

THE CITY OF CALGARY

LAND USE BYLAW 1P2007

OFFICE CONSOLIDATION

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

11P2008	June 1, 2008	32P2009	December 14, 2009	35P2011	December 5, 2011
13P2008	June 1, 2008	46P2009	December 14, 2009	36P2011	December 5, 2011
15P2008	June 1, 2008	38P2009	December 15, 2009	4P2012	January 10, 2012
47P2008	June 1, 2008	3P2010	March 1, 2010	2P2012	February 6, 2012
48P2008	June 1, 2008	11P2010	April 19, 2010	9P2012	April 23, 2012
49P2008	June 1, 2008	14P2010	May 17, 2010	12P2012	May 7, 2012
50P2008	June 1, 2008	26P2010	May 17, 2010	30P2012	November 5, 2012
53P2008	June 1, 2008	12P2010	June 7, 2010		
54P2008	May 12, 2008	19P2010	June 7, 2010		
57P2008	June 9, 2008	23P2010	June 7, 2010		
67P2008	October 1, 2008	32P2010	July 26, 2010		
68P2008	October 6, 2008	34P2010	August 19, 2010		
71P2008	December 22, 2008	39P2010	November 22, 2010		
51P2008	January 4, 2009	7P2011	January 10, 2011		
75P2008	January 4, 2009	13P2011	February 7, 2011		
1P2009	January 26, 2009	21P2011	June 20, 2011		
10P2009	April 21, 2009	24P2011	June 27, 2011		
17P2009	June 1, 2009	27P2011	July 1, 2011		
28P2009	July 13, 2009	30P2011	July 25, 2011		
31P2009	September 14, 2009	31P2011	September 12, 2011		
41P2009	October 13, 2009	33P2011	September 19, 2011		

NOTE:

Amending Bylaw numbers are located in the text of this document to identify that a change has occurred in a Section, Subsection or Clause. Amending Bylaws should be consulted for detailed information. Where the amendment corrected spelling, punctuation or type face, the amending bylaw number has not been noted in the document.

This document is consolidated for convenience only. The official Bylaw and all amendments thereto are available from the City Clerk and should be consulted in interpreting and applying this Bylaw.

Printed by the City Clerk by authority of City Council.

Land Use Planning in the Province of Alberta is regulated by the Municipal Government Act, Part 17, which contains the following purpose statement:

The purpose of this Part and the regulations and bylaws under this Part is to provide means whereby plans and related matters may be prepared and adopted

(a) to achieve the orderly, economical and beneficial development, use of land and patterns of human settlement, and

(b) to maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta,

without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.

PUBLISHING INFORMATION

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- (ii) where each **Dwelling Unit** has a separate direct entry from **grade**;
- (iii) where no **Dwelling Unit** is located wholly or partially above another **Dwelling Unit**; and
- (iv) that does not include a **Rowhouse**;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum number of **motor vehicle parking stalls** based on:
 - (i) 1.0 stalls per **Dwelling Unit** where the **Townhouse** is located in Area 2 and 3 of the Parking Areas Map, as illustrated on Map 7; and
 - (ii) 1.25 stalls per **Dwelling Unit** where the **Townhouse** is located in Area 1 of the Parking Areas Map, as illustrated on Map 7;
- (d) requires a minimum of 0.15 **visitor parking stalls** per Dwelling Unit; and
- (e) does not require **bicycle parking stalls – class 1 or class 2**.

320 “Tree Farm”

- (a) means a **use** where trees and shrubs are intensively grown but are not sold commercially;
- (b) is a **use** within the Agriculture and Animal Group in Schedule A to this Bylaw;
- (c) does not require **motor vehicle parking stalls**; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

321 “Utilities”

- (a) means a **use**:
 - (i) where facilities for water distribution, irrigation and drainage, waste water collection, gas, water heating and cooling for district energy, electricity, cable, telephone and telecommunications are provided; and
 - (ii) that is not **Utilities – Linear** or **Utility Building**;

- (b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw;
- (c) must not be located in a **building** with a **gross floor area** greater than 10.0 square metres;
- (d) does not require **motor vehicle parking stalls**; and
- (e) does not require **bicycle parking stalls – class 1** or **class 2**.

