

BYLAW NUMBER 243D2016

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2016-0062)

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 therefor 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 THIS 13TH DAY OF SEPTEMBER, 2016.

READ A SECOND TIME THIS 13TH DAY OF SEPTEMBER, 2016.

READ A THIRD TIME THIS 13TH DAY OF SEPTEMBER, 2016.

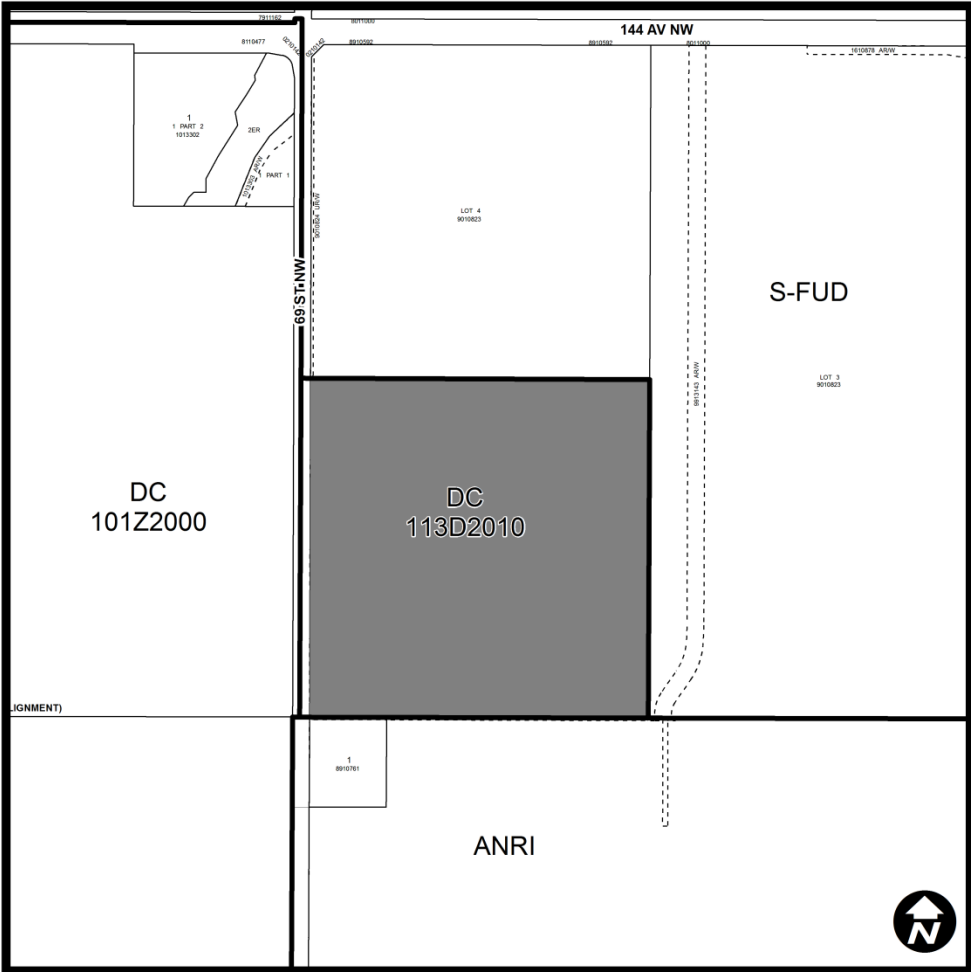


DEPUTY MAYOR
SIGNED THIS 13TH DAY OF SEPTEMBER, 2016.

