

BYLAW NUMBER 25D2015

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2013-0076)**

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 _____, 2015.

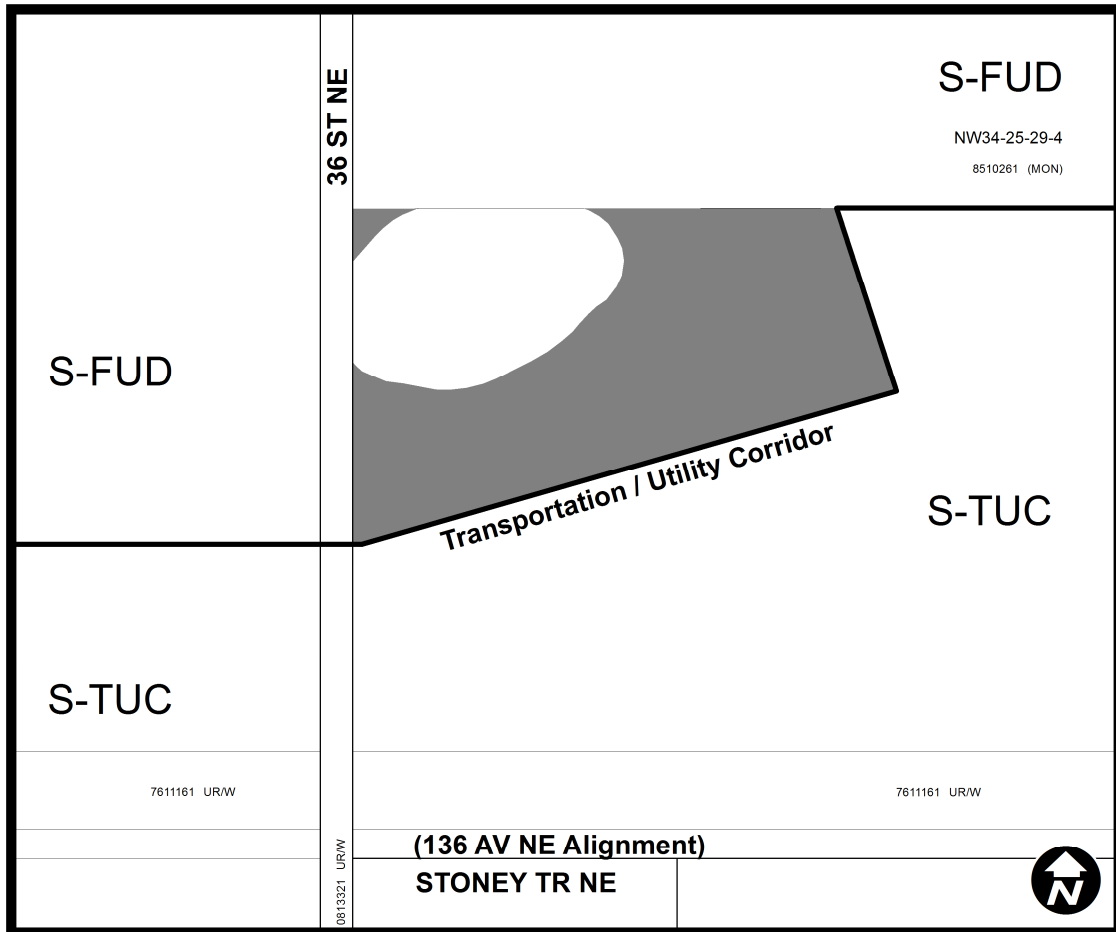
READ A SECOND TIME THIS ____ DAY OF _____, 2015.

READ A THIRD TIME THIS ____ DAY OF _____, 2015.

MAYOR
SIGNED THIS ____ DAY OF _____, 2015.

