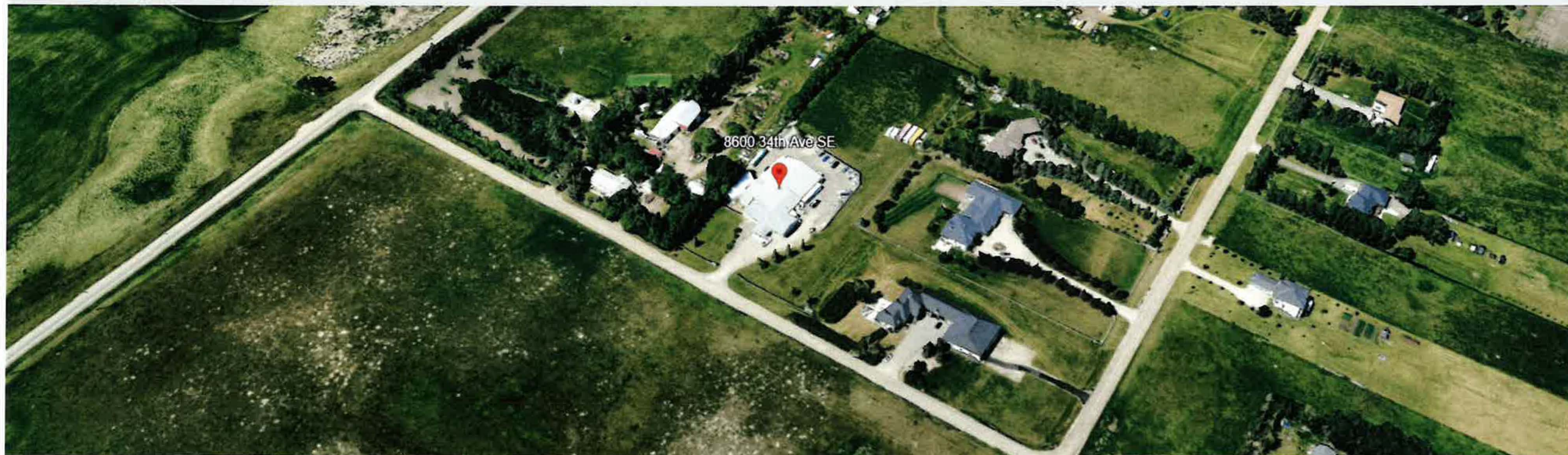


Public Hearing of Council

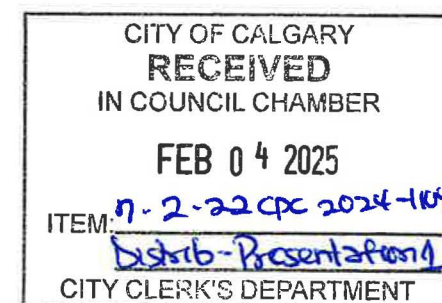
Agenda Item: 7.2.22

1



LOC2024-0131 / CPC2024-1104 Land Use Amendment

February 4, 2025



Calgary Planning Commission's Recommendation:

