

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 Zones

Industrial zones support manufacturing, warehousing and other industrial businesses. They also create space for places like microbreweries, restaurants, large fitness and recreation facilities, large religious facilities, and building supply stores.

Draft Zoning Bylaw Highlights and Changes

- **Consolidated zones:** 7 industrial districts have been simplified into 3 industrial zones. This reduces overlap and duplication between the zones and reduces the need to rezone industrial land to achieve similar development outcomes.
- **New Industrial Flex (I-F) Zone:** Supports a mix of industrial and commercial uses, providing flexibility for a wide variety of activities. Acts as a transitional area between more intensive industrial zones and commercial or housing zones.
- **Commercial support uses in the Industrial General zone:** Commercial and institutional uses are allowed on smaller parcels located on transit routes or near transit stations. This reduces unnecessary rezoning, allows supporting uses to locate where more people work and travel, and limits conflicts for industrial operations in core industrial areas.
- **A broader and more inclusive industrial use category:**
Consolidated industrial uses make it easier to start, adapt and innovate industrial businesses.

Industrial Zones Summary

	(I-F) Industrial-Flex	(I-G) Industrial-General	(I-H) Industrial-Heavy
	I-F supports a mix of light industrial and commercial activities, and transitions between industrial and non-industrial zones. Parcels are located close to major transit service.	I-G supports light to medium industrial activities, and covers most industrial land. Limited commercial and institutional uses are allowed on properties close to major transit service.	I-H supports heavy industrial activities located away from residential uses. Typically close to highways and railways for access to the goods movement network
BUILT FORM SUMMARY	<ul style="list-style-type: none">Industrial activities are fully contained within a buildingOutdoor storage is screened from adjacent parcelsCommercial uses with street facing public entrancesNo off-site impactsMix of uses either within a building or on the same site	<ul style="list-style-type: none">Industrial activities either inside or outside a buildingOutdoor storage is screened from view of non-industrial parcelsModerate off-site impacts, industrial activities may be heard	<ul style="list-style-type: none">Industrial activities either inside or outside a buildingOutdoor storage is screened from view of non-industrial parcelsMajor land use impacts to surrounding properties
EXAMPLES	<ul style="list-style-type: none">Multi-bay buildingsWarehousesStrip Malls	<ul style="list-style-type: none">WarehousesStorage yards	<ul style="list-style-type: none">Chemical processing plantsRefinery plantsLarge scale manufacturing operationsHazardous material storage
PARKING	<ul style="list-style-type: none">Minimum bike parking requirements have increased and are based on gross floor areaMinimum of 5% of parking spaces for industrial uses must be Electric Vehicle Supply Equipment (EVSE) ready		
LAND-SCAPING	<ul style="list-style-type: none">Minimum 20% mature tree canopy coverage required in setback areas		
ACCESSIBLE DESIGN	<ul style="list-style-type: none">Accessible design for industrial zones determined by Alberta Building Code		
URBAN DESIGN	<ul style="list-style-type: none">Urban design rules are being developed		
EQUIVALENT LAND USE BYLAW 1P2007 DISTRICTS	<ul style="list-style-type: none">Industrial-Commercial District (I-C)Industrial-Edge District (I-E)Industrial-Business (I-B)	<ul style="list-style-type: none">Industrial-General District (I-G)Industrial-Business District (I-B)Industrial - Outdoor District (I-O)Industrial-Redevelopment District (I-R)Industrial-Commercial District (I-C)	<ul style="list-style-type: none">Industrial-Heavy District (I-H)

USES

		P	D	E
		Permitted	Discretionary	Permitted in existing buildings
RESIDENTIAL		I-F	I-G	I-H
	Home Business			
	Housing			
	Supportive Housing			
	Cannabis Store	D	D	
	Child Care Service	D	D	
	Distillery	D	D	D
	Drive Through	D	D	
	Food & Beverage Service	D/E	D/E	
	Funeral Service			
COMMERCIAL	Health Care Service	D/E	D/E	
	Hotel	D	D	
	Indoor Sales & Service	D/E	D/E	
	Kennel		D	
	Major Indoor Entertainment			
	Neighbourhood Store			
	Office	D/E	D	
	Outdoor Patio	D	D	
	Outdoor Entertainment		D	
	Outdoor Sales & Service	D	D	
	Parking Facility		D	
	Recreation Facility	D/E	D	
	Recycling Depot	D	D	
	Self Storage Facility	D	D	
	Temporary Sales Centre	D/E	D/E	
	Vehicle Service	D/E	P	
INDUSTRIAL	Crematorium		P	
	Heavy Industrial			D
	Industrial	D/E	P	D
	Outdoor Storage		P	D
	Small-Scale Manufacturing	P		
INSTITUTIONAL	Cemetery			
	Community Service	D/E	D/E	
	Health Care Facility			
	Library			
	Major Utility		D	D
	Minor Utility	P	P	P
	Natural Area			
	Outdoor Recreation			
	Park			
	Protective & Emergency Service	P	P	
	Religious Facility	D/E	D	
	School	D		
	Special Event	P	P	
AGRICULTURAL	Agriculture			
	Urban Agriculture	P	P	
SIGNS	Sign Class A	P	P	P
	Sign Class B	P	P	P
	Sign Class C	D	P	P
	Sign Class D	P	P	P
	Sign Class E	D	D	D
	Sign Class F	D	D	D
	Sign Class G	D	D	D

Industrial Zones: Example Developments

(I-F)
Industrial-Flex



(I-G)
Industrial-General



(I-H)
Industrial-Heavy



Connections: Calgary Plan and Street Manual

ALIGNS WITH THE PROPOSED CALGARY PLAN:

- Maintaining and protecting a strong industrial land supply.
- Supporting businesses of all sizes and stages.
- Building around transit.

THE STREET MANUAL CAN SUPPORT INDUSTRIAL ZONES BY:

- Incorporating connections to transit through walking and wheeling infrastructure on both sides of the street.
- Designing streets that accommodate large commercial vehicles.
- Incorporating enough curb-space to accommodate parking for a variety of active transportation modes, patios, and loading