

BYLAW NO. 1Z2005

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment # LOC2003-0129)**

WHEREAS it is desirable to amend The City of Calgary Land Use Bylaw Number 2P80 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;

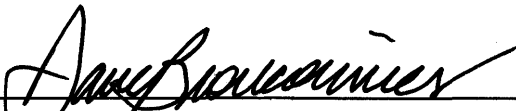
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The City of Calgary Land Use Bylaw, being Bylaw 2P80 of the City of Calgary, is hereby amended.
2. Bylaw 2P80 is hereby amended by deleting that portion of the Land Use Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use 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".
3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS 17th DAY OF JANUARY, 2005.

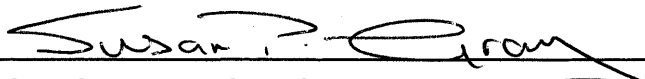
READ A SECOND TIME THIS 17th DAY OF JANUARY, 2005.

READ A THIRD TIME THIS 17th DAY OF JANUARY, 2005.



MAYOR

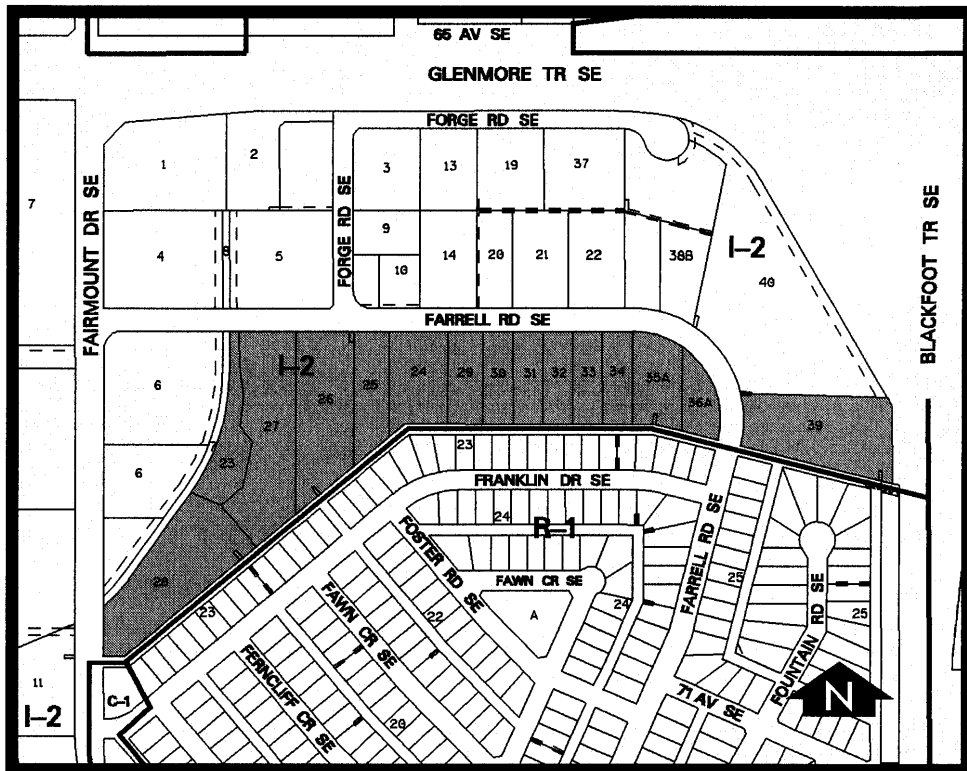
DATED THIS 17th DAY OF JANUARY, 2005.



