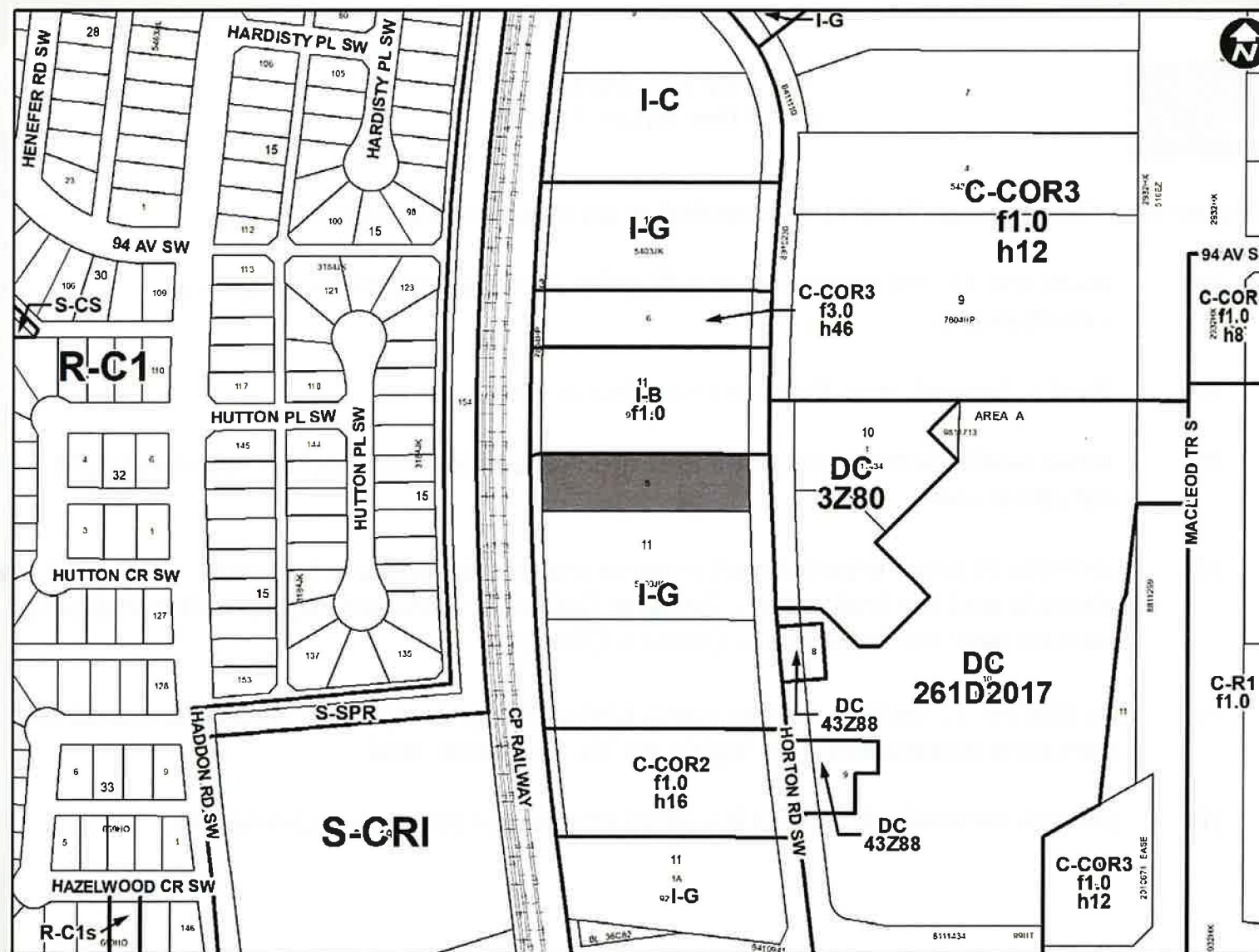
Heritage Communities Local Area Plan

Work in Progress



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The Industrial – Commercial District is intended to be characterized by:

- (a) locations on the perimeter of industrial areas, along major streets or expressways;
- (b) light industrial uses that are unlimited in size;
- (c) small scale commercial uses that are compatible with and complement light industrial uses;
- (d) controls to ensure that developments provide a transition between other land use districts and the Industrial – General District or between highly visible industrial parcels and the Industrial – General District;
- (e) setbacks, screening, landscaping and building design that addresses aesthetic concerns associated with highly visible locations; and
- (f) parcels located within 200.0 metres of a major street or expressway.



