

# PROPOSED

CPC2022-1271  
ATTACHMENT 2

**BYLAW NUMBER 7D2023**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2022-0087/CPC2022-1271)**

\*\*\*\*\*

**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 replacing it with 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 ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

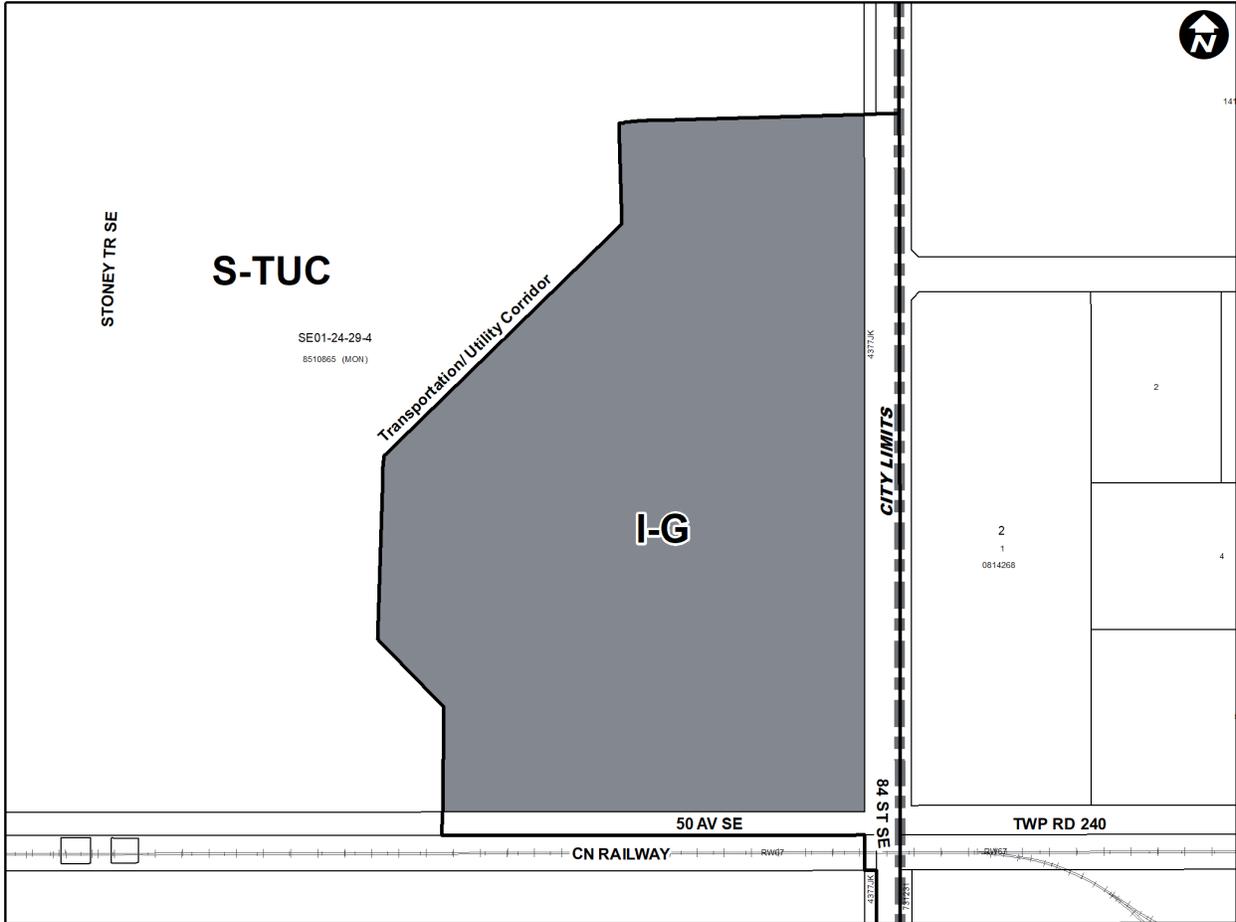
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