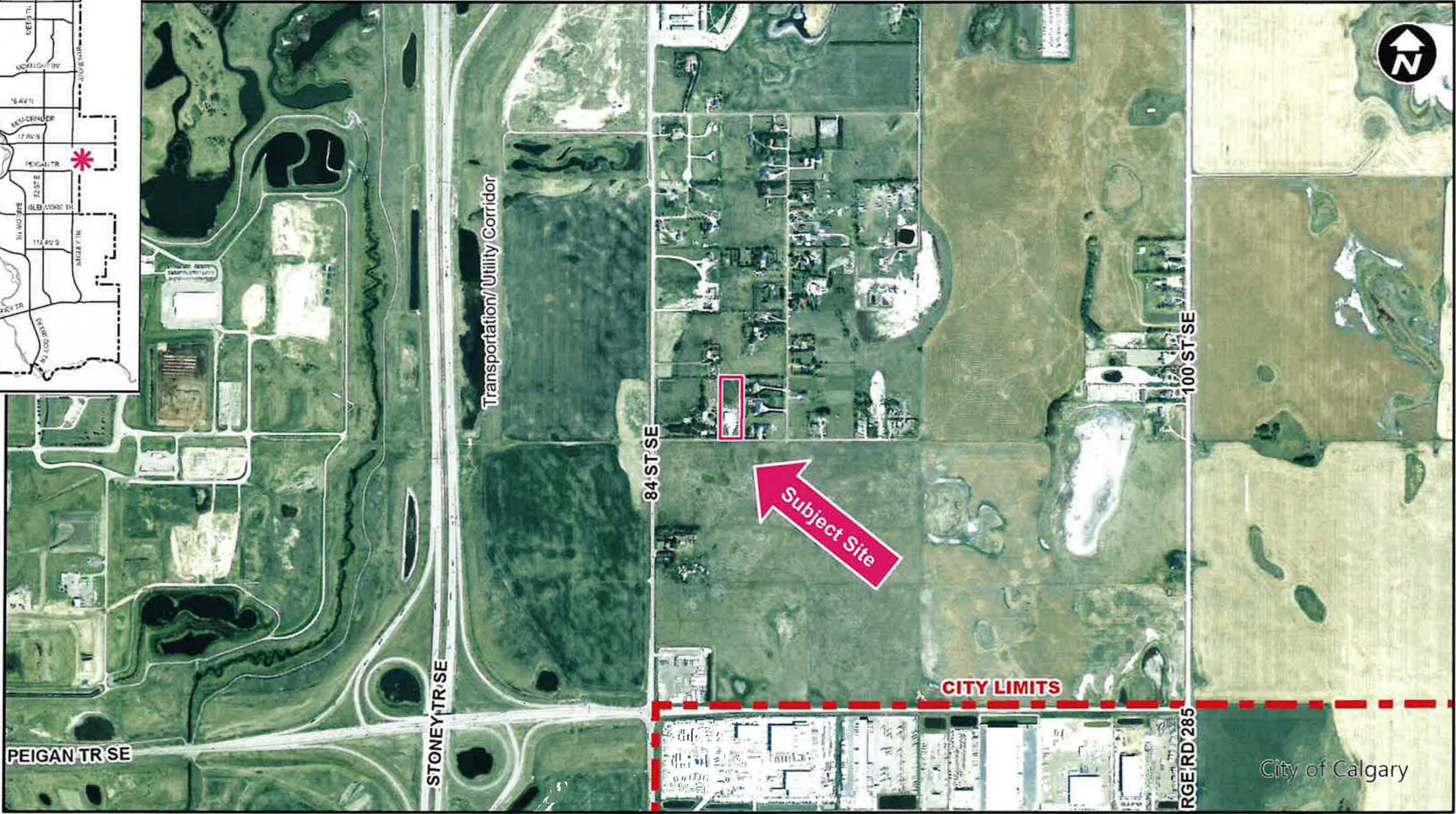
That Council:

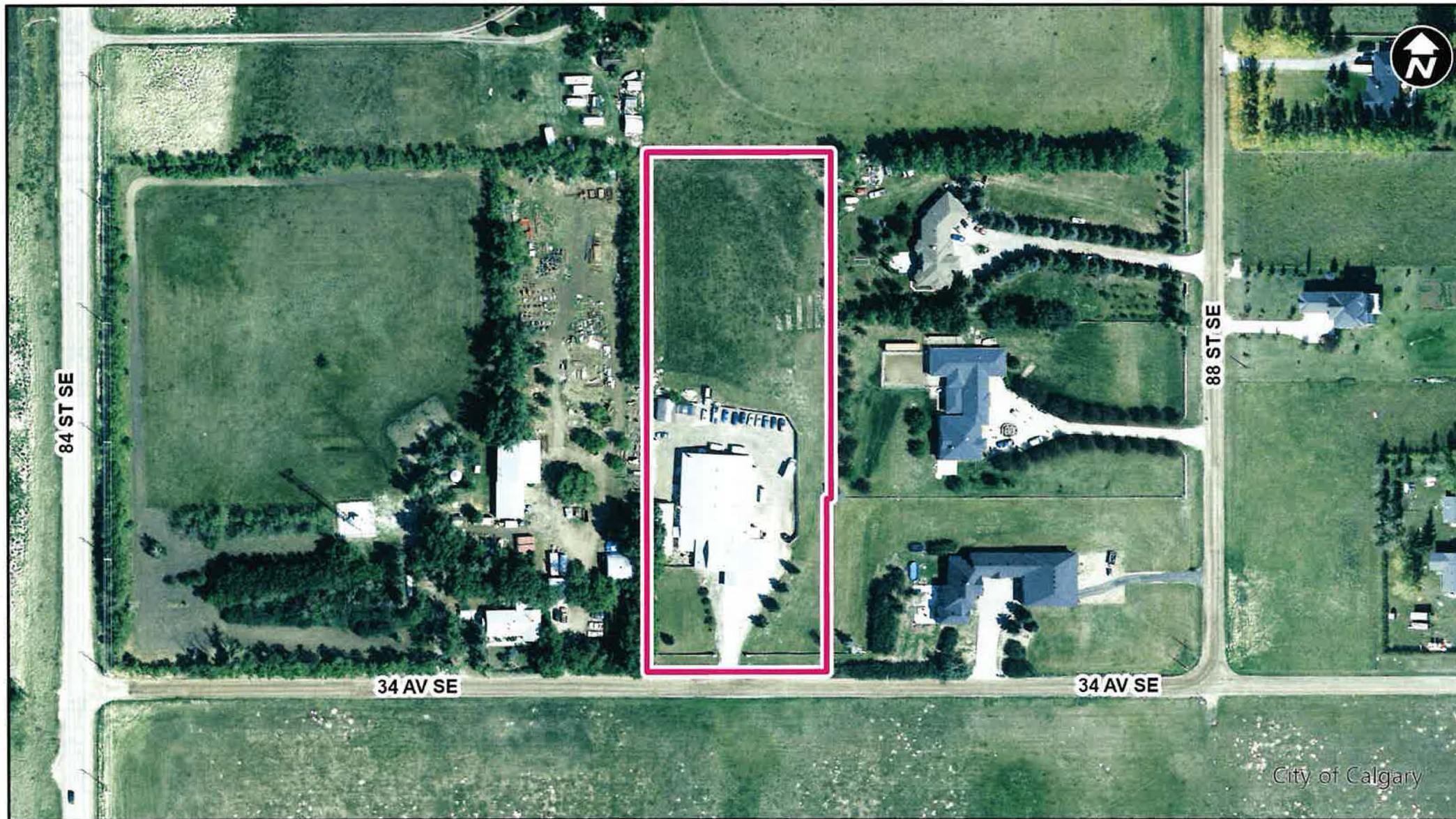
Give three readings to **Proposed Bylaw 24D2025** for the redesignation of 1.24 hectares \pm (3.05 acres \pm) located at 8600 – 34 Avenue SE (Plan 0814364, Block 31, Lot 4) from Direct Control (DC) District to Direct Control (DC) District to accommodate an existing woodworking shop, with guidelines.