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| Industrial - General | Industrial - Commercial |
|--|---|
| Bulk Fuel Sales Depot | Artist's Studio |
| Catering Service - Major | Counselling Service |
| Catering Service - Minor | Drinking Establishment - Small |
| Crematorium | Financial Institution |
| Distribution Centre | Fitness Centre |
| Equipment Yard | Health Services Laboratory - With Clients |
| Fleet Service | Indoor Recreation Facility |
| Freight Yard | Information and Service Provider |
| General Industrial - Medium | Liquor Store |
| Kennel | Medical Clinic |
| Medical Marihuana Production Facility | Medical Marihuana Counselling |
| Motion Picture Production Facility | Pawn Shop |
| Municipal Works Depot | Payday Loan |
| Parking Lot - Grade | Radio and Television Studio |
| Parking Lot - Structure | Recreational Vehicle Sales |
| Place of Worship - Large | Recreational Vehicle Service |
| Salvage Yard | Retail and Consumer Service |
| Storage Yard | Service Organization |
| Vehicle Storage - Large | Vehicle Rental - Major |
| Vehicle Storage - Passenger | Vehicle Rental - Minor |
| Vehicle Storage - Recreational | Vehicle Sales - Major |
| Wind Energy Conversion System - Type 2 | |

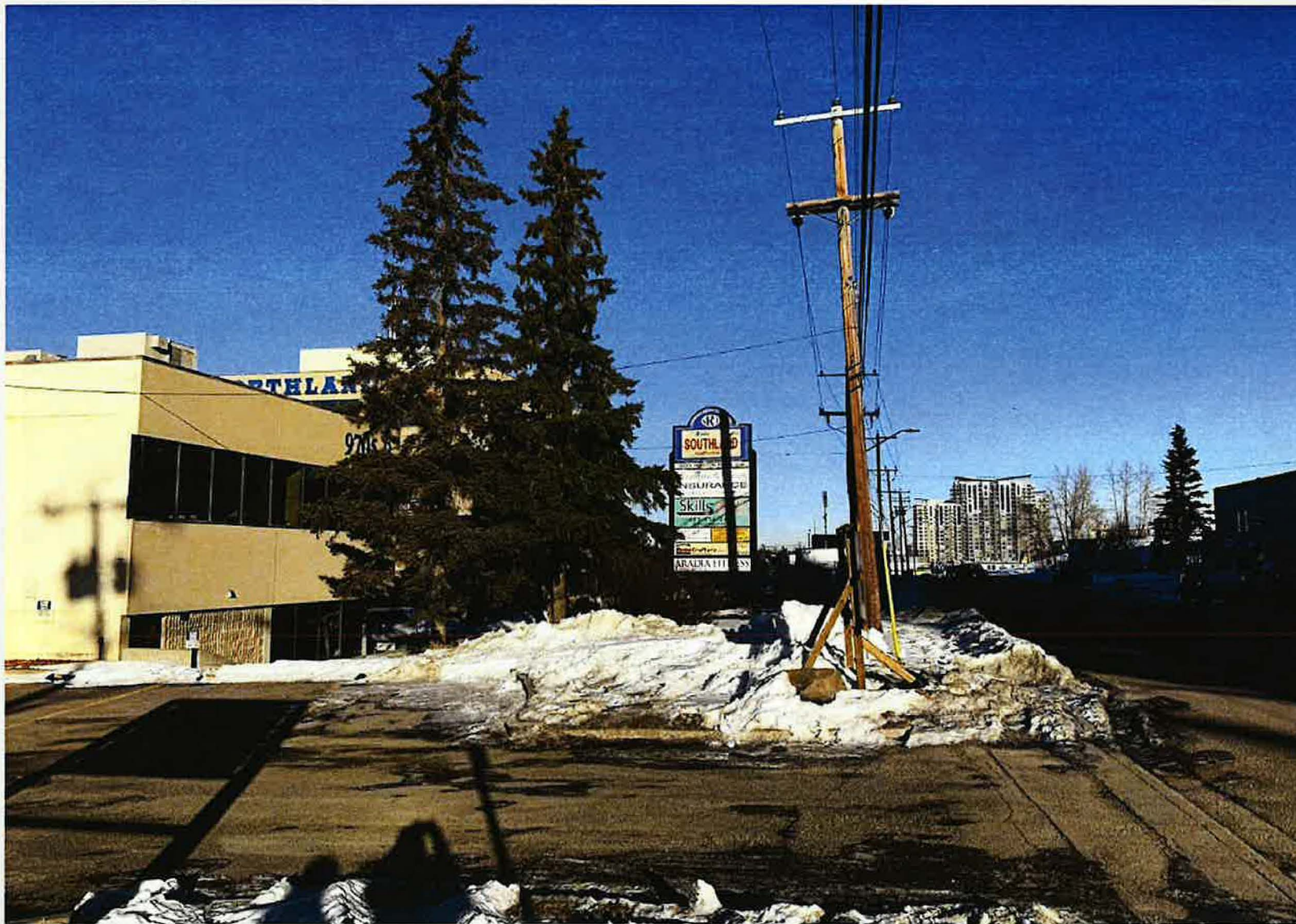
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