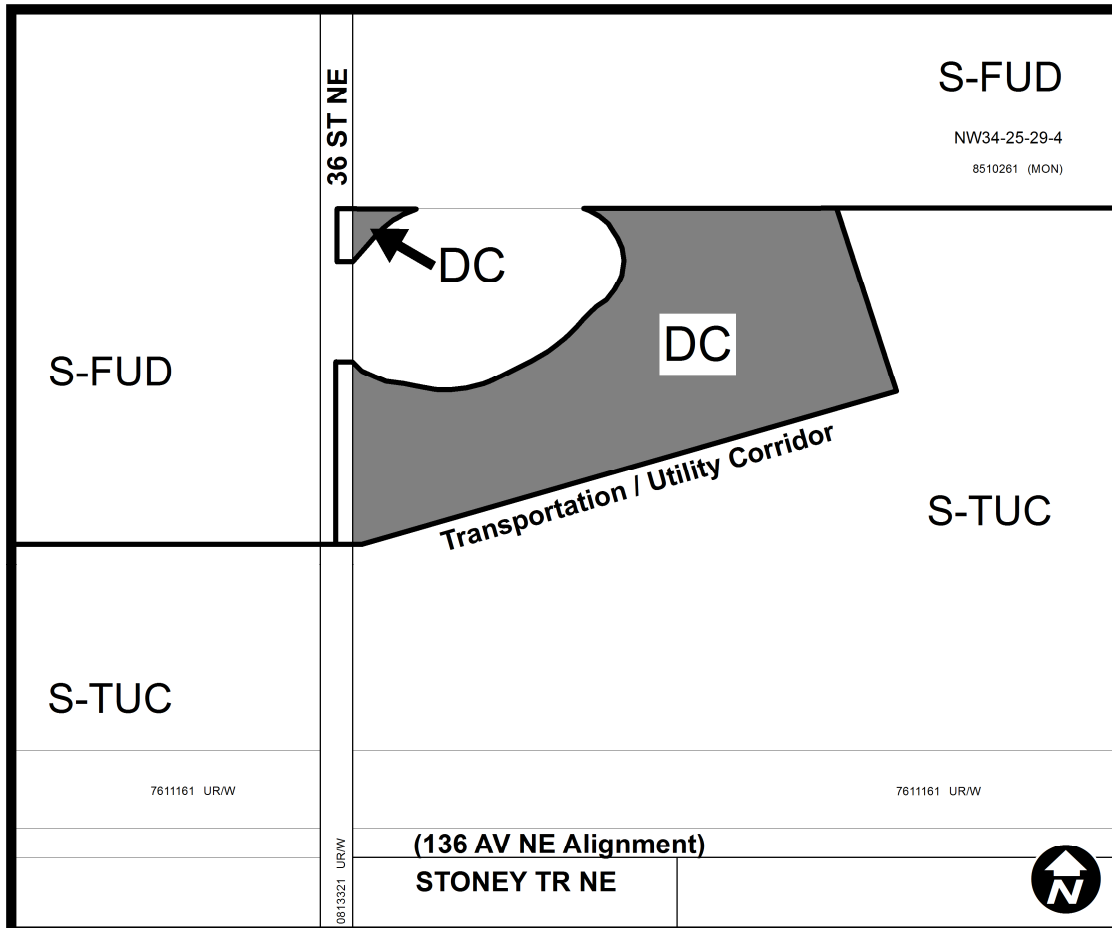
CITY CLERK
SIGNED THIS ____ DAY OF _____, 2015.

SCHEDULE A



PROPOSED

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) allow for an **Aggregate, Sod, Concrete and Asphalt Recycling Facility** with temporary **development** permit time limits;
- (b) allow for a limited range of temporary uses that can easily be removed when land is redesignated to allow for urban forms of **development**; and
- (c) protect lands for future urban forms of **development** and density by restricting premature subdivision and **development**.

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.

Defined Uses

- 4 In this Direct Control District:

“Aggregate, Sod, Concrete and Asphalt Recycling Facility”

- (a) means a **use**:
- (i) where sod is stored and composted;
 - (ii) where concrete and asphalt are crushed, sorted and stockpiled;
 - (iii) where part of the process associated with the **use** may be located entirely within a **building**, or partially outside of a **building**, or entirely outdoors.
 - (iv) where there may be conveyor belts, cranes, piping, silos, or any other machinery necessary for the processing of the **use**;
 - (v) where water required to service the **use** may be supplied via well;
 - (vi) that may accommodate the packaging or shipping of the materials generated as part of the **use**;
 - (vii) that may have a **building** for administrative functions associated with the **use**;
- (b) that is not a **Salvage Processing – Heat and Chemicals, Salvage Yard, Storage Yard** or **Waste Disposal and Treatment Facility use**;
- (c) that requires a minimum number of **motor vehicle parking stalls** that is the greater of:
- (i) 1.0 stalls per 100.0 square metres of **gross usable floor area**; or
 - (ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time; and
- (d) that does not require **bicycle parking stalls**.

Permitted Uses

- 5 The **permitted uses** of the Special Purpose – Future Urban Development (S-FUD)

District of Bylaw 1P2007 are the **permitted uses** of this Direct Control District.

Discretionary Uses

6 The **discretionary uses** of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the **discretionary uses** of this Direct Control District with the addition of:

- (a) **Aggregate, Sod, Concrete and Asphalt Recycling Facility.**

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 apply in this Direct Control District.

Rules for an Aggregate, Sod, Concrete and Asphalt Recycling Facility

- 8** (1) Unless otherwise specified, the rules of the Industrial – General (I-G) District of Bylaw 1P2007 apply for an **Aggregate, Sod, Concrete and Asphalt Recycling Facility use**.
- (2) The minimum **parcel area** for this **use** is 5.24 hectares.
- (3) A **development permit** must not be approved for a period greater than 10 years.