LEGEND

- 600m buffer from LRT station
- LRT Stations
 - Blue
 - Downtown
 - Red
 - Green (Future)
- LRT Line
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops
 - Orange
 - Purple
 - Teal
 - Yellow





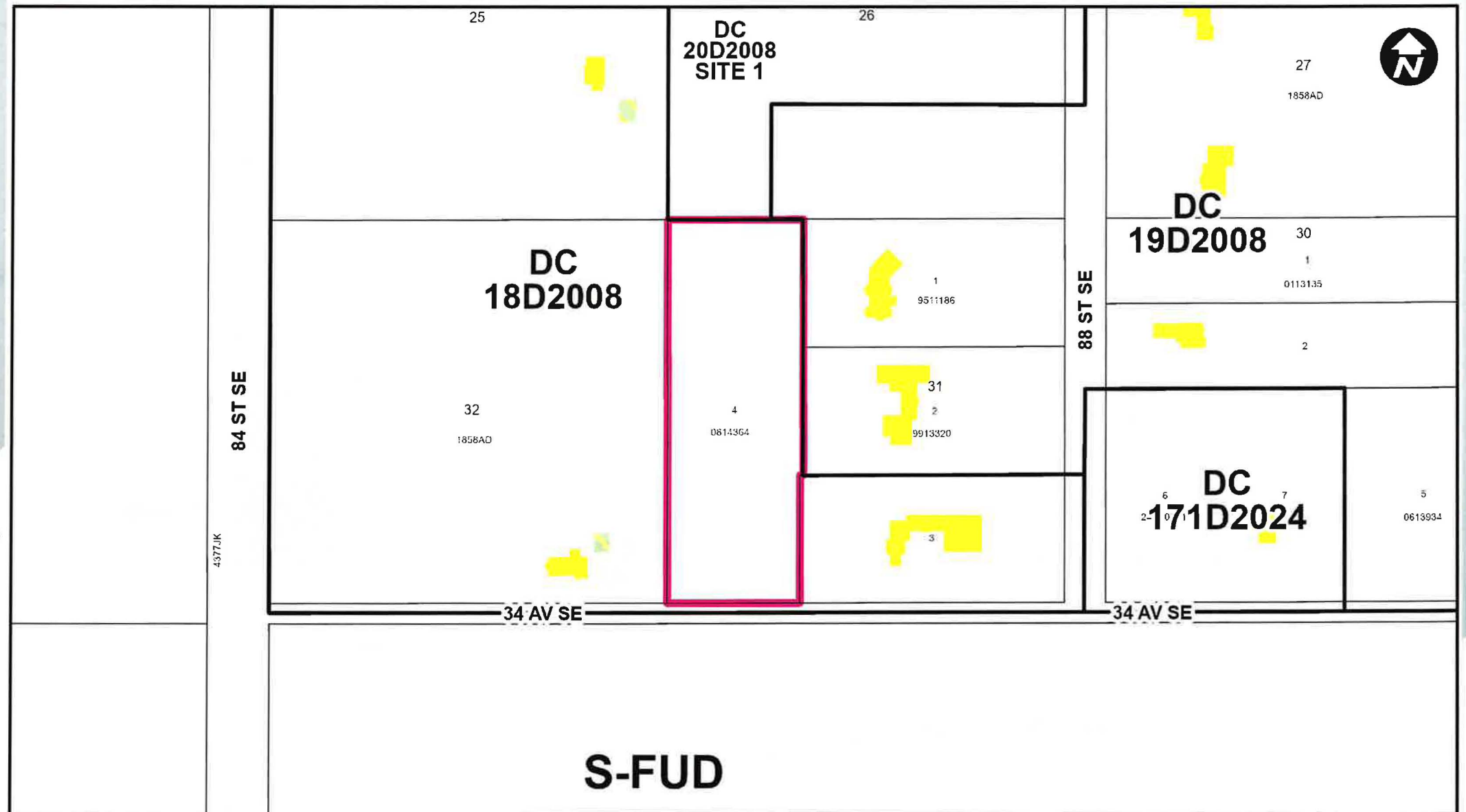
Parcel Size:

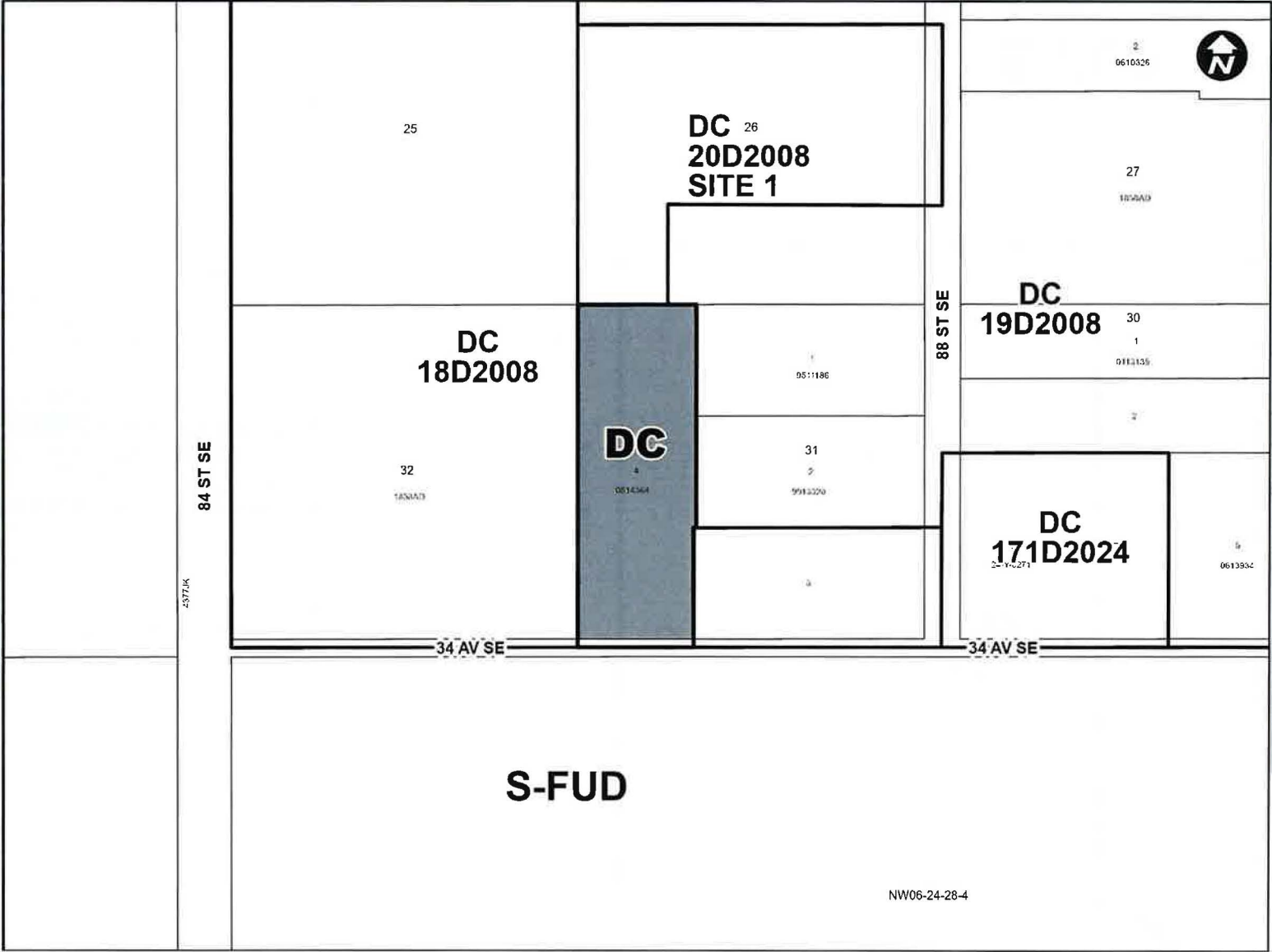
1.24 ha
66m x 188m

Surrounding Land Use 5

LEGEND

- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





Proposed Direct Control (DC) District:

- Based on the Special Purpose – Future Urban Development (S-FUD) District
- Additional use of Woodworking Shop

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 24D2025** for the redesignation of 1.24 hectares \pm (3.05 acres \pm) located at 8600 – 34 Avenue SE (Plan 0814364, Block 31, Lot 4) from Direct Control (DC) District ~~to~~ Direct Control (DC) District to accommodate an existing woodworking shop, with guidelines.

