

BYLAW NUMBER 172D2020

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2019-0191/CPC2020-1308)**

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;

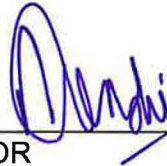
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 therefore 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 DECEMBER 14, 2020

READ A SECOND TIME ON DECEMBER 14, 2020

READ A THIRD TIME ON DECEMBER 14, 2020

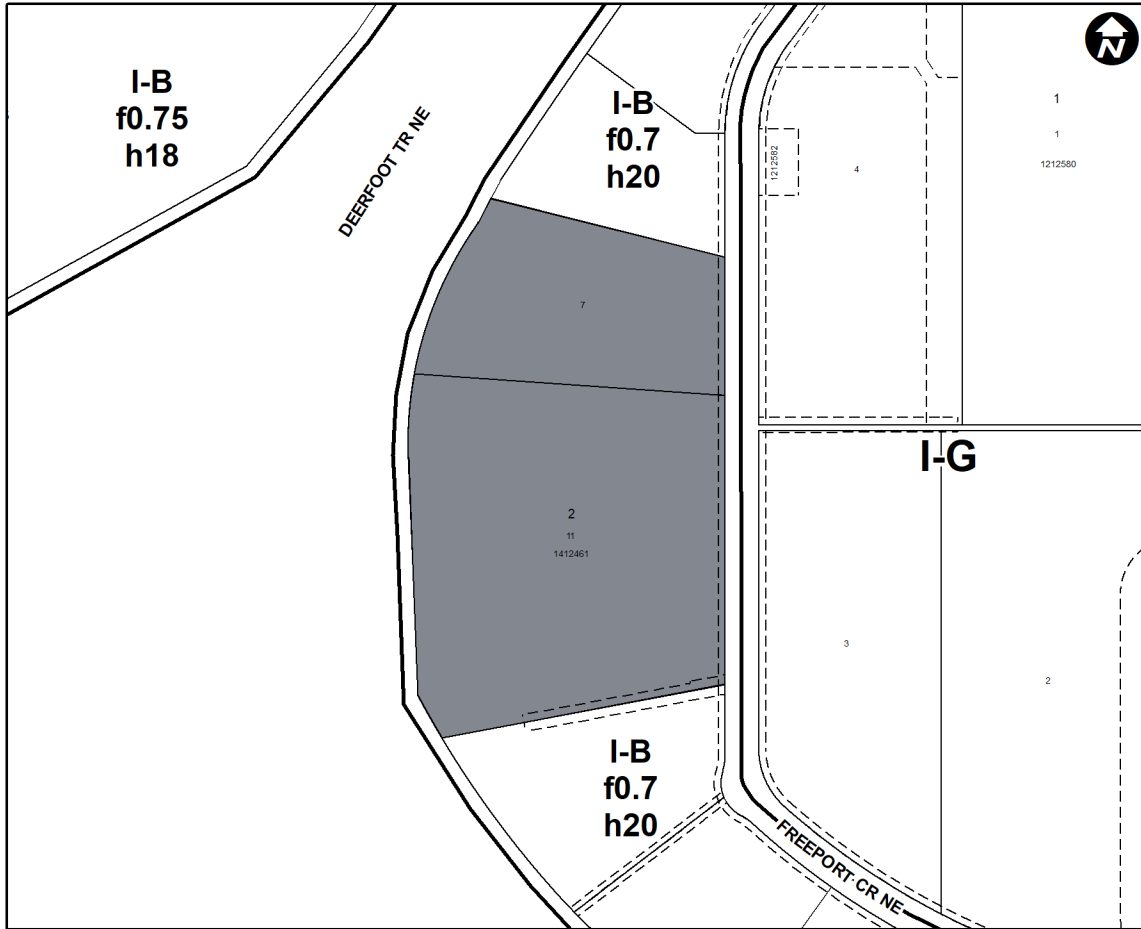


MAYOR
SIGNED ON DECEMBER 14, 2020

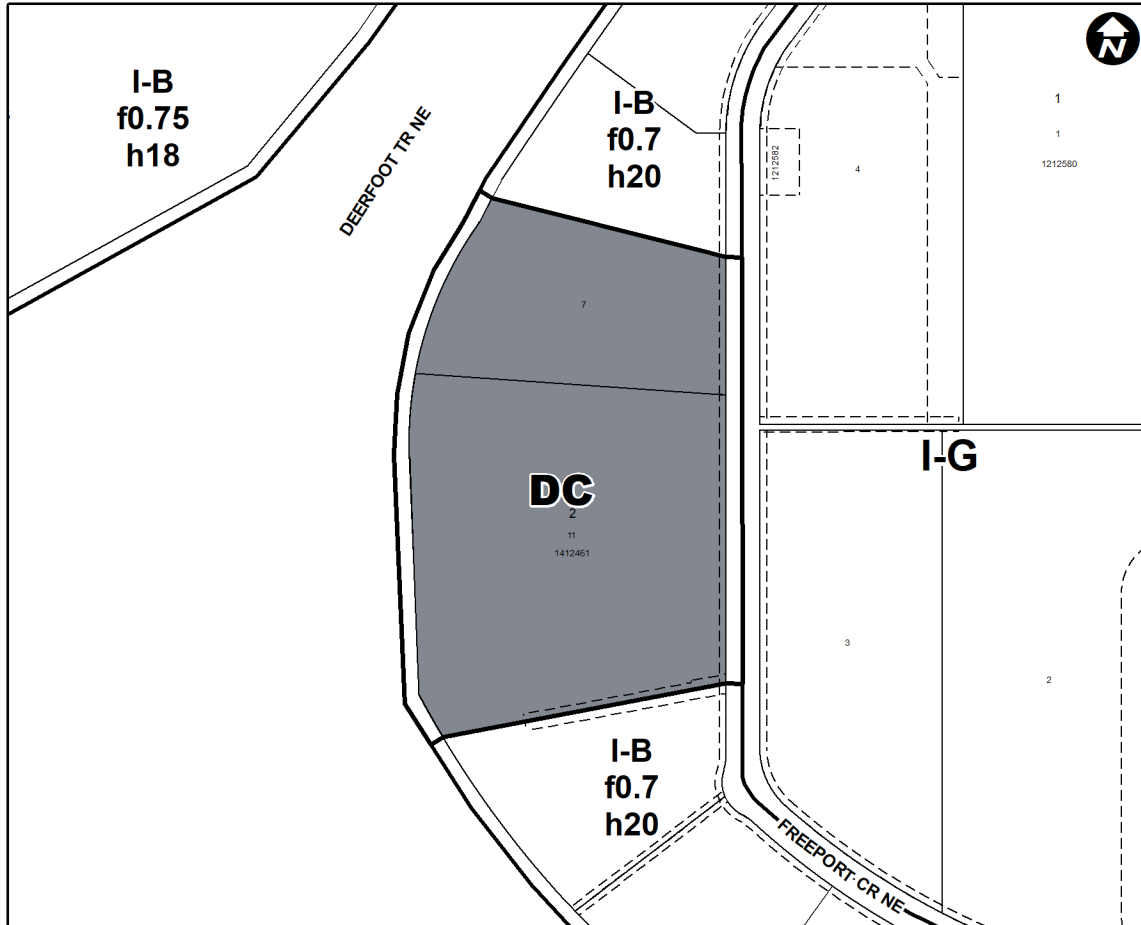


ACTING CITY CLERK
SIGNED ON DECEMBER 14, 2020

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to:
 - (a) allow for the additional light industrial uses; and
 - (b) allow for outside storage of goods, materials and supplies that are adequately screened.

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.

Permitted Uses

- 4 (1) The *permitted uses* of the Industrial – Business (I-B) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.
- (2) The following additional *uses* are *permitted uses* in this Direct Control District if they are located within an existing approved *building*:
- (a) **Distribution Centre**; and
 - (b) **General Industrial – Light**.

Discretionary Uses

- 5 (1) 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) **Building Supply Centre**; and
 - (b) **Vehicle Storage – Large**.
- (2) The additional *uses* listed in subsection 4(2) are *discretionary uses* in this Direct Control District if they are located within a proposed *building* or proposed additions to an existing *building*.

Bylaw 1P2007 District Rules

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

Floor Area Ratio

- 7 The maximum *floor area ratio* for *parcels* in this Direct Control District is 0.7.

Building Height

- 8 The maximum *building height* is 20 metres.

Storage of Goods, Materials and Supplies

- 9 (1) A *use* may have an outdoor area for the storage of goods, materials or supplies provided the storage area:
- (a) is not located in a *setback area*;
 - (b) is not located between a *building* and Deerfoot Trail;
 - (c) is not located between a *building* and *parcels adjacent* to this Direct Control District; and
 - (d) does not exceed 50 per cent of the *frontage* of the *building*.
- (2) The maximum height of goods, materials or supplies stored outside of a *building* within 5.0 metres of a *property line* is 5.0 metres.

- (3) The height of goods, materials or supplies is measured from **grade** and includes any pallets, supports or other things on which the goods, materials or supplies are stacked.

Screening

- 10 Loading docks, outdoor activities, equipment and vehicles located or stored outside of a **building** must be **screened** from view of an **adjacent street, expressway, major street** or regional pathway.

Relaxations

- 11 The **Development Authority** may relax the rules contained in Sections 6 and 9 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.