

**BYLAW NUMBER 208D2019**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2019-0067/CPC2019-1106)**

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**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 amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON NOVEMBER 18, 2019

READ A SECOND TIME ON NOVEMBER 18, 2019

READ A THIRD TIME ON NOVEMBER 18, 2019



MAYOR

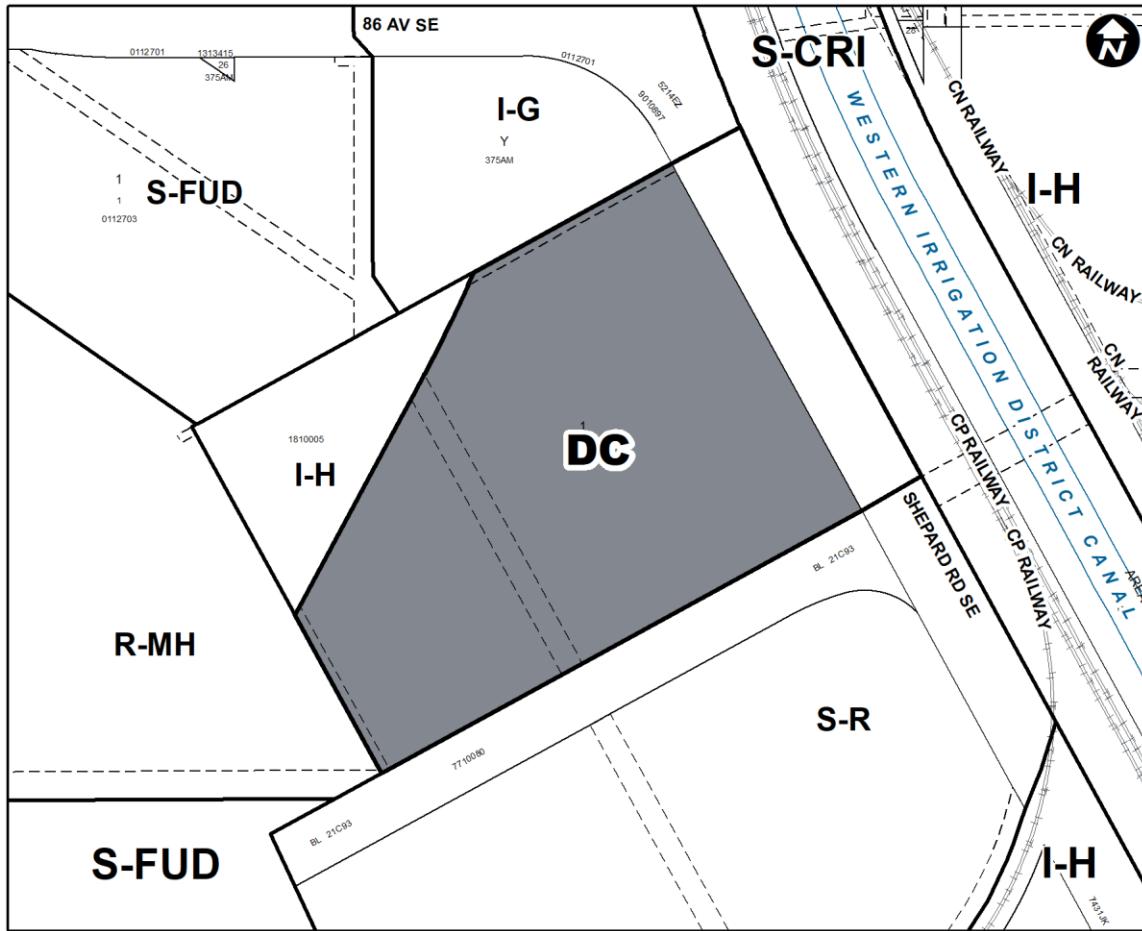
SIGNED ON NOVEMBER 18, 2019



ACTING CITY CLERK

SIGNED ON NOVEMBER 18, 2019

**SCHEDULE A**



**DIRECT CONTROL DISTRICT**

**Purpose**

- 1 This Direct Control District Bylaw is intended to allow for the additional use of General Industrial.

**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.

**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) **“General Industrial”** 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 discarded goods, provided these activities do not 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 20,000.0 square metres;
    - (F) the analysis or testing materials or substances in a **laboratory**;
    - (G) **research and development**, and
    - (H) the repair, service or refurbishment of furniture, electronic equipment and appliances that are used in the home; and
  - (ii) where no dust or vibration is seen or felt outside of the **building** containing the *use*.

**Permitted Uses**

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

**Discretionary Uses**

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

- (a) **General Industrial.**

**Bylaw 1P2007 District Rules**

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

**Floor Area Ratio**

**8** The maximum *floor area ratio* is 1.0.

**Building Height**

**9** The maximum *building height* is 20.0 metres.

**Bicycle and Motor Vehicle Parking for General Industrial**

**10 General Industrial use:**

- (a) requires a minimum number of *motor vehicle parking stalls* that is the greater of:
  - (i) 1.0 stall per 100.0 square metres of *gross usable floor area* for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or
  - (ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the *use* at any given time;
- (b) does not require *bicycle parking stalls – class 1*; and
- (c) requires a minimum of 1.0 *bicycle parking stalls – class 2* per 2000.0 square metres of *gross usable floor area*.

**Storage of Goods, Materials and Supplies for General Industrial**

**11 (1)** **General Industrial** may have an outdoor area for the storage of goods, materials or supplies provided the storage area:

- (a) is not located between a *building* and a *street*;
  - (b) is *screened* from view of a *street* and *LRT corridor* alignment;
  - (c) does not exceed 45 per cent of *parcel coverage*; and
  - (d) does not exceed a maximum height of 5.0 metres.
- (2)** The height of goods, materials and supplies is measured from *grade* and includes any pallets, supports or other things on which the goods, materials or supplies are stacked.

**Relaxations**

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