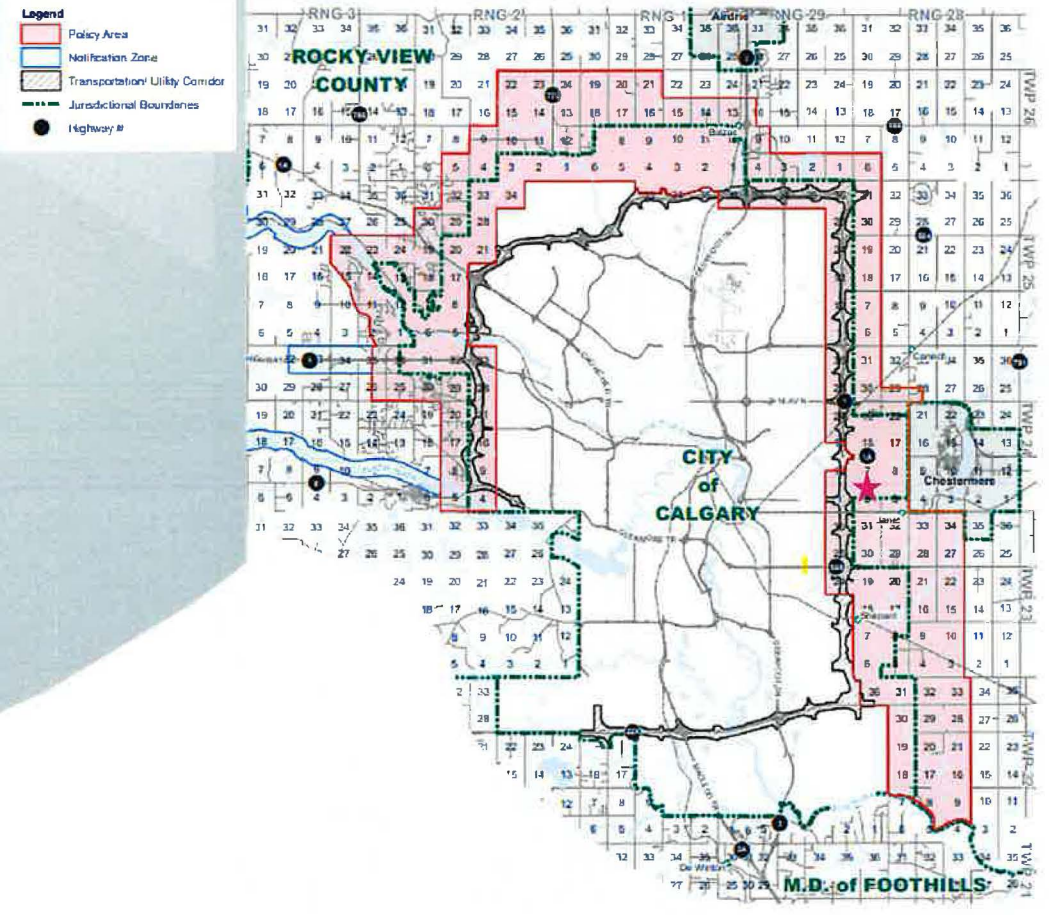
Supplementary Slides



Rocky View County/City of Calgary Intermunicipal Development Plan (IDP) 10

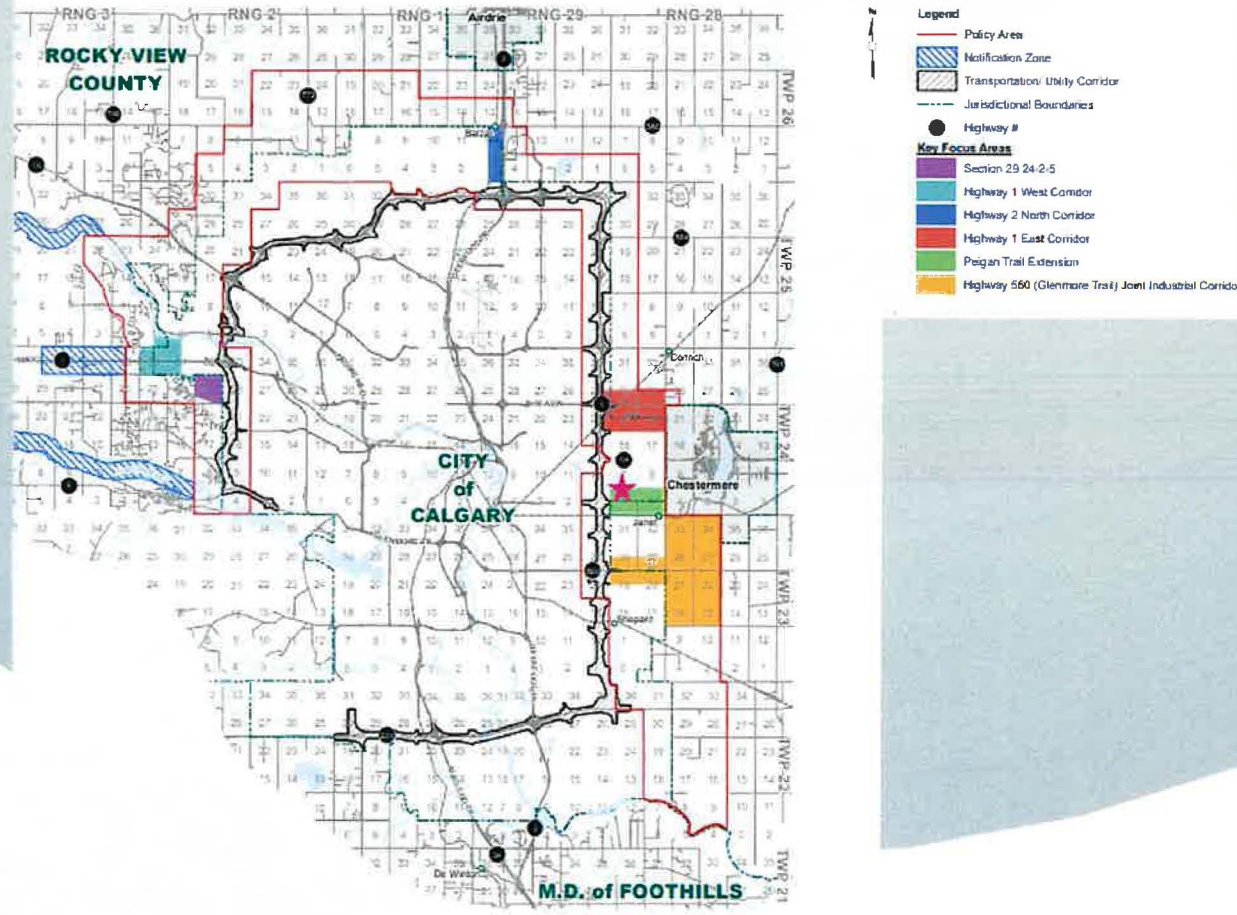
MAP 1

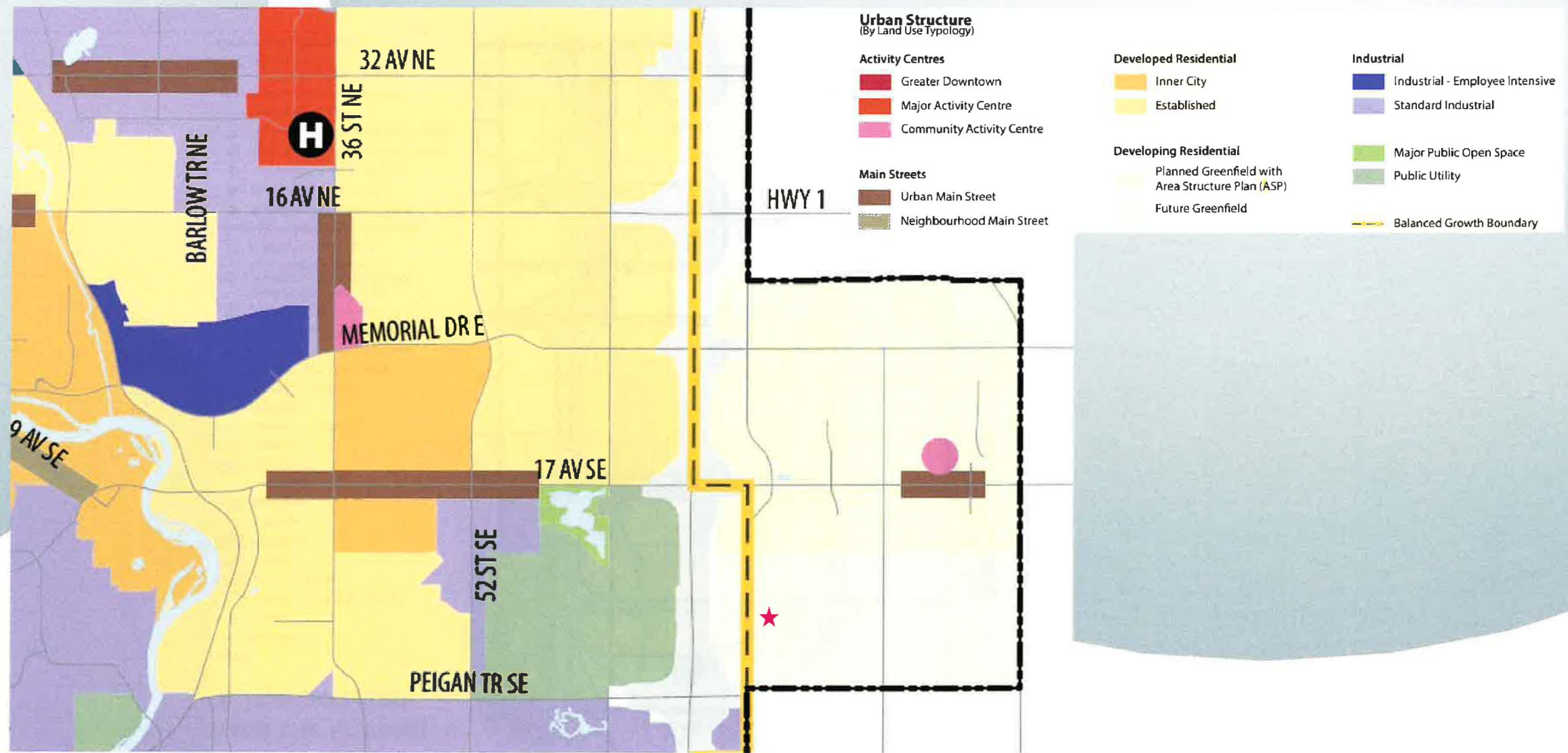
PLAN AREA



KEY FOCUS AREAS

MAP 2



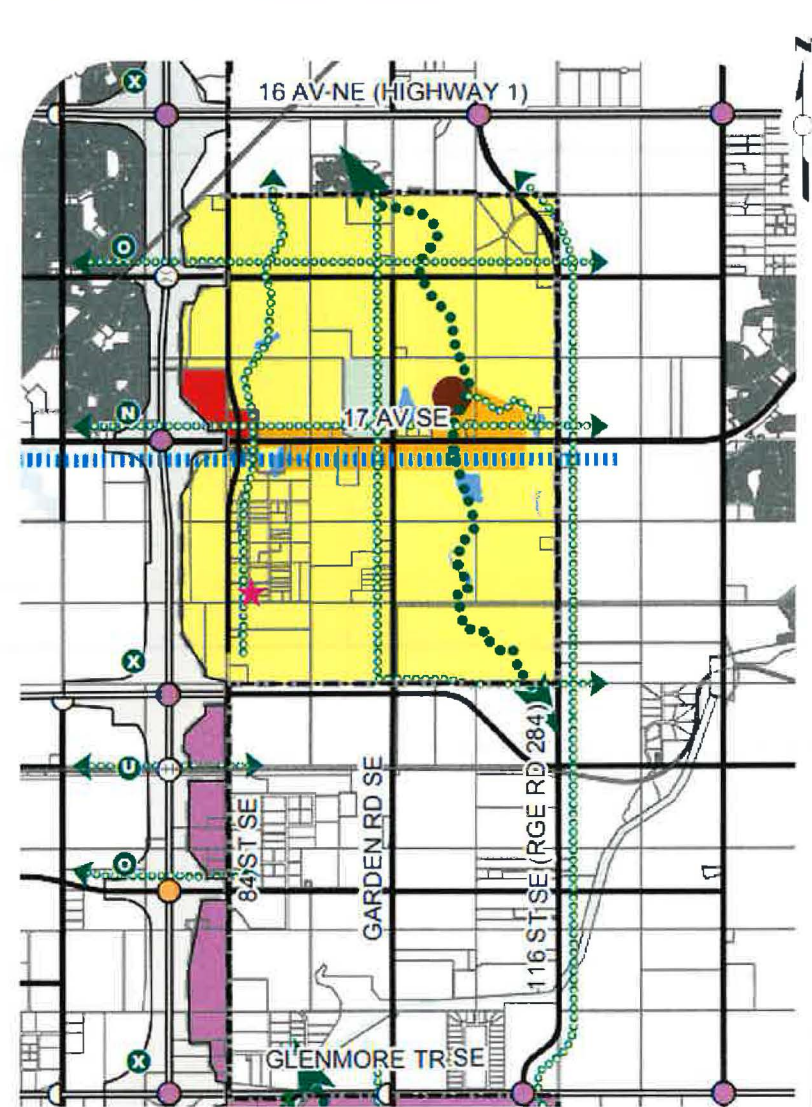


Map 3

Land Use Concept & Transportation

Legend

- City Limits
- Railway
- Transportation/ Utility Corridor
- Commercial/ Retail
- Industrial
- Institutional
- Mixed Use
- Open Space
- Residential
- Water/ Pond
- Cemetery
- Expressway/ Freeway
- Major Street
- Full Other Interchange
- Proposed Partial Interchange
- Full Provincial Fixed Interchange
- Partial Provincial Fixed Interchange
- Full Potential Interchange
- Possible Future Interchange (subject to funding and approval by the Province of Alberta)
- Possible Future Overpass
- Interchange Pedestrian/Pathway Crossings
- No Pedestrian/Pathway Crossing
- Pedestrian/Pathway Overpass
- Pedestrian/Pathway Underpass
- North Side Pedestrian/Pathway Crossing
- South Side Pedestrian/Pathway Crossing