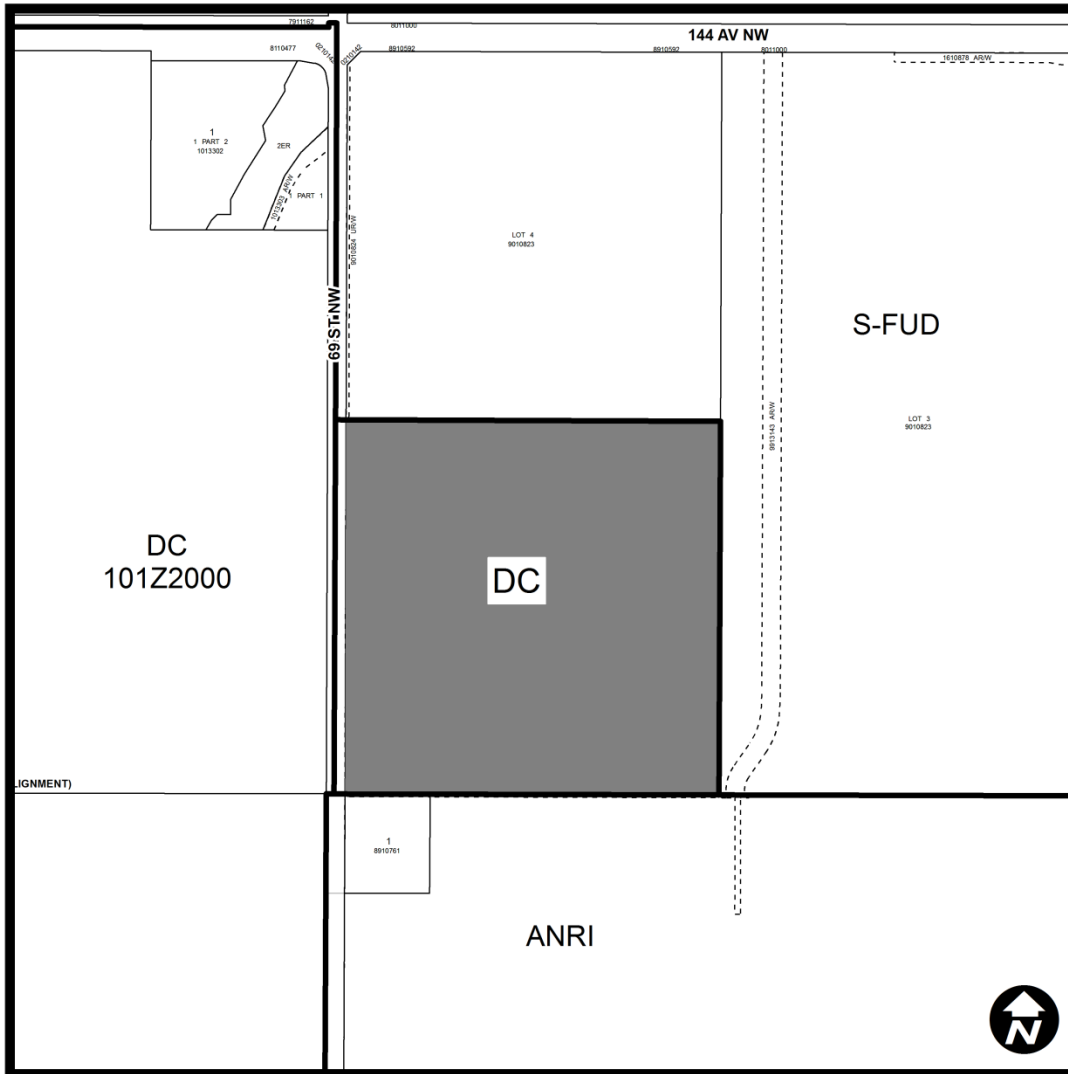


ACTING CITY CLERK
SIGNED THIS 13TH DAY OF SEPTEMBER, 2016.

SCHEDULE A



SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to allow for:

- (a) **Vehicle Storage – Recreational and Self Storage Facility** as temporary *uses*; and
- (b) extraction and limited processing of aggregate found on the *parcel* on a temporary basis in advance of future urban development.

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.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, 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) **“Aggregate and Concrete Plant”** means a *use*:
- (i) where rock, gravel, sand and other earth material extracted from the *parcel* are sorted and stockpiled;
 - (ii) where rock extracted from the *parcel* may be crushed;
 - (iii) where cement may be mixed;
 - (iv) where part of the process associated with the *use* may be located outside of a *building*;
 - (v) where there may be conveyor belts, cranes, piping, silos, or any other machinery necessary for the processing of the *use*;
 - (vi) that may accommodate the packaging or shipping of the products made as part of the *use*;
 - (vii) that may have a *building* for administrative functions associated with the *use*;
 - (viii) that does not include an asphalt plant; and
 - (ix) that must only be approved in conjunction with an approved **Pits and Quarries use**;
- (b) requires a minimum number of **motor vehicle parking stalls** that is the greater of:
- (i) 1.0 stalls 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;
- (c) does not require **bicycle parking stalls – class 1**; and
- (d) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

Permitted Uses

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

- (a) **Extensive Agriculture.**

Discretionary Uses

6 The following **uses** are **discretionary uses** in this Direct Control District:

- (a) **Aggregate and Concrete Plant;**
- (b) **Pits and Quarries;**
- (c) **Self Storage Facility; and**
- (d) **Vehicle Storage – Recreational.**

Bylaw 1P2007 District Rules

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

Development Permits

- 8 (1) A **development permit** for an **Aggregate and Concrete Plant** or **Pits and Quarries** must not be issued for a period exceeding five (5) years.
- (2) A **development permit** application for an **Aggregate and Concrete Plant** or **Pits and Quarries** must contain the following additional information:
- (a) an extraction plan containing a phasing plan and a geotechnical, hydrological and an environmental study;
 - (b) an operational plan containing a statement addressing the time frame and duration of the operation, and a noise, dust and traffic analysis; and,
 - (c) a reclamation plan containing a final grading plan and related phasing, material storage, compaction and revegetation information.
- (3) A **development permit** application for the **Vehicle Storage – Recreational** or **Self Storage Facility** must not be issued for a period exceeding seven (7) years.

Motor Vehicle Parking Stall Requirement

9 The **motor vehicle parking stall** requirement for **Vehicle Storage – Recreational** and **Self Storage Facility** is the requirement referenced in Part 4 of Bylaw 1P2007.