

PROPOSED

CPC2023-0499
ATTACHMENT 4

BYLAW NUMBER 124D2023

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2022-0127/CPC2023-0499)**

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 _____

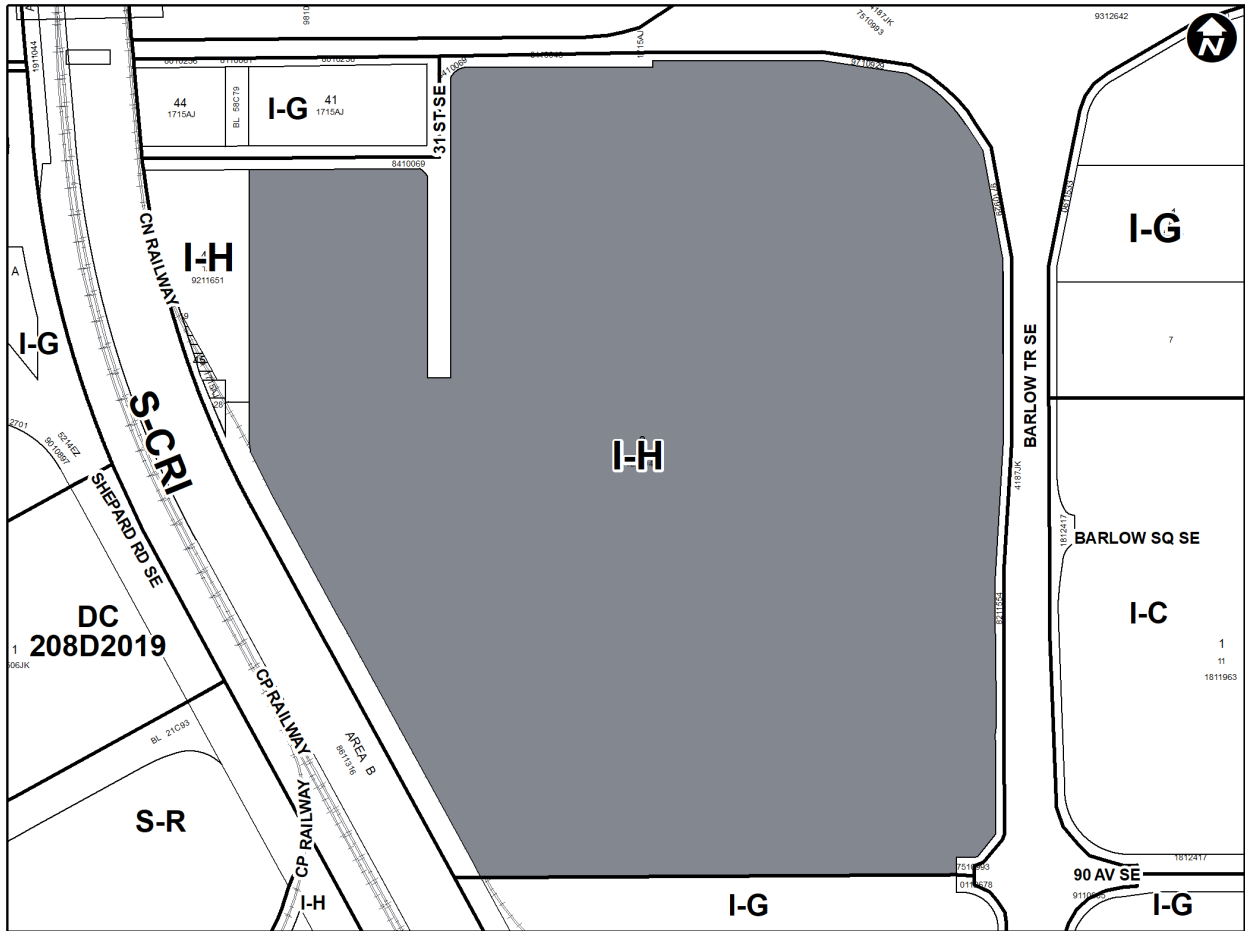
CITY CLERK

SIGNED ON _____

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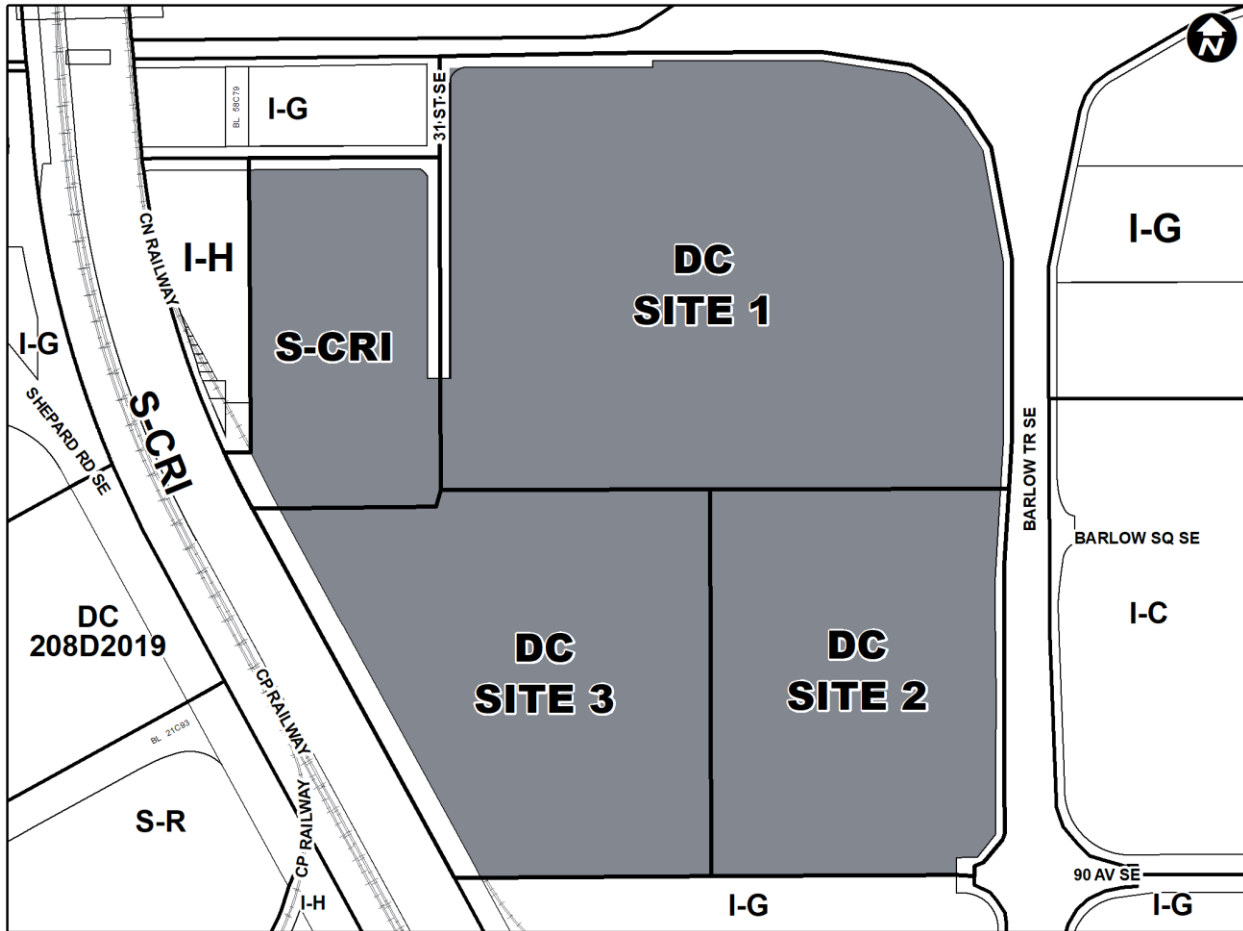
SCHEDULE A



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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) provide a range of uses on Site 1 that are compatible with the industrial uses in the area and do not compromise industrial development;
- (b) provide small-scale commercial uses on Site 2 that service the immediate area and preserve a diverse industrial land base; and
- (c) provide industrial uses on Site 3 that are generally larger in scale with part or all of the processes and functions of the use located outside the building.

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.

Bylaw 1P2007 District Rules

- 4 Unless otherwise specified, the rules of the Industrial – General (I-G) District of Bylaw 1P2007 apply in this Direct Control District.

Development Permit Requirements

- 5 A change of **use** or exterior alterations to a building do not require a **development permit** in this Direct Control District Bylaw if:

- (a) the proposed **use** is listed as a **permitted use** in this Direct Control District Bylaw; and
- (b) it does not include additions or changes to the site plan.

Use Area

- 6 (1) The maximum **public area** for a **Restaurant: Food Service Only** or **Restaurant: Licensed** is 300.0 square metres.
- (2) The maximum **use area** of a **Retail and Consumer Service** combined with any other **use** is 930.0 square metres.

Gross Floor Area for Offices and Administrative Areas

- 7 (1) There is no maximum **use area** for **Office** when located on a **parcel** with an area less than 0.4 hectares.
- (2) Unless otherwise referenced in subsection (3), the cumulative **use area** of **Office** must not exceed 50.0 per cent of the **gross floor area** of the **building** on a **parcel** equal to or greater than 0.4 hectares in size.
- (3) Areas in a **building** used for administration or to provide workspace to employees of a **use** will not be included when determining compliance with subsection (2), provided:
- (a) the administration or workspace area is located in the same **use area** as the **use** that it serves; and
 - (b) the principal **use** is not an **Office**.
- (4) The **Development Authority** may consider a relaxation to subsection (2) where an **Office** is proposed in a **building**:
- (a) that was legally existing or approved prior to the effective date of this Bylaw; and
 - (b) where the floor area proposed for the **Office** has already been constructed to accommodate an administrative or office function.