- Existing Pathway
- Proposed Pathway Connection
- Potential Greenway Alignment (Conceptual Only)
- Potential BRT Route



Part 1 - The East Regional Context Study

203.2 "General Industrial — Light"

(a) means a use:

(i) where any of the following activities occur:

- (A) the manufacturing, fabricating, processing, assembly or disassembly of materials, semi-finished goods, finished goods, food, beverages, products or equipment, provided live animals are not involved in any aspect of the operation;
- (B) the cleaning, servicing, testing, repairing or maintenance of industrial or commercial goods and equipment;
- (C) the offices or workshops of contractors engaged in either building trades and services, or road and utility construction;
- (D) the crushing, dismantling, sorting or processing of collected materials that include recyclables, that may involve chemicals or the application of heat;
- (E) the warehousing, shipping and distribution of goods, including the functions of repackaging and wholesaling, provided the gross floor area of the warehouse is less than 20000.0 square metres;
- (F) the analysis or testing of materials or substances in a laboratory;
- (G) research and development; or
- (H) the repair, service or refurbishment of furniture, electronic equipment and appliances that are used in the home;

(ii) that may include any of the following uses:

- (A) deleted;
- (B) Health Services Laboratory — Without Clients;
- (C) Printing, Publishing and Distributing; and
- (D) Food Production;

Discretionary Uses

1087 (2) Uses that are not listed in this District are discretionary uses if, at the time of the effective date of this Bylaw, they were:

- (a) being carried on pursuant to a development permit issued by The City of Calgary, the Municipal District of Foothills, or the Municipal District of Rocky View; or
- (b) being carried on in accordance with the applicable Land Use Bylaw in effect for the municipality where the use was located at the time the use commenced, but were specifically exempted by that Land Use Bylaw from the requirement to obtain a development permit.