1P2009

321.1 “Utilities – Linear”

- (a) means a **use**:
 - (i) where lines for water distribution, irrigation and drainage, waste water collection, water heating and cooling for the purpose of district energy, gas, electricity, cable, telephone and telecommunications transmission are provided;
 - (ii) that is not located in a **building**; and
 - (iii) that may be located above, below or at **grade**;
- (b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw;
- (c) is not required to meet the rules of any land use district;
- (d) does not require **motor vehicle parking stalls**; and
- (e) does not require **bicycle parking stalls – class 1** or **class 2**.

322 “Utility Building”

1P2009

- (a) means a **use**:
 - (i) where water or steam, sewage treatment or disposal, irrigation, drainage, fuel, electric power, heat, waste management, water heating and cooling for the purpose of district energy and telecommunications are provided; and
 - (ii) where the **use** is partially or wholly above **grade**;
- (b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw;
- (c) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

Division 7: Industrial - Outdoor (I-O) District

Purpose

982 The Industrial – Outdoor District is intended to be characterized by:

- (a) **uses** where materials are stored outdoors;
- (b) a very limited range of **uses** that are compatible with storage **uses**;
- (c) large **parcels**;
- (d) storm water runoff being contained within the **parcel**;
- (e) few **buildings** that are small in comparison with the size of the **parcel**;
- (f) **parcels** that might have minimal or no **City** servicing; and
- (g) limiting the visibility of **uses** where visibility and aesthetics are identified as planning concerns through berming, **screening**, or landscaped **setback areas**.

Permitted Uses

983 The following **uses** are **permitted uses** in the Industrial – Outdoor District:

- (a) **Equipment Yard**;
- (b) **Park**;
- (c) **Power Generation Facility – Small**;
- (d) **Sign – Class A**;
- (e) **Sign – Class B**;
- (f) **Sign – Class C**;
- (g) **Sign – Class D**;
- (h) **Storage Yard**;
- (i) **Utilities**;
- (j) **Vehicle Storage – Large**;
- (k) **Vehicle Storage – Passenger**; and
- (l) **Vehicle Storage – Recreational**.

Discretionary Uses

- 32P2009, 30P2012 **984** (1) The following *uses* are **discretionary uses** in the Industrial – Outdoor District:
- (a) **Custodial Quarters;**
 - (b) **Power Generation Facility – Medium;**
 - (c) **Salvage Yard;**
 - (d) **Sign – Class E;**
 - (e) **Sign – Class F;**
 - 30P2011, 4P2012 (e.1) **Sign – Class G; and**
 - 4P2012 (f) *deleted*
 - (g) **Utility Building.**
- 30P2012 (2) The following uses are discretionary uses in the Industrial – Outdoor District only if they were legally existing or approved prior to the effective date of this Bylaw:
- (a) **General Industrial – Light; and**
 - (b) **General Industrial – Medium.**

Rules

- 985** In addition to the rules in this District, all *uses* in this District must comply with:
- (a) the General Rules for Industrial Land Use Districts referenced in Part 8, Division 1;
 - (b) the Rules Governing All Districts referenced in Part 3; and
 - (c) the applicable Uses And Use Rules referenced in Part 4.

Parcel Area

- 986** The minimum area of a *parcel* is 1.6 hectares.

Building Size

- 987** The maximum **gross floor area** of all *buildings* on a *parcel* in the Industrial – Outdoor District is 1,600.0 square metres.

Building Height

- 988** The maximum **building height** is 10.0 metres.

32P2009

Storage of Goods, Materials and Supplies

- 989** (1) Goods, materials or supplies stored outside of a *building* within 5.0 metres of a *property line* have a maximum height of 5.0 metres.
- (2) 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.