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Site 1 (± 16.28 hectares)

Application

8 The provisions in Sections 9 and 10 apply only to Site 1.

Permitted Uses

9 The **permitted uses** of the Industrial – General (I-G) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the addition of:

- (a) Auction Market – Other Goods;
- (b) Auction Market – Vehicles and Equipment;
- (c) Information and Service Provider;
- (d) Instructional Facility;
- (e) Print Centre;
- (f) Printing, Publishing and Distributing;
- (g) Radio and Television Studio;
- (h) Restored Building Products Sales Yard;
- (i) Service Organization;
- (j) Storage Yard; and
- (k) Urban Agriculture.

Discretionary Uses

10 The **discretionary uses** of the Industrial – General (I-G) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the exclusion of:

- (a) Auction Market – Other Goods;
- (b) Auction Market – Vehicles and Equipment;
- (c) Instructional Facility;
- (d) Print Centre;
- (e) Restored Building Products Sales Yard;
- (f) Storage Yard; and
- (g) Urban Agriculture.

Site 2 (± 7.10 hectares)

Application

11 The provisions in Sections 12 and 13 apply only to Site 2.

Permitted Uses

12 The **permitted uses** of the Industrial – General (I-G) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the addition of:

- (a) Auction Market – Other Goods;
- (b) Auction Market – Vehicles and Equipment;
- (c) Computer Games Facility;
- (d) Convenience Food Store;
- (e) Financial Institution;
- (f) Fitness Centre;
- (g) Health Care Service;
- (h) Information and Service Provider;
- (i) Instructional Facility;
- (j) Office;
- (k) Pet Care Service;
- (l) Print Centre;

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- (m) **Printing, Publishing and Distributing;**
- (n) **Radio and Television Studio;**
- (o) **Recreational Vehicle Sales;**
- (p) **Restaurant: Food Service Only;**
- (q) **Restaurant: Licensed;**
- (r) **Restored Building Products Sales Yard;**
- (s) **Retail and Consumer Service;**
- (t) **Service Organization;**
- (u) **Storage Yard;**
- (v) **Urban Agriculture; and**
- (w) **Veterinary Clinic.**

Discretionary Uses

13 The **discretionary uses** of the Industrial – General (I-G) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District:

(a) with the addition of:

- (i) **Conference and Event Facility;**
- (ii) **Hotel;**
- (iii) **Indoor Recreation Facility;**
- (iv) **Liquor Store;**
- (v) **Post-secondary Learning Institution;**
- (vi) **Vehicle Rental – Major;**
- (vii) **Vehicle Sales – Major; and**

(b) with the exclusion of:

- (i) **Auction Market – Other Goods;**
- (ii) **Auction Market – Vehicles and Equipment;**
- (iii) **Convenience Food Store;**
- (iv) **Instructional Facility;**
- (v) **Office;**
- (vi) **Pet Care Service;**
- (vii) **Print Centre;**
- (viii) **Restaurant: Food Service Only;**
- (ix) **Restaurant: Licensed;**
- (x) **Restored Building Products Sales Yard;**
- (xi) **Storage Yard;**
- (xii) **Urban Agriculture; and**
- (xiii) **Veterinary Clinic.**

Site 3 (± 8.67 hectares)

Application

14 The provisions in Sections 15 and 16 apply only to Site 3.

Permitted Uses

15 The **permitted uses** of the Industrial – General (I-G) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the addition of:

- (a) **Auction Market – Other Goods;**
- (b) **Auction Market – Vehicles and Equipment;**

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- (c) **Instructional Facility;**
- (d) **Print Centre;**
- (e) **Printing, Publishing and Distributing;**
- (f) **Radio & Television Studio;**
- (g) **Restored Building Products Sales Yard;**
- (h) **Storage Yard; and**
- (i) **Urban Agriculture.**

Discretionary Uses

16 The *discretionary uses* of the Industrial – General (I-G) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District:

- (a) with the addition of:
 - (i) **Asphalt, Aggregate and Concrete Plant;**
 - (ii) **General Industrial – Heavy; and**
- (b) with the exclusion of:
 - (i) **Auction Market – Other Goods;**
 - (ii) **Auction Market – Vehicles and Equipment;**
 - (iii) **Instructional Facility;**
 - (iv) **Print Centre;**
 - (v) **Restored Building Products Sales Yard;**
 - (vi) **Storage Yard; and**
 - (vii) **Urban Agriculture.**

Relaxations

17 The *Development Authority* may relax the rules contained in Sections 4, 6 and 7 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.