ACTING DEPUTY CITY CLERK

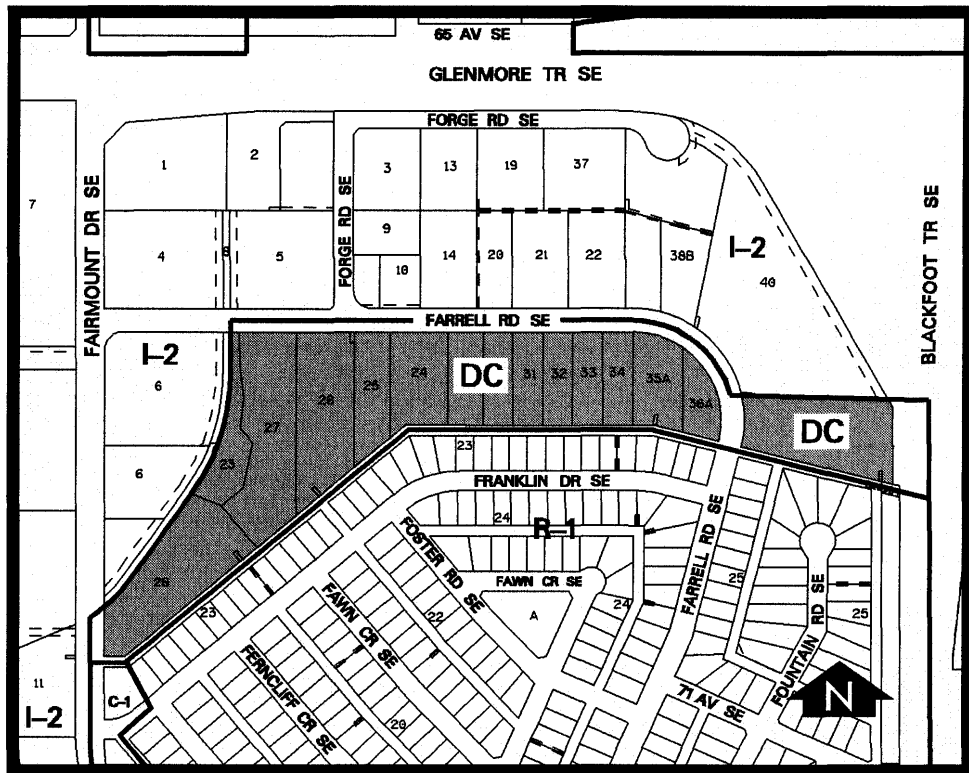
Amendment # LOC2003-0129 Bylaw # 1Z2005

SCHEDULE A



Amendment # LOC2003-0129 Bylaw # 1Z2005

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the I-2 General Light Industrial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively, except for power generation facility small-scale and power generation facility mid-scale and with the additional Discretionary Uses of medical clinics, personal service businesses and retail stores.

2. Development Guidelines

The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the I-2 General Light Industrial District shall apply to Permitted Uses and the Discretionary Use Rules of the I-2 General Light Industrial District shall apply to Discretionary Uses unless otherwise noted below:

Amendment # LOC2003-0129

Bylaw # 1Z2005

SCHEDULE B

CONTINUED

(a) Ancillary Commercial Uses

Ancillary commercial uses may occupy up to 114 square metres or 30 percent of the net floor area of the principal use, to a maximum of 280 square metres, whichever is greater.

(b) Access

(i) Vehicular access shall only be to and from Fairmount Drive SE or Farrell Road SE; and

(ii) Vehicular access to or from the rear lane is prohibited.

(c) Location of Use

Any manufacturing, fabricating, processing, assembly, disassembly, production or packaging of materials, goods or products shall be contained within a building.

(d) Parking and Loading

In addition to the General Rules for Parking and Loading contained in Section 18 of Bylaw 2P80 the following shall apply:

(i) loading and unloading shall only be carried out in the front or side yards; and

(ii) trailers and commercial vehicles of a gross vehicle weight in excess of 4000 kg shall not be parked in the rear yard.

(e) Parking – Ancillary Commercial

(i) For the first 38 square metres of ancillary commercial uses parking shall be at the same rate as the principal use; and

(ii) For the remaining area of the ancillary commercial use, parking shall be at the same rate for retail stores.

Amendment # LOC2003-0129

Bylaw # 1Z2005

SCHEDULE B

CONTINUED

- (f) Floor Area Ratio
 - (i) The gross floor area for all uses except office buildings shall be a maximum of 1.0 times the site area; and
 - (ii) The gross floor area for office buildings shall be a maximum of 1.5 times the site area.
- (g) Side Yard
 - (i) A minimum width of 1.2 metres shall be provided for each side yard that is not used to provide vehicular access to the rear of the property; and
 - (ii) A minimum width of 6 metres for each side yard that is used to provide vehicular access to the rear of the property.
- (h) Rear Yard

A minimum depth of 6 metres, or a depth equal to half the height of the principal building, whichever is the greater.
- (i) Interface Treatment

The treatment of the residential / industrial interface along the rear lane in terms of distance, visual screening and landscaping shall be to the satisfaction of the Approving Authority and shall include the following:

 - (i) a fence along the rear property line with a minimum height of 1.8 metres, and a maximum height of 2.5 metres as determined by the Approving Authority. The fence shall be constructed of material that:
 - (A) obstructs all visibility into the site from the rear lane; and
 - (B) is of a durable, no maintenance quality.

Amendment # LOC2003-0129

Bylaw # 1Z2005

SCHEDULE B

CONTINUED

- (ii) a berm across the rear yard with a minimum height of 1.8 metres and a maximum height of 2.5 metres as determined by the Approving Authority. The berm shall be soft landscaped and shall obstruct all visibility into the site from the rear lane; or
- (iii) any combination of (i)(i) and (ii) above that provides a minimum height of 1.8 metres and a maximum height of 2.5 metres.

(j) Outside Storage

Outside storage, including the storage of trailers and commercial vehicles of a gross vehicle weight in excess of 4000 kg, may be allowed to the side and front of buildings provided that:

- (i) such storage areas do not include any required minimum yards;
- (ii) such storage is visually screened from public thoroughfares; and
- (iii) all storage is related to the use on the site.

(k) Traffic Impact Report

Development permit applications shall include a traffic report which provides, to the satisfaction of the Approving Authority, sufficient information to assess the impact of additional traffic generated from the proposed development.

BYLAW NO. 122005

ADVERTISED IN The Calgary Herald ON 12/23/04

1 BYLAW #122005 FAIRVIEW INDUSTRIAL

To redesignate the land located at 7140 Fairmount Drive SE, 6911, 6923, 6939, 7003, 7011, 7017, 7029, 7041, 7053, 7059 and 7060 Farrell Road SE (Plan 1033JK, Block 24; Plan 1164JK, Block 23; Plan 1410JK, Blocks 25 to 28; Plan 1522JK, Blocks 29 to 34; Plan 1878JK, Blocks 35A & 36A; Plan 0413372) from I-2 General Light Industrial District to DC Direct Control District to accommodate the additional uses of medical clinics, personal service businesses and retail stores.

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/1Z2005

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APPROVED AS TO CONTENT



HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

 Dec 16/04

CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
