

City Building Program

DRAFT ZONING BYLAW | SPRING 2025

The new Zoning Bylaw is currently under development to replace the existing Land Use Bylaw 1P2007.

It will simplify the rules that determine how land is used and the form of buildings in Calgary. Learn more: calgary.ca/citybuilding



Industrial areas

As Calgary grows, industrial areas play a crucial role in creating jobs and driving economic growth in the region.

The new Zoning Bylaw seeks to protect industrial land while also providing flexibility for a range of industrial activities and supporting services.

How can zoning balance the protection of industrial land with the need to make industrial development more viable and responsive to changing economic demands?

Key ideas

New industrial zones (I-F, I-G, I-H)

Consolidates and modernizes industrial zoning to align with business needs and land use compatibility.

Industrial flex (I-F) zone

Allows a mix of industrial and commercial uses in areas near transit and residential zones.

Buffering and compatibility

Introduces landscaping, screening, and setback requirements to improve transitions between industrial and residential areas.

Considerations

- **Industrial land protection and business flexibility:** Allowing commercial uses at the appropriate scale in the right spots within industrial zones supports economic diversification. However, too many non-industrial uses can impact availability of industrial land and interfere with industrial activities.
- **Urban design and Industrial functionality:** New requirements for landscaping and green buffers improve aesthetics but must avoid burdening businesses.
- **Traffic and safety:** Industrial areas need to prioritize the efficient movement of goods, so it's important to carefully consider the placement of pedestrian-heavy uses to avoid conflicts with truck traffic.

Concepts



Industrial area

An area primarily intended for industrial activities, like manufacturing or warehousing, supporting jobs and economic growth.



Land use impact

Any negative effect caused by a land use activity—such as loud noise, dust, or odours—that can affect neighbouring properties.



Urban design

The design and arrangement of buildings, public spaces, mobility systems, and services to entire neighbourhoods and the city as a whole.

Connections to the Calgary Plan

City structure

- **Industrial–Core:** The focus is on preserving industrial land and preventing encroachment by non-industrial uses. Most of the city’s industrial land falls under this category, allowing for a range of light to heavy industrial uses tied to the goods movement network. Some non-industrial uses may be allowed if they don’t interfere with industrial operations.
- **Industrial–Mixed:** These are industrial transitional areas that support a mix of light industrial and non-industrial uses. They are located near the Primary Transit Network to better serve businesses with more employees and pedestrian activity.

Read the Calgary Plan

Chapter 2: Growing Calgary

- 2.1 Growth

- 2.2 City structure

Learn more:

calgary.ca/citybuilding

Connections to other plans and strategies

- **Economic Growth and Industrial Strategy:** Supports logistics, manufacturing, and innovation sectors while allowing for evolving business needs.
- **Citywide Growth Strategy:** The industrial component of the Citywide Growth Strategy looks to enable sustainable industrial development and recognizes that strong industrial areas are the foundation for Calgary's role as an inland port and distribution centre for western Canada. As part of that work, there is an Industrial Action Plan. That plan aims to increase Calgary's competitiveness and enable the development of Calgary's industrial lands.
- **Goods Movement Strategy:** The strategy recognizes the critical importance of goods movement to both our economy and quality of life.



Notes