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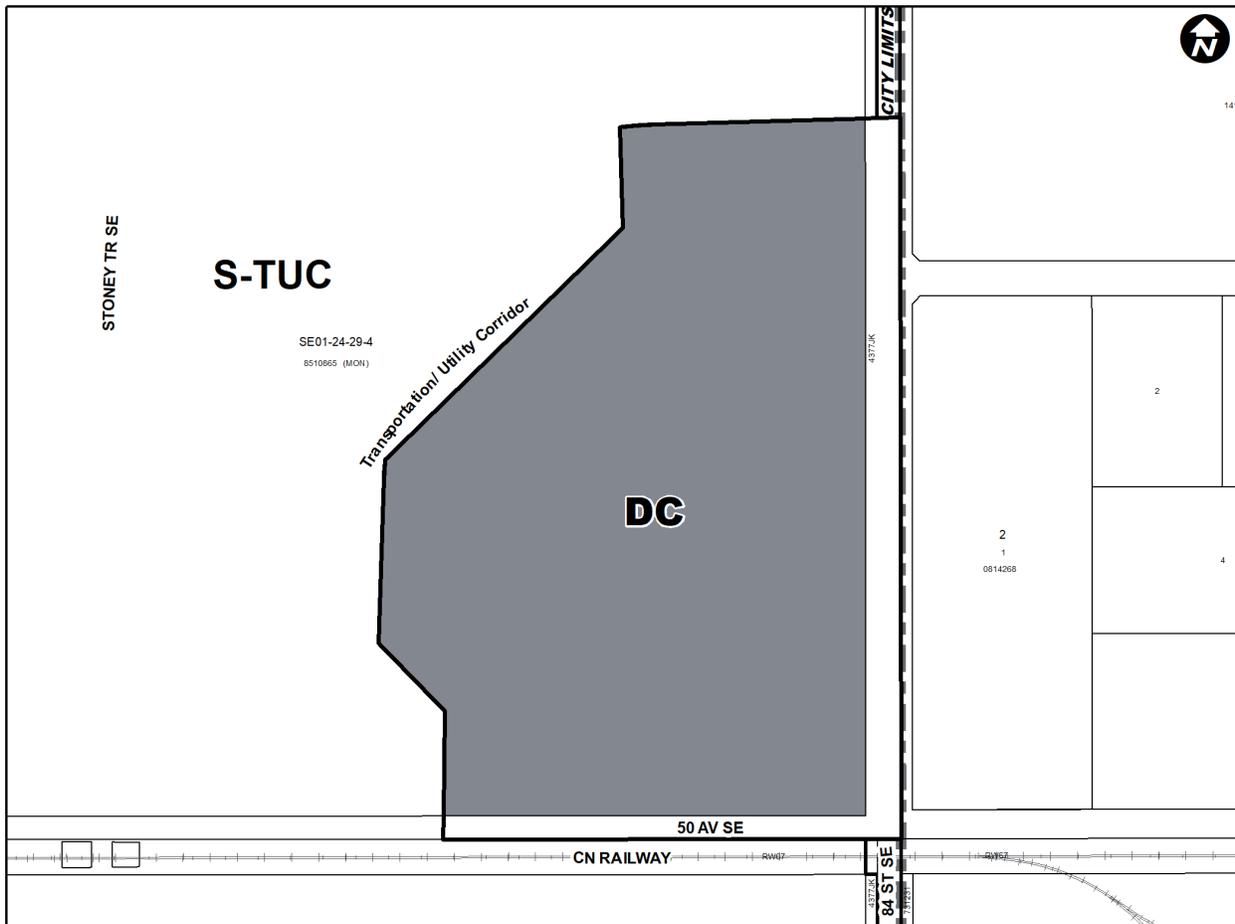
## SCHEDULE A



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## SCHEDULE B



### DIRECT CONTROL DISTRICT

#### Purpose

1 This Direct Control District Bylaw is intended to:

- (a) facilitate the development of a bioethanol plant and cogeneration facility;
- (b) provide for carbon dioxide capture and temporary storage; and
- (c) provide for site specific setbacks.

#### 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 Bylaw.

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## Reference to Bylaw 1P2007

3 Within this Direct Control District Bylaw, 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:

(a) “**Energy Cogeneration Facility**” means a *use*:

(i) where one or more of the following activities occur:

(A) the manufacturing, fabricating, processing, assembly or disassembly of materials, semi-finished goods, finished goods, products or equipment, provided live animals are not involved in any aspect of the operation;

(B) the distillation of liquids or chemicals, and the capture and processing of by-products;

(C) the research, analysis, development and testing of materials or substances in a laboratory or elsewhere on the *parcel*;

(D) the cleaning, servicing, testing, repairing or maintenance of industrial or commercial goods and equipment;

(E) the crushing, dismantling, sorting or processing of collected or discarded goods and materials that may include recyclables or agricultural waste, where activities that involve chemicals or the application of heat can be located inside or outside of a *building*; or

(F) the capture of carbon dioxide.

(ii) where part or all of the processes and functions associated with the *use* are located outside of a *building*, including the function of using trailer units or railway cars prior to shipping; and

(iii) where dust or vibration may be seen or felt beyond the *parcel* containing the *use*.

(b) “**Industrial Distillery Facility**” means a *use*:

(i) where one or more of the following activities occur:

(A) bioethanol or natural gas are processed; or

(B) pipelines used to transport bioethanol or natural gas are constructed.

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- (c) “**Waste Processing Facility**” means a *use*:
- (i) where hazardous waste that is produced on-site is collected, stored, treated or disposed of;
  - (ii) where there may be a **building** for the administrative functions of the *use*; and
  - (iii) that may be subject to specific setback requirements listed in a Provincial regulation.

### Permitted Uses

5 The **permitted uses** of the Industrial – Heavy (I-H) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

### Discretionary Uses

6 The **discretionary uses** of the Industrial – Heavy (I-H) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Energy Cogeneration Facility;**
- (b) **Fertilizer Plant;**
- (c) **Industrial Distillery Facility;**
- (d) **Power Generation Facility – Large;**
- (e) **Sewage Treatment Plant; and**
- (f) **Waste Processing Facility.**

### Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Industrial – Heavy (I-H) District of Bylaw 1P2007 apply in this Direct Control District.

### Front Setback Area

8 The **front setback area** must have a minimum depth of 6.0 metres.

### Rear Setback Area

9 The **rear setback area** must have a minimum depth of 6.0 metres.

### Side Setback Area

10 The **side setback area** must have a minimum depth of 6.0 metres.

### Minimum Motor Vehicle Parking Stalls

11 For an **Industrial Distillery Facility** and **Waste Processing Facility**, the minimum number of **motor vehicle parking stalls** is to be determined through a Parking Study required at the time of **development permit**.

### Relaxations

12 The **Development Authority** may relax the rules contained in Sections 7 